



Planning Commission Staff Report
Item # 4, April 16, 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: March 27, 2026.

Number of Public Hearing notices: 164

Date of Public Hearing notice mailing: March 27, 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		2064 River Junction Reclamation District	
Assessor		Lathrop-Manteca Fire District	
Community Development		Mosquito Abatement	
Building Division		S.J.C.O.G.	02/12/2026
Fire Prevention Bureau	04/08/2026	San Joaquin Farm Bureau	
Public Works	03/12/2026	San Joaquin Air Pollution Control District	
Environmental Health	02/17/2026	Manteca Unified School District	
General Services			
Sheriff Office			
Board of Supervisors, District 5			
State Agencies		Miscellaneous	
A.B.C.		A.T.&T.	
Department of Transportation		B.I.A.	
District 10		Builders Exchange	
Division of Aeronautics		Haley Flying Service	
C.H.P.		P.G.&E.	02/13/2026 & 03/11/2026
C.R.W.Q.C.B.		Precissi Flying Service	
Fish & Wildlife, Division: 2		Sierra Club	
CA Native American Heritage Commission		United Auburn Indian Community	02/10/2026
CA Tribal TANF Partnership		CA Valley Miwok Tribe	
Federal Agencies		North Valley Yokuts Tribe	
F.A.A.		Buena Vista Rancheria	
F.E.M.A.		Farm Bureau	

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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 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 if all County standards can be met and the change is approved by the Environmental Health Department, Department of Public Works, and the Community Development Department.

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. 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.

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 several findings in the affirmative. These findings are discussed in Attachment F.

Screening

There is an existing, conforming residence north of the project site on APN: 061-040-28 and the project includes a small amount of outdoor storage (maximum of 3 trailers with arrow boards). Pursuant to Development Title Section 9-400.040 (d)(3)(A)(i), if an industrial development project abuts a Residential zone or a conforming residential use, screening six to eight feet in height shall be erected along the abutting lot line. Additionally, 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 pursuant to Development Title Section 9-400.040 (d)(3)(i). This screening shall also 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, and that screening be provided along the northern property line abutting a conforming residence and any property line along which outdoor storage will be kept. 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.

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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

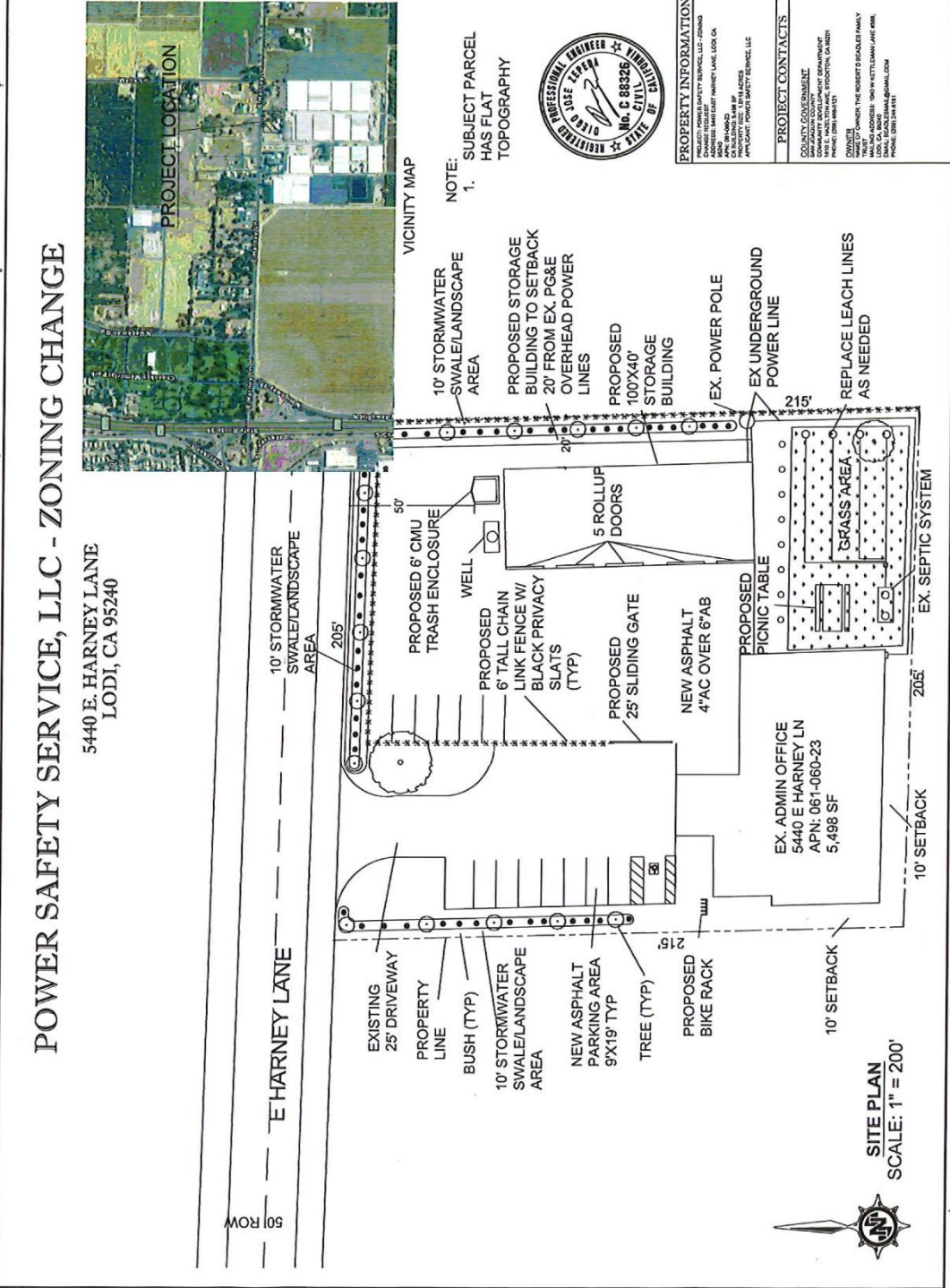
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POWER SAFETY SERVICE, LLC - ZONING CHANGE

