



**Planning Commission Staff Report
Item # 3, April 16, 2026
Text Amendment No. PA-2600004
Prepared by: Megan Aguirre**

PROJECT SUMMARY

Applicant Information

Project Applicant: San Joaquin County Community Development Department

Project Site Information

Project Location: Countywide
Supervisorial District: All

Environmental Review Information

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

Project Description

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

Recommendation

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

This page intentionally left blank.

NOTIFICATION & RESPONSES

(See Attachment E, 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		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
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	

This page intentionally left blank.

ANALYSIS

Background

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

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

Text Amendments

In order to allow additional sites to apply for this designation, the proposed General Plan and Development Title text amendments will allow parcels that are less than 2 acres in size to be considered. Because the 2-acre minimum was put in place to ensure that on-site services could be accommodated on Warehouse Industrial project sites, the proposed text amendment would require approval by the Environmental Health Department and Department of Public Works, as well as the Community Development Department.

Notice of Exemption

California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Any projects proposed as a result of the text changes would be reviewed on an individual basis to ensure that all potential environmental impacts are addressed. Accordingly, the Text Amendment is exempt from CEQA.

This page intentionally left blank.

RECOMMENDATION

It is recommended that the Planning Commission:

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

Attachments:

Attachment A – Environmental Review

Attachment B – Draft Ordinance

Attachment C – Findings for General Plan Text Amendment

Attachment D – Findings for Development Title Text Amendment

Attachment E – Agency Response Letters

This page intentionally left blank.



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment A

Environmental Review

This page intentionally left blank.



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF EXEMPTION

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

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

County Clerk, County of San Joaquin

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

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

Project Location - County: San Joaquin County

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

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

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

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

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

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

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

Signature: _____ Date: _____

Name: Gerardo Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

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

This page intentionally left blank.



SAN JOAQUIN
—COUNTY—
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment B **Draft Ordinance**

This page intentionally left blank.

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

ORDINANCE NO.

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

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

Section 1. Warehouse Industrial (pg. 3.1-54), Industrial Development, Community Development Element, 2035 San Joaquin County General Plan is hereby amended to read as follows:

WAREHOUSE INDUSTRIAL (I/W)

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

Allowed Uses

This designation provides for light industrial and warehouse uses:

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

Development Standards

Development within this designation is subject to the following standards:

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

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

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

Section 2. Table 9-202.030: Development Standards & Industrial Zones, Section 9-202.030 - Development Standards, Chapter 9-202 - Industrial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-202.030: DEVELOPMENT STANDARDS & INDUSTRIAL ZONES¹

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

Section 3. This Ordinance shall take effect and be in force thirty (30) days after its adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published once (1) in the Record, a newspaper of general circulation published in the County of San Joaquin, State of California, with the names of the members of the Board of Supervisors voting for and against the same.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

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

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

By: _____
Deputy Clerk



This page intentionally left blank.



SAN JOAQUIN
—COUNTY—
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment C

Findings for General Plan Text Amendment

This page intentionally left blank.

General Plan Text Amendment Findings

1. The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public.
 - **The proposed Development Title Text Amendment would be a benefit to the public because it would allow additional opportunities for development of industrial uses with limited industrial waste and low water usage.**
2. The proposed amendment is consistent with the General Plan goals, unless the goals themselves are proposed to be amended.
 - **This project is a proposed General Plan and Development Title Text Amendment to allow parcels smaller than 2 acres in size to be considered for redesignation to the Warehouse Industrial General Plan designation. If these changes are approved, then the proposed General Plan Text Amendment is consistent with the General Plan.**
3. The proposed amendment retains the internal consistency of the General Plan and is consistent with other adopted plans, unless a concurrent amendment to those plans is also proposed and will result in consistency.
 - **The proposed project includes an amendment to both the General Plan and Development Title for consistency between the documents and with the intent of the Warehouse Industrial land use designation, which was created to offer more development opportunity for less impactful industrial development where public services are not available. As a result, the project would retain the internal consistency of the General Plan and also be consistent with the Development Title. There are no other applicable County plans.**
4. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
 - **California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Any projects proposed as a result of the text changes would be reviewed on an individual basis to ensure that all potential environmental impacts are addressed. Accordingly, the proposed Text Amendment is exempt from CEQA.**

This page intentionally left blank.



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment D

Findings for Development Title Text Amendment

This page intentionally left blank.

Development Title Text Amendment Findings

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

This page intentionally left blank.



SAN JOAQUIN
—COUNTY—
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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

This page intentionally left blank.



Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

February 17, 2026

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

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

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

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



SAN JOAQUIN
COUNTY
Greatness grows here.



Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

March 13, 2026

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Megan Aguirre

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

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

OWNER: San Joaquin County

APPLICANT: Same

RECOMMENDATIONS:

1) None.

SR:GG



SJCOG, Inc.

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

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

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

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

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

Date: February 12, 2026

Local Jurisdiction Project Title: PA-2600004 (TA)

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

Local Jurisdiction Project Number: PA-2600004 (TA)

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Urban Habitat Land

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

Dear Ms. Aguirre:

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

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

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

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

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

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

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

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

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

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

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

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



SJCOG, Inc.

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

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

SJMSCP HOLD

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

FROM: Laurel Boyd, SJCOG, Inc.

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

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

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

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

Landowner/Applicant: San Joaquin County

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

Local Jurisdiction Contact: Megan Aguirre

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



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

How to submit a consultation notification or project update:

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

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

Contact Information

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

Mailing Address

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

Point of Contact for Consultation* Megan Aguirre
Primary Contact Name

Point of Contact Email* meaguirre@sjgov.org

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

Regulatory

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

Project Notification Information

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

This is a *

New Project
 Notice of Preparation (NOP)

Public Hearing
 Notice of Availability (NOA)

Request for Information
 Other

Project Description

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

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

Please include a brief project description

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

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

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

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

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

- Notification *** Attach notification letters or announcement
- PA-2600004 (TA) Neighborhood Referral.pdf 153.28KB
50mb maximum upload size (per file)
- Reports** Attach project reports, project descriptions, or supporting documents. Please add the following if available: Cultural, Biology, Arborist
50mb maximum upload size (per file)
- Location Map** Attach maps and location files. Shape files are preferred
File extensions allowed: pdf, jpg, png, kmz, lpk, dbf, prj, shp, abn, sbx, xml, shx, cpg, .zip.
NOTE: 50mb maximum upload size (per file).

Send Submission Receipt To

Primary Contact
 Secondary Contact
 Different Email

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