



**Planning Commission Staff Report
Item # 1, April 16, 2026
San Joaquin County General Plan and
Housing Element
Annual Progress Reports for 2025
Prepared by: Megan Aguirre**

PROJECT SUMMARY

Applicant Information

Project Applicant: San Joaquin County

Project Site Information

Project Location: Countywide

Project Description

This is a presentation of the San Joaquin County General Plan and Housing Element Annual Progress Reports for calendar year 2025.

Recommendation

1. Accept the 2025 General Plan Annual Progress Report (Attachment A).
2. Forward the 2025 General Plan Annual Progress Report to the Board of Supervisors with a recommendation to also accept the report.
3. Accept the 2025 Housing Element Annual Progress Report (Attachment B).
4. Forward the 2025 Housing Element Annual Progress Report to the Board of Supervisors with a recommendation to also accept the report.

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NOTIFICATION & RESPONSES

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: March 27, 2026.

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ANALYSIS

Background

In 2016, the Board of Supervisors approved the County's 2035 General Plan, which includes a number of goals that are to be implemented through policies and programs administered by the various County departments. Pursuant to California's Planning and Zoning Law, the County shall prepare an annual review of the County's General Plan to the Board of Supervisors, the State Department of Housing and Community Development (HCD), and the Governor's Office of Planning and Research (OPR) by April 1st of each year.¹ The annual review, or Annual Progress Report (APR), will report on the status of each specific implementation program in the General Plan and take into account the availability of new implementation tools, changes in funding sources, and feedback from Plan monitoring activities, as applicable.

The General Plan is comprised of several elements, one of which is the Housing Element. State law also requires that an APR be prepared for the Housing Element for submittal to the Board of Supervisors, HCD, and OPR by April 1st of each year. The report contains data that creates a snapshot of housing unit production across various affordability levels, a listing of development applications received, and provides an update on housing program implementation. The purpose of the APR is to provide a status of the progress made towards implementing the Housing Element's programs for meeting the County's share of the Regional Housing Needs Allocation (RHNA).

As such, County staff has prepared both a General Plan Annual Progress Report and a Housing Element Annual Progress Report for 2025.

2035 General Plan

The 2035 General Plan is divided into two volumes. Volume 1 – General Plan Policy Document, is comprised of four parts (Part 1. Introduction, Part 2. Overview of San Joaquin County, Part 3. Goals and Policies, and Part 4. Administration and Implementation), while Volume 2, the 2035 General Plan Background Report, contains detailed descriptions of a wide range of topics to provide decision-makers, the public, and local agencies with context for making policy decisions.

General Plan Annual Progress Report (GP APR)

The General Plan is required to address several topics, referred to as "elements", to the extent that each is locally relevant. These elements include land use, circulation, housing, open space, conservation, safety, noise, environmental justice, and air quality². Based on these elements, the General Plan contains Countywide goals, policies, and programs in Part 3, with the procedures for carrying them out identified in Part 4.

As noted above, the State requires a GP APR to summarize the status of each policy and program contained in Part 4. The GP APR also may identify where additional implementation/progress is needed or discuss new State requirements that need to be included in the next General Plan update. The overall format of the GP APR is left up to the jurisdiction, with guidance and recommendations from the State. In this case, staff has utilized the tables already contained in Part 4 to provide status updates for each policy or program. Additionally, the State has a short list of required and optional information to be provided. The GP APR is contained in Attachment A.

Housing Element

While the Housing Element is part of the General Plan, it is on a different timeline for updates than the General Plan, and thus, is adopted separately from the General Plan. In 2025, the Board of Supervisors adopted the 6th cycle (2023-2031) Housing Element, and received certification from HCD. As one of the mandated elements of the County's General Plan, the Housing Element includes information related to the County's existing housing needs; an analysis of the County's population and employment trends; household

¹ Government Code Sections 65300 and 65400.

² Government Code Section 65302 and 65302.1.

characteristics; an inventory of land suitable for residential development; and goals, policies, and programs intended to meet the identified housing needs and State-mandated requirements.

As part of the County’s Housing Element, the County is required to accommodate a share of the RHNA, as designated by HCD and managed by the San Joaquin Council of Governments (SJCOG). The RHNA process allocates the State’s future housing needs to each county and city. HCD identifies housing needs for each region of the State in response to projected population and household growth, and mandates that each Council of Governments (COG) distribute the RHNA to each jurisdiction within the COG’s region. The following table represents the County’s share of the RHNA in all income categories for the Housing Element time horizon from 2023 through 2031.

TABLE 7-48 REGIONAL HOUSING NEEDS ALLOCATION Unincorporated San Joaquin County 2023-2031					
	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA	1,824	1,145	1,734	4,105	8,808
Percent of Total	21%	13%	20%	46%	100%

Each income category is defined as a percentage of the Area Median Income (AMI) as established by HCD. The income categories are then used to calculate housing affordability for rental and owner-occupied housing. Each income category is defined as follows:

- **Acutely Low Income** households have a combined income at or lower than 0-15 percent of AMI
- **Extremely Low Income** households have a combined income between 15-30 percent of AMI.
- **Very Low Income** households have a combined income between 30 and 50 percent of AMI.
- **Low Income** households have a combined income between 50 and 80 percent of AMI.
- **Moderate Income** households have a combined income between 80 and 120 percent of AMI.
- **Above Moderate Income** households have a combined income between 120 and 150 percent of AMI.

The State Income Limits for 2025 published by HCD are as follows:

	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
San Joaquin County	Acutely Low	11,000	12,550	14,150	15,700	16,950	18,200	19,450	20,700
	Extremely Low	22,000	25,150	28,300	32,150	37,650	43,150	48,650	54,150
	Very Low	36,650	41,850	47,100	52,300	56,500	60,700	64,900	69,050
	Low	58,600	67,000	75,350	83,700	90,400	97,100	103,800	110,500
	Median	73,200	83,700	94,150	104,600	112,950	121,350	129,700	138,050
	Moderate	87,850	100,400	112,950	125,500	135,550	145,600	155,600	165,650

Housing Element Annual Progress Report (HE APR)

Unlike the GP APR, which is less prescribed, HCD requires the HE APR to be completed on forms provided by HCD. The forms require the following information:

- A list and number of housing development applications submitted in the reporting year.
- A list and number of housing units that have been entitled, issued building permits, or completed.
- Progress in meeting the County’s share of the RHNA.
- A list of sites identified or rezoned to accommodate any shortfall in housing need.
- Status of the Housing Element program implementation.

Staff prepared the 2025 HE APR, and submitted it to HCD and OPR on April 1, 2025, to meet the submission deadline. The APR contains very large tables that are not suitable for printing and are best viewed electronically. Therefore, while Table B depicting the RHNA progress is included as Attachment B, the entire report can also be viewed on the Community Development Department's webpage at:

https://www.sjgov.org/docs/default-source/community-development/planning/other/2023-2031-housing-element-hcd-submittal-draft/2025-housing-element-annual-progress-report-for-san-joaquin-county.pdf?sfvrsn=3a9405b2_3

Attachment B includes Table B, which shows the new residential development in unincorporated San Joaquin County by affordability level since 2023. The number of units per year have fluctuated, with the lower numbers of new development in 2023 and 2025, and much higher numbers in 2024. Even with higher numbers in 2024, it may be difficult to achieve the unattainably high RHNA numbers designated for San Joaquin County, especially those in the lower income categories. The unincorporated San Joaquin County is primarily rural and agricultural. To preserve and maintain agricultural lands and open space, the policies of the General Plan direct any urban development to the cities, city fringe areas, or urban communities that have full public services (sewer, water, and storm drainage) that can sustain that level of growth. Because of this, there is very limited development in the unincorporated County, outside of Mountain House, which was incorporated into a city as of July 1, 2025. Although Mountain House units are counted as part of the County's 2025 RHNA, a reallocation of units has agreed upon by the County and Mountain House and approved by COG. Once the County's Housing Element has been updated to reflect the reallocation, reaching the allocated RHNA numbers, especially the lower income category goals, may be difficult to achieve.

