



**Planning Commission Staff Report
Item # 3, May 21, 2026
Text Amendment No. PA-2600004
Prepared by: Megan Aguirre**

PROJECT SUMMARY

Applicant Information

Project Applicant: San Joaquin County Community Development Department

Project Site Information

Project Location: Countywide
Supervisorial District: All

Environmental Review Information

CEQA Determination: Notice of Exemption (Attachment A, Environmental Review)

Project Description

This project is a General Plan and Development Title Text Amendment to allow parcels smaller than 2 acres in size to be redesignated to the Warehouse Industrial General Plan land use designation and zoning if the parcel is already developed with structures utilized for a legally established commercial or industrial purpose and the Environmental Health Department, Department of Public Works, and Community Development Department determine that County standards can be met. Proposed amendments also include language to ensure coordination with cities during the review process for Warehouse Industrial projects, where applicable.

Recommendation

1. Forward to the Board of Supervisors with a recommendation to adopt the Findings for General Plan Text Amendment (Attachment C, Findings),
2. Forward to the Board of Supervisors with a recommendation to adopt the Findings for Development Title Text Amendment (Attachment D, Findings), and
3. Forward to the Board of Supervisors with a recommendation to adopt General Plan and Development Title Text Amendment No. PA-2600004 (Attachment B, Draft Ordinance).

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NOTIFICATION & RESPONSES

(See Attachment E, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: May 1, 2026

Number of Public Hearing notices: 172

Date of Public Hearing notice mailing: May 1, 2026.

Referrals and Responses

- **Project Referral with Environmental Determination Date:** February 11, 2026

Agency Referrals	Response Date - Referral	Agency Referrals	Response Date - Referral
County Departments		Local Agencies*	
Ag Commissioner		City of Lodi	
Assessor		Lockeford Municipal Advisory Council	
Community Development:		Lodi Unified School District	
Building Division		Mokelumne Rural Fire District	
Fire Prevention Bureau		Mosquito Abatement	
Code Enforcement		N.S.J.W.C.D.	
County Administrator's Office		San Joaquin Air Pollution Control District	
County Counsel		S.J.C.O.G.	02/12/2026
Public Works	03/12/2026	Miscellaneous	
Environmental Health	02/17/2026	A.T.&T.	
General Services		B.I.A.	
Mosquito Abatement		Builders Exchange	
Sheriff Office		Carpenters Union	
Board of Supervisors		CA Valley Miwok Tribe	
State Agencies		Central California Traction Company	
CA Department of Conservation		Haley Flying Service	
CA Department of Motor Vehicles		P.G.&E.	02/13/2026
CA Department of Transportation -District 10		Precissi Flying Service	
CA Fish & Wildlife, Division: 2		Sierra Club	
CA Native American Heritage Commission		United Auburn Indian Community	02/10/2026
CA Tribal TANF Partnership		North Valley Yokuts Tribe	
C.V.R.W.Q.C.B.		Buena Vista Rancheria	
Federal Agencies		San Joaquin Farm Bureau	
F.E.M.A. – Zone 9			
U.S. Bureau of Alcohol, Tobacco, & Firearms			
U.S. Department of the Interior – Fish & Wildlife			

*Although only the City of Lodi was sent an initial project referral, all cities within San Joaquin County and the Local Area Formation Commission (LAFCo) were notified during the public hearing process.

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ANALYSIS

Background

On November 29, 2022, the Board of Supervisors adopted a comprehensive update to the Development Title (Title 9), which became effective on December 29, 2022. This update also included a few amendments to the General Plan for consistency and the addition of a new General Plan designation, Warehouse Industrial (I/W). The Warehouse Industrial (I-W) zone was an existing zoning designation that was consistent with the Limited Industrial (I/L) General Plan designation. The I-W zone is still compatible with the I/L General Plan designation, but the new I/W General Plan designation was intended to allow more flexibility, such as allowing all on-site services instead of limiting on-site services to only a septic system for wastewater.

Since 2022, several projects have redesignated sites to the I/W General Plan designation. However, because both the General Plan and Development Title limit Warehouse Industrial to sites that are 2 acres in size or greater, some properties that would otherwise be suitable do not qualify.

Text Amendments

In order to allow additional sites to apply for the Warehouse Industrial (I/W) land use designation, County staff drafted proposed General Plan and Development Title text amendments to allow parcels that are less than 2 acres in size to be considered. Because the 2-acre minimum was put in place to ensure that on-site services could be accommodated on Warehouse Industrial project sites, the proposed text amendments included a requirement that the Environmental Health Department, the Department of Public Works, and the Community Development Department approve the change.

Underlying Project

An applicant submitted a specific request for the County to consider a 1.01-acre parcel for a General Plan Map Amendment to redesignate the parcel from A/G (General Agriculture) to I/W (Warehouse Industrial). This parcel is located at 5440 E. Harney Lane, Lodi/APN: 061-060-23 within the City of Lodi's Sphere of Influence. The project also includes a Zone Reclassification from AG-40 (General Agriculture, 40-acre minimum) to I-W (Warehouse Industrial) and an Administrative Use Permit to convert the existing farm services facility to a traffic control business. The site also was previously approved for an office for the nursery that is still in operation on an adjacent parcel. This project (PA-2500411, -412) cannot be approved unless this Text Amendment project is approved.

Project Referral & Responses

Because this Text Amendment is tied to a specific project located in the City of Lodi's Sphere of Influence, County staff notified the City of Lodi, but inadvertently left off the other cities from the initial text amendment. However, the cities and the Local Area Formation Commission (LAFCo) were all notified during the public hearing process that the County was proposing a Text Amendment. Upon receiving notice, several cities and LAFCo contacted the County and/or submitted response letters with concerns regarding potential impacts to development within city Spheres of Influence. (See Attachment E.) The main concern was the potential for impacts to areas identified for future residential development, which could be incompatible with Warehouse Industrial. Since each jurisdiction is required to meet the Regional Housing Needs Allocation (RHNA) required by the State, allowing industrial development in a Sphere of Influence without considering the city's General Plan could impact the city's ability to meet their RHNA obligation. The cities also raised other concerns, such as potential air and traffic impacts, which would be reviewed on an individual project-level basis.

As a result of receiving these comments, the County held a meeting with the cities and LAFCo on April 22, 2026, to discuss the proposed Text Amendments, other agency concerns, and possible solutions. A few cities submitted follow-up comments with suggested edits to the proposed text. Pursuant to General Plan Land Use Goal LU-1.10, the County shall coordinate with LAFCo and the cities on future development. However, according to General Plan Communities Goal C-4.2 the County will maintain jurisdiction over development decisions until annexations occur. Some of the recommended changes to the Text

Amendment would give the cities land use authority over properties within the County's jurisdiction. As a result, after reviewing all comments and concerns, the County revised the proposed Text Amendment to address concerns about the potential for development that could conflict with city General Plan designations in their Spheres of Influence while also preserving the County's final land use authority over unincorporated properties.

Revised Text Amendment Proposal

The updated Text Amendment proposes the following changes to the General Plan:

- LU-2.14 General Plan Land Use Amendments: This section was updated to require that all General Plan Map Amendments and Zone Reclassification start with a pre-application. This allows for initial input from impacted cities prior to a full application submittal so that General Plan incompatibilities within a city's Sphere of Influence can be identified early in the process.
- LU-6.12 Land Use Compatibility: This is a new sub-goal added to ensure the Warehouse Industrial parcels are reviewed for impacts to surrounding agricultural properties and properties designated for residential development in a city's Sphere of Influence.
- LU-6.13 Projects Near Cities: This is a new sub-goal to ensure that Warehouse Industrial development projects are referred to the applicable city when located in a Sphere of Influence or within ½ mile of such sphere.
- LU-6.14 Parcel Size Exceptions: This is a new sub-goal to allow parcels less than 2 acres in size to be considered for the Warehouse Industrial land use designation if:
 - already developed with structure utilized for a legally established commercial or industrial purpose, and
 - County standards can be met, as determined by the Environmental Health Department, the Department of Public Works, and the Community Development Department.

Related changes are also proposed to the Development Title, including:

- Table 9-202.020-1 Uses in Industrial Zones: The use table is proposed to be amended to note that projects normally requiring a ministerial Zoning Compliance Review application that are located within a city's Sphere of Influence or ½ mile of such sphere would instead be required to apply for a discretionary Administrative Use Permit. This would ensure that a referral is sent to the city when a project may impact the Sphere of Influence and also allow for a more in-depth review.
- Table 9-202.030 Development Standards & Industrial Zones: A note will be added to indicate that parcels less than 2 acres in size may be allowed subject to meeting General Plan policies.

In addition to these amendments, a few minor clean-ups are included for clarification and organizational purposes. All proposed changes can be found in Attachment B.

Findings

In order to approve a General Plan or Development Title Text Amendment, several findings must be made in the affirmative. These findings include that the proposed amendment is consistent with the General Plan goals, unless the goals themselves are proposed to be amended, and maintains the internal consistency of the General Plan. The proposed Text Amendments are consistent with General Plan Land Use Goal LU-1.10 and Communities Goal C-4.2, both of which require coordination with the cities regarding future development. Additionally, it must be found in the affirmative that the proposed amendments are either necessary for public health, safety, and general welfare or will be of benefit to the public. The proposed Text Amendments will benefit the public by ensuring coordination with cities regarding land use compatibility while also allowing smaller parcels to be considered for the Warehouse Industrial land use designation when specific criteria are met. The required findings are discussed in the greater detail in Attachment C.

Notice of Exemption

California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there

is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Any projects proposed as a result of the text changes would be reviewed on an individual basis to ensure that all potential environmental impacts are addressed. Accordingly, the Text Amendment is exempt from CEQA.

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RECOMMENDATION

It is recommended that the Planning Commission:

1. Forward to the Board of Supervisors with a recommendation to adopt the Findings for General Plan Text Amendment (Attachment C, Findings),
2. Forward to the Board of Supervisors with a recommendation to adopt the Findings for Development Title Text Amendment (Attachment D, Findings), and
3. Forward to the Board of Supervisors with a recommendation to adopt General Plan and Development Title Text Amendment No. PA-2600004 (Attachment B, Draft Ordinance).

Attachments:

Attachment A – Environmental Review

Attachment B – Draft Ordinance

Attachment C – Findings for General Plan Text Amendment

Attachment D – Findings for Development Title Text Amendment

Attachment E – Agency Response Letters

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Attachment A

Environmental Review

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Community Development Department

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Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF EXEMPTION

TO: Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, CA 95812-3044

County Clerk, County of San Joaquin

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

Project Title: General Plan and Development Title Text Amendment No. PA-2600004

Project Location - Specific: The project site is Countywide. (Supervisorial District: Countywide)

Project Location – County: San Joaquin County

Project Description: General Plan and Development Title Text Amendment application: A General Plan and Development Title Text Amendment to allow parcels smaller than 2 acres in size to be redesignated to the Warehouse Industrial General Plan land use designation and zoning in specific cases. The proposed amendments also include language to ensure coordination with cities during the review process for Warehouse Industrial projects, where applicable. This application is being reviewed concurrently with a General Plan Map Amendment/Zone Reclassification No. PA-2500411 and Administrative Use Permit No. PA-2500412. The project is Countywide. (Supervisorial District: Countywide)

Project Proponent(s): San Joaquin County / San Joaquin County Community Development Department

Name of Public Agency Approving Project: San Joaquin County Board of Supervisors

Name of Person or Agency Carrying Out Project: Megan Aguirre, Principal Planner
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (Section 15061 [b][3])

Exemption Reason:
California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the Text Amendment is exempt from CEQA.

Lead Agency Contact Person:
Megan Aguirre Phone: (209) 468-3144 FAX: (209) 468-3163 Email: meaguirre@sjgov.org

Signature: _____ Date: _____

Name: Gerardo Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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Community Development Department

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Attachment B **Draft Ordinance**

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BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

ORDINANCE NO.

**AN ORDINANCE AMENDING THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN AND TITLE 9 OF
THE ORDINANCE CODE OF THE COUNTY OF SAN JOAQUIN RELATING TO THE WAREHOUSE
INDUSTRIAL GENERAL PLAN AND ZONING DESIGNATIONS.**

The Board of Supervisors of the County of San Joaquin ordains as follows:

Section 1. Chapter 3.1 Community Development Element, Goal LU-2, page 3.1-9 of the San Joaquin County General Plan 2035 is hereby amended as follows:

General Plan Amendments

LU-2.14 General Plan Land Use Amendments

When reviewing proposed General Plan amendments to change or modify land use designations or the land use diagram or a zoning reclassification, the County must require a pre-application and shall consider the following:

- consistency of the proposal with the Vision and Guiding Principles and the goals and policies of the General Plan
- new physical, social, or economic factors that were not present when the time of General Plan was adopted;
- reasonable alternative sites in the vicinity that are already planned for the use and can accommodate the proposal;
- potential for an undesirable, growth-inducing precedent or premature conversion of agricultural land;
- the availability of infrastructure and services; and
- the effect on the fiscal health of the County. (PSP)

Section 2. Warehouse Industrial (pg. 3.1-54), Industrial Development, Community Development Element, 2035 San Joaquin County General Plan is hereby amended to read as follows:

WAREHOUSE INDUSTRIAL (I/W)

This designation provides for wholesale distribution, warehouses, and service establishments catering to those uses that produce minimal industrial waste and have limited water demand. The Warehouse Industrial designation is typically applied to locations within or adjacent to utility special districts, or within two miles of Urban Communities. Developments must be located on and with direct access to a County defined Major Collector or higher classification roadway, or along a highway frontage road.

Allowed Uses

This designation provides for light industrial and warehouse uses:

- Freight and truck terminals and limited industry

- Indoor and outdoor storage facilities for containers and unpackaged materials, including chemical, mineral and explosives storage, and vehicle storage
- Truck refueling, repair, and maintenance facilities
- Warehouse supporting business offices, retail, and service uses, including construction services
- Compatible commercial, public, quasi-public, and special uses

Development Standards

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Minimum FAR: .N/A
- Maximum FAR: 0.60
- Minimum Lot Size: 2 acres*

See policies starting on page 3.1-55 for additional development regulations and standards.

*Exceptions allowed pursuant to LU-6.14, page 3.1-56.

Section 3. Chapter 3.1 Community Development Element, Goal LU-6, page 3.1-56 of the San Joaquin County General Plan 2035 is hereby amended as follows:

Warehouse Industrial Development

LU-6.12 Land Use Compatibility

Warehouse Industrial parcels shall not significantly impact surrounding agricultural properties or properties designated for residential development in a city's Sphere of Influence.

LU-6.13 Projects Near Cities

Development located within a city's Sphere of Influence or one half mile of the Sphere of Influence, shall be referred to the city for review and comments.

LU-6.14 Parcel Size Exceptions

The County may consider exceptions to the minimum lot size if:

- The parcel is developed with structures utilized for a legally established commercial or industrial purpose, and
- The Environmental Health Department, Department of Public Works, and Community Development Department determine that County standards can be met with the proposed project.

Section 4. Table 9-202.020-1: Uses in Industrial Zones, Section 9-202.020 – Land Use Regulations, Chapter 9-202 - Industrial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-202.020-1: USES IN INDUSTRIAL ZONES						
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; - = Not permitted						
Use Types	I-W ^{L1}	I-P	I-L	I-G	I-T	Additional Regulations
Residential						
Day Care	See subclassifications below					
Day Care Center	-	L1 P ^{L2}	L1 P ^{L2}	-	-	9-409.170, Day Care Centers
Large Family Day Care	-	-	-	-	-	
Small Family Day Care	-	-	-	-	-	
Emergency Shelter	-	-	-	-	-	
Farm Employee Housing	-	-	-	-	-	
Large						
Small	-	-	-	-	-	
Group Residential	See subclassifications below					
Congregate Housing	-	-	-	-	-	
Senior Group Residential	-	-	-	-	-	
Mobile Home Park	-	-	-	-	-	
Residential Care Facility	See subclassifications below					
Large	-	-	-	-	-	
Small	-	-	-	-	-	
Senior	-	-	-	-	-	
Residential Housing Types	See subclassifications below					
Single-Unit Dwelling	-	-	-	-	-	
Bungalow Court	-	-	-	-	-	
Duplex	-	-	-	-	-	
Multi-Unit Residential	-	-	-	-	-	
Single Room Occupancy	-	-	-	-	-	
Supportive Housing	-	-	-	-	-	
Transitional Housing	-	-	-	-	-	
Veterans Supportive Housing	-	-	-	-	-	
Non-Residential						
Adult Business	-	-	C	-	-	9-409.050, Adult Businesses
Aerial Facility	See subclassifications below					
Agricultural	-	-	-	-	-	
Airfield	-	-	-	-	-	
Commercial Airport	C	C	C	C	-	
Agricultural Excavation	See subclassifications below					
Large	-	-	-	-	-	
Small	-	-	-	-	-	
Agricultural Sales	See subclassifications below					
Agricultural Chemical Sales	-	-	A	A	-	
Feed and Grain Sales	Z	-	Z	Z	-	
Agricultural Warehousing	A	-	A	A	-	
Animal Care, Sales, and Services	See subclassifications below					