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
CITY:	LODI
COUNTY:	SAN JOAQUIN
OWNER:	POWER SAFETY SERVICE, LLC 1000 CALIFORNIA STREET LODI, CA 95240

ZONING CHANGE
5440 EAST HARNEY LANE
LODI, CA 95240
POWER SAFETY SERVICE, LLC
1000 CALIFORNIA STREET
LODI, CA 95240

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

REVISIONS	DATE	DESCRIPTION	INITIAL

SITE	
PLAN	
SHEET	
SP	
OF	
SHEETS	

PROPERTY INFORMATION	
PROJECT:	POWER SAFETY SERVICE, LLC - ZONING
ADDRESS:	5440 EAST HARNEY LANE, LODI, CA
APN:	061-060-23
PROJECT:	ZONING CHANGE
PREPARED BY:	POWER SAFETY SERVICE, LLC
DATE:	12/11/2025
PROJECT CONTACTS	
CITY:	LODI
COUNTY:	SAN JOAQUIN
OWNER:	POWER SAFETY SERVICE, LLC
OWNER ADDRESS:	1000 CALIFORNIA STREET, LODI, CA 95240
OWNER PHONE:	(209) 438-8888

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SAN JOAQUIN
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Attachment B **Agency Response** **Letters**

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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



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)).



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

M E M O R A N D U M

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



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 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-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:

SJCOG, 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.
 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-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.



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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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SAN JOAQUIN
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Community Development Department

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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:

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.

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.
 - 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. 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. 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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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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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 up to 3 arrow boards on trailers.
 - 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. Chain link fencing 6 to 8 feet in height with slats and dense landscaping or screening materials permitted in Development Title Section 9-400.040(d)(1) shall be erected along the northern property line of APN: 061-060-23, which abuts a conforming residential use. (Development Title Sections 9-400.040 [d][3][A][i] and 9-400.040 [d][2])
- j. 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]).
 - 1.
- k. **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])
- l. **TREE PRESERVATION:** All development projects requiring discretionary approval that have Native Oak Trees, Heritage Oak Trees, or Historical Trees on the property are subject to requirements regarding removal and replacement of trees. (Development Title Section 9-400.080)
- m. **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.
- n. **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.
- o. **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 2023SWQCCP.
- 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.