



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

APPLICATION REFERRAL: Public Hearing

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

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2500411 (GP, Z)
PA-2500412 (A)**

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

APPLICANT: Power Safety Service LLC
2600 Reynolds Ranch Parkway, STE
140, PMB 175
Lodi, CA 95240

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 (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).

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

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) (Supervisory District: 4)

ENVIRONMENTAL DETERMINATION: This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3), and a Notice of Exemption will be filed if the project is approved.

APPLICATION REVIEW: Recommendations and/or comments on these projects must be submitted to the Community Development Department (Phone: [209] 468-3144 or via email at meaguirre@sjgov.org) no later than March 11, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.



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AGENCY REFERRALS MAILED ON: February 11, 2026

TO:

SJC Board of Supervisors	SJC Mosquito Abatement	Lodi Unified School District
SJC Building Division / Plan Check	SJC Assessor	Mokelumne Rural Fire District
SJC Environmental Health	Carpenters Union	NSJWCD
SJC Fire Prevention Bureau	San Joaquin Council of Governments	Sierra Club
SJC Public Works	Air Pollution Control District	FEMA Zone 9
SJC Sheriff Communications Director	US Dept. Of The Interior - Fish & Wildlife	CA Fish & Wildlife Region: 2
SJC General Services	Lockeford Municipal Advisory Council	PG&E
SJC County Administrator's Office	Building Industry Association	Buena Vista Rancheria
SJC County Counsel	Builders Exchange	Farm Bureau
SJC Agricultural Commissioner	Central California Traction Company	CA Dept. of Conservation
SJC Code Enforcement	California Valley Miwok Tribe	City of Lodi CDD
US Bureau of Alcohol, Tobacco & Firearms	CA Native American Heritage Commission	North Valley Yokuts Tribe
CV Regional Water Quality Control Board	California Tribal TANF Partnership	Caltrans – District 10
CA Dept. of Motor Vehicles	United Auburn Indian Community	