Boarding and Breeding	See subclassifications below					
Large	A	-	A	A	-	
Small	Z	-	Z	Z	-	
Grooming and Sales	-	-	Z	Z	-	
Stables	-	-	-	-	-	
Veterinary						
Large Animal	-	-	-	-	-	
Small Animal	-	-	A	A	-	
Animal Feeding and Sales	-	-	-	-	-	
Animal Raising	See subclassifications below					
Exotic	-	-	-	-	-	
Family Food Production/Education	-	-	-	-	-	
General	-	-	-	-	-	
Hogs	-	-	-	-	-	
Other	-	-	-	-	-	
Artist's Studio	See subclassifications below					
Large	-	-	Z	Z	-	
Small	-	-	Z	Z	-	
Assembly	See subclassifications below					
Community	-	-	-	-	-	
Veterans and Service Organizations	-	-	-	-	-	
Religious	-	-	-	-	-	
Auction Sales	See subclassifications below					
Indoor	A	-	A	A	-	
Outdoor	A	-	-	A	-	9-409.340, Outdoor Sales
Automotive Sales and Services	See subclassifications below					
Rentals	A	-	A	A	-	
Repairs, Limited	A	-	A	A	-	
Repairs, Major	A	-	A	A	-	
Sales	A	-	A	A	-	
Washing/Detailing	-	-	A	Z	-	
Towing and Impound	C	-	C	A	-	
Carbon Capture and Sequestration	See subclassifications below					
Hauling and Transfer	-	-	C	-	-	
Storage and Processing	-	-	C	-	-	
Catering and Delivery	-	-	Z	Z	-	
Cinema/Theater	-	-	-	-	-	
Commercial Cannabis	See subclassifications below					SPP may be required in zones where allowed with a Conditional Use Permit unless in an approved Cannabis Business Park in which case only an Administrative Use Permit is required 9-409.140, Commercial Cannabis
Cultivation	-	C	C	C	-	
Distribution	C	C	C	C	-	
Manufacturing	-	C	C	C	-	
Non-Storefront Retail Sales	C	C	C	C	-	
Laboratory Testing	C	C	C	C	-	
Communication Facility	See subclassifications below					Chapter 9-411, Wireless Telecommunications Facilities
Tower	A	A	A	A	A	
Building-Related	Z	Z	Z	Z	Z	
Co-Location	Z	Z	Z	Z	Z	
Community Garden	P	P	P	P	P	

Construction Services						
General	A	-	A	Z	Z	
Heavy Infrastructure	A	-	A	Z	Z	
Outdoor Storage	A	-	A	Z	Z	
Correctional or Detention Facility	-	-	-	-	-	
Crop Production	P	P	P	P	P	
Cultural Institution	-	-	-	-	-	
Dairies and Creameries	-	-	A	A	-	Processing only; no cows or goats allowed on-site.
Eating and Drinking Establishment	See subclassifications below					
Bar	-	-	-	-	-	9-409.200, Entertainment 9-409.300 Mobile Food Vendor 9-409.330, Outdoor Dining and Seating
Mobile Food Vendor, On-Premises	-	-	Z	-	-	
Restaurant, Full Service	-	-	-	-	-	
Restaurant, Limited Service	-	A	Z	-	-	
Educational Services	See subclassifications below					
College	-	C	C	-	-	
School	-	-	-	-	-	
Trade School	-	A	A	A	-	
Equipment Sales, Repair, and Storage	See subclassifications below					
Aircraft	-	-	-	-	-	
Farm Machinery, Sales	A	-	A	Z	A	
Farm Machinery, Repair	A	-	A	Z	A	
Heavy Equipment, Sales	Z	-	A	Z	-	
Heavy Equipment, Repair	Z	-	A	Z	Z	
Leisure, Sales and Repair	A	-	A	Z	A	
Leisure, Storage	A	-	A	Z	A	
Small Equipment Rental	Z	-	Z	Z	-	
Farm Services	-	-	C	-	-	
Freight and Truck Terminals	A	-	A	A	A	
Fuel Sales	See subclassifications below					
Automotive	-	A	Z	Z	-	9-409.410, Service Stations 9.409.150, Convenience Stores
Automotive, Alternative	-	A	Z	Z	-	
Trucks	-	-	A	A	A	
Trucks, Alternative	A	-	A	A	A	Only within one-half mile of a freeway interchange.
Recharging	Z	Z	Z	Z	Z	
Funeral/Interment Services	See subclassifications below					
Cemetery	-	-	-	-	-	
Crematory	-	-	A	A	-	
Mortuary	-	-	-	-	-	
Government Buildings	-	-	-	-	-	
Industrial Hemp Production	-	C	C	C	-	9-203.020 (d) (7), Industrial Hemp Production - limited to indoors where allowed.
Industry	See subclassifications below					
Agricultural, Light	-	-	A	A	-	
Agricultural, Heavy	-	-	A	A	-	
Limited	A	A	A	Z	-	
General	-	-	C	A	-	9-409.120, Breweries
Instructional Services	-	-	-	-	-	

Light Fleet-Based Services	Z	-	Z	Z	-	
Live-Work Unit	A	-	A	-	-	9-409.290, Live-Work Units
Marina	-	-	-	-	-	
Medical Services	See subclassifications below					9-409.280, Hospitals and Clinics
Hospital	-	-	C	-	-	
Clinic	-	-	C	-	-	
Skilled Nursing Facility	-	-	-	-	-	
Nursery Sales and Landscaping Services	A	-	A	A	C	9-409.320, Nurseries and Landscaping Services
Offices					-	
Parks and Open Space	See subclassifications below					
Park	-	-	-	-	-	
Wildlife Preserve	-	-	-	-	-	
Parking Facility	-	-	-	-	-	
Personal Services	See subclassifications below					9-409.350, Personal Services
General	-	-	-	-	-	
Massage Establishment	-	-	-	-	-	
Health and Fitness Facility	-	A	A	A	-	
Petroleum and Gas Extraction	A	-	A	A	-	
Produce Sales	See subclassifications below					
Agricultural Store, Small	-	-	-	-	-	9-409.360, Produce Stands and Agricultural Stores
Agricultural Store, Large	-	-	-	-	-	
Farmers' Market, Certified	-	-	-	-	-	
Produce Stand	P	P	P	P	P	
Public Safety Facility	A	A	A	A	A	
Quarry Operations	-	-	-	C	-	Chapter 9-813, Quarry Excavation Permits
Recreation Facility	See subclassifications below					
Campground	-	-	-	-	-	
Large-Scale Outdoor Facility	-	-	-	-	-	
Large-Scale Indoor Facility	-	-	-	-	-	
Outdoor Sports	-	-	-	-	-	
Resort	-	-	-	-	-	
Small-Scale Facility	-	C	C	-	-	
Recycling Facility	See subclassifications below					
Agricultural	Z	-	Z	Z	-	
Sorting	Z	Z	Z	Z	-	
Processing	-	-	C	A	-	
Renewable Energy	See subclassifications below					
Biomass Conversion	-	-	-	C	-	
Small-Scale Solar Energy	P/Z	P/Z	P/Z	P/Z	P/Z	9-409.430, Solar Energy Systems
Small-Scale Wind Energy	A	-	A	A	-	9-409.470, Wind Energy Systems
Utility-Scale Solar Energy	A	-	A	A	-	
Utility-Scale Wind Energy	A	-	A	A	-	
Signs, Off-Premises	A	A	A	A	A	9-408.130 Off-Premises Signs
Repair Service	Z	A	Z	Z	-	
Research and Development	See subclassifications below					
High Technology	-	A	A	A	-	
Laboratory	-	A	A	Z	-	
Retail Sales and Services	See subclassifications below					

Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	
Building Materials & Supplies	A	-	A	A	-	9-409.150, Convenience Stores, L2 9-409.340, Outdoor Sales
Business Services	A	A	A	A	-	
Convenience Store	-	A L2	Z L2	Z L2	-	
Market	-	-	-	-	-	
General	-	-	-	-	-	
Salvage and Wrecking	-	-	-	C	-	
Social Service Center	-	-	-	-	-	
Soil Replacement and Stockpiling	-	-	-	-	-	
Transient Lodging	See subclassifications below					
Bed and Breakfast	-	-	-	-	-	
Hotel and Motel	-	-	-	-	-	
Recreational Vehicle Park	-	-	-	-	-	
Truck Services	See subclassifications below					
Parking	A	-	A	A	A	
Repairs	A	-	A	A	-	
Sales and Rentals	A	-	A	A	-	
Stop	-	-	C	C	C	
Washing	-	-	A	A	-	
Utility	See subclassifications below					
Major	A	A	A	A	A	
Minor	P	P	P	P	P	
Warehouse, Storage, and Distribution						
Chemical, Mineral, and Explosives	C	-	-	C	-	9-409.210, Explosives Handling
Indoor	A	-	A	A	-	
Outdoor	A	-	-	A	-	
Personal	A	-	A	A	-	
Vehicle	A	-	A	A	-	
Waste Facility	See subclassifications below					9-409.260, Hazardous Waste Facilities
Agricultural	-	-	A	A	-	
Hauling and Transfer	-	-	-	C	-	
Sanitary Landfill	-	-	-	-	-	
Water Storage	-	-	-	-	-	
Wine Facility	See subclassifications below					
Large Winery	-	-	A	A	-	Chapter 9-410, Wineries and Related Facilities
Medium Winery	-	-	A	A	-	
Small Winery	-	-	A	A	-	
Off-site Wine Cellar	-	-	-	-	-	
Notes:						
L1 An Administrative Use Permit will be required in lieu of a Zoning Compliance Review for all I-W projects within a city's Sphere of Influence or within ½ mile of the Sphere of Influence boundary.						
L1 L2 Only allowed as an accessory or secondary use in a mixed-use development, occupying less than 10 percent of the total floor area.						
L2 L3 Only allowed in conjunction with the Fuel Sales—Automotive or Trucks use types.						

Section 5. Table 9-202.030: Development Standards & Industrial Zones, Section 9-202.030 - Development Standards, Chapter 9-202 - Industrial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-202.030: DEVELOPMENT STANDARDS & INDUSTRIAL ZONES¹

District	I-W	I-P	I-L	I-G	I-T	#
Lot and Density Standards						
Minimum Lot Size (sq. ft.)	2 acres ³	10,000	10,000	10,000	2 acres	
Minimum Lot Width (ft.)	150	100	100	100	150	①
Corner Lots	185	125	125	125	185	
Minimum Lot Depth (ft.)	300	100	100	100	300	
Maximum Floor Area Ratio	0.6	0.6	0.6	0.6	0.6	②
Building Form and Location						
Maximum Height (ft.)¹						
All Buildings	100	75	100	100	75	③
Minimum Setbacks (ft.)						
Front – Regular; Right-of-Way less than 50'	30 55 ²	30 55 ²	30 55 ²	30 55 ²	30 55 ²	④
Interior Side	None	None	None	None	10	⑤
Street Side	20	20	20	20	20	⑥
Rear	None	None	None	None	10	⑦
Notes:						
¹ See Sections 9-400.050, Exceptions to Height Limits.						
² Increased setback measured from the centerline of the right-of-way of the road.						
³ Reduced parcel sizes may be allowed subject to meeting General Plan policies.						

Section 6. This Ordinance shall take effect and be in force thirty (30) days after its adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published once (1) in the Record, a newspaper of general circulation published in the County of San Joaquin, State of California, with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of San Joaquin, State of California, on this of to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman, Board of Supervisors
County of San Joaquin
State of California

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
County of San Joaquin



State of California

By: _____
Deputy Clerk

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Attachment C

Findings for General Plan Text Amendment

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General Plan Text Amendment Findings

1. The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public.
 - **The proposed Development Title Text Amendment would be a benefit to the public because it would allow additional opportunities for development of industrial uses with limited industrial waste and low water usage. Also, the proposed update to Land Use Goal LU-2.14 to require pre-applications for all General Plan Map Amendments and Zone Reclassifications, and the inclusion of new Land Use Goals LU-6.12 and 6.13 to ensure land use compatibility and city input are a benefit to the public.**
2. The proposed amendment is consistent with the General Plan goals, unless the goals themselves are proposed to be amended.
 - **This project is a proposed General Plan and Development Title Text Amendment to allow parcels smaller than 2 acres in size to be considered for redesignation to the Warehouse Industrial General Plan designation along with changes to ensure the compatibility of Warehouse Industrial projects with other land uses. The Text Amendment specifically requires coordination with cities when these projects are located within a Sphere of Influence or ½ mile of such sphere, consistent with General Plan Land Use Goal LU-1.10 and Communities Goal C-4.2 which require coordination with cities regarding future development.**
3. The proposed amendment retains the internal consistency of the General Plan and is consistent with other adopted plans, unless a concurrent amendment to those plans is also proposed and will result in consistency.
 - **The proposed project includes an amendment to both the General Plan and Development Title for consistency between the documents and with the intent of the Warehouse Industrial land use designation, which was created to offer more development opportunities for less impactful industrial development where public services are not available. As a result, the project would retain the internal consistency of the General Plan and also be consistent with the Development Title. There are no other applicable County plans.**
4. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
 - **California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Any projects proposed as a result of the text changes would be reviewed on an individual basis to ensure that all potential environmental impacts are addressed. Accordingly, the proposed Text Amendment is exempt from CEQA.**

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Attachment D

Findings for Development Title Text Amendment

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Development Title Text Amendment Findings

1. The proposed amendment is consistent with the General Plan and any applicable Master Plan.
 - **If the General Plan Text Amendment is approved to allow parcels smaller than 2 acres in size to be considered for redesignation to the Warehouse Industrial General Plan designation, then the proposed Development Title Text Amendment to do the same would be consistent. Additionally, if the proposed General Plan changes to require coordination with the applicable city when a project is within a Sphere of Influence or ½ mile of such sphere is approved, the proposed Development Title Text Amendment to require a discretionary application for these projects would be consistent. There are no applicable Master Plans.**
2. The proposed amendment is necessary for public health, safety, and general welfare or will be of benefit to the public.
 - **The proposed Development Title Text Amendment would be a benefit to the public because it would allow additional opportunities for development of industrial uses with limited industrial waste and low water usage, while also requiring coordination with cities to ensure land use compatibility.**
3. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
 - **California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Any projects proposed as a result of the text changes would be reviewed on an individual basis to ensure that all potential environmental impacts are addressed. Accordingly, the proposed Text Amendment is exempt from CEQA.**

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Attachment E **Agency Response** **Letters**

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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

February 17, 2026

To: San Joaquin County Community Development Department
Attention: Megan E. Aguirre

From: Aaron Gooderham (209) 616-3062 *AG*
Senior Registered Environmental Health Specialist

RE: **PA-2600004 (TA), Referral, SU-2601063**
5440 E. Harney Lane, Lodi

The Environmental Health Department has the following comment: All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.



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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

March 13, 2026

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Megan Aguirre

FROM: Shayan Rehman, Engineering Services Manager ^{SR}
Development Services Division

SUBJECT: PA-2600004 (TA); A General Plan and Development Title Text Amendment to allow parcels smaller than 2 acres in size to be redesignated to the Warehouse Industrial General Plan land use designation and zoning if all County standards can be met. Exceptions may be granted subject to approval by the Environmental Health Department, Department of Public Works, and Community Development Department, as applicable. This application is being reviewed concurrently with a General Plan Map Amendment/Zone Reclassification (PA-2500411) to redesignate a 1.01-acre parcel (APN: 061-060-23 / 5440 E. Harney Lane, Lodi) from General Agriculture (A/G, AG-40) to Warehouse Industrial (I/W, I-W) and an Administrative Use Permit (PA-2500412) to establish a traffic control business on the 1.01-acre parcel.

OWNER: San Joaquin County

APPLICANT: Same

RECOMMENDATIONS:

1) None.

SR:GG



SJCOG, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Megan Aguirre, San Joaquin County, Community Development Department

From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org

Date: February 12, 2026

Local Jurisdiction Project Title: PA-2600004 (TA)

Assessor Parcel Number(s): 061-060-23

Local Jurisdiction Project Number: PA-2600004 (TA)

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Urban Habitat Land

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Aguirre:

SJCOG, Inc. has reviewed the application referral for PA-2600004 (TA). This project consists of a General Plan and Development Title Text Amendment to all parcels smaller than 2 acres in size to be redesigned to the Warehouse Industrial General Plan land use designation and zoning if all County standards can be met. Exceptions may be granted subject to approval by the Environmental Health Department, Department of Public Works, and Community Development Department, as applicable.

This application is being reviewed concurrently with a General Plan Map Amendment/Zone Reclassification (PA-2500411) to redesignate a 1.01-acre parcel (APN: 061-060-23 / 5440 E Hamey Lane, Lodi) from General Agriculture (A/G, AG-40) to Warehouse Industrial (I/W, I-W) and an Administrative Use Permit (PA-2500412) to establish a traffic control business on the 1.01-acre parcel.

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

At this time, the applicant is requesting a Text Amendment with no ground disturbance. Any future ground disturbing activities (e.g. roads, curb, gutter, electrical, water, etc.) or any physical structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP before ANY ground disturbance occurs and should be resubmitted to this agency. Current or future owners of this-or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

This Project is subject to the SJMSCP. This can be up to a 30-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey **prior to any ground disturbance**
- SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant

- must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- **Receive your Certificate of Payment and release the required permit**

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



SJCOG, Inc.

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Public Works Department,
Other:

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
 Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2600004 (TA) specific to (PA-2500411)

Landowner/Applicant: San Joaquin County

Assessor Parcel #s: Countywide but specific to APN: 061-060-23

Local Jurisdiction Contact: Megan Aguirre

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



Thank you for consulting with the UAIC Please complete one form for each notification.

How to submit a consultation notification or project update:

1. One form must be completed for each project.
2. Forms cannot be saved and completed at a later time.
3. Include all relevant project information.
4. Upload file attachments. Multiple files can be attached.
5. Submit form.
6. You will receive a submission receipt via email when submission is complete. UAIC prefers our online submission form over certified or hard copy letters.

Contact the Tribal Office at (530) 883-2390 for questions or concerns. Ask for Tribal Historic Preservation or use the [contact form located on our website](#).