Efforts Toward Achieving the RHNA

The San Joaquin County Community Development Department has been making a concerted effort to achieve the RHNA numbers including utilizing grant opportunities to streamline, incentivize, and facilitate residential development. The following is a recent example:

- **REAP 2.0 (Up to \$1,105,464):** This grant supports transformative planning and implementation activities to accelerate infill and affordable developments, Vehicle Miles Traveled (VMT) reductions, and affirmatively furthering fair housing. Although the San Joaquin Council of Governments, who manages the County's allocation, initially estimated a grant amount of \$1,105,464 for the County, the State has reduced the grant allocations by 50% (\$552,732). The remaining funds may be reinstated at a future date. The specific project that County staff is utilizing these funds for is noted below:
 - **Revitalization for Building, Land, and Dwellings (ReBLD) Program:** This is a pilot project focusing on the rehabilitation or removal and replacement of uninhabitable residential structures through a streamlined process. While developing this program, the Community Development Department also issued a memo for fee waiver policies and procedures to incentivize development of affordable housing.

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RECOMMENDATION

It is recommended that the Planning Commission:

1. Accept the General Plan Report for 2025.
2. Forward the General Plan Report for 2025 to the Board of Supervisors with a recommendation to also accept the report.
3. Accept the Housing Element Annual Progress Report for 2025.
4. Forward the Housing Element Annual Progress Report for 2025 to the Board of Supervisors with a recommendation to also accept the report.

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SAN JOAQUIN
—COUNTY—
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment

2025 San Joaquin County General Plan Annual Progress Report

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2025 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN

Introduction

The San Joaquin County Board of Supervisors approved a comprehensive General Plan update on December 13, 2016, which is commonly referred to as the 2035 General Plan. Since 2016, the Board of Supervisors has also approved a number of updates to the 2035 General Plan, most of which have been minor in nature and primarily impact the Land Use Element. As a historically agricultural region, San Joaquin County still maintains a number of rural areas with significant natural resources. These agricultural and open space areas in combination with access to an extensive network of roads, railways, waterways, and airports results in a diverse economic and cultural setting. The 2035 General Plan attempts to balance the various needs of the County's residents by both protecting resources and communities while also offering economic opportunities. This Annual Progress Report seeks to identify ways in which San Joaquin County is meeting these needs through specific implementation programs.

Contents

1. Specific Implementation Programs

Specific implementation programs from San Joaquin County's 2035 General Plan, Part 4. Administration and Implementation, are listed in the following tables. An implementation program is an action, procedure, program, or technique that carries out general plan policy. Following each implementation program is a description of which policy(ies) the program implements, which County department(s) is responsible for implementation, which department(s) will support the responsible department(s), and the status of the program. If the responsible department has changed since the 2035 General Plan was approved in 2016, this is generally noted in the program status.

The implementation program tables are organized as follows to identify which General Plan element(s) they pertain to:

- Table 4-1: Land Use
- Table 4-2: Communities
- Table 4-3: Economic Development
- Table 4-4: Transportation and Mobility
- Table 4-5: Infrastructure and Services
- Table 4-6: Public Health and Safety
- Table 4-7: Natural and Cultural Resources

2. General Plan Amendments/Major Development Applications

General Plan amendments and major development applications approved in 2025 are included as a single, summarized list since they are often processed concurrently.

3. Planning Goals

A narrative of the San Joaquin County Community Development Department's planning goals is also included.

Key Dates

Approval of Most Recent Comprehensive Update: December 13, 2016

Anticipated Date of General Plan APR Acceptance by the Board of Supervisors: May 12, 2026


Anticipated Date of Acceptance of Housing Element Update by Board of Supervisors: May 12, 2026

1. Specific Implementation Programs

LU Community Development Element Table 4-1: Land Use	
<p>Program LU-A: Development Title Consistency. The County shall update the Development Title to ensure consistency with the General Plan Land Use Diagram and the policies in the General Plan. (RDR)</p>	
Implements Which Policy(ies)	LU-1.3; LU-1.9; LU-2.15; LU-2.17
Responsible Department(s)	Community Development
Supporting Department(s)	
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update and the Community Development Department continues to process additional updates, as needed. In 2025, the Board of Supervisors approved a 4th cleanup Text Amendment.</p>	
<p>Program LU-B: County General Plan Consistency. The County shall prepare written comments to the Local Agency Formation Commission (LAFCO) regarding the consistency with the General Plan of any proposed changes in the sphere of influence or other urban boundaries for governmental entities that provide water or sewer services. (RDR/IGC)</p>	
Implements Which Policy(ies)	LU-1.10; LU-7.13
Responsible Department(s)	Community Development
Supporting Department(s)	
<p>STATUS: The Community Development Department prepares comments upon request.</p>	
<p>Program LU-C: General Plan Review. The County shall annually review the General Plan, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The review will entail a report to the Planning Commission and Board of Supervisors that includes, if necessary, recommendations for amendments to the General Plan. (PSP/PSR)</p>	
Implements Which Policy(ies)	LU-1.2; LU-1.3
Responsible Department(s)	Community Development
Supporting Department(s)	Public Works, Environmental Health
<p>STATUS: This is an ongoing project. Currently, the Community Development Department is working on an amendment to the 6th Cycle Housing Element update to remove references to the City of Mountain House, which incorporated in 2024 as the County was completing the update. The Community Development Department also began the process to evaluate other General Plan elements to determine where additional updates are required to address changes in State law.</p>	

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Program LU-D: GIS Database. The County shall develop and maintain a GIS database that identifies, by parcel, land use, infrastructure, and environmental information. (PSR)	
Implements Which Policy(ies)	LU-1.2; LU-1.3
Responsible Department(s)	Community Development
Supporting Department(s)	
STATUS: The Community Development Department's GIS (Geographic Information Systems) Division was reassigned to the Assessor's Office. GIS maintains Parcel Viewer for relevant parcel information, including zoning and General Plan designations, infrastructure related districts (where applicable), and environmental information.	

	Community Development Element	
	Table 4-2: Communities	
Program C-A: Standards for Facilities and Services in Rural Communities. The County shall adopt standards for facilities and services in rural communities that protect basic public health and safety and the environment, but are financially supportable at rural densities and do not encourage urban development. (RDR)		
Implements Which Policy(ies)	C-3.4; C-3.5	
Responsible Department(s)	Community Development, Environmental Health	
Supporting Department(s)		
STATUS: In April 2016, as required by State law and regulated by the State Water Resources Control Board, the Environmental Health Department developed the Onsite Wastewater Treatment Systems Local Agency Management Program (LAMP) to manage to protect public health and water quality. The LAMP prescribes proper mitigation measures that provide effective sewage treatment and achieve the purpose of the LAMP in protecting water quality and maintaining the highest level of ground and surface water protection, while also allowing current use and development of properties within all areas in San Joaquin County.		
Program C-B: Circulation Improvements for Lockeford. The County shall continue to explore the feasibility of a State Route 12/88 bypass around Lockeford. As an interim solution to congestion as planned development occurs, the County shall evaluate and consider operational improvements along the highway and circulation improvements within Lockeford. If a bypass is built, the County shall a re-evaluation the planned land uses plan within Lockeford. (RDR)		
Implements Which Policy(ies)	C-3.4; C-3.5	
Responsible Department(s)	Public Works, Community Development	

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Supporting Department(s)	
STATUS: The Department of Public Works is currently partnering with the California Department of Transportation on the State Route 88 Pavement Anchor Project to develop multimodal improvements that include extending sidewalks and adding Class II bike lanes in various areas of Lockeford to improve mobility for pedestrians and bicyclists. This is an ongoing project and construction is anticipated to be completed by mid-2028.	