Contact Information

Consulting on Behalf of* San Joaquin County Community Development Department
Lead Agency, Consulting Firm, Tribe

Mailing Address

Street Address
1810 E Hazelton Avenue
Address Line 2
City
Stockton
State / Province / Region
CA
Postal / Zip Code
95205

Point of Contact for Consultation* Megan Aguirre
Primary Contact Name

Point of Contact Email* meaguirre@sjgov.org

Second Point of Contact Yes
Is there more than one point of contact for this project?

Regulatory

Consulting Under* This project fall under the following regulatory requirements:

Federal State of California Federal and State
 Other
San Joaquin County

Project Notification Information

Project Name* PA-2600004 (TA)
Please include Name and Reference Number (if applicable)

This is a *

New Project
 Notice of Preparation (NOP)

Public Hearing
 Notice of Availability (NOA)

Request for Information
 Other

Project Description

A General Plan and Development Title Text Amendment to allow parcels smaller than 2 acres in size to be redesignated to the Warehouse Industrial General Plan land use designation and zoning if all County standards can be met. Exceptions maybe granted subject to approval by the Environmental Health Department, Department of Public Works, and Community Development Department, as applicable.

This application is being reviewed concurrently with a General Plan Map Amendment/Zone Reclassification (PA-2500411) to redesignate a 1.01-acre parcel (APN: 061-060-23 / 5440 E. Harney Lane, Lodi) from General Agriculture (A/G, AG-40) to Warehouse Industrial (I/W, I-W) and an Administrative Use Permit (PA-2500412) to establish a traffic control business on the 1.01-acre parcel.

Please include a brief project description

Project/Construction Year* Unknown
Please select the year your project will initiate

Project/Construction Season Please select the season your project will initiate (if applicable)

Environmental Document Timeline Please share when your final environmental document is planned for public review

Location Please include county, city, and address (if available)

Project Documents

Documents uploaded to this form are secure and only accessible by the Tribal Historic Preservation team

Notification * Attach notification letters or announcement

PA-2600004 (TA) Neighborhood Referral.pdf 153.28KB

50mb maximum upload size (per file)

Reports Attach project reports, project descriptions, or supporting documents. Please add the following if available: Cultural, Biology, Arborist

50mb maximum upload size (per file)

Location Map Attach maps and location files. Shape files are preferred

File extensions allowed: pdf, jpg, png, kmz, lpk, dbf, prj, shp, abn, sbx, xml, shx, cpg, .zip.

NOTE: 50mb maximum upload size (per file).

Send Submission Receipt To

Primary Contact
 Secondary Contact
 Different Email

***This form submission page is offered for the convenience of consulting agencies, developers, and their respective consultants. UAIC reviews all submissions received, but makes no guarantee that submission via this online form satisfies any particular consultation or notice requirement that exists under state or federal law.



City of Tracy
333 Civic Center Plaza
Tracy, CA 95376

COMMUNITY AND ECONOMIC
DEVELOPMENT

MAIN 209.831.6400
Main-DES@cityoftracy.org

April 16, 2026

Via Electronic Mail and United States Mail To:

Ms. Jennifer Jolley
Community Development Director
San Joaquin County, Community Development Department
1810 E. Hazelton Avenue
Stockton, CA 95205

Re: Comment Letter from City of Tracy Regarding San Joaquin County Planning Commission Meeting for April 16, 2026

Item 3—General Plan and Development Title Text Amendment No. PA-2600004 of San Joaquin County (C/O San Joaquin County Community Development Department)

Dear Ms. Jolley,

The City of Tracy (“City”) is grateful for the opportunity to comment on Item 3 on the April 16, 2026, San Joaquin County Planning Commission Agenda. This item would allow parcels smaller than two (2) acres in size to be redesignated to the Warehouse Industrial General Plan land use designation and zoning, if all County standards can be met, subject to the approval by the Environmental Health Department, the Department of Public Works, and the Community Development Department, as applicable (the “Amendment”). As the City first learned about the proposed Amendment in reviewing the County Planning Commission Agenda for the April 16, 2026 meeting, the City would also like to encourage the County to keep the City (and other jurisdictions throughout San Joaquin County) abreast of new such amendments, particularly when they may impact land uses in the City’s Sphere of Influence or immediately adjacent to the City. The City appreciates its long-range planning partner in San Joaquin County (the “County”) and wants to ensure that the City and its residents continue to be engaged in the zoning process as new projects are implemented.

As you may know, the City is beginning to undertake the process of our next General Plan update. While the City appreciates the County’s vision to allow more flexibility for in-fill type development projects, the City would like to be a part of the process in crafting ordinance language that will both accomplish the County’s goals, but also respect the

Think Inside the Triangle™ 

Ms. Jennifer Jolley
San Joaquin County, Community Development Department
April 16, 2026
Page 2 of 3

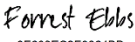
City's concern for its existing and future development, particularly given that much of this development could occur immediately abutting the City and/or in its Sphere of Influence.¹ This concern is highly relevant to the City, as the City has a unique shape—there are large County pockets surrounded on three sides by the City. As the City moves forward with its General Plan update, knowing what kinds of uses can be abutting the City is incredibly important.

In looking at potential modifications to the proposed ordinance language, the City invites the County and its Planning Commission to take a look at two potential proposed changes: (1) imposing a sunset provision on such an ordinance amendment (i.e., automatically expiring at a future date), and/or (2) imposing a geographical limitation on where such projects can take place (i.e., preventing such projects from occurring relative to a fixed distance to a sphere of influence, and/or limiting it only in the proposed project area).² Again, the City is happy and willing to be a part of the drafting process of the ultimate ordinance amendment that would be approved by the Board of Supervisors. To date, as we noted, the City has not been approached on this matter.

Again, remaining strong planning partners with the County is of the utmost importance to the City. Ultimately, both agencies serve the unique needs of the visitors and residents of San Joaquin County. The City wishes to engage with the County and the similarly situated cities of the County to come up with ordinance language that works for all involved.

Thank you for your prompt attention to this matter. Should you have any questions, please do not hesitate to contact me.

Very Truly Yours,

DocuSigned by:

0E603EC9E0364BD...

Forrest Ebbs
Director of Community and Economic Development
City of Tracy

¹ The City is also concerned, because it is not clear from the face of the ordinance amendment, whether the Housing Crisis Act (Government Code Section 66300, *et. Seq.*) and the implications of changing such a designation to eliminate housing where it is an allowable use, and/or whether this was considered by the County.

² In addition to the concerns regarding the Housing Crisis Act, the City also has particular concerns with the level of environmental review used for the proposed ordinance (i.e., the "Common Sense" exemption to the California Environmental Quality Act (CEQA) as we do not believe the Amendment, as proposed, would meet this exception. The City invites any discussion with the County and similarly situated cities to include a discussion on the use of the "Common Sense" exemption for this Amendment.

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Ms. Jennifer Jolley
San Joaquin County, Community Development Department
April 16, 2026
Page 3 of 3

cc: (via electronic mail ONLY)

Donald E. Ruhstaller, Chair, San Joaquin County Planning Commission
Robert Pk Tuitavuki, Commissioner, San Joaquin County Planning Commission
Gloryanna Rhodes, Commissioner, San Joaquin County Planning Commission
Chris Meehleis, Commissioner, San Joaquin County Planning Commission
Jass K Sangha, Commissioner, San Joaquin County Planning Commission
Megan Aguirre, Project Planner, San Joaquin County
Sandy Regalo, San Joaquin County, County Administrator
Rachel DeBord, San Joaquin County, Clerk of the Board
Midori Lichtwardt, City Manager, City of Tracy
Arturo Sanchez, Assistant City Manager, City of Tracy

Think Inside the Triangle™ 

CITY COUNCIL

Ramón Yezpe, Mayor
Mikey Hothi, Mayor Pro Tempore
Cameron Bregman
Lisa Craig-Hensley
Alan Nakanishi



Aaron M. Busch
Interim City Manager

John M. Luebberke
Interim City Attorney

Olivia Nashed
City Clerk

Cynthia M. Marsh
**Interim Community
Development Director**

April 16, 2026

Jennifer Jolley, Director
Community Development Department
Via email: jjolley@sigov.org

Donald Ruhstaller, Chair
Planning Commission
Via email: pcrecords@sigov.org

San Joaquin County
1810 E. Hazelton Avenue
Stockton, CA 95205

Subject: Comment Letter – General Plan & Development Title Text Amendment No. PA-2600004
(Warehouse Industrial on Parcels < 2 Acres)

Honorable Chair and Members of the Planning Commission:

On behalf of the City of Lodi, thank you for the opportunity to comment on the proposed General Plan and Development Title Text Amendment (PA-2600004). We respectfully request that this letter be included in the public record.

Project-Specific Position (5440 E. Harney Lane)

The City of Lodi would like to clearly state that it does not oppose the proposed General Plan Map Amendment, Zone Reclassification, and Administrative Use Permit for the 1.01-acre parcel at 5440 E. Harney Lane (APN: 061-060-23). The site is within the City's Sphere of Influence and is designated Business Park (BP) under the City of Lodi General Plan, which allows for office, light industrial, and production-oriented uses. The proposed use appears generally consistent with that framework.

Opposition to Countywide Policy Amendment

While the City does not oppose the site-specific project, we oppose the broader policy amendment that would allow parcels smaller than two acres to be redesignated to Warehouse Industrial countywide. This concern is consistent with issues raised by neighboring jurisdictions, including the City of Ripon, particularly regarding coordination, land use compatibility, and long-term planning impacts.

Key Concerns

1. Undermining Sphere of Influence Planning and Orderly Growth

City Hall, 221 W. Pine Street, Lodi, CA 95240 • (209) 333-6702 / Fax (209) 333-6807 • Lodi.gov • cityclerk@lodi.gov

The amendment departs from long-standing planning principles that direct urban and industrial development into cities or planned annexation areas. Allowing small-scale industrial uses in unincorporated areas—particularly within spheres of influence—creates fragmented development patterns that undermine adopted General Plans, constrain annexation, and conflict with the orderly growth framework established under the Cortese-Knox-Hertzberg Act.

2. Land Use Fragmentation and Compatibility

Warehouse industrial uses on sub-2-acre parcels limit the ability to provide adequate buffering, circulation, and cohesive site design. This piecemeal approach increases the likelihood of land use conflicts with agricultural uses, rural residential areas, and planned urban growth areas.

3. Transportation and Infrastructure Impacts

Warehouse uses are high generators of truck traffic and vehicle miles traveled (VMT). Under Public Resources Code Section 21099 (SB 743), VMT is the State's required metric for evaluating transportation impacts under CEQA. Dispersed, small-scale warehouse sites in fringe and rural areas inherently increase trip lengths and reduce operational efficiency, resulting in higher VMT and associated environmental impacts.

4. Housing Element and Land Use Compatibility (Gov. Code §65580 et seq.)

The amendment has the potential to interfere with Housing Element implementation by introducing incompatible uses near planned residential growth areas within spheres of influence. This could compromise the feasibility of identified housing sites and create conflicts related to noise, air quality, and truck traffic, with implications for maintaining compliance with State housing law.

5. Agricultural Land Conversion (Williamson Act Framework)

San Joaquin County's long-standing policy framework supports the preservation of agricultural lands. Allowing incremental industrial uses on small parcels contributes to the gradual conversion and fragmentation of agricultural land, undermining the policy intent reflected in the Williamson Act and related farmland conservation efforts.

6. Air Quality and Environmental Justice (AB 617 / AB 1000)

Warehouse and logistics uses generate diesel truck traffic, which contributes to localized air quality impacts. In the San Joaquin Valley—an area already experiencing air quality challenges, dispersing these uses across smaller parcels increases the difficulty of mitigating cumulative impacts. This raises concerns related to environmental justice, including the equitable distribution of pollution burdens and land use compatibility with nearby communities.

7. CEQA Concerns – Inappropriate Use of Common Sense Exemption

The proposed reliance on the CEQA “common sense” exemption (CEQA Guidelines §15061(b)(3)) is not supported. A countywide policy change that facilitates expanded warehouse industrial development introduces reasonably foreseeable impacts related to VMT, air quality, noise, and land use compatibility. As such, it cannot be concluded that there is no possibility of a significant environmental effect. At minimum, a more robust environmental analysis evaluating cumulative impacts is warranted.

8. Lack of Interjurisdictional Coordination

The City shares concerns that this proposal has advanced without adequate coordination with affected cities. Given the direct implications for spheres of influence, infrastructure planning, and housing strategies, this level of policy change requires formal consultation and regional analysis.

Request

Given the scope and implications of the proposed amendment, the City of Lodi respectfully requests that the Planning Commission:

- Continue this item to allow for formal review and coordination with all incorporated cities; and
- Direct staff to evaluate a more comprehensive, regionally coordinated approach to industrial land use planning that respects city spheres of influence and long-term growth strategies.

Conclusion

While the City supports appropriate industrial development, the proposed amendment introduces significant risks related to fragmented land use patterns, infrastructure impacts, housing compliance, agricultural preservation, and CEQA adequacy.

The City of Lodi remains committed to working collaboratively with the County and neighboring jurisdictions to address industrial land needs in a manner that is consistent with sound planning principles and regional goals.

Sincerely,



Cynthia Marsh
Interim Community Development Director / City Planner
City of Lodi



City of Ripon

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MAYOR
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CITY ADMINISTRATOR/
CITY ENGINEER
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Lisa Roos
DIRECTOR OF PLANNING,
BUILDING & ECONOMIC
DEVELOPMENT
Ken Zuidervaat
DIRECTOR OF PUBLIC WORKS
James Pease
RECREATION DIRECTOR
Kye Stevens

April 14, 2026

Jennifer Jolley, Community Development Director
San Joaquin County
Community Development Department
1810 E. Hazelton Avenue
Stockton, CA 95205

Subject: Comment Letter – Opposition to Proposed General Plan & Development Title Text Amendment (Warehouse Industrial on Parcels < 2 Acres)

Dear Ms. Jolley,

On behalf of the City of Ripon, we appreciate the opportunity to provide comments regarding the proposed General Plan and Development Title Text Amendment currently under consideration by San Joaquin County.

At the outset, we kindly request this letter be made available to all members of the Planning Commission as part of the public record for this item.

The City must respectfully express strong concerns with both the substance of the proposed amendment and the process by which it has been advanced.

Lack of Interjurisdictional Coordination

The City of Ripon only became aware of this proposal upon review of the Planning Commission agenda. It does not appear that any of the incorporated cities within San Joaquin County were formally notified through the standard project referral process. Given the potentially significant regional implications of this proposal, this lack of coordination is deeply concerning.

The County and its cities have a long-standing history of collaboration on regional planning issues. This proposal represents a substantial shift in land use policy that directly affects city spheres of influence and long-term planning efforts. As such, it warrants robust interagency coordination prior to consideration.

Undermining Established General Plan Principles

Both the County and its cities are required under State law to maintain General Plans that guide long-term growth and development. These documents represent significant investments of time, public input, and financial resources.

A key distinction between County and City planning efforts is the responsibility of cities to plan for future expansion within their designated spheres of influence. These areas, often referred to as “fringe areas”, are critical to ensuring orderly growth, economic sustainability, and the provision of services.

For decades, the County’s General Plan has been grounded in the principle that urban development, whether residential, commercial, or industrial, should occur within or in coordination with cities, rather than in unincorporated areas that are planned for future annexation. The proposed amendment fundamentally disrupts this framework.

Allowing parcels smaller than two acres to be redesignated to Warehouse Industrial within these fringe areas risks precluding the ability of cities to implement their long-term land use strategies. This is particularly problematic where cities have pre-zoned land for specific economic development purposes consistent with their General Plans.

Land Use Incompatibility

The proposed amendment raises serious concerns regarding land use compatibility. Smaller parcels designated for warehouse industrial uses are often adjacent to agricultural lands, rural residential uses, or areas planned for future urban development by cities.

Fragmented industrial development on small parcels can result in:

- Inconsistent land use patterns
- Conflicts with planned residential or commercial growth areas
- Reduced ability to master plan infrastructure and circulation systems
- Long-term constraints on annexation and orderly urbanization

This piecemeal approach to industrial land use is not consistent with sound planning principles.

Traffic and Truck Impacts

Of particular concern are the transportation impacts associated with warehouse industrial uses on smaller parcels.

Unlike larger, master-planned industrial sites that can accommodate appropriate circulation, buffering, and infrastructure improvements, smaller parcels:

- Are more likely to rely on rural or substandard roadways
- Generate disproportionate truck traffic relative to parcel size
- Lack adequate design capacity for heavy truck movements
- Create safety conflicts with local and agricultural traffic

The cumulative impact of allowing such uses across multiple small parcels could significantly degrade regional transportation systems and impose unintended burdens on nearby cities, including roadway maintenance, congestion, and safety concerns.

Housing Element and Future Residential Planning Impacts

In addition to the concerns noted above, the proposed amendment has the potential to directly interfere with each city's ability to successfully implement its adopted Housing Element.

Cities within San Joaquin County, including the City of Ripon, have identified and planned for future residential growth within their spheres of influence to meet their Regional Housing Needs Allocation (RHNA) obligations. These sites are carefully selected and planned to ensure adequate infrastructure, access, and compatibility with surrounding uses.

Allowing warehouse industrial uses to be established on smaller parcels within or adjacent to these planned growth areas could:

- Compromise the viability of identified Housing Element sites
- Introduce incompatible uses near planned residential neighborhoods
- Create environmental and operational conflicts (noise, truck traffic, air quality)
- Undermine long-term residential planning efforts and land supply assumptions

This creates a very real risk that cities may face challenges in maintaining adequate and feasible housing sites, which could have broader implications for State Housing Element compliance.

Broader Regional Planning Concerns

From a broader planning perspective, the issues raised by this proposal mirror concerns that commonly arise when land use changes occur within city spheres of influence without coordination or a comprehensive regional strategy. These concerns include disruption of long-range planning efforts, incompatibility with planned land uses, and unintended cumulative impacts on infrastructure and services.

San Joaquin County and its cities have historically worked collaboratively on complex regional issues such as transportation, infrastructure, and growth management. A proposal of this magnitude would benefit from a similar coordinated approach rather than a piecemeal policy change.

Request for Continuance and Collaboration

Given the significance of the proposed changes and the lack of prior coordination with affected jurisdictions, the City of Ripon respectfully requests that this item be **postponed**.

This continuance would allow:

- Formal referral and review by all incorporated cities within the County
- Meaningful interjurisdictional dialogue regarding impacts and alternatives
- Evaluation of cumulative traffic, infrastructure, and land use effects
- Consideration of impacts to Housing Element implementation and compliance

- Development of a more comprehensive and coordinated regional approach

The City remains committed to working collaboratively with the County and neighboring jurisdictions to address industrial land needs in a manner that is consistent with sound planning principles and regional goals.

Conclusion

While we understand the County's interest in expanding industrial opportunities, the proposed amendment, as currently structured, raises substantial concerns related to land use compatibility, transportation impacts, housing planning, and the undermining of long-established planning frameworks.

For these reasons, the City of Ripon respectfully urges the Planning Commission to **continue this item** until all cities have had the opportunity to fully evaluate and comment on the proposal and a more coordinated regional strategy can be developed.

Thank you for your consideration.

Sincerely,



Ken Zuidervart, Director
Planning, Building, and Economic Development

Cc: Honorable Robert Rickman, San Joaquin County Supervisor



CITY OF MANTECA

DEVELOPMENT SERVICES DEPARTMENT

April 23, 2026

Jennifer Jolley, Community Development Director
Community Development Department
San Joaquin County
1810 E. Hazelton Avenue
Stockton, CA 95205

SUBJECT: Comments related to Proposed General Plan & Development Title Text Amendment No. PA-2600004

Dear Ms. Jennifer Jolley,

Thank you for facilitating a productive discussion with San Joaquin County cities on April 22, 2026, regarding the proposed General Plan and Development Title Text Amendment (Warehouse Industrial on Parcels < 2 Acres). The City of Manteca appreciates the opportunity to coordinate on matters affecting the City's Fringe Areas and future growth patterns.

City Understanding

The City of Manteca understands the purpose and intent of the proposed General Plan and Development Title Text Amendment as follows:

1. The proposed General Plan Text Amendment is limited to the addition of language intended to provide an exception to the 2-acre minimum lot size development standard listed on Page 3.1-55 of the Warehouse Industrial land use designation of the Community Development Element of the 2035 San Joaquin County General Plan. County General Plan text amendment below.

**Exceptions to the minimum lot size may be made if approved by the Environmental Health Department, Department of Public Works, and Community Development Department.*

2. The proposed General Plan Text Amendment would allow parcels smaller than 2 acres within unincorporated San Joaquin County to submit an application for a General Plan Amendment to the Warehouse Industrial (I/W) land use designation, subject to compliance with applicable development standards.

1215 W. CENTER ST, SUITE 201 MANTECA, CA 95337 (209) 456-8500 FAX (209) 9235-8949
www.ci.manteca.ca.us

3. The proposed General Plan Text Amendment is not intended to function as a County-initiated, comprehensive redesignation of parcels smaller than 2 acres to the Warehouse Industrial (I/W) land use designation.

³*Reduced parcel sizes may be allowed subject to approval by the Environmental Health Department, Department of Public Works, and Community Development Department.*

4. The proposed Development Title Text Amendment is similarly limited to the addition of language providing an exception to the 2-acre minimum lot size development standard within Table 9-202.030: Development Standards & Industrial Zones of Title 9 of the San Joaquin County Ordinance Code, as follows:

The City appreciates the County's commitment to continue coordinating with city jurisdictions through the development review and referral process to support orderly planning within unincorporated areas. If the City's understanding of the purpose and intent of the proposed General Plan and Development Title Text Amendment is different than what is described above, please feel free to advise.

Areas of Concern

Based on the proposed amendments, the City of Manteca has identified several areas of concern that merit further consideration. Specifically, the City is particularly concerned that the draft General Plan and Development Title Text Amendment findings do not present substantial evidence demonstrating consistency with, or implementation of, the following 2035 San Joaquin County General Plan goals and policies.

The City notes that the findings for the proposed General Plan and Development Title Text Amendment conclude that the project is consistent with the General Plan without identifying or evaluating specific General Plan goals and policies to support this conclusion.

The proposed amendment would allow consideration of Warehouse Industrial (I/W) land use designations on parcels smaller than 2 acres potentially without discretionary approval. While limited in scope, this change introduces the potential for incremental industrial development on smaller parcels, including areas adjacent to cities.

The assertion of the draft finding does not demonstrate how this approach is consistent with Goal LU-1, which directs most urban development toward cities and established communities, specifically how the County has considered city General Plans or regional growth strategies as required under Policy LU-1.13., which reads as follows.

*LU-1.13 Regional Growth Considerations. The County shall consider the San Joaquin Council of Governments Regional Transportation Plan, including the Sustainable Communities Strategy or Alternative Planning Strategy, **and adopted city general plans and those of surrounding counties each time it considers an update to the General Plan or any master plan, strategy, or zone.** (PSP)*

Additionally, the County General Plan identifies City Fringe Areas as locations requiring careful coordination between the County and cities due to their relationship to future annexation and urban development.

The proposed amendment introduces flexibility for industrial development within unincorporated areas without identifying how such development will be evaluated in the context of a city's Sphere of Influence boundaries, planned annexation areas, or adjacent city land use designations.

The assertion of the draft finding does not demonstrate compliance with Policy LU-1.10 or Policies C-4.1 through C-4.3, which require coordination with cities and consideration of city planning efforts within City Fringe Areas.

Far more critically, the proposed amendment relies on CEQA Guidelines Section 15061(b)(3) to conclude that the project will not result in a direct or indirect physical change in the environment.

The City acknowledges that individual development projects would be subject to separate environmental reviews however, the proposed amendment negates the associated impact of expanding the eligibility for parcels to develop industrial development in proximity to sensitive receptors. The City finds that the draft findings do not fully address whether this change may result in reasonably foreseeable indirect effects, including changes in development patterns or land use compatibility.

City Recommendation

Based on the City's aforementioned understanding, the draft ordinance is internally inconsistent with above mentioned Goals and Policies and the City/County mutual interest to coordinate orderly planning within unincorporated areas adjacent to the City's fringes.

To address several of the City's concerns, at minimum, the draft ordinance should expand the development standards to ensure that allowed uses within the Warehouse Industrial (I/W) designation do not adversely affect development within City Fringe Areas.

Specifically, the City recommends the County incorporate *Additional Regulations* for uses allowed in the I-W zoned district identified under Table 9-202-020-1 of the Development Code. The following two revision options ensure the County's continued land use control and allow the City to review and comment on the compatibility of proposed uses and developments within the City's Sphere of Influence.

Option 1.

Incorporate the following footnotes into the (I-W) column of Table 9-202.020-1.

TABLE 9-202.020-1: USES IN INDUSTRIAL ZONES	
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; - = Not permitted	
Use Types	I-W <i>1, 2, 3</i>
Non-Residential	
Adult Business	-
Aerial Facility	See subclass

Notes:
 L1 Only allowed as an accessory or secondary use in a mixed-use development, occupying less than 10 percent of the total floor area.
 L2 Only allowed in conjunction with the Fuel Sales—Automotive or Trucks use types

1. *Uses permitted in this zone allowed by-right or subject to Zoning Conformance Review shall not be allowed within 10,000 feet of a city limit boundary, when a parcel has been developed with, planned, or entitled for a residential land use.*
2. *Uses permitted in this zone subject to an Administrative Use Permit shall not be allowed within 15,000 feet of a city limit boundary, when a parcel has been developed with, planned, or entitled for a residential land use.*
3. *Uses permitted in this zone subject to a Conditional Use Permit shall not be allowed within 25,000 feet of a city limit boundary, when a parcel has been developed with, planned, or entitled for a residential land use*

Option 2.

Incorporate the following footnote into the (I-W) column of Table 9-202.020-1.

TABLE 9-202.020-1: USES IN INDUSTRIAL ZONES	
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; - = Not permitted	
Use Types	I-W <i>1</i>
Non-Residential	
Adult Business	-
Aerial Facility	See subclass

Notes:
 L1 Only allowed as an accessory or secondary use in a mixed-use development, occupying less than 10 percent of the total floor area.
 L2 Only allowed in conjunction with the Fuel Sales—Automotive or Trucks use types

1. *Uses permitted in this zone subject to a use permit shall not be allowed within 20,000 feet of a city limit boundary. A use permit shall be inclusive of an Administrative or Conditional permit. A city limit boundary shall be inclusive of the outermost boundary of any parcel or public right-of-way subject to City land use control or maintenance.*

Both of the options presented above would:

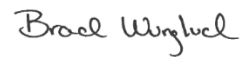
- Allows the County to maintain some discretionary authority.
- Provide clear and objective development standards.
- Support compatibility between industrial uses and planned urban development.
- Allow for continued coordination with cities as development intensity increases.

The City of Manteca supports well-planned economic development opportunities but finds the proposed General Plan and Development Title Text Amendment does not adequately demonstrate consistency with the County's adopted 2035 General Plan policies related to growth management, interjurisdictional coordination, infrastructure adequacy, and City Fringe Area planning.

Accordingly, the City respectfully requests the recommendations contained within this letter be considered. The City welcomes the opportunity to continue open lines of communication.

Please contact myself or Deputy Director – Planning, Jesus Orozco at jorozco@manteca.gov or (209) 456-8516 with any questions.

Sincerely,



Brad Wungluck
Director of Development Services
City of Manteca
bwungluck@manteca.gov
209-456-8562

From: [Ken Zuidervaart](#)
To: [Jolley, Jennifer \[CDD\]](#)
Cc: [Aquirre, Megan \[CDD\]](#); [Kevin M. Werner](#); [Michael Winters](#); [Tommy Terpstra](#)
Subject: Comments - General Plan / Development Title Amendment (Warehouse Industrial - Sub-2 acres parcels)
Date: Friday, April 24, 2026 10:16:08 AM
Attachments: [County of San Joaquin Zoning Text Amendment - Redline.pdf](#)

Dear Ms. Jolly,

The City of Ripon appreciates the County's efforts to provide additional flexibility for industrial development through the proposed amendments allowing Warehouse Industrial (I/W) designations on parcels less than two (2) acres in size.

However, as currently drafted, the amendment raises significant concerns related to land use compatibility, infrastructure planning, and long-term growth management, particularly for properties located within the Sphere of Influence (SOI) of incorporated cities.

Cities within San Joaquin County have invested substantial time and resources in preparing General Plans, infrastructure master plans, and circulation systems in compliance with State law. The proposed amendment, if not carefully structured, risks undermining these efforts by enabling incremental industrial encroachment into planned urban growth areas.

To assist in addressing these concerns, the City has prepared and is submitting the attached redline edits for the County's consideration. In addition to concerns with the current amendment, the City also has concerns with the changes adopted in 2022 as part of the comprehensive Development Title update, specifically related to the introduction of the Warehouse Industrial (I/W) designation, for the same reasons.

With the incorporation of targeted and relatively minor refinements, both the current amendment and the previously adopted framework can be improved to address these issues.

This approach allows the County to continue advancing its economic development objectives, as directed by the Board of Supervisors, while ensuring meaningful coordination with cities regarding projects within their respective SOIs. Such coordination is essential to achieving orderly, well-planned growth and maintaining vibrant communities throughout the County.

Purpose of Proposed Redlines

The attached redline is intended to preserve the County's objective of flexibility while ensuring that future development:

- Remains compatible with adopted city planning frameworks
- Does not compromise future annexation or orderly growth
- Addresses infrastructure and roadway impacts upfront
- Provides a mechanism to secure future right-of-way and improvements

The revisions focus on four key areas:

1. Sphere of Influence Coordination: The redline requires formal consultation with affected cities and mandates that the County make specific findings addressing consistency with city General Plans.

Rationale: Without this requirement, projects may be approved that conflict with long-term land use, circulation, and infrastructure planning, creating lasting incompatibilities.

2. Compatibility Determination: The proposed language clarifies that compatibility must be evaluated in coordination with the affected city and supported by objective findings.

Rationale: This ensures that compatibility is not determined in isolation, but instead reflects the planned urban context—not solely existing rural conditions.

3. Deferred Improvement Agreements: The redline allows cities to require Deferred Improvement Agreements for projects within their SOI.

Rationale: This provision is critical to:

- Secure future right-of-way dedications
- Ensure infrastructure alignment with city standards
- Avoid the need for future eminent domain proceedings

4. Trucking and Infrastructure Impacts: Additional findings and mitigation requirements are included for truck-intensive uses.

Rationale: Warehouse and logistics uses can generate significant truck traffic, which may:

- Conflict with planned residential areas
- Accelerate roadway degradation
- Create safety and air quality concerns

The proposed language ensures these impacts are evaluated and mitigated in coordination with city circulation systems.

Conclusion

The City is not opposed to the County’s effort to provide additional flexibility for industrial development. However, without the safeguards included in the attached redline, the proposed amendment could result in:

- Incompatible land use patterns
- Degradation of planned infrastructure systems
- Increased long-term costs to local agencies
- Challenges to orderly annexation and growth

The proposed revisions provide a balanced and legally defensible framework that allows the County to proceed while preserving the integrity of city planning efforts.

Accordingly, the City respectfully urges the Planning Commission and Board of Supervisors to incorporate the attached redline revisions into the final ordinance. Doing so will provide a balanced, coordinated, and legally defensible framework that supports both economic development and responsible long-term planning.

Sincerely,

Ken Zuidervaart,
 Director of Planning, Building
 & Economic Development

City of Ripon
 259 N. Wilma Avenue
 Ripon, CA 95366

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 Fax: 209-599-2685

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COUNTY OF SAN JOAQUIN

ORDINANCE NO. ____ (REDLINE – COUNSEL FORMAT)

Section 1. Warehouse Industrial (I/W) – Development Standards (Amended)

Minimum Lot Size: 2 acres*

***Exceptions to the minimum lot size may be made if approved by the Environmental Health Department, Department of Public Works, and Community Development Department.**

Applicability Within Spheres of Influence. For any parcel located within the Sphere of Influence of an incorporated city that is proposed to be rezoned, redesignated, or otherwise entitled for Warehouse Industrial (I/W) use, the requirements set forth in subsections (a) through (d) below shall apply, regardless of size.

(a) Sphere of Influence Coordination. For any parcel located within the Sphere of Influence of an incorporated city, the County shall provide written notice to the affected city and request formal comment. The County shall provide such notice no less than ninety (90) days prior to the first public hearing or decision on the application.

In addition to written notice, the County shall engage in good faith consultation with the affected city, which shall include at a minimum one (1) noticed coordination meeting between County staff and affected city staff to discuss land use compatibility, infrastructure planning, circulation impacts, and consistency with the city's General Plan.

No application shall be deemed complete, nor shall any public hearing be scheduled, until the consultation requirement has been or the ninety (90) day review period has elapsed.

The County shall make written findings addressing the project's consistency with the affected city's General Plan, including land use, circulation, and infrastructure planning. Such findings shall specifically respond to any written or verbal comments provided by the affected city.

Substantial weight shall be afforded to written comments provided by the affected city.

(b) Compatibility Findings. For parcels located within a Sphere of Influence, the County shall determine compatibility with existing and planned land uses in consultation with the affected city. The County shall not approve a General Plan Amendment or Rezone where substantial evidence demonstrates incompatibility with the city's adopted General Plan or planned land uses.

(c) Deferred Improvement Agreement. As a condition of approval, the applicant shall enter into a Deferred Improvement Agreement with the affected city upon request of the city. Said agreement shall provide for future right-of-way dedication, roadway improvements, utility extensions, and related infrastructure necessary to implement the city's General Plan.

(d) Truck Traffic and Infrastructure Impacts. Projects involving truck-intensive uses, including but not limited to warehousing, logistics, or distribution operations, shall demonstrate that truck routes are compatible with regional and local circulation plans, including those of the affected city. The project shall incorporate mitigation measures addressing roadway degradation, safety, noise, and air quality impacts. The County may require participation in roadway maintenance agreements, fair-share infrastructure improvements, or impact fee programs.

Section 2. Table 9-202.030 – Footnote (Amended)

Reduced parcel sizes may be allowed subject to approval by the Environmental Health Department, Department of Public Works, and Community Development Department. **Parcels** located within the Sphere of Influence of an incorporated city that are proposed for Warehouse Industrial (I/W) designation shall comply with Section 1, subsections (a) through (d), regardless of parcel size. deferred improvement agreements, and mitigation of truck-related impacts.