ED Community Development Element Table 4-3: Economic Development	
ED-A: Economic Development Strategy. The County shall prepare and submit an annual report to the Board of Supervisors that evaluates implementation of the Comprehensive Economic Development Strategy, and shall review and update, as necessary, the Strategy every five years. (PSP)	
Implements Which Policy(ies)	All ED Policies
Responsible Department(s)	Employment & Economic Development
Supporting Department(s)	County Administrator's Office
STATUS: On August 13, 2019, the Employment and Economic Development Department (EEDD) presented the 2019-2024 Comprehensive Economic Development Strategy (CEDS) to the Board. On May 30, 2024, EEDD requested community input on updating the CEDS, which was followed by four stakeholder workshops in July 2024. On January 14, 2025, the Board of Supervisors accepted the 2025-2030 CEDS for San Joaquin County.	
ED-B: Monitor Jobs/Housing Ratio. The County shall work with the cities in the County to monitor the ratio of employment opportunities to housing, and report annually to the Board of Supervisors on the jobs/housing balance. (PSR)	
Implements Which Policy(ies)	ED-1.4
Responsible Department(s)	Community Development
Supporting Department(s)	Employment & Economic Development
STATUS: The County, Cities within the County, local and regional agencies, businesses, and several public-private sector organizations developed the 2025-2030 Comprehensive Economic Development Strategy (CEDS) which includes information about existing and potential areas for industrial and commercial development, as well as available affordable housing opportunities.	
ED-C: Inventory Available Space. Work with the San Joaquin Partnership, cities within the County, chambers of commerce, and real estate representatives to annually inventory existing commercial and industrial space, as well as vacant and underutilized commercial and industrial sites. The County shall	

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report annually to the Board of Supervisors on the availability of commercial and industrial space for new development and new businesses. (PSR)	
Implements Which Policy(ies)	ED-3.1
Responsible Department(s)	Employment & Economic Development
Supporting Department(s)	Community Development, County Administrator's Office
STATUS: Both the 2019-2024 CEDS and the 2025-2030 CEDS have provided a general overview of commercial and industrial developments, and the economic development conditions, including assets, challenges, and opportunities.	
ED-D: Information on Permitting Procedures. The County shall prepare and distribute information that effectively outlines permitting and licensing procedures to facilitate the process for starting a new business in the County. (PI)	
Implements Which Policy(ies)	ED-1.3
Responsible Department(s)	Employment & Economic Development
Supporting Department(s)	Community Development; Public Works
STATUS: Procedures are updated on an ongoing basis. Business licensing information can currently be found on the County website. Additionally, the County implemented a software update in May of 2024 to streamline and modernize the Business License application process. The Community Development Department has worked with the Information Systems Division to continue improving the application process.	
ED-E: New and Existing Business Support. The County shall identify and develop financial incentives to attract new investment and support existing businesses, particularly small locally-owned businesses. This should include pursuing funding for entrepreneurial entities, including private and venture capital funding. (PSP/FB)	
Implements Which Policy(ies)	ED-1.2
Responsible Department(s)	Community Development, County Administrator's Office
Supporting Department(s)	Public Works
STATUS: The San Joaquin County Economic Development Association (EDA) in cooperation with the Employment and Economic Development Department, Chambers of Commerce and local governments, provides a "one-stop" business resource to assist business developments with tools such as business training building and site availability, employee recruitment and training, and referrals to a business assistance program. Additionally, the EDA provides business loan package preparation for acquisition of owner-occupied land and facilities, machinery and equipment, leasehold improvements, inventory and work capital. Information about the EDA is available on the Employment and Economic Development Department website.	

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<p>ED-F: Innovative Technology Businesses. The County shall work with San Joaquin Partnership and other economic development organizations to conduct a study to identify innovative technology businesses (e.g., green technology, alternative energy, and research and development) that San Joaquin County has a competitive advantage in attracting. Based on findings from the study, the County shall develop and implement a strategy to attract firms in innovative industries to the County. (PSR)</p>	
Implements Which Policy(ies)	ED-1.5; ED-2.4
Responsible Department(s)	Employment & Economic Development
Supporting Department(s)	County Administrator's Office
<p>STATUS: The County is partners with iHub San Joaquin, whose mission is to develop new partnerships, stimulate economic development, create new jobs, and nurture entrepreneurship and enterprises dedicated to innovative and emerging technologies. iHub San Joaquin is specifically interested in re-invigorating the region's economy as a center for sustainable technologies in health care, agri-business, and sustainable construction technology. iHub San Joaquin co-hosted the California Forward's Economic Summit in October 2025.</p>	
<p>ED-G: Customer Service. The County shall conduct annual customer service rating surveys to elicit feedback from businesses in the County on County services. The County shall report to the Board of Supervisors on findings from the study and adjust its customer service policies and procedures, as necessary, to provide the best possible service. (PSP/PSR)</p>	
Implements Which Policy(ies)	ED-1.3
Responsible Department(s)	Employment & Economic Development
Supporting Department(s)	Community Development; Public Works
<p>STATUS: This is an ongoing process. The Community Development Department website contains a survey to collect community input regarding use of the current permitting system, which is continually being improved.</p>	
<p>ED-H: Wine and Hospitality Overlay Zone. The County shall support the expansion of the wine and hospitality industries by developing and maintaining appropriate regulations that identify areas of the County appropriate for expanding the wine and hospitality industries. (RDR)</p>	
Implements Which Policy(ies)	ED-4.7; ED-5.2
Responsible Department(s)	Community Development
Supporting Department(s)	N/A
<p>STATUS: This is an ongoing process. The Development Title contains regulations for uses that fall within the wine and hospitality industries, including information about the zones where these uses may be permitted. Additionally, Chapter 9-410 contains specific regulations for wineries and related uses. Development Title regulations are updated periodically, as needed.</p>	

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Transportation and Mobility (TM)

TM Public Facilities and Services Element Table 4-4: Transportation and Mobility	
<p>Program TM-A: Traffic Mitigation Fee. The County shall review and update, as necessary, its traffic impact mitigation and road improvement fees per AB 1600. (RDR/FB)</p>	
Implements Which Policy(ies)	TM-1.15; TM-1.18; TM-2.6
Responsible Department(s)	Public Works
Supporting Department(s)	
<p>STATUS: The Department of Public Works presents the Board of Supervisors with an annual review of the Traffic Impact Mitigation Fee (TIMF) and any updates. On November 18, 2025, the Board of Supervisors accepted the 2024-2025 annual report. As per the TIMF program, the automatic fee update went into effect on July 1, 2025. In addition to the County's TIMF program, the County participates in the Regional Traffic Impact Fee (RTIF) program facilitated by the San Joaquin Council of Governments for regional road improvements. On June 27, 2024, the SJCOG Board of Directors approved a comprehensive 8-year update. The RTIF program also includes an automatic annual update at the beginning of the fiscal year (July 1st).</p>	
<p>Program TM-D: Update Roadway Standards. The County shall continue to review and update the Roadway Standards within the Development Title as necessary to reflect the policies of the General Plan. (RDR)</p>	
Implements Which Policy(ies)	TM-3.1
Responsible Department(s)	Public Works
Supporting Department(s)	Community Development
<p>STATUS: This is an ongoing process. In 2022, an updated Development Title was approved, which contains roadway standards in Chapter 9-608 Roadways. Additional updates are completed, as needed.</p>	
<p>Program TM-E: Traffic Studies. The County shall update, as necessary, standards, criteria for defining significant impacts, and procedures for traffic studies to determine needed road improvements. (RDR)</p>	
Implements Which Policy(ies)	TM-3.2; TM-3.7; TM-3.9; TM-3.11
Responsible Department(s)	Public Works
Supporting Department(s)	

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STATUS: This is an ongoing process. In 2022, an updated Development Title was approved, which contains traffic study requirements in 9-608.050 Traffic Analyses. Additional updates are completed, as needed.	
Program TM-F Driveway Standards. The County shall update, as necessary, access standards for driveways and other encroachments on County roads. On State highways these standards shall be coordinated with Caltrans. (RDR)	
Implements Which Policy(ies)	TM-3.3
Responsible Department(s)	Public Works
Supporting Department(s)	
STATUS: This is an ongoing process. In 2022, an updated Development Title was approved, which contains driveway requirements in 9-607.040 Driveways. Additional updates are completed, as needed.	
Program TM-G: Bicycle Master Plan. The County shall review and update the Bicycle Master Plan every five years to ensure its applicability to the current state of the bicycle network, bicycle facilities, and bicycle ridership numbers. (PSP)	
Implements Which Policy(ies)	TM-4.1; TM-4.7; TM-4.8; TM-4.9
Responsible Department(s)	Public Works
Supporting Department(s)	
STATUS: On December 15, 2020, the Board of Supervisors approved the latest Bicycle Master Plan update presented by the Department of Public Works.	