Planning Commission Staff Report
Item # 4, May 21, 2026
General Plan Map Amendment/Zone Reclassification No. PA-2500411
Administrative Use Permit No. PA-2500412
Prepared by: Megan Aguirre

PROJECT SUMMARY

Applicant Information

Property Owner: Robert D. Beadles Family Trust
Project Applicant: Power Safety Service LLC

Project Site Information

Project Address: 5440 E Harney Ln, Lodi
Project Location: On the south side of E. Harney Lane, 0.6 miles east of State Route 99, Lodi

Parcel Number (APN):	061-060-23	Water Supply:	Private (None)
General Plan Designation:	A/G	Sewage Disposal:	Private (None)
Zoning Designation:	AG-40	Storm Drainage:	Private (None)
Project Size:	1.01 acres	100-Year Flood:	No (X[500])
Parcel Size:	1.01 acres	Williamson Act:	No
Community:	None	Supervisorial District:	4

Environmental Review Information

CEQA Determination: Categorical Exemption Sections 15061 (b)(3) (Attachment C Environmental Document)

Project Description

This project includes:

- General Plan Map Amendment/Zone Reclassification No. PA-2500411 to change the General Plan map designation and zoning designation of a 1.01-acre parcel from General Agriculture (A/G, AG-40) to Warehouse Industrial (I/W, I-W).
- Administrative Use Permit PA-2500412 to establish a traffic control business on the 1.01-acre parcel. (Use Type[s]: Retail Sales and Services – Business Services; Warehouse, Storage, and Distribution – Indoor; and Warehouse, Storage, and Distribution - Outdoor) The project includes:
 - Conversion of an existing 5,498-square-foot farm services building to an office for administrative functions.
 - Construction of a 4,000-square-foot building for minor repairs and equipment storage (light towers, arrow boards, cones, barricades, signage, and related equipment).
 - Outdoor storage for up to 3 arrow boards on trailers.
 - Demolition of an existing storage building.

Recommendation

1. Forward the Findings for General Plan Map Amendment to the Board of Supervisors with a recommendation to adopt (Attachment D),
2. Forward the Findings for Zone Reclassification to the Board of Supervisors with a recommendation to adopt (Attachment E),
3. Forward General Plan Map Amendment/Zone Reclassification No. PA-2500411 to the Board of Supervisors with a recommendation to approve,
4. Forward the Findings for Administrative Use Permit (Attachment F) to the Board of Supervisors with a recommendation to adopt, and
5. Forward Administrative Use Permit No. PA-2500412 with the attached Conditions of Approval to the Board of Supervisors with a recommendation to approve (Attachment G).

NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: May 1, 2026.

Number of Public Hearing notices: 174

Date of Public Hearing notice mailing: May 1, 2026.

Referrals and Responses

- **Project Referral with Environmental Determination Date:** February 10, 2026

Agency Referrals	Response Date - Referral	Agency Referrals	Response Date - Referral
County Departments		Local Agencies	
Ag Commissioner		City of Lodi	
Assessor		Lockeford Municipal Advisory Council	
Community Development:		Lodi Unified School District	
Building Division	03/30/202	Mokelumne Rural Fire District	
Fire Prevention Bureau	04/08/2026	Mosquito Abatement	
Code Enforcement		N.S.J.W.C.D.	
County Administrator's Office		San Joaquin Valley Air Pollution Control District	
County Counsel		S.J.C.O.G.	02/12/2026
Public Works	03/12/2026	Miscellaneous	
Environmental Health	02/17/2026	A.T.&T.	
General Services		B.I.A.	
Mosquito Abatement		Builders Exchange	
Sheriff's Office		Carpenters Union	
Board of Supervisors		CA Valley Miwok Tribe	
State Agencies		Central California Traction Company	
CA Department of Conservation		Haley Flying Service	
CA Department of Motor Vehicles		P.G.& E.	02/13/2026 & 03/11/2026
CA Department of Transportation – District 10		Precissi Flying Service	
CA Fish & Wildlife, Division: 2		Sierra Club	
CA Native American Heritage Commission		United Auburn Indian Community	
CA Tribal TANF Partnership		North Valley Yokuts Tribe	
C.V.R.W.Q.C.B.		Buena Vista Rancheria	
Federal Agencies		San Joaquin Farm Bureau Federation	
F.E.M.A. - Zone 9			
U.S. Bureau of Alcohol, Tobacco, & Firearms			
U.S. Department of the Interior – Fish & Wildlife			

*Although only the City of Lodi was sent an initial project referral, all cities within San Joaquin County and the Local Area Formation Commission (LAFCo) were notified during the public hearing process. Additionally, the County met with the Cities and LAFCo on April 22, 2026, to discuss the related General Plan and Development Title Text Amendment (PA-2600004).

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ANALYSIS

Background

In 1976, the Development Committee approved Parcel Map No. PM-76-0219 to reconfigure three parcels to result in two parcels: a 1-acre parcel and an 8.48-acre parcel. The 1-acre parcel is the subject parcel and was created to allow for separate financing and construction of an office complex for the nursery still located on the property surrounding the subject parcel.

In 2021, the Community Development Department approved Site Approval No. PA-2000189 to convert the site into a farm services facility in two phases over five years. Phase 1 included conversion of the existing office building for the testing of plants for disease diagnostics and the propagation of disease-free plants. Phase 2 included construction of a 375-square-foot greenhouse for growing additional plants. Building Permit No. BP-2102470 was finalized in 2021 to establish Phase 1 of the use. Phase 2 was never constructed.

The current project proposes to convert the farm services facility into a traffic control business, which is not permitted with the current agricultural zoning and General Plan designation. In order to allow the site to be converted, the applicant has submitted a General Plan Map Amendment/Zone Reclassification and an Administrative Use Permit.

General Plan Map Amendment

This project proposes to change the General Plan designation from General Agriculture (A/G) to Warehouse Industrial (I/W). The I/W designation provides for wholesale distribution, warehouses, and service establishments catering to those uses that produce minimal industrial waste and have limited water demand. The Warehouse Industrial designation is typically applied to locations within or adjacent to utility special districts, or within two miles of Urban Communities. Developments must be located on and with direct access to a County defined Major Collector or higher classification roadway, or along a highway frontage road. Additionally, the minimum lot size for parcels designated as Warehouse Industrial is 2 acres.

The proposed underlying use to establish a traffic control business with administrative, storage, and minor repair of equipment is anticipated to produce minimal industrial waste and have limited water demand. The project site is also located within 2 miles of an Urban Community with direct access to a Major Collector roadway (Harney Lane). However, the proposed project site is 1-acre in size and does not meet the minimum parcel size contained in the General Plan for the I/W designation. The Development Title also contains this limitation of a minimum lot size for consistency with the General Plan.

General Plan and Development Title Text Amendment No. PA-2600004

The Community Development Department is currently processing General Plan and Development Title Text Amendment No. PA-2600004 to allow parcels smaller than 2 acres in size to be redesignated to the I/W General Plan land use designation and zoning with the following parameters:

- The parcel is already developed with structures utilized for a legally established commercial or industrial purpose, and
- The Environmental Health Department, Department of Public Works, and Community Development Department determine that all County standards can be met with the proposed project.

The project, as proposed, meets these requirements because the site was previously developed with a structure used for a commercial purpose and County standards can be met with the recommended Conditions of Approval provided by the Environmental Health Department, Department of Public Works, and the Community Development Department.

Additionally, the Text Amendment includes a requirement for all General Plan Land Use Amendments and Zone Reclassifications to require a pre-application, and that Warehouse Industrial development projects shall:

- Not significantly impact surrounding agricultural properties or properties designated for residential development in a city's Sphere of Influence, and

- Be referred to the city for review and comments if located within a city's Sphere of Influence.

This project began with a pre-application that was later submitted as a full application. Referrals were sent to the City of Lodi for both the Text Amendment and the subject development project. In a letter dated April 16, 2026, the City primarily addresses the Text Amendment. However, the City also states that the underlying, subject project site is within the City's Sphere of Influence and is designated as Business Park (BP) under the City of Lodi General Plan. The letter further states that this designation allows for office, light industrial, and production-oriented uses, and the proposed use appears generally consistent with that framework. The letter also states that the City is not in opposition to this project.

Findings

In order to approve the subject General Plan Map Amendment, the Board of Supervisors must make several findings in the affirmative, including a finding that the project is consistent with the General Plan goals, unless the goals themselves are to be amended. As noted by the City of Lodi, this project is also consistent with the City's plans. If General Plan and Development Title Text Amendment No. PA-2600004 is approved, this finding can be made in the affirmative. All required findings are discussed in Attachment D.

Zone Reclassification

This project proposes to change the zoning from General Agriculture with a 40-acre minimum (AG-40) to Warehouse Industrial (I-W) for consistency with the proposed General Plan Map Amendment and underlying project. The I-W zone is intended to accommodate wholesale distribution and warehouses and service establishments catering to those uses whose primary distinguishing features are independence from public sewage disposal systems using septic tanks and the minimal production of industrial wastes. Pursuant to the General Plan/Zoning Consistency Matrix (2035 General Plan, Chapter 3.2, page 4-2.1), the I-W zone is consistent with the proposed I/W General Plan designation.

Infrastructure Requirements

The County shall require water, wastewater, and stormwater improvements at the time of a Zone Reclassification (2035 General Plan, Infrastructure and Services Goals IS-5.2, IS-6.4, and IS-7.2). The type of improvements that are required depend on how the project is classified. In this case, the project site falls within the category "Industrial Areas Outside of Communities." According to Tables IS-1, IS-2, and IS-3, the following requirements apply these areas:

- Table IS-1 Water System: Public water system serving the entire planned areas. Individual wells may be permitted in the Truck Terminals and Warehouse Industrial designation.
- Table IS-2 Wastewater Treatment: Public sewer system serving entire planned area. Individual commercial systems may be permitted in the Truck Terminals and Warehouse Industrial designations or zone, if General Plan policies and Development Title regulations are met.
- Table IS-3 Stormwater Drainage Supply: Public drainage system serving the entire planned area. On-site drainage may be permitted in the Truck Terminals and Warehouse Industrial designation.

As noted above, the Warehouse Industrial designation may use an individual well for water, an individual commercial system for wastewater, and on-site drainage for stormwater. Because the existing A/G General Plan designation already permits on-site services, there would effectively be no change to general infrastructure requirements for the proposed project pertaining to water, wastewater, and stormwater drainage. The site may continue to be developed with an on-site well for water, an individual commercial on-site wastewater treatment system for wastewater, and on-site drainage for stormwater as long as these systems meet the standards of the Environmental Health Department and the Department of Public Works. These requirements are included as recommended Conditions of Approval for the underlying project.

Findings

In order to approve a Zone Reclassification, the Board of Supervisors must make several findings in the affirmative. These findings are discussed in Attachment E.

Agricultural Mitigation

Pursuant to Development Title Section 9-701.040(a), agricultural mitigation is required for a General Plan Map Amendment that changes the designation of any land from an agricultural to a non-agricultural use and a Zone Reclassification that changes the permitted uses from agricultural to a non-agricultural use, regardless of the General Plan designation. As such, this project will be subject to the Agricultural Mitigation ordinance. Agricultural mitigation is satisfied by granting a farmland conservation easement or other farmland conservation mechanism. The number of acres of agricultural mitigation land must be at least equal to the number of acres that will be changed to a nonagricultural use (a 1:1 ratio) pursuant to Development Title Section 9-701.040(b). Pursuant to Development Title Section 9-701.040(f), submission of the required legal instrument or payment of the in-lieu fee shall occur at the time of grading permit or building permit issuance for future development. This has been included as recommended Condition of Approval No. 1.d. for the underlying project.

Administrative Use Permit

The underlying project is for a traffic safety control business that proposes to convert the existing 5,498-square-foot farm services building into an administrative office and construct of a 4,000-square-foot metal storage building for storage of equipment and minor repairs.

Facility Operations

The proposed business will operate Monday through Friday from 8:00 a.m. to 4:00 p.m. with up to 13 employees on-site and approximately one delivery per day.

In order to approve an Administrative Use Permit, the Board of Supervisors must make several findings in the affirmative. These findings are discussed in Attachment F.

Screening

The project includes a small amount of outdoor storage of equipment. Pursuant to Development Title Section 9-400.040 (d)(3)(i), all storage materials and related activities, including storage areas for trash, shall be screened so as not to be visible from adjacent properties and public rights-of-way. This screening shall be between six and eight feet in height. Items stored within 100 feet of a public street or a Residential zone shall not be stacked higher than two feet above the adjacent screen unless an exception is approved by the Zoning Administrator.

The site plan depicts 6-foot-tall chain link fencing with slats and landscaping and the applicant submitted a request to allow this as screening. Pursuant to Development Title Section 9-400.040 (d)(1), screening materials may include one or a combination of plant materials, fencing, walls, or berms. Pursuant to Development Title Section 9-400.040 (d)(2), chain link fencing with slats may be approved at the discretion of the Zoning Administrator in combination with another material. The Zoning Administrator is recommending that chain link fencing with slats and dense landscaping be permitted to meet the screening requirements. This has been included as recommended Conditions of Approval Nos. i.1. and i.2.

Parking

The site plan depicts a reconfiguration of the existing parking lot to accommodate a new fence and gate along the eastern portion of the parking area for security purposes. The reconfigured parking lot includes 15 parking stalls, 9 of which are existing and 6 are proposed. Each stall is noted to be 9 feet wide by 19 feet deep, which meets the required dimensions contained in Development Title Table 9-046.060-A. The following is the required amount of parking based on the project use types according to Development Title Table 9-406.040:

- Retail Sales and Services – Business Services: 16
The number of spaces required is 3 per 1,000 gross square feet when the project size is less than 60,000 square feet. The proposed square footage for the Retail Sales and Services aspect of the project is 5,498 square feet. As result, a total of 16 parking spaces is required for this use.
- Warehouse, Storage, and Distribution – Indoor: 2

The number of spaces required is 0.5 spaces for every 1,000 square feet of building area. The proposed warehouse storage building is 4,000 square feet. As a result, a total of 2 parking spaces is required for this use.

- Warehouse, Storage, and Distribution – Outdoor: 0
The number of spaces required is to be determined by the Zoning Administrator based on the project specifics. In this case, since outdoor storage would be minimal, no additional parking spaces would be recommended.

Pursuant to Development Title 9-406.110 Modification of Requirements, the required parking may be modified by the Zoning Administrator in cases in which, due to the unusual nature of the proposed use(s) or the site plan submitted, the requirements set forth in this Chapter are judged insufficient or excessive. Because the applicant has indicated that the site will have 13 employees and approximately one delivery per day, the Zoning Administrator is recommending that the parking space requirement be modified to allow the 15 parking stalls depicted on the site plan to be considered sufficient for the project. This has been included as recommended Condition of Approval no. 1.e.2.

CEQA Exemption

This project is for conversion of an existing farm services facility into a traffic control business with an office and storage. The existing 5,498-square-foot farm services facility building would be converted into an office, while a new 4,000-square-foot storage building would be constructed to store equipment, such as light towers and arrow boards. Because the site is currently agriculturally zoned and designated, the project also includes a General Plan Map Amendment/Zone Reclassification from General Agriculture to Warehouse Industrial. Pursuant to CEQA Guidelines Section 15061(b)(3), a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed General Plan Map Amendment/Zone Reclassification to change the property from General Agriculture to Warehouse Industrial and the underlying project to convert the farm services facility to a traffic control business will not have a significant effect on the environment; therefore, the activity is not subject to CEQA.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Forward the Findings for General Plan Map Amendment to the Board of Supervisors with a recommendation to adopt (Attachment D),
2. Forward the Findings for Zone Reclassification to the Board of Supervisors with a recommendation to adopt (Attachment E),
3. Forward General Plan Map Amendment/Zone Reclassification No. PA-2500411 to the Board of Supervisors with a recommendation to approve,
4. Forward the Findings for Administrative Use Permit (Attachment F) to the Board of Supervisors with a recommendation to adopt, and
5. Forward Administrative Use Permit No. PA-2500412 with the attached Conditions of Approval to the Board of Supervisors with a recommendation to approve (Attachment G).