Infrastructure and Services (IS)

IS	Public Facilities and Services Element
	Table 4-5: Infrastructure and Services
Program IS-A: Infrastructure Improvements and Funding. The County shall prepare, adopt, and periodically update capital improvement programs for all County-owned and operated facilities and services to ensure consistency with the General Plan in order to maintain an adequate level-of-service. (PSP/FB)	
Implements Which Policy(ies)	IS-1.1; IS-1.3; IS-1.4; IS-1.5
Responsible Department(s)	General Services
Supporting Department(s)	Public Facilities

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STATUS: On July 11, 2023, the Board of Supervisors approved the five-year Capital Improvement Plan for Fiscal Years 2023-2024 through 2027-2028, which includes the County's plan for short-term and long-term infrastructure development of new building and major renovation construction projects generally defining the specific projects, their cost, and timing.	
Program IS-B: Climate Change Impacts Monitoring. The County shall monitor and prepare regular reports on expected impacts on public facilities and services due to the results of climate change. Based on findings from these reports, the County shall make necessary updates to facility and services plans and operations to help the County adapt to the anticipated effects of climate change. (PSR)	
Implements Which Policy(ies)	IS-1.11
Responsible Department(s)	Public Facilities
Supporting Department(s)	Community Development, Public Works, Office of Emergency Services, Sheriff
STATUS: This is an ongoing process with reports prepared as needed. The County is a member agency of the San Joaquin Council of Governments and regularly participates in the various meetings, including those about climate change and resiliency. Additionally, the County's Local Hazard Mitigation Plan approved by the Board of Supervisors in 2023 addresses various hazards, including extreme heat. In October of 2024, the County also held a kick-off meeting to update the plan to a Multi-Jurisdictional Hazard Mitigation Plan to extend the applicability to the entire Operational Area. This plan is anticipated to be completed in 2026.	
Program IS-C: Sustainability Master Plan. The County shall prepare and adopt a Sustainability Master Plan that guides County efforts to incorporate sustainability strategies (e.g., energy efficiency, water conservation, waste reduction/recycling, purchasing preferences) into its facilities, operations, and activities. (PSP/SO)	
Implements Which Policy(ies)	IS-3.2
Responsible Department(s)	County Administrator
Supporting Department(s)	Public Works, Community Development, Public Works, Office of Emergency Services, Sheriff
STATUS: As part of the County Administrative Manual, the County has a Green Purchasing Policy and Procedure to establish purchasing practices that promote sustainability of the environment in accordance with Federal, State and local ordinances, as well as to model environmentally-friendly purchasing of recycled products to encourage other community purchasers to adopt similar goals. Additionally, any remodeling and new construction of County facilities is processed with building permits through the Community Development Department's Building Division that ensure that current energy efficiency and water conservation requirements are being met. The Solid Waste Division of the County's Department of Public Works also maintains a recycling program.	
Program IS-D: Required Water Supply Facilities. The County shall update the Development Title to specify requirements for water supply facilities for new development. (RDR)	
Implements Which Policy(ies)	IS-5.1; IS-5.2
Responsible Department(s)	Community Development

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Supporting Department(s)	Public Works, Environmental Health
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update and the Community Development Department continues to process additional updates in consultation with the Environmental Health Department and Department of Public Works, as needed.	
Program IS-E: Water Conservation Ordinance. The County shall review and update, as necessary, the Water Conservation Ordinance to incorporate best management practices for conserving water. (RDR)	
Implements Which Policy(ies)	IS-4.8
Responsible Department(s)	Public Works
Supporting Department(s)	
STATUS: This is an ongoing process. The latest Water Conservation Ordinance (No. 4450) was approved by the Board of Supervisors on August 12, 2014, and the County has water conservation measures that are always in place. However, in 2022, a Stage II Water Emergency was declared and additional measures were added in response to a Drought State of Emergency declared by the Governor. On December 9, 2025, the County changed this to a Stage I Water Emergency in recognition of the Governor's termination of the emergency declaration in 2023, but to address decreasing groundwater levels in San Joaquin County that were discovered in early 2025.	
Program IS-F: Water Conservation Education. The County shall work with water districts and public agencies in the County to continue implementing a water conservation education program to increase public awareness of efficiently conserving, using, reusing, and managing water resources and incentives to install conservation measures. (IGC/PI)	
Implements Which Policy(ies)	IS-4.8; IS-4.18; IS-4.19; IS-20
Responsible Department(s)	Public Works
Supporting Department(s)	
STATUS: The Department of Public Works maintains information about water conservation efforts and requirements on their website. Additionally, the Office of Emergency Services maintains a website for disaster preparedness with links to water conservation tips from the various cities, as well as several special districts and water districts within San Joaquin County.	
Program IS-G: Wastewater System Standards. The County shall review and update onsite septic system standards consistent with the State Water Resources Control Board Onsite Wastewater Treatment Systems Policy. (RDR)	
Implements Which Policy(ies)	IS-6.1; IS-6.3; IS-6.4
Responsible Department(s)	Environmental Health
Supporting Department(s)	Public Works

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STATUS: This is an ongoing process. In April 2016, as required by State law and regulated by the State Water Resources Control Board, the Environmental Health Department developed the Onsite Wastewater Treatment Systems Local Agency Management Program (LAMP) which contains permitting, installation, and inspection requirements for onsite septic systems.	
Program IS-H: Required Wastewater Services. The County shall update the Development Title to include specific wastewater treatment requirements for new development. (RDR)	
Implements Which Policy(ies)	IS-6.3
Responsible Department(s)	Community Development
Supporting Department(s)	Public Works, Environmental Health
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update and the Community Development Department continues to process additional updates in consultation with other departments, as needed. On December 9, 2025, the Board of Supervisors approved minor changes to wastewater treatment requirements proposed by the Community Development Department in consultation with the Environmental Health Department.	
Program IS-I: Best Management Practices. The County shall prepare and adopt updated low-impact development (LID) standards and best management practices (BMPs) for new development projects as part of its stormwater management and grading ordinance. These standards and BMPs will ensure compliance with National Pollutant Discharge Elimination System (NPDES) Phase 1 and Phase 2 Municipal Separate Storm Sewer System programs (MS4). It will also encourage alternative storm water management systems, natural drainage systems and LID approaches to managing stormwater that improve water quality. (RDR)	
Implements Which Policy(ies)	IS-7.1
Responsible Department(s)	Public Works
Supporting Department(s)	
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update that included Chapter 9-812 Grading and Drainage Permits which established permit procedures for construction grading and drainage. On December 9, 2025, the Board of Supervisors approved minor changes to stormwater drainage requirements proposed by the Community Development Department in consultation with the Department of Public Works.	
Program IS-J: Mandatory Collection Ordinance. The County shall develop and adopt an ordinance requiring solid waste collection, including recycling, from all Urban and Rural communities. (RDR)	
Implements Which Policy(ies)	PHS-6.5
Responsible Department(s)	Public Works
Supporting Department(s)	Environmental Health

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STATUS: Since 1994, the County has required mandatory solid waste collection in residential areas identified on the Mandatory Collection and Refuse Service Areas map. Additionally, since 2012, the County has required businesses and multi-family dwellings of five or more units to collect recycling.	
Program IS-K: Waste-to-Energy. The County shall prepare a study on the feasibility of developing a waste-to-energy facility, including a methane gas recovery operation. Based on findings from the study, the County shall make recommendations to the Board of Supervisors for follow-up implementation. (PSR)	
Implements Which Policy(ies)	PHS-6.4; PHS-6.5
Responsible Department(s)	Public Works
Supporting Department(s)	Community Development, Environmental Health
STATUS: There is a gas to energy facility located at the County's Foothill Landfill.	
Program IS-L: Waste Management Plan. The County shall review and update as necessary the Waste Management Plan every five years. (PSP)	
Implements Which Policy(ies)	IS-7.4
Responsible Department(s)	Public Works
Supporting Department(s)	
STATUS: This is an ongoing process.	
Program IS-M: Undergrounding of Utilities. The County shall update the Development Title to include provisions regarding the underground placement of gas and electricity transmission and distribution facilities and telecommunications facilities. (RDR)	
Implements Which Policy(ies)	LU-3.1; LU-3.10
Responsible Department(s)	Community Development
Supporting Department(s)	Public Works
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update that included Chapter 9-411 Wireless Telecommunication Facilities and Chapter 9-609 Underground and Overhead Utilities. Chapter 9-411 establishes reasonable regulations, to the extent permitted under California and federal law, for the installation, operation, collocation, modification, maintenance and removal of wireless communication facilities, while Chapter 9-609 specifies requirements and standards for underground utilities.	
Program IS-N: Library Facilities Master Plan. The County shall review and update as necessary the Stockton-San Joaquin County Library Facilities Master Plan every five years. (PSP)	
Implements Which Policy(ies)	LU-9.1

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Responsible Department(s)	Stockton-San Joaquin County Public Library
Supporting Department(s)	
STATUS: This is an ongoing process.	
Program IS-O: Ongoing Needs Assessment. The County shall conduct a bi-annual survey to assess the need for additional library services at existing branch libraries and by the bookmobiles. Based on findings from the studies, the County shall make recommendations to the Stockton-San Joaquin County Library on addressing identified deficiencies and needs. (PSP/PI)	
Implements Which Policy(ies)	LU-9.1
Responsible Department(s)	Stockton-San Joaquin County Public Library
Supporting Department(s)	
STATUS: This is an ongoing process. On June 20, 2023, the Stockton-San Joaquin County Public Library Deputy Director/City Librarian presented the most recent Library report to the Board of Supervisors.	
Program IS-P: Seasonal Law Enforcement Standard. The County shall establish a seasonal law enforcement service standard to address increased demand for deputies on County waterways during certain periods of the year. The standard shall be based on relevant factors, such as the number of registered boaters in the County, the number of calls for service from previous years, and service population averages. (RDR)	
Implements Which Policy(ies)	IS-1.1
Responsible Department(s)	Sheriff
Supporting Department(s)	
STATUS: The County maintains a Boating fleet, and the Sheriff's Office provides boat patrols, as needed.	
Program IS-Q: Fireflows. The County shall coordinate with local fire districts and CalFire to update the Development Title to include water system fireflow requirements for new development. (RDR/IGC)	
Implements Which Policy(ies)	IS-5.1; IS-5.6
Responsible Department(s)	Community Development
Supporting Department(s)	
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update with Chapter 9-602 Water Supply, which specifies the requirements for water systems in both new and existing development. Requirements include that sufficient water shall be always available to meet the total requirements of all users under maximum demand conditions from the water sources and distribution reservoirs, including water for domestic and fire protection purposes. In 2023, the Department	

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of Public Works completed a Fire Flow Study to evaluate the County’s special districts lacking adequate fire flow to support new home construction, and identify which districts would be good candidates for improvements that allow the districts to provide the required fire flow.	
Program IS-R: Defensible Space. The County shall develop and adopt a Defensible Space Concepts Design Review Manual. (RDR)	
Implements Which Policy(ies)	PHS-4.3; PHS-4.4; PHS-4.5
Responsible Department(s)	Community Development
Supporting Department(s)	
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update that includes setback and fire access requirements. Additionally, development projects and building permits are reviewed by local fire districts or County Fire Prevention staff to ensure compliance with fire regulations.	
Program IS-S: Impact Fees. The County shall develop and adopt impact fees to offset the costs of providing fire and law enforcement services. (FB)	
Implements Which Policy(ies)	PHS-4.2
Responsible Department(s)	Community Development
Supporting Department(s)	CAO, Sheriff
STATUS: Development Title Section 9-610.060 establishes a Fire Protection Facilities Improvement Fee to pay for the improvement of fire protection facilities due to the impacts of development in unincorporated areas. Development Title Section 9-610.070 established the County Capital Facilities Development Impact Fee Program to finance region-serving Capital Facilities located throughout the County that are used by the residents and businesses within each city, as well as the unincorporated area. This fee ensures that new development pays its proportionate share for these improvements	

PHS	Public Health and Safety Element
	Table 4-6: Public Health and Safety
<p>PHS-A: Emergency Operations Plans and Hazard Mitigation Plans. The County shall review and update the following emergency operations and hazard mitigation plans every five years:</p> <ul style="list-style-type: none"> • Emergency Operations Plan, • Mountain House Community Emergency Operations Plan, • Multi-Hazard Functional Plan, and • Local Hazard Mitigation Plan, and • Flood Safety Plan and Contingency Mapping. (PSP/SO) 	

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Implements Which Policy(ies)	PHS-1.3
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	
STATUS: These plans are updated periodically, as required. Most recently, the Emergency Operations Plan/Hazardous Material Area Plan was updated in 2022, and the Local Hazard Mitigation Plan (LHMP) was updated in 2023. In October of 2024, the County also held a kick-off meeting to update the LHMP to a Multi-Jurisdictional Hazard Mitigation Plan to extend the applicability to the entire Operational Area. Completion of this plan is anticipated in 2026.	
PHS-B: Emergency Evacuation Routes. The County shall provide information about emergency evacuation routes to the public through the County website. (PI)	
Implements Which Policy(ies)	PHS-1.3; PHS-1.10
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Public Works
STATUS: The Office of Emergency Services website contains links to evacuation route maps and brochures.	
PHS-C: Disaster Simulation Exercise. The County shall coordinate a biannual disaster simulation exercise to clarify and test staff emergency duties. (SO)	
Implements Which Policy(ies)	PHS-1.4
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Sheriff's Department
STATUS: Disaster simulation exercises are periodically coordinated.	
PHS-D: Emergency Preparedness Information Program. The County shall continue to prepare brochures and fliers, and provide information on its website to inform citizens of government emergency plans and encourage business, agency, and household emergency preparedness. (PI)	
Implements Which Policy(ies)	PHS-1.2; PHS-1.3; PHS-1.5
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	

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STATUS: The Office of Emergency Services website contains link to brochures with emergency evacuation information and other disaster/emergency preparedness information.	
PHS-E: Climate Change Monitoring and Adaptation. The County shall develop and implement a program to monitor the impacts of climate change and uses adaptive management to develop new strategies and modify existing strategies to respond to the impacts of climate change. (PSP/PSR)	
Implements Which Policy(ies)	PHS-1.1
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Community Development, Public Works
STATUS: The Severe Weather Hazard Annex developed in October 2023 addresses potential weather impacts, including those related to climate change modeling forecasts of an increase in the frequency, intensity, and duration of extreme heat events and heatwave-waves. Additionally, the County currently participates in various meetings with the local San Joaquin Council of Governments, which include programs that address the affects of climate change on the local population and transportation/mobility.	
PHS-F: Climate Change Information Program. The County shall prepare brochures and fliers, and provide information on its website to inform citizens of the potential impacts of climate change and how they can prepare for those impacts. Specifically, the promotional materials shall include information on the impacts of heat on human health. (PI)	
Implements Which Policy(ies)	PHS-1.1
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Community Development, Public Works
STATUS: The Office of Emergency Services has a website dedicated to emergency preparedness where citizens can find information pertaining to various types of emergency situations including severe weather and extreme heat.	
PHS-G: Countywide Flood Evacuation Plan. The County shall review and update, as necessary, San Joaquin County Flood Evacuation Plans every five years. (PSP)	
Implements Which Policy(ies)	PHS-2.21, PHS-2.22
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Community Development
STATUS: The Office of Emergency Services website contains links to brochures with emergency evacuation information and other disaster/emergency preparedness information.	

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PHS-H: Floodplain Management Ordinance. The County shall annually review and update, as necessary, Special Flood Hazard Area provisions contained in the Development Title to ensure adequate protection for structures located within identified flood zones. The County shall ensure that ordinance reflects Federal and State mandated flood management requirements (RDR/PSP)	
Implements Which Policy(ies)	PHS-2.1; PHS-2.2; PHS-2.3; PHS-2.4; PHS-2.7; PHS-2.8; PHS-2.9
Responsible Department(s)	Public Works
Supporting Department(s)	Community Development
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update which includes Chapter 9-703 Flood Hazards to address floodplain management regulations designed to promote the public health, safety, and general welfare. Flood management requirements will be updated as needed when identified by the Department of Public Works.	
PHS-I: Development Title. The County shall amend the Development Title pursuant to California Government Code Section 65860.1 to provide consistency with amendments made to the General Plan pursuant to California Government Code Section 65302.9 for flood risk management. (RDR)	
Implements Which Policy(ies)	PHS-2.1; PHS-2.3; PHS-2.4; PHS-2.7
Responsible Department(s)	Community Development
Supporting Department(s)	Public Works
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update for consistency with the General Plan approved in 2016. Additional updates pertaining to flood risk requirements will be processed as needed when identified by the Department of Public Works.	
PHS-J: Levee Maintenance Corridors. The County shall review the Development Title and amend as necessary to require a minimum setback and easements consistent with State Title 23 and United States Army Corps of Engineers standards for levee maintenance corridors. (RDR)	
Implements Which Policy(ies)	PHS-2.8; PHS-2.9; PHS-2.12; PHS-2.17
Responsible Department(s)	Community Development
Supporting Department(s)	Public Works
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes Section 9-703.190 Levees related to setback requirements for fences and poles within levee areas. The Development Title also includes other policies to limit impacts to levees.	