Attachments:

Attachment A – Site Plan
Attachment B – Agency Response Letters
Attachment C – Environmental Document
Attachment D – Findings for General Plan Map Amendment
Attachment E – Findings for Zone Reclassification
Attachment F – Findings for Administrative Use Permit
Attachment G – Conditions of Approval

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Attachment A

Site Plan

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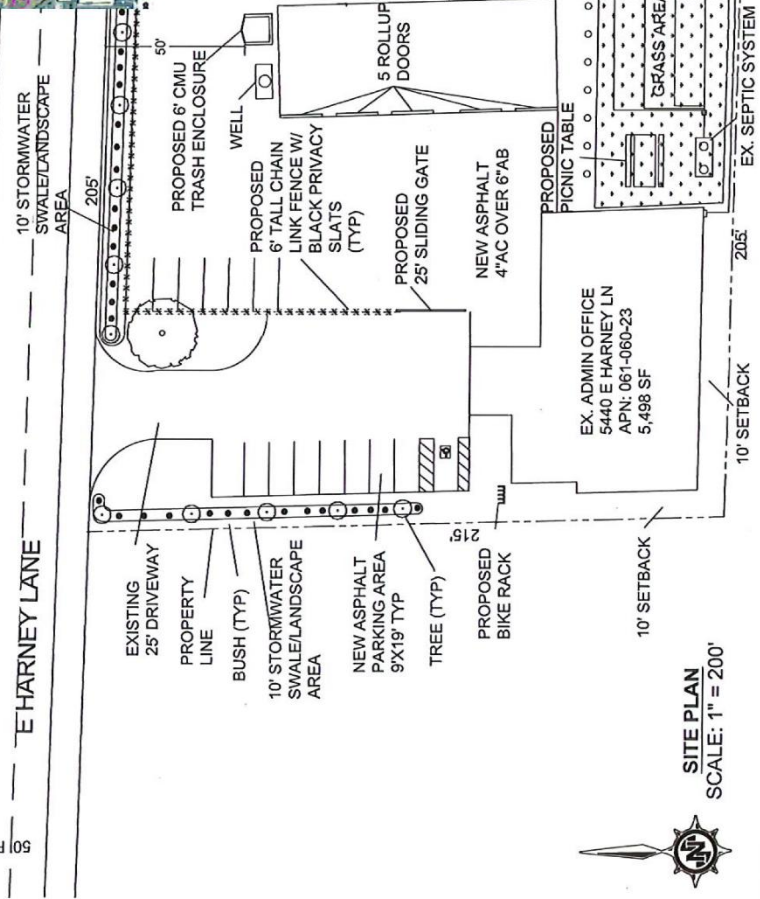
POWER SAFETY SERVICE, LLC - ZONING CHANGE

5440 E. HARNEY LANE
LODI, CA 95240



VICINITY MAP

NOTE:
1. SUBJECT PARCEL HAS FLAT TOPOGRAPHY



SITE PLAN
SCALE: 1" = 200'



PROJECT:

5440 E. HARNEY LANE
LODI, CA 95240

PREPARED BY:
POWER SAFETY SERVICE, LLC
1000 CALIFORNIA STREET
LODI, CALIFORNIA 95240

ZONING CHANGE
5440 EAST HARNEY LANE
LODI, CA 95240

DATE: 12/11/2025
ENGINEER: DIEGO CEPEDA
DRAWN BY:

REVISIONS	DATE	DESCRIPTION	INITIAL

PROPERTY INFORMATION
PROJECT: POWER SAFETY SERVICE, LLC - ZONING
PROJECT ADDRESS: 5440 EAST HARNEY LANE, LODI, CA
APN: 061-060-23
PROJECT AREA: 10.11 ACRES
PLANNING: POWER SAFETY SERVICE, LLC
PROJECT CONTACTS
COUNTY GOVERNMENT
SAN JOAQUIN COUNTY
PLANNING DEPARTMENT
5440 E. HARNEY LANE, LODI, CA 95240
CONTACT: OWNER, THE ROBERT'S BEASLER FAMILY
MAILING ADDRESS: 1001 N. KETTLER LANE, OROVILLE, CA 95965
PHONE: (530) 334-8181

SITE PLAN SHEET SP OF SHEETS

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Attachment B **Agency Response** **Letters**

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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

February 17, 2026

To: San Joaquin County Community Development Department
Attention: Megan E. Aguirre

From: Aaron Gooderham (209) 616-3062 *AG*
Senior Registered Environmental Health Specialist

RE: **PA-2500411 (GP, ZR), PA-2500412 (A), Referral, SU-2601130, SU-2601131, & SU-2601134**
5440 E. Harney Lane, Lodi

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- 1) Prior to final occupancy, submit to the Environmental Health Department revised site plans showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve. In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-605.010(c)(3)(5)).

The disposal field area of the sewage disposal system shall be barricaded such that it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-605.010(c)(3)(5)).

- 2) A nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of occupancy certificate. (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

Note: The EHD received and approved a Soil Suitability Study/Nitrate Loading Study (SU-2500712) on October 28, 2025.

- 3) Prohibited discharges into OWTS include: septic tank pumpings, automobile and garage waste, storm drainage, solvents and toxics, solids, garbage, kitchen wastewater from restaurant or bar, air conditioners, hazardous wastes, backwash, truck terminal wastes, recreational vehicle holding tank waste, industrial and manufacturing waste, and food processing wastes (San Joaquin County Development Title, Section 9-605.030(b) and San Joaquin County OWTS Standard).
- 4) Submit Water Provision Declaration form to the Environmental Health Department for review.
- 5) Applicant shall contact Natalia Subbotnikova, Program Coordinator, Small Public Water System Program, at (209) 468-0338, to determine if the existing well can be permitted as a public water system prior to issuance of building permits. If a public water system is required, applicant shall submit a Small Public Water System preliminary technical report to the California State Water Resources Control Board, Division of Drinking Water (Water Board) at least six months before initiating construction of any water related improvement, as defined. The issuance of a permit to operate a small public water system by the local primacy agency (EHD) is prohibited without the concurrence of the Water Board. Please contact Gena Farley with the SWRCB Division of Drinking Water at Gena.Farley@waterboards.ca.gov or 209-948-7488, concerning the requirements for preliminary technical report submittal prior to issuance of building permits.

If the Water Board determines that an onsite well shall be used as the potable water source, a permit application to operate Small Public Water System shall be submitted to the EHD for approval prior to issuance of building permits. To issue a permit to operate, concurrence from the Water Board is required. A yearly permit to operate a public water system will be required by the EHD prior to sign off of the certificate of final occupancy (San Joaquin County Development Title, Section 9-602.010 and 9-601.030.).

The supplier must possess adequate financial, managerial, and technical capability to assure delivery of pure, wholesome, and potable drinking water in accordance with San Joaquin County Development Title, Sections 9-602.010 and 9-601.030 and C.C.R., Title 22, and Health and Safety Code, Section 116525 116570.

- 6) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).



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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

March 12, 2026

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Megan Aguirre

FROM: Shayan Rehman, Engineering Services Manager ^{SR}
Development Services Division

SUBJECT: PA-2500411, 412 (GP, ZR; A); A General Plan Amendment / Zone Reclassification and Administrative Use Permit application:

This project consists of 2 applications:

- General Plan Map Amendment/Zone Reclassification No. PA-2500411 to change the General Plan map designation and zoning designation of a 1.01-acre parcel from General Agriculture (A/G, AG-40) to Warehouse Industrial (I/W, I-W).
- Administrative Use Permit PA-2500412 to establish a traffic control business on the 1.01-acre parcel. The project includes converting an existing 5,498-square-foot farm services building to an office for administrative functions and construction of a 4,000-square-foot building for equipment storage and minor repairs. Equipment stored on-site will include light towers and arrow boards. The facility will employ 13 people on-site. The property will continue to utilize an existing well for water and septic system for wastewater. Stormwater drainage will be maintained on-site. The project will utilize the existing driveway on the south side of E. Harney Lane for access. The property is not under Williamson Act Contract.

This project was previously reviewed as a pre-application (PA-2500190, -191). The full application is being reviewed concurrently with a county-initiated General Plan & Development Title Text Amendment (PA-2600004); located on the south side of E. Harney Lane, 0.6 miles east of State Route 99, Lodi. (Supervisorial District 4)

OWNER: Robert D. Beadles Family Trust

APPLICANT: Robert Beadles

ADDRESS: 5440 E. Harney Lane, Lodi

APN: 016-060-23

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

Harney Lane has an existing right-of-way width of 50 feet and a planned right-of-way width of 60 feet.

RECOMMENDATIONS:

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- 2) The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 17 prior to issuance of the occupancy permit. (Development Title Section 9-607.040)
- 3) The Traffic Impact Mitigation Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- 4) The Regional Transportation Impact Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- 5) The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins (above or below ground) shall be required to retain stormwater volume capacity with supporting calculations submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-606)
- 6) A copy of the Final Site Plan shall be submitted prior to release of building permit.
- 7) This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the building permit, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-953-7611):
 - a) Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2023 Storm Water Quality Control Criteria Plan (SWQCCP).
 - b) Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2023 SWQCCP

- c) Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County's 2023 SWQCCP.
- 8) Prior to release of the building permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
- 9) Prior to release of the building permit the applicant shall submit a Storm Water Quality Control Plan (SWQCP) to Public Works that complies with all requirements of the 2023 SWQCCP
- 10) Prior to release of the building permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.

SR:GM



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

DATE: 3-30-2026

PA-2500411, PA-2500412, PA-2600004

Property Owner: Robert D. Beadles Family Trust
1040 W Kettleman Lane,
#388 Lodi, CA 95240

Applicant: Power Safety Service, LLC
600 Reynolds Ranch Parkway, STE 140, PMB 175
Lodi, CA 95240

APN / Address: 061-060-23
5440 E Harney Ln,
Lodi, CA

Planner: Megan Aguirre

Project Description: A General Plan Amendment / Zone Reclassification and Administrative Use Permit application:

Building Conditions By: Greg Davis, PE M29759 (Senior Plancheck Engineer) (209) 468-3181

BUILDING CODE REQUIREMENTS: The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:

1. A demolition permit shall be applied for all structures removed to be removed to facilitate this project.
2. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
3. A soils report is required pursuant to CBC § 1803 for foundations when more than 50 yds of dirt will be cut or use for filled. Please review CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.
4. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. §11B- 206.2.1
5. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site to an public way with sidewalks or to an area of safe dispersal. §1028.5 and 11B-206.2.2

6. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path. §11B-206.2.4
7. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
8. Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.
9. Pursuant to Section 422.4 of the California Plumbing Code, toilet facilities shall be accessible to employees at all times, should not be more than 500 feet from where employees are regularly employed and accessible by not more than one flight of stairs. The plans shall indicate the location of the toilet facilities and the travel distance from work areas.
10. All landscaping installed will be required to comply with the Model Water Efficient Landscape Ordinance requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7 and with San Joaquin County Ordinances. Submit plans showing compliance with the planning requirements and San Joaquin County's development code.



To: Development Services: Megan Aguirre **Date: 4/8/26**
(Contact person)

From: Fire Prevention: Steve Butler
(Contact person)

209-468-3166

Subject: PA-2500411
(Planning application referral number)

Administrative Use Permit PA-2500412 to establish a traffic control business on the 1.01-acre parcel. The project includes converting an existing 5,498-square-foot farm services building to an office for administrative functions and construction of a 4,000-square-foot building for equipment storage and minor repairs. Equipment stored on-site will include light towers and arrow boards. The facility will employ 13 people on-site. The property will continue to utilize an existing well for water and septic system for wastewater. Stormwater drainage will be maintained on-site. The project will utilize the existing driveway on the south side of E. Harney Lane for access. The property is not under Williamson Act Contract.

PROJECT LOCATION: The project site is on the south side of E. Harney Lane, 0.6 miles east of State Route 99, Lodi. (APN/Address: 061-060-23 / 5440 E Harney Ln, Lodi)

The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.

- | | |
|--|--|
| <p>1. The Fire Prevention Division has reviewed this application and there does not appear to be any major problems associated with the proposed project as submitted.</p> <p>2. CFC 507 Fire Protection Water Supply – Static water tank(NFPA 22) and Volume (NFPA 1142) will be required.</p> <p>3. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.</p> | <p>4. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2 - A secondary access may be required.</p> <p>5. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.</p> <p>6. CFC, Section 506 Key Box - A Knox® Box shall be installed according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this</p> |
|--|--|

site a Knox® key switch will also be required.

7. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used and or stored at this site shall be provided.
8. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances.
9. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.



S J C O G , I n c .

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

**SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ)
ADVISORY AGENCY NOTICE TO SJCOC, Inc.**

To: Megan Aguirre, San Joaquin County, Community Development Department

From: Laurel Boyd, SJCOC, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org

Date: February 12, 2026

Local Jurisdiction Project Title: PA-2500411 (GP, Z), PA-2500412 (A)

Assessor Parcel Number(s): 061-060-23

Local Jurisdiction Project Number: PA-2500411 (GP, Z), PA-2500412 (A)

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Urban Habitat Land

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Aguirre:

SJCOC, Inc. has reviewed the application referral for PA-2500411 (GP, Z), PA-2500412 (A). This project consists of a General Plan Amendment/Zone Reclassification and Administrative Use Permit application:

- General Plan Map Amendment/Zone Reclassification No. PA-2500411 to change the General Plan map designation and zoning designation of a 1.01-acre parcel from General Agriculture (A/G, AG-40) to Warehouse Industrial (I/W, I-V).
- Administrative Use Permit PA-2500412 will establish a traffic control business on the 1.01-acre parcel. The project includes converting an existing 5,498 square foot farm services building to an office for administrative functions and the construction of a 4,000 square foot building for equipment storage and minor repairs. Equipment stored onsite will include light towers and arrow boards. The facility will employ 13 people onsite. The property will continue to utilize existing well for water and septic system for wastewater. Stormwater drainage will be maintained onsite. The project will utilize the existing driveway on the south side of E. Hamey Lane for access.

The project site is on the south side of E. Hamey Lane, 0.6 miles east of State Route 99, Lodi (APN/Address: 061-060-23 / 5440 E Hamey Lane, Lodi).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

At this time, the applicant is requesting a General Plan Amendment/Zone Reclassification with no ground disturbance. Any future ground disturbing activities (e.g. roads, curb, gutter, electrical, water, etc.) or any physical structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP before ANY ground disturbance occurs and should be resubmitted to this agency. Current or future owners of this-or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

This Project is subject to the SJMSCP. This can be up to a 30-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.
- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



SJCOG, Inc.

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Public Works Department,
Other:

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
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 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2500411 (GP, Z), PA-2500412 (A)

Landowner: Robert D. Beadles Family Trust

Applicant: Power Safety Service, LLC

Assessor Parcel #s: 061-060-23

Local Jurisdiction Contact: Megan Aguirre

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



**Thank you for consulting with the UAIC
Please complete one form for each notification.**

How to submit a consultation notification or project update:

1. One form must be completed for each project.
2. Forms cannot be saved and completed at a later time.
3. Include all relevant project information.
4. Upload file attachments. Multiple files can be attached.
5. Submit form.
6. You will receive a submission receipt via email when submission is complete. UAIC prefers our online submission form over certified or hard copy letters.

Contact the Tribal Office at (530) 883-2390 for questions or concerns. Ask for Tribal Historic Preservation or use the [contact form located on our website](#).

Contact Information

Consulting on Behalf of* San Joaquin County Community Development Department
Lead Agency, Consulting Firm, Tribe

Mailing Address

Street Address
1810 E Hazelton Avenue
Address Line 2
City
Stockton
State / Province / Region
CA
Postal / Zip Code
95205

Point of Contact for Consultation* Megan Aguirre
Primary Contact Name

Point of Contact Email* meaguirre@sjgov.org

Second Point of Contact Yes
Is there more than one point of contact for this project?

Regulatory

Consulting Under* This project fall under the following regulatory requirements:
 Federal State of California Federal and State
 Other
 San Joaquin County

Project Notification Information

Project Name* PA-2500411, -412 (GP, Z, A)
Please include Name and Reference Number (if applicable)

This is a *

- New Project
- Notice of Preparation (NOP)
- Public Hearing
- Notice of Availability (NOA)
- Request for Information
- Other

Project Description

A General Plan Amendment / Zone Reclassification and Administrative Use Permit application: This project consists of 2 applications:
• General Plan Map Amendment/Zone Reclassification No. PA-2500411 to change the General Plan map designation and zoning designation of a 1.01-acre parcel from General Agriculture (A/G, AG-40) to Warehouse Industrial (IW, I-W).
• Administrative Use Permit PA-2500412 to establish a traffic control business on the 1.01-acre parcel. The project includes converting an existing 5,498-square-foot farm services building to an office for administrative functions and construction of a 4,000-square-foot building for equipment storage and minor repairs. Equipment stored on-site will include light towers and arrow boards. The facility will employ 13 people on-site. The property will continue to utilize an existing well for water and septic system for wastewater. Stormwater drainage will be maintained on-site. The project will utilize the existing driveway on the south side of E. Harney Lane for access. The property is not under Williamson Act Contract.
This project was previously reviewed as a pre-application (PA-2500190, -191). The full application is being reviewed concurrently with a county-initiated General Plan & Development Title Text Amendment (PA-2600004).
Please include a brief project description

Project/Construction

Unknown
Please select the year your project will initiate

Year *

Project/Construction Season

Please select the season your project will initiate (if applicable)

Environmental Document Timeline

Please share when your final environmental document is planned for public review

Location

Please include county, city, and address (if available)

Project Documents

Documents uploaded to this form are secure and only accessible by the Tribal Historic Preservation team

Notification *

Attach notification letters or announcement
PA-2500411-412 (GP Z A) Neighborhood Referral.pdf 194.41KB
50mb maximum upload size (per file)

Reports

Attach project reports, project descriptions, or supporting documents. Please add the following if available: Cultural, Biology, Arborist
50mb maximum upload size (per file)

Location Map

Attach maps and location files. Shape files are preferred
PA-2500411-412 (GP Z A) Site Plan.pdf 784.75KB
File extensions allowed: pdf, jpg, png, kmz, lpk, dbf, prj, shp, abn, sbx, xml, shx, cpg, .zip.
NOTE: 50mb maximum upload size (per file).

Send Submission Receipt To

- Primary Contact Secondary Contact Different Email

***This form submission page is offered for the convenience of consulting agencies, developers, and their respective consultants. UAIC reviews all submissions received, but makes no guarantee that submission via this online form satisfies

any particular consultation or notice requirement that exists under state or federal law.

CITY COUNCIL
Ramón Yezpe, Mayor
Mikey Hothi, Mayor Pro Tempore
Cameron Bregman
Lisa Craig-Hensley
Alan Nakanishi



Aaron M. Busch
Interim City Manager

John M. Luebberke
Interim City Attorney

Olivia Nashed
City Clerk

Cynthia M. Marsh
**Interim Community
Development Director**

April 16, 2026

Jennifer Jolley, Director
Community Development Department
Via email: jjolley@sigov.org

Donald Ruhstaller, Chair
Planning Commission
Via email: pcrecords@sigov.org

San Joaquin County
1810 E. Hazelton Avenue
Stockton, CA 95205

Subject: Comment Letter – General Plan & Development Title Text Amendment No. PA-2600004
(Warehouse Industrial on Parcels < 2 Acres)

Honorable Chair and Members of the Planning Commission:

On behalf of the City of Lodi, thank you for the opportunity to comment on the proposed General Plan and Development Title Text Amendment (PA-2600004). We respectfully request that this letter be included in the public record.