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PHS-K: Collaborate with State and Local Flood Management Agencies. The County shall collaborate in developing a maintenance and funding plan for levees with State and local flood management agencies. (PI)	
Implements Which Policy(ies)	PHS-2.16; PHS-2.18
Responsible Department(s)	Public Works
Supporting Department(s)	Community Development
STATUS: This is an ongoing process. In June 2023, the Board of Supervisors authorized the General Services Director or their designee to vote in the affirmative to support the proposed special benefit assessment on County owned properties within the proposed San Joaquin Area Flood Control Agency Levee Construction and Maintenance Assessment District, which was later adopted by the Board of Directors for the San Joaquin Area Flood Control Agency.	
PHS-L: Public Information on Flood Risks. The County shall provide information educating the public about Federal Emergency Management Agency floodplain and Flood Insurance Rate maps, the risks associated with living in a levee inundation area, and programs for management and response to flooding hazards (PI)	
Implements Which Policy(ies)	PHS-2.21; PHS-2.23
Responsible Department(s)	Public Works
Supporting Department(s)	Community Development
STATUS: The Department of Public Works periodically informs the public through mailings and online notifications about flood risks in the area. The County also provides maps and links to other agency maps that identify flood hazard areas and provide evacuation information.	
PHS-M: Identify and Abate Critical Infrastructure. The County shall inspect, monitor, and provide emergency restoration of local bridges and other critical transportation facilities when damaged during an earthquake event. (PSP)	
Implements Which Policy(ies)	PHS-3.3
Responsible Department(s)	Public Works
Supporting Department(s)	
STATUS: The Department of Public Works inspects, monitors, and restores local bridges and critical transportation facilities in response to emergencies, including earthquake events.	
PHS-N: Public Information on Geologic Hazards. The County shall continue existing County programs to inform the public about methods to reinforce structures against geologic and seismic impacts, and shall promote awareness and preparedness in the event of a geologic or seismic hazard. (PI)	

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Implements Which Policy(ies)	PHS-3.1; PHS-3.2
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Community Development
STATUS: The Office of Emergency Services has a website dedicated to emergency preparedness that contains information about what to do before, during, and after an earthquake.	
PHS-O: Community Wildfire Protection Plan. The County shall review and update the Community Wildfire Protection Plan every five years. (PSP)	
Implements Which Policy(ies)	PHS-4.1
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Community Development
STATUS: In 2022, the State created the 2022 County Coordinator Statewide Grant Program, which is designed to assist counties with wildfire mitigation outreach and coordination. As a result, in February 2023, the Board of Supervisors approved the Office of Emergency Services to hire a temporary staff member using grant funds to serve as the County Coordinator. In coordination with the Fire Chiefs Association, the coordinator position was added to conduct an initial census of wildfire mitigation work in San Joaquin County, attend workshops at the local and State level, identify and summarize actions of local groups, and provide regular reports and updates on collaborative efforts. The coordinator position was also added to assist in analyzing gaps in Countywide wildfire resiliency and emergency preparedness, and to develop recommendations to fill these needs. As of 2026, the Office of Emergency Services has partnered with the South San Joaquin County Fire Authority, CAL FIRE Santa Clara Unit, and other key local partners to assess wildfire mitigation needs across San Joaquin County in order to develop and implement a Community Wildfire Protection Plan (CWPP).	
PHS-P: Emission Banking. The County shall continue to support an emission banking program. (PSP)	
Implements Which Policy(ies)	PHS-6.2
Responsible Department(s)	Air Pollution Control District
Supporting Department(s)	Environmental Health, Community Development
STATUS: The Community Development Department continues to refer development projects to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for review, and participate in SJVAPC programs, as applicable, including emissions banking.	
PHS-Q: Agricultural Best Practices Implementation. To implement best practices, the County shall work with agricultural organizations and stakeholders to: <ul style="list-style-type: none"> • create an outreach program to inform farmers about ways to: reduce fertilizer application with minimal to no effects on crop yield; reduce agricultural burning; and manage the collection and processing of manure and animal waste; and 	

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<ul style="list-style-type: none"> develop an outreach and incentives program (e.g., rebate opportunities, waive permit fees, registration amnesty program) to encourage farmers to improve the efficiency of irrigation pumps. (IGC/PI) 	
Implements Which Policy(ies)	PHS-6.8
Responsible Department(s)	Community Development
Supporting Department(s)	Environmental Health
<p>STATUS: The Agricultural Commissioner's Office provides information about pesticide application on their website, and the Environmental Health Department provides information about manure and animal waste management on their website. The Community Development Department also engages agricultural organizations and stakeholders during the review of development projects for input on best management practices, as applicable. One such agency, the San Joaquin Valley Air Pollution Control District, currently provides has an Ag Burn Alternatives Grant Program to provide incentives to utilize an alternative practice for the disposition of agricultural material from orchard/vineyard removals and Agricultural Irrigation Pump Engine Repower Program to provide incentives for engine replacement (repower) of engines/motors used to power agricultural irrigation pumps.</p>	

<p>PHS-R: Monitor GHG Emissions. The County shall monitor GHG emissions a minimum of every five years and verify results of meeting the GHG emission reduction targets and goals. (PSR)</p>	
Implements Which Policy(ies)	PHS-6.1; PHS-6.2
Responsible Department(s)	Environmental Health
Supporting Department(s)	Community Development
<p>STATUS: This is an ongoing process.</p>	
<p>PHS-S: Hazardous Waste Management Plan. The County shall review and update the County Hazardous Waste Management Plan (CHWMP) every five years. (PSP)</p>	
Implements Which Policy(ies)	PHS-7.4
Responsible Department(s)	Public Works, Office of Emergency Services
Supporting Department(s)	Environmental Health
<p>STATUS: The Environmental Health Department manages the Hazardous Materials Business Plan Program, the Hazardous Waste Generator Program, and the Hazardous Waste Tiered Permitting. The Hazardous Materials Business Plan Program is designed to protect the public health and safety and the environment by establishing business and area plans relating to the handling and release or threatened release of hazardous materials. The Hazardous Waste Generator Program is intended to protect public health and the environment from exposure to hazardous waste through a comprehensive program of inspection, chemical emergency response, surveillance, complaint investigation, and assistance to industry, enforcement and public education. The Hazardous Waste Tiered Permitting program ensures that</p>	

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hazardous wastes treated on site prior to reuse or disposal are stored, handled and disposed of in compliance with state and federal laws and regulations.	
PHS-T: Hazardous Materials Area Plan. The County shall review and update the County Hazardous Materials Area Plan every five years. (PSP)	
Implements Which Policy(ies)	PHS-7.7
Responsible Department(s)	Public Works, Office of Emergency Services
Supporting Department(s)	Environmental Health, Office of Emergency Services
STATUS: In 2022, Office of Emergency Services updated the Emergency Operations Plan/Hazardous Material Area Plan.	
PHS-U: Hazardous Waste Inventory. The County shall continue to maintain and periodically update a parcel inventory of past and present hazardous materials use, disposal, and cleanup activities, and hazardous waste facilities. This inventory shall be consulted in all land use decisions. (PSR)	
Implements Which Policy(ies)	PHS-7.16
Responsible Department(s)	Office of Emergency Services, Environmental Health
Supporting Department(s)	Community Development
STATUS: The Community Development Department retains land use records and the Environmental Health Department retains records of hazardous waste sites. The Community Development Department refers new development projects to the Environmental Health Department for review, and also the Office of Emergency Services and applicable State agencies, as needed.	
PHS-V: Revise Building Code to Incorporate Noise Standards. The County shall review and update the County Building Regulations, as necessary, to ensure consistency with the most recent noise standards contained in the California Building Code, and to include the standards contained in Table 9.1 and 9.2, to include standards regulating noise from construction activities, and to facilitate a procedure for exemptions for special events, such as concerts and festivals. (RDR)	
Implements Which Policy(ies)	PHS-9.1; PHS-9.2
Responsible Department(s)	Community Development
Supporting Department(s)	
STATUS: The Community Development Department reviews and updates County Building Regulations following periodic updates to the California Building Code, including standards pertaining to noise. Additionally, in 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes Chapter 9-404 Noise to establish standards for maximum noise limits and procedures for enforcing them to ensure that the General Plan limits on noise exposure and land use compatibility policies are achieved and maintained. This chapter includes exemptions for specific activities and information regarding when a noise study is required.	

Part 4: ADMINISTRATION AND IMPLEMENTATION

NCR Natural and Cultural Resources Element Table 4-7: Natural and Cultural Resources	
<p>NCR-A: Acquisition of Open Space. The County shall conduct a study to identify planned open space areas that are in jeopardy of conversion to other uses. Based on the findings of the study, the County shall work for public acquisition of the areas. (PSR)</p>	
Implements Which Policy(ies)	NCR-1.1; NCR-1.3
Responsible Department(s)	Parks and Recreation
Supporting Department(s)	General Services
<p>STATUS: The County limits development in areas identified as open space areas on the General Plan maps. If deemed necessary, the County could consider purchasing property to maintain open space.</p>	
<p>NCR-B: Agricultural Mitigation Strategy. The County, in coordination with the Agricultural Technical Advisory Committee, shall review and update the Agricultural Mitigation Strategy every 5 years. (PSP)</p>	
Implements Which Policy(ies)	LU-7.1; LU-7.10; LU-7.11; LU-7.12; LU-7.13
Responsible Department(s)	Community Development Department
Supporting Department(s)	
<p>STATUS: The Agricultural Mitigation Strategy is tied to the Agricultural Mitigation ordinance contained in Chapter 9-701 of the Development Title. It is anticipated that an update to the Agricultural Mitigation ordinance will be necessary in the near future. During that time, the Community Development Department will work with the Agricultural Technical Advisory Committee on the Agricultural Mitigation Strategy, as needed.</p>	
<p>NCR-C: Water Quality Maintenance. The County shall work with cities and water agencies to prepare a countywide hydrologic zone map indicating areas of known groundwater quality degradation to ensure proper well construction in those areas underlain by poor water quality and prohibition of use of the resource for specific purposes. (PSR/IGC)</p>	
Implements Which Policy(ies)	NCR-3.3; NCR-3.4
Responsible Department(s)	Public Works Department
Supporting Department(s)	

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NCR-D: Management of Water Resources. The County shall monitor current and future water demands throughout the County and opportunities to improve water supply reliability. (PSR)	
Implements Which Policy(ies)	NCR-3.3
Responsible Department(s)	Public Works Department
Supporting Department(s)	
STATUS: The Water Resources Division of the Department of Public Works engages in regional, long-range planning for County-wide water issues, development of water rights and new surface water supply, groundwater management, monitoring of groundwater resources, and defending water supply and quality for future water resource sustainability in San Joaquin County and the San Joaquin Delta.	
NCR-E: Semi-Annual Groundwater Report. The County shall prepare a semi-annual Groundwater Report to monitor groundwater levels and groundwater quality, particularly around landfills and other facilities that could contaminate groundwater. (PSR)	
Implements Which Policy(ies)	NCR-3.3
Responsible Department(s)	Public Works
Supporting Department(s)	
STATUS: Since the Fall of 1971, the San Joaquin County Flood Control and Water Conservation District (District) has monitored groundwater levels and groundwater quality throughout San Joaquin County and has published the data in the Semi-annual Groundwater Report.	
NCR-F: Renewable Energy/PACE Program. The County shall develop and implement an incentive program to encourage the installation of solar hot water heaters and solar PV on existing and new developments. The County shall establish a Property Assessed Clean Energy (PACE) (AB 811) program for residential and commercial energy efficiency retrofit projects. (PSP)	
Implements Which Policy(ies)	NCR-5.1; NCR-5.2
Responsible Department(s)	Community Development Department
Supporting Department(s)	
STATUS: In 2016, the Board of Supervisors established a local PACE program, which is managed by the Neighborhood Preservation Division in the Health Care Services Agency. The PACE program provides financing for energy-efficient and renewable energy products, including solar products, as well as water-saving and drought-resistant products within unincorporated San Joaquin County.	
NCR-G: Remove Barriers to Renewable Energy. The County shall review and revise, as necessary, building and development codes and the Development Title and remove or otherwise address barriers to renewable energy production. (RDR)	

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Implements Which Policy(ies)	NCR-5.2; NCR-5.3; NCR-5.4; NCR-5.6
Responsible Department(s)	Community Development Department
Supporting Department(s)	
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes new use types and allowable zones for renewable energy production. Additionally, the Building Code is updated periodically to account for new uses and regulations. As renewable energy technology changes, the Community Development Department anticipates that further updates will be required.</p>	
<p>NCR-H: Solar Energy Ordinance. The County shall develop, adopt, and implement an ordinance that guides the construction, installation, operation, and decommissioning of solar energy facilities. The ordinance shall describe where solar energy facilities are permitted within the County and the approval process. The ordinance shall provide for the protection of agricultural and biological resources. (RDR)</p>	
Implements Which Policy(ies)	NCR-5.3
Responsible Department(s)	Community Development Department
Supporting Department(s)	
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes use types to address solar energy facilities of various scale and purpose. Development Title Section 9-400.060 Small Residential Rooftop Solar Energy Installations establishes development standards and expedited permit review procedures for small rooftop solar energy solar energy systems, which are allowed by-right under State law, while Development Title Section 9-409.430 Solar Energy Systems provides standards for other solar energy systems.</p>	
<p>NCR-I: Review of Energy Consumption of County Operations. The County shall annually review and report on County energy consumption performance and identify programs and techniques to increase its energy efficiency. (PSR)</p>	
Implements Which Policy(ies)	IS-3.1; IS-3.3; IS-3.4; IS-3.5; IS-3.6; IS-3.7
Responsible Department(s)	General Services
Supporting Department(s)	
<p>STATUS: The General Services Department manages County facilities and implements energy efficient changes when possible.</p>	

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NCR-J: Government Automobiles. As vehicles come up for replacement, the County shall evaluate the feasibility of replacing them with hybrids, alternative fuel, or smaller and more energy-efficient vehicles. (SO)	
Implements Which Policy(ies)	IS-3.5; IS-3.6
Responsible Department(s)	Public Works
Supporting Department(s)	General Services
STATUS: The Fleet Services Division of the Department of Public Works replaces County vehicles with hybrids, alternative fuel, or smaller and more energy-efficient vehicles when possible.	
NCR-K: Industrial Design Standards. The County shall establish standards to incorporate design features that use renewable energy sources in commercial, industrial, and agricultural uses. These standards may include orientation of structures for solar energy use, orientation or provision of adequate structural support for solar collectors, or use of cogeneration facilities. (RDR)	
Implements Which Policy(ies)	NCR-5.11
Responsible Department(s)	Community Development Department
Supporting Department(s)	
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes updates to account for renewable energy/solar energy.	
NCR-L: Historic Preservation Commission. The County shall establish a Historic Preservation Commission to promote heritage preservation programs. (PSP)	
Implements Which Policy(ies)	NCR-6.1; NCR-6.9
Responsible Department(s)	Historical Society
Supporting Department(s)	
STATUS: The County currently has a Historic Records Commission whose purpose is to foster and promote the preservation of historical records. In addition to two members appointed by the Board of Supervisors, the members include the County Clerk or designee; County Librarian or designee; and County Museum Director or designee.	
NCR-M: Historic Resource Inventory. The County shall work with the Historical Society to inventory heritage resources in the County. The County shall designate additional Historic Landmarks based on the findings of inventory efforts. (PSR/IGC)	
Implements Which Policy(ies)	NCR-6.1; NCR-6.4