Project-Specific Position (5440 E. Harney Lane)

The City of Lodi would like to clearly state that it does not oppose the proposed General Plan Map Amendment, Zone Reclassification, and Administrative Use Permit for the 1.01-acre parcel at 5440 E. Harney Lane (APN: 061-060-23). The site is within the City's Sphere of Influence and is designated Business Park (BP) under the City of Lodi General Plan, which allows for office, light industrial, and production-oriented uses. The proposed use appears generally consistent with that framework.

Opposition to Countywide Policy Amendment

While the City does not oppose the site-specific project, we oppose the broader policy amendment that would allow parcels smaller than two acres to be redesignated to Warehouse Industrial countywide. This concern is consistent with issues raised by neighboring jurisdictions, including the City of Ripon, particularly regarding coordination, land use compatibility, and long-term planning impacts.

Key Concerns

1. Undermining Sphere of Influence Planning and Orderly Growth

City Hall, 221 W. Pine Street, Lodi, CA 95240 • (209) 333-6702 / Fax (209) 333-6807 • Lodi.gov • cityclerk@lodi.gov

The amendment departs from long-standing planning principles that direct urban and industrial development into cities or planned annexation areas. Allowing small-scale industrial uses in unincorporated areas—particularly within spheres of influence—creates fragmented development patterns that undermine adopted General Plans, constrain annexation, and conflict with the orderly growth framework established under the Cortese-Knox-Hertzberg Act.

2. Land Use Fragmentation and Compatibility

Warehouse industrial uses on sub-2-acre parcels limit the ability to provide adequate buffering, circulation, and cohesive site design. This piecemeal approach increases the likelihood of land use conflicts with agricultural uses, rural residential areas, and planned urban growth areas.

3. Transportation and Infrastructure Impacts

Warehouse uses are high generators of truck traffic and vehicle miles traveled (VMT). Under Public Resources Code Section 21099 (SB 743), VMT is the State's required metric for evaluating transportation impacts under CEQA. Dispersed, small-scale warehouse sites in fringe and rural areas inherently increase trip lengths and reduce operational efficiency, resulting in higher VMT and associated environmental impacts.

4. Housing Element and Land Use Compatibility (Gov. Code §65580 et seq.)

The amendment has the potential to interfere with Housing Element implementation by introducing incompatible uses near planned residential growth areas within spheres of influence. This could compromise the feasibility of identified housing sites and create conflicts related to noise, air quality, and truck traffic, with implications for maintaining compliance with State housing law.

5. Agricultural Land Conversion (Williamson Act Framework)

San Joaquin County's long-standing policy framework supports the preservation of agricultural lands. Allowing incremental industrial uses on small parcels contributes to the gradual conversion and fragmentation of agricultural land, undermining the policy intent reflected in the Williamson Act and related farmland conservation efforts.

6. Air Quality and Environmental Justice (AB 617 / AB 1000)

Warehouse and logistics uses generate diesel truck traffic, which contributes to localized air quality impacts. In the San Joaquin Valley—an area already experiencing air quality challenges, dispersing these uses across smaller parcels increases the difficulty of mitigating cumulative impacts. This raises concerns related to environmental justice, including the equitable distribution of pollution burdens and land use compatibility with nearby communities.

7. CEQA Concerns – Inappropriate Use of Common Sense Exemption

The proposed reliance on the CEQA “common sense” exemption (CEQA Guidelines §15061(b)(3)) is not supported. A countywide policy change that facilitates expanded warehouse industrial development introduces reasonably foreseeable impacts related to VMT, air quality, noise, and land use compatibility. As such, it cannot be concluded that there is no possibility of a significant environmental effect. At minimum, a more robust environmental analysis evaluating cumulative impacts is warranted.

8. Lack of Interjurisdictional Coordination

The City shares concerns that this proposal has advanced without adequate coordination with affected cities. Given the direct implications for spheres of influence, infrastructure planning, and housing strategies, this level of policy change requires formal consultation and regional analysis.

Request

Given the scope and implications of the proposed amendment, the City of Lodi respectfully requests that the Planning Commission:

- Continue this item to allow for formal review and coordination with all incorporated cities; and
- Direct staff to evaluate a more comprehensive, regionally coordinated approach to industrial land use planning that respects city spheres of influence and long-term growth strategies.

Conclusion

While the City supports appropriate industrial development, the proposed amendment introduces significant risks related to fragmented land use patterns, infrastructure impacts, housing compliance, agricultural preservation, and CEQA adequacy.

The City of Lodi remains committed to working collaboratively with the County and neighboring jurisdictions to address industrial land needs in a manner that is consistent with sound planning principles and regional goals.

Sincerely,



Cynthia Marsh
Interim Community Development Director / City Planner
City of Lodi

February 13, 2026

**County of San Joaquin
44 N. San Joaquin Street
Stockton, CA 95202**

Ref: Gas and Electric Transmission and Distribution

Dear San Joaquin County Planning,

Thank you for submitting the **PA-2500411, -412 (GP, Z, A)** project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "RESTRICTED USE AREA – NO BUILDING."
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



Pacific Gas and Electric Company
PGEPlanReview@pgc.com
Land Management
300 Lakeside Drive
Oakland, CA 94612

March 11, 2026

Re: Gas and Electric Transmission and Distribution

Dear San Joaquin County Planning,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2500411, -412 (GP, Z, A). Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](#).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (877) 259-8314 or pgeplanreview@pge.com

Sincerely,

PG&E Plan Review Team
Land Management

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Attachment C Environmental Document

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TO: Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, California 95812-3044

 County Clerk, County of San Joaquin

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

Project Title: General Plan Map Amendment/Zone Reclassification & Administrative Use Permit Nos. PA-2500411, -412

Project Location - Specific: The project site is located south side of E. Harney Lane, 0,6 miles from State Route 99, Lodi. (Supervisorial District: 4)

Project Location – County: San Joaquin County

Project Description: This project includes:

- General Plan Map Amendment/Zone Reclassification No. PA-2500411 to change the General Plan map designation and zoning designation of a 1.01-acre parcel from General Agriculture (A/G, AG-40) to Warehouse Industrial (I/W, I-W).
- Administrative Use Permit PA-2500412 to establish a traffic control business on the 1.01-acre parcel. The project includes converting an existing 5,498-square-foot farm services building to an office for administrative functions and construction of a 4,000-square-foot building for equipment storage and minor repairs. Equipment stored on-site will include light towers, arrow boards, cones, barricades, signage, and related equipment.

Project Proponent(s): Robert D. Beadles Family Trust / Power Safety LLC

Name of Public Agency Approving Project: San Joaquin County Board of Supervisors

Name of Person or Agency Carrying Out Project: Megan Aguirre, Principal Planner
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (Section 15061[b][3])

Exemption Reason:

This project is for conversion of an existing farm services facility into a traffic control business with office and storage. The existing 5,498-square-foot farm services facility building would be converted into an office, while a new 4,000-square-foot storage building would be constructed to store equipment, such as light towers, and arrow boards. Because the site is currently agriculturally zoned and designated, the project also includes a General Plan Map Amendment/Zone Reclassification from General Agriculture to Warehouse Industrial. Pursuant to CEQA Guidelines Section 15061(b)(3), a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed General Plan Map Amendment/Zone Reclassification to change the property from General Agriculture to Warehouse Industrial and the underlying project to convert the farm services facility to a traffic control business will not have a significant effect on the environment; therefore, the activity is not subject to CEQA.

Lead Agency Contact Person:

Megan Aguirre Phone: (209) 468-3144 FAX: (209) 468-3163 Email: meaguirre@sjgov.org

Signature: _____ Date: _____

Name: Gerry Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

*Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*

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Attachment D

Findings for General Plan Map Amendment

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FINDINGS FOR GENERAL PLAN MAP AMENDMENT

1. The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public.
 - The proposed General Plan Map Amendment to change the General Plan designation from A/G (General Agriculture) to I/W (Warehouse Industrial), if approved, will be consistent with the proposed I-W (Warehouse Industrial) zone and allow for the underlying project to be approved for a traffic control business. The proposed business will contribute to the implementation of safety measures for the general public by providing state-certified traffic plans, flagging, lane closures, detours, and even management from a location that has nearby access to State Route 99 allowing for a quick response to urgent requests for service.
2. The proposed amendment is consistent with the General Plan goals, unless the goals themselves are proposed to be amended.
 - The proposed I/W designation provides for establishments catering to those uses that produce minimal industrial waste and have limited water demand. This designation is typically applied to locations within or adjacent to utility special districts, or within two miles of Urban Communities and with direct access to a County defined Major Collector or higher classification roadway. Additionally, parcels designated as Warehouse Industrial must contain 2 acres. The proposed site is located within two miles of an Urban Community (Lodi) with direct access to E. Harney Lane, which is a Minor Arterial. The underlying use is a traffic control business that would produce minimum industrial waste and have limited water demand. If General Plan and Development Title Text Amendment No. PA-2600004 is approved to allow parcels smaller than 2 acres in size to be redesignated to I/W, then the proposed project will be consistent with the General Plan policies specific to the I/W General Plan designation.

The proposed General Plan Map Amendment must also be consistent with the following General Plan goals:

General Plan Amendments

- LU-2.14 General Plan Land Use Amendments (*revised as proposed with General Plan and Development Title Text Amendment No. PA-2600004*)

When reviewing proposed General Plan amendments to change or modify land use designations or the land use diagram or a zoning reclassification, the County must require a pre-application and shall consider the following:

- consistency of the proposal with the Vision and Guiding Principles and the goals and policies of the General Plan
- new physical, social, or economic factors that were not present when the time of General Plan was adopted;
- reasonable alternative sites in the vicinity that are already planned for the use and can accommodate the proposal;
- potential for an undesirable, growth-inducing precedent or premature conversion of agricultural land;
- the availability of infrastructure and services; and
- the effect on the fiscal health of the County. (PSP)

A pre-application was submitted by the applicant and reviewed by County staff and applicable responsible agencies. With the recommended Conditions of Approval, the project appears to be consistent with the Vision and Guiding Principles and the goals and policies of the General Plan, if the text amendments proposed with General Plan and Development Title Text Amendment No. PA-2600004 are approved. There are not nearby alternative sites that are already planned for the use that could better

accommodate the proposal and the proposed map change to Warehouse Industrial is not anticipated to set an undesirable, growth-inducing precedent or prematurely convert agricultural land, as the site is already developed with a commercial-type agricultural use and there are other such uses in the immediate area. Additionally, no public services are required for the use, and with the proposed Conditions of Approval, any additional infrastructure and on-site services will be provided. Although there are no defined changes to the physical, social, or economic factors that were present when the General Plan was adopted in 2016 that are influencing this change, the change in land use designation to allow the proposed use is not anticipated to have a negative effect on planned uses or the fiscal health of the County.

Agricultural Preservation Mechanisms

- **LU-7.10 Agricultural Mitigation Program:** The County shall continue to require agricultural mitigation for projects that convert agricultural lands to urban uses.
- **LU-7.11 Agricultural Land Preservation Mechanisms:** The County shall support regulatory, incentive-based, and financial mechanisms for the preservation of agricultural land.
- **LU-7.12 Agricultural Land Conversion Mitigation:** The County shall maintain and implement the Agricultural Mitigation Ordinance to permanently protect agricultural land within the County.

Pursuant to Development Title Section 9-701.040, which implements these General Plan Land Use Goals, the underlying project will be conditioned to provide agricultural mitigation prior to issuance of any grading or building permits. Agricultural mitigation is satisfied by granting a farmland conservation easement or other farmland conservation mechanism. The number of acres of agricultural mitigation land shall be at least equal to the number of acres that will be changed to a nonagricultural use (a 1:1 ratio) (Development Title Section 9-701.040 [c]).

Land Use Goal LU-6

This goal states that the County will promote the development of new industrial and employment uses in the unincorporated areas of the County that are compatible with surrounding land uses and meet the present and future needs of County residents. The following subgoals apply to this project:

- **LU-6.2 Industrial Sites:** The County shall designate a sufficient number of industrially planned areas to allow a variety and choice of sites for new businesses in terms of location, parcel size, transportation access, and availability of services and labor.

The project site is located on the south side of E. Harney Lane in an area that does not have existing industrially designated and zoned parcels in the unincorporated County. Currently, no industrial is planned in this area, as there are no available public services east of State Route 99 in this part of the County. Additionally, the area primarily contains agricultural parcels with scattered residences. Businesses located in this area are those that are permitted under the current A/G designation and AG-40 zoning. Changing this parcel to an industrial use would provide more options for business development. Since the proposed I/W designation is utilized for projects with limited industrial waste and water usage, this site would be suitable and the underlying use would be compatible with the surrounding area.

- **LU-6.5 Industrial Grouping:** The County shall group employment centers, industrially designated areas, and truck terminals to reduce conflicts with surrounding land uses and to make efficient use of infrastructure and services.

The proposed location is not adjacent or near any existing industrially designated parcel, employment centers, or truck terminals. However, there are a number of businesses located

in the vicinity of the project site along E. Harney Lane. The location of the site would make use of existing roadway infrastructure and close proximity to State Route 99. Public services for water, sewer, and storm drainage are not available nor required for the underlying project.

- **LU-6.7 Industrial Development:** The County shall require new industrial development provide adequate access, parking, landscaping, loading and storage areas, and buffers. The County shall ensure that industrial uses and employment center developments include appropriate transit, bicycle, and pedestrian facilities.

The underlying project will be conditioned to ensure that adequate access, parking, landscaping, loading and storage areas, and buffers are included. Although the project site is located along a segment of Harney Lane proposed to contain a future bicycle facility per to the San Joaquin County Bicycle Master Plan Update (November 2020), the Department of Public Works is not requiring any bikeway improvements at this time. No transit or pedestrian facilities appear to be necessary in the project area.

Warehouse Industrial Development

- **LU-6.12 Land Use Compatibility: Warehouse Industrial parcels shall not significantly impact surrounding agricultural properties or properties designated for residential development in a city's Sphere of Influence.** *(New Land Use Goal, as proposed with General Plan and Development Title Text Amendment No. PA-2600004)*

As confirmed in a letter from the City of Lodi dated April 16, 2026, the subject project site is designated as Business Park (BP) under the City of Lodi's General Plan, which allows for office, light industrial, and production-oriented uses, and the proposed use appears generally consistent with that framework. This designation is not for residential development. The site is also not anticipated to significantly impact surrounding agricultural properties, as there are a number of other business located nearby, including a nursery business located on the property directly to the south and west of this parcel.

- **LU-6.13 Projects Near Cities: Development located within a city's Sphere of Influence or one half mile of the Sphere of Influence, shall be referred to the city for review and comments.** *(New Land Use Goal, as proposed with General Plan and Development Title Text Amendment No.*

This project is located within the City of Lodi's Sphere of Influence. As alluded to above, this project was referred to the City of Lodi for review and comment. In the letter dated April 16, 2026, the City indicated that they are not in opposition to this project.

- **LU-6.14 Parcel Size Exceptions: The County may consider exceptions to the minimum lot size if:**
 - **The parcel is developed with structures utilized for a legally established commercial or industrial purpose, and**
 - **The Environmental Health Department, Department of Public Works, and Community Development Department determine that County standards can be met with the proposed project.**

(New Land Use Goal, as proposed with General Plan and Development Title Text Amendment No. PA-2600004)

The project site contains an existing building that was previously used as an office for a nursery facility, and later for a farm services business. These were both legally established with land use permits. The Environmental Health Department, Department of Public Works, and the Community Development Department have all reviewed the proposed mapping change and change in use of the site, and have recommended Conditions of Approval to ensure that the subject project will meet County standards. As a result, the project meets this Land Use Goal.

3. The proposed amendment retains the internal consistency of the General Plan and is consistent with other adopted plans, unless a concurrent amendment to those plans is also proposed and will result in consistency.
 - **The proposed project site is 1.01 acres in size and does not meet the minimum 2-acre parcel size currently required by the General Plan and Development Title. However, if General Plan and Development Title Text Amendment No. PA-2600004 is approved to allow parcels less than 2 acres in size to be redesignated to I/W, the proposed General Plan Map Amendment will be consistent with the General Plan. Additionally, the project site is located in the City of Lodi's Sphere of Influence and the City indicated in a letter dated April 16, 2026, that the proposed project generally appears to be consistent with the City's plans for the area. There do not appear to be any other plans applicable to this site to review for consistency.**
4. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
 - **This proposed amendment would allow the project site to be rezoned to I-W (Warehouse Industrial) for the underlying project, which includes the conversion of an existing farm services facility into a traffic control business with office and storage. Pursuant to CEQA Guidelines Section 15061(b)(3), a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed General Plan Map Amendment/Zone Reclassification to change the property from General Agriculture to Warehouse Industrial and the underlying project to convert the farm services facility to a traffic control business will not have a significant effect on the environment; therefore, the activity is not subject to CEQA.**



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Attachment E

Findings for Zone Reclassification

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FINDINGS FOR ZONE RECLASSIFICATION

1. The proposed amendment is consistent with the General Plan and any applicable Master Plan.
 - **The proposed I-W zone is compatible with the proposed I/W General Plan designation. However, the site does not meet the minimum parcel size requirements. In order to be consistent with the General Plan, all General Plan policies must be met, including the minimum parcel size for I/W designated properties, infrastructure requirements, and the provision of agricultural mitigation. If General Plan and Development Title Text Amendment No. PA-2600004 is approved to allow parcels smaller than 2 acres in size to be redesignated to Warehouse Industrial, then the project will be consistent with the General Plan. There are no applicable Master Plans.**
2. The proposed amendment is necessary for public health, safety, and general welfare or will be of benefit to the public.
 - **There do not appear to be any nearby areas serving or planned to serve a similar function; thus, the project will benefit the public by providing services that are not otherwise located in the area. Additionally, the proposed business will contribute to the implementation of safety measures for the general public by providing state-certified traffic plans, flagging, lane closures, detours, and even management from a location that has nearby access to State Route 99 allowing for a quick response to urgent requests for service.**
3. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
 - **This proposed project would allow the project site to be redesignated and rezoned to Warehouse Industrial for the underlying project, which includes the conversion of an existing farm services facility into a traffic control business with office and storage. Pursuant to CEQA Guidelines Section 15061(b)(3), a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed General Plan Map Amendment/Zone Reclassification to change the property from General Agriculture to Warehouse Industrial and the underlying project to convert the farm services facility to a traffic control business will not have a significant effect on the environment; therefore, the activity is not subject to CEQA.**
4. For a change to the Zoning Maps, that the subject property is suitable for the uses permitted in the proposed zone in terms of access, size of parcel, relationship to similar or related uses, and other relevant considerations, and that the proposed change of zone is not detrimental to the use of adjacent properties.
 - **The subject property has existing driveway access onto Harney Lane, which is proposed to remain in use with the project. The site is also located in close proximity to other businesses, which may make it suitable for the use proposed. Although there are also a number of agricultural properties with scattered residences in the area, it is not anticipated that the proposed project would create compatibility issues since it is located directly on E. Harney Lane within close proximity to State Route 99, and will result in limited traffic.**
 - **In terms of a suitable parcel size, the site appears to be large enough to accommodate all proposed and required improvements. However, Development Title Table 9-202.030 requires parcels zoned I-W to be a minimum of 2 acres in size, consistent with the requirements of the General Plan for I/W designated parcels. In order to determine that the project parcel is of a suitable size, not only would all required improvements need to be maintained on-site, but the parcel size must be consistent with both the Development Title and General Plan**

requirements. If General Plan and Development Title Text Amendment No. PA-2600004 is approved to allow parcels less than 2 acres in size to be redesignated and rezoned to Warehouse Industrial, then the project site will be consistent with the County's policies and suitable for the mapping changes.



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Attachment F

Findings for Administrative Use Permit

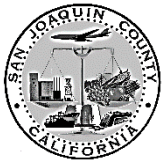
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FINDINGS FOR ADMINISTRATIVE USE PERMIT

1. **Consistency.** The proposed use is consistent with the goals, policies, standards, and maps of the General Plan; any applicable Master Plan, Special Purpose Plan, Specific Plan, and Planned Development zone; and any other applicable plan adopted by the County;
 - **The proposed I-W zone is compatible with the proposed I/W General Plan designation. However, the project site does not meet the minimum 2-acre parcel size contained in both the General Plan and Development Title, since it is only 1-acre in size. If General Plan and Development Title Text Amendment No. PA-2600004 is approved to allow parcels less than 2 acres in size to be redesignated and rezoned to Warehouse Industrial, the proposed project will be consistent with the General Plan and Development Title. No other adopted plans appear to apply to the site.**
2. **Improvements.** Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways;
 - **If approved, the project will be subject to Conditions of Approval to ensure that all improvements have been provided and property related to the existing and proposed roadways. These requirements will be reviewed and approved by the Department of Public Works and the Environmental Health Department prior to issuance of any grading or building permits.**
3. **Site Suitability.** The site is physically suitable for the type of development and for the intensity of development;
 - **Although the site appears to be large enough to accommodate all proposed and required improvements, Development Title Table 9-202.030 requires parcels zoned I-W to be a minimum of 2 acres in size, consistent with the requirements of the General Plan for I/W designated parcels. All required improvements need to be maintained on-site, but the parcel size must be consistent with both the Development Title and General Plan requirements to determine that the project parcel is of a suitable size. If General Plan and Development Title Text Amendment No. PA-2600004 is approved, the project will be consistent with the minimum size requirement and suitable for the proposed traffic control business.**
4. **Land Use Compatibility.** The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood;
 - **The proposed traffic control business will be subject to the requirements of the Environmental Health Department concerning the proposed use of a well for water and septic system for wastewater. The project will also be subject to the requirements of the Department of Public Works concerning stormwater and must maintain all project improvements on-site as Conditions of Approval. The proposed traffic control business is also anticipated to have limited traffic and minimal industrial waste. As a result, the project will be compatible with the surrounding land uses, which include other businesses, as well as agricultural properties with scattered residences.**
5. **No Nuisance Created.** The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions;
 - **The proposed traffic control business is anticipated to have minimal odor, dust, gas, noise, vibration, smoke, heat, or glare. However, if the project is approved, the required Conditions of Approval should limit any potential nuisances that could otherwise result from the proposed project.**

6. **Adequate Public Services and Facilities.** The site of the proposed use is adequately served by highways, streets, water, sewer, storm drainage, and other public facilities and services and
 - **If the project is approved, the proposed use must be compliance with the Conditions of Approval required by the Department of Public Works and Environmental Health Department, which are anticipated to ensure that adequate public services and facilities are provided. These conditions must be met prior to issuance of any grading or building permit.**

7. **Conformance with Development Title.** The proposed use complies with all applicable provisions of this Title.
 - **As previously noted, the project, as proposed, does not comply with the minimum parcel size contained in the Development Title. If General Plan and Development Title Text Amendment No. PA-2600004 is approved to allow parcels smaller than 2 acres in size to be redesignated and rezoned to Warehouse Industrial, then the project will be in compliance with the Development Title regulations. Additionally, the project will be required to be in compliance with the Conditions of Approval, including any approved modifications to typical standards, which will ensure that the underlying project conforms with the remainder of the Development Title.**



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Attachment G

Conditions of Approval

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CONDITIONS OF APPROVAL

PA-2500412

Robert D. Beadles Family Trust / Power Safety LLC

Administrative Use Permit No. PA-2500412 was approved by the Planning Commission on . The effective date of approval is . This approval will expire on , which is thirty-six (36) months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)

- a. **BUILDING PERMIT:** Submit an “APPLICATION – COMMERCIAL BUILDING PERMIT”. The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the SITE PLAN CHECKLIST” for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-884)
- b. **APPROVED USE:** This approval is for conversion of a farm services facility into a traffic control business. (Use Type(s): Retail Sales and Services – Business Services; Warehouse, Storage, and Distribution – Indoor; and Warehouse, Storage, and Distribution - Outdoor.) The project includes:
 - Conversion of an existing 5,498-square-foot farm services building to an office for administrative functions, and
 - Construction of a 4,000-square-foot building for minor repairs and equipment storage (light towers, arrow boards, cones, barricades, signage, and related equipment).
 - Outdoor storage of equipment.
 - Demolition of an existing storage building.
- c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-610.070)
- d. **AGRICULTURAL MITIGATION:** Agricultural mitigation is required the 1.01 acres of APN: 061-060-23. The mitigation instrument to provide agricultural mitigation land shall be required prior to issuance of the Grading or Building Permit. (Development Title Section 9-701)
- e. **PARKING:** Off-street parking shall be provided and comply with the following:
 1. All permanent parking lots, including internal circulation and loading areas, shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete to provide a durable, dust free surface. Ingress and egress areas that connect to a paved road or highway shall also be surfaced and permanently maintained with asphalt concrete or Portland cement concrete or with pervious pavements, sand-set pavers, and supported turf systems. A combination of surfaces may be used; for example, two track driveways of concrete strips with pervious areas between the strips and on the edges. Bumper guards and/or wheel stops shall

- be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-406.060 [i])
2. A minimum of 15 parking spaces shall be provided. (Development Title Table 9-406.110)
 3. Each parking stall shall be an unobstructed rectangle, minimum nine (9) feet wide by 19 (nineteen) feet long. (Development Title Table 9-406.060-A)
 4. Parking stall lengths, except for parallel spaces, may be reduced by two feet where the parking stall is designed to abut a landscaped area a minimum of five (5) feet wide, such that the front of the vehicle can overhang the landscaped area. (Development Title Section 9-406.060[a][3])
- f. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
1. Access driveways shall have a width of no less than 25 feet for two-way aisles and 16 feet for one-way aisles, except that in no case shall driveways designated as emergency access for fire districts be less than 20 feet wide. (Development Title Section 9-406.060[n][1])
- g. **LIGHTING:** All off-street parking areas within Commercial and Industrial zones and for projects where the parking area is used at night, shall be provided with exterior lighting that meets the following minimum standards:
1. The equivalent of one foot candle of illumination shall be provided throughout the parking area.
 2. All lighting shall be on a time clock or photo-sensor system so as to be turned off during daylight hours and during any hours when the parking area is not in use. This requirement does not apply to security lighting.
 3. All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public roads, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-406.060[m])
- h. **LANDSCAPING:** Landscaping shall be provide and comply with the following:
1. This project will be required to comply with the Model Water Efficient Landscape Ordinance Requirement per California Code of Regulations, Title 23, Division 2, Chapter 2.7.
 2. Parking areas shall be landscaped as follows:
 - a. One (1) tree shall be required for each five (5) parking stalls, or portion thereof, and shall be evenly spaced throughout the parking lot.
 - b. A 10-foot-wide landscaped strip shall be installed between parking areas and adjacent public streets.
 - c. Planters that abut parking stalls shall be a minimum of 5-feet-wide. A minimum 18-inch wide paved strip shall be added to the adjacent parking stall to allow access to and from vehicles.
 3. All required front and street-facing side setbacks, except for areas used for driveways and entries, shall be landscaped. (Development Title Section 9-402.030[a])
 4. All areas of a project site not intended for a specific use, including areas planned for future phases of a phased development, shall be landscaped or left in a natural state. (Development Title Section 9-402.030[e])
 5. One (1) tree is required for every 5,000 square feet of lot area. (Development Title Section 4-402.050[a][4])

6. All trees must be maintained to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage to the extent that its life would be impaired must be replaced with another tree. (Development Title Section 9-402.050[c])
- i. **FENCING AND SCREENING:** All fencing and screening shall comply with Development Title Section 9-400.040.
 1. All storage materials and related activities, including storage areas for trash, shall be screened so as not to be visible from adjacent properties and public rights-of-way. This screening shall be between 6 and 8 feet in height and may be comprised of chain link fencing with slats and dense landscaping or screening materials permitted in Development Title Section 9-400.040(d)(1). Items stored within 100 feet of a public street or a Residential zone shall not be stacked higher than two feet above the adjacent screen. Exceptions can be approved by the Zoning Administrator (Development Title Section 9-400.040 [d][3][C][i]).
 - j. **SIGNS:** Sign details shall be consistent with Development Title Chapter 9-408 and be included on the Site Plan. All portions of a sign must be setback a minimum of five feet from all property lines. (Development Title Section 9-408.070[j][3])
 - k. **DESIGN GUIDELINES:** Existing development projects that include construction of new structures or additions greater than 25% of the existing floor area are subject to Site Design standards including:
 1. All structures on the same site shall be designed to be compatible with each other and, when feasible and reasonable, with adjacent sites. Site design should consider scale and incorporate similar landscaping and building materials or paint colors.
 2. Awnings and similar coverings shall be designed to accommodate and encourage pedestrian access between buildings on the same site and between adjacent sites. Connections to existing sidewalks in the public right-of-way are encouraged for commercial uses.
 3. Site design shall allow for the inclusion of inviting public spaces with features like water fountains, well-lit walkways, and outdoor seating.
 - l. **BUILDING CODE REQUIREMENTS:** The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:
 1. A demolition permit shall be applied for all structures removed to be removed to facilitate this project.
 2. A grading permit will be required for this project. Submit plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with the requirements of the code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of the code.
 3. A soils report is required pursuant to CBC § 1803 for foundations when more than 50 yds of dirt will be cut or use for filled. Please review CBC appendix § J104 for grading. All recommendations of the Soils Report shall be incorporated into the construction drawings.
 4. Accessible routes shall be provided per CBC § 11B-206. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building

or facility entrance they serve. Where more than one route is provided, all routes must be accessible. §11B- 206.2.1

5. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site to an public way with sidewalks or to an area of safe dispersal. §1028.5 and 11B-206.2.2
 6. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility, including mezzanines, which are otherwise connected by a circulation path. §11B-206.2.4
 7. Parking spaces will be required to accommodate persons with disabilities in compliance with Chapter 11B of the California Building Code. Note that accessible parking spaces are required for each phase of the project. These parking space(s) shall be located as close as possible to the primary entrance to the building.
 8. Adequate sanitary facilities shall be provided for the facility, per the requirements of Chapter 4 of the California Plumbing Code.
 9. Pursuant to Section 422.4 of the California Plumbing Code, toilet facilities shall be accessible to employees at all times, should not be more than 500 feet from where employees are regularly employed and accessible by not more than one flight of stairs. The plans shall indicate the location of the toilet facilities and the travel distance from work areas.
 10. All landscaping installed will be required to comply with the Model Water Efficient Landscape Ordinance requirements of the California Code of Regulations, Title 22, Division 2, Chapter 2.7 and with San Joaquin County Ordinances. Submit plans showing compliance with the planning requirements and San Joaquin County's development code.
- m. **FIRE PREVENTION BUREAU:** The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.
1. The Fire Prevention Division has reviewed this application and there does not appear to be any major problems associated with the proposed project as submitted.
 2. CFC 507 Fire Protection Water Supply – Static water tank (NFPA 22) and Volume (NFPA 1142) will be required.
 3. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.
 4. CFC, Section 503 Fire Apparatus Access Roads – Shall be provided as required by this section. 503.1.2 - A secondary access may be required.
 5. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.
 6. CFC, Section 506 Key Box - A Knox® Box shall be installed according to the local fire department's instructions. Make application for the key box at the fire district having jurisdiction of this project. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.
 7. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used and or stored at this site shall be provided.
 8. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances.

9. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.

2. DEPARTMENT OF PUBLIC WORKS: (Contact: [209] 468-3000)

- a. An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- b. The driveway approach shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 17 prior to issuance of the occupancy permit. (Development Title Section 9-607.040)
- c. The Traffic Impact Mitigation Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- d. The Regional Transportation Impact Fee shall be required for any incremental traffic resulting from this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- e. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins (above or below ground) shall be required to retain stormwater volume capacity with supporting calculations submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-606)
- f. A copy of the Final Site Plan shall be submitted prior to release of building permit.
- g. This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the building permit, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-953-7611):
 1. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2023 Storm Water Quality Control Criteria Plan (SWQCCP).
 2. Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2023 SWQCCP.
 3. Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County's 2023 SWQCCP.
- h. Prior to release of the building permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
- i. Prior to release of the building permit the applicant shall submit a Storm Water Quality Control Plan (SWQCP) to Public Works that complies with all requirements of the 2023 SWQCCP.
- j. Prior to release of the building permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.

3. ENVIRONMENTAL HEALTH DEPARTMENT: (Contact: [209] 468-3420)

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- a. Prior to final occupancy, submit to the Environmental Health Department revised site plans showing the location and configuration of any existing and proposed sewage disposal systems, along with the area required to be reserved for future sewage disposal repair/replacement (area for 100% sewage disposal replacement). The plans shall include the design calculations, including the maximum number of persons the sewage disposal system is proposed to serve. In addition, show on revised plans that the disposal field area will be barricaded so it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-605.010(c)(3)(5)).

The disposal field area of the sewage disposal system shall be barricaded such that it cannot be driven over, parked on, or used as a storage area. This disposal field area must be used for that specific purpose only, and it cannot contain any underground utility lines (San Joaquin County Development Title, Section 9-605.010(c)(3)(5)).

- b. A nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to issuance of occupancy certificate. (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

Note: The EHD received and approved a Soil Suitability Study/Nitrate Loading Study (SU-2500712) on October 28, 2025.

- c. Prohibited discharges into OWTS include: septic tank pumpings, automobile and garage waste, storm drainage, solvents and toxics, solids, garbage, kitchen wastewater from restaurant or bar, air conditioners, hazardous wastes, backwash, truck terminal wastes, recreational vehicle holding tank waste, industrial and manufacturing waste, and food processing wastes (San Joaquin County Development Title, Section 9-605.030(b) and San Joaquin County OWTS Standard).
- d. Submit Water Provision Declaration form to the Environmental Health Department for review.
- e. Applicant shall contact Natalia Subbotnikova, Program Coordinator, Small Public Water System Program, at (209) 468-0338, to determine if the existing well can be permitted as a public water system prior to issuance of building permits. If a public water system is required, applicant shall submit a Small Public Water System preliminary technical report to the California State Water Resources Control Board, Division of Drinking Water (Water Board) at least six months before initiating construction of any water related improvement, as defined. The issuance of a permit to operate a small public water system by the local primacy agency (EHD) is prohibited without the concurrence of the Water Board. Please contact Gena Farley with the SWRCB Division of Drinking Water at Gena.Farley@waterboards.ca.gov or 209-948-7488, concerning the requirements for preliminary technical report submittal prior to issuance of building permits.

If the Water Board determines that an onsite well shall be used as the potable water source, a permit application to operate Small Public Water System shall be submitted to the EHD for approval prior to issuance of building permits. To issue a permit to operate, concurrence from the Water Board is required. A yearly permit to operate a public water system will be required by the EHD prior to sign off of the certificate of final occupancy (San Joaquin County Development Title, Section 9-602.010 and 9-601.030.).

The supplier must possess adequate financial, managerial, and technical capability to assure delivery of pure, wholesome, and potable drinking water in accordance with San Joaquin County

Development Title, Sections 9-602.010 and 9-601.030 and C.C.R., Title 22, and Health and Safety Code, Section 116525 116570.

- f. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).

4. SAN JOAQUIN COUNCIL OF GOVERNMENTS: (Contact: [209] 235-0600)

- a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and must provide a Certificate of Payment prior to issuance of any grading or building permits.