2025 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN

Responsible Department(s)	Community Development Department
Supporting Department(s)	
STATUS: The Historic Records Commission fosters and promotes the preservation of historical records. The County Museum identifies new potential heritage resources.	
NCR-N: Historic and Cultural Resource Preservation Regulations. The County shall update the Development Title to include archaeological, paleontological, and historic resource regulations, which will specify procedures to be followed in the event that significant resources are discovered during the development process. (RDR)	
Implements Which Policy(ies)	NCR-6.5
Responsible Department(s)	Community Development Department
Supporting Department(s)	
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes Chapter 9-705 Historic Districts and Landmarks to establish regulations for establishing Historic District and Landmark designations for the preservation of historic resources of cultural, archaeological, architectural, aesthetic, and environmental value within the County.	
NCR-O: Mineral Resource Overlay Zone. The County shall update the Development Title to include a Mineral Resource Overlay Zone to be applied to areas in the County identified by the State Division of Mines and Geology as having mineral deposits of significant quantity, value, or quality in order to preserve those areas for mineral resource extraction. (RDR)	
Implements Which Policy(ies)	NRC-4.1; NRC-4.2
Responsible Department(s)	Community Development
Supporting Department(s)	
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes Section 9-707.040 Mineral Resource Protection to identify requirements for extractive projects and non-extractive projects/activities proposed in areas of significant sand and gravel deposits designated for Resource Conservation on the General Plan Map or identified as sand and gravel resources by the by the California Division of Mines and Geology or the California Geologic Survey published by the State Department of Conservation. Additionally, the Geographic Information Systems Division of the Community Development Department maintains a Mineral Resource Zones layer in the County's District Viewer mapping system to identify resource areas.	

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NCR-P: Park and Recreation Master Plan. The County shall prepare, maintain, and implement a Park and Recreation Master Plan that identifies long-range recreational needs of the county, potential park sites and trail corridors, opportunities for partnerships, and financing strategies for local and regional parks. The Plan shall include an inventory of recreational facilities in existing communities and an analysis of needed additional facilities. The County shall update the Master Plan every five years to respond to changing community needs and recreation trends. (PSP)	
Implements Which Policy(ies)	NCR-8.1; NCR-8.8; NCR-8.11
Responsible Department(s)	General Services, Parks and Recreation Division
Supporting Department(s)	
STATUS: In 2018, the Parks And Recreation Benchmarking and Assessment Report was completed to assist the Parks and Recreation Division of the General Services Department with administration and operation of the County's parks. The report evaluated how San Joaquin County compares to other counties based on a wide range of quantitative and qualitative information regarding parks, recreation, facilities, employees, services, and finances. The report also made several recommendations for improvements. Additionally, the 2023-24 to 2027-28 Capital Improvement Plan includes several water and/or sewer related park projects funded by the American Rescue Plan Act (ARPA). These projects include lake bank repairs at Oak Grove Regional Park, a new well at Westgate Landing, and preliminary work on irrigation upgrades, sewer tie-in at Gianone Park, sewer and domestic water tie-ins at Micke Grove Regional Park, a new well at the Regional Sports Complex, and installation of upgraded irrigation and smart meter systems at eight community parks. In 2021, the Board of Supervisors also approved the 2021-2026 Micke Grove Zoo Strategic Plan to update and improve the needs of the Micke Grove Zoo.	

NCR-Q: Public Land Acquisition for Recreation. The County shall conduct a study to identify sites for potential future. Based on current and projected park and recreation needs, the County shall acquire the identified sites when funds become available. Special consideration shall be given for early acquisition and/or protection to those areas that have special features or are in areas planned for urban development. (PSR)	
Implements Which Policy(ies)	NCR-8.2
Responsible Department(s)	General Services, Parks and Recreation Division
Supporting Department(s)	Community Development Department
STATUS: The Parks and Recreation Division of the General Services Department is currently considering development of a new park near the City of Tracy and updates to an existing site near the City of Stockton.	
NCR-R: Study Recreational Potential of Selected Waterways. The County shall prepare a study of the recreational potential of selected waterways, particularly for trails, along the Calaveras River, the San Joaquin River, the Stockton Diverting Canal, and water conveyance projects. The potential for land	

2025 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN

use conflicts associated with public use of waterways (e.g., trespassing, littering, vandalism, compromising the integrity of flood protection) shall be assessed for selected recreation sites. (PSR)	
Implements Which Policy(ies)	NCR-8.16; NCR-8.17; NCR-8.18
Responsible Department(s)	General Services, Parks and Recreation Division
Supporting Department(s)	
STATUS: This is an ongoing process. The Community Development Department is currently considering policy changes to make development of recreation opportunities more feasible.	

NOTE: The abbreviations following each policy and program refer to the type of tools or actions the County can use to carry out the policies. These eight types of tools and actions are listed below and explained in detail in the 2035 San Joaquin County General Plan, Part 4, Administration and Implementation.

1. Regulation and Development Review (RDR)
2. Plans, Strategies, and Programs (PSP)
3. Financing and Budgeting (FB)
4. Planning Studies and Reports (PSR)
5. County Services and Operations (SO)
6. Inter-governmental Coordination (IGC)
7. Joint Partnerships with the Private Sector (JP)
8. Public Information (PI)

2. General Plan Amendments/Major Development Applications

General Plan Amendments and major development applications approved by the Board of Supervisors by date:

June 17, 2025

- PA-2300242 (TA) – A General Plan Text Amendment to update the Housing Element for the 2023-2031 housing cycle (6th cycle).

August 12, 2025

- PA-2400483 (SP) & PA-2400484 (GP, ZR) – A Specific Plan and General Plan Map Amendment/Zone Reclassification to establish a behavioral health campus for County residents in need of various behavioral health services, including treatment for substance use disorders, crisis stabilization, and other support services to be developed in collaboration with various County departments.
 - **PA-2400484** – A Map Amendment to amend the General Plan designation and zoning of the existing 18-acre parcel:
 - General Plan redesignation from Freeway Service Commercial (C/FS) to Mixed Use (M/X)
 - Zone Reclassification from Agriculture-Urban Reserve, 20-acre minimum (AU-20) to Mixed Use (M-X)
 - **PA-2400483** – A Specific Plan to develop the behavioral health facility on two campuses:
 - South Campus: The South Campus development includes a total of 211,250 square feet and 174 beds, and includes:
 - 76,000 square foot Community and Outpatient Services building
 - 35,250 square foot Urgent Care Services building with 42 beds
 - Two 50,000 square foot Residential Treatment Program buildings with a combined total of 132 beds.
 - North Campus: The North Campus development includes a total of 150,360 square feet and 252 beds, and includes 10 Supportive Transitional Housing buildings, including:
 - 99,000 square foot building with 178 beds
 - 36,000 square foot building with 42 beds
 - Eight 1,920 square foot modular buildings with a combined total of 32 beds.
 - Development of numerous outdoor facilities for use by the SJ BeWell Project denizens.
 - Use Types proposed with the Specific Plan include:
 - Supportive Housing
 - Residential Care Facility – Large
 - Transitional Housing
 - Medical Services – Clinic
 - Eating & Drink Establishment – Restaurant, Limited Service (ancillary)
 - Retail Sales & Services – Market (ancillary)

December 9, 2025

- PA-2500265 (TA) - A General Plan and Development Title Text Amendment for minor text changes. Proposed updates to the General Plan include creating an exception to the agricultural mitigation requirements for government projects on government-owned land and adding clarification to infrastructure requirements for stormwater drainage. Proposed updates to the Development Title

2025 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN

include changes to Series 200, 400, 500, 600, 700, 800, and 900 to amend allowed uses, development regulations, infrastructure standards, definitions/terms, references and various other changes to address typos and inconsistencies or provide clarification.

3. Planning Goals

- General Plan Amendments

The 6th Cycle Housing Element Update for 2023-2031 was accepted by the Board of Supervisors on June 17, 2025. As part of the review of the Housing Element, the Safety Element was also reviewed for updates. In addition to these updates, the Community Development Department (CDD) hired a consulting firm to perform an audit of the General Plan to identify other elements of the General Plan that need to be amended to address updates to State law. The audit was completed and CDD recently began the process to request proposals for implementing these changes. In addition to this, CDD continues to review the General Plan land use maps for issues of consistency and consider how policies and goals in the General Plan relate to the direction being taken by the Board of Supervisors in relation to various other County activities.

- Development Title Text Amendments

CDD also continues to process clean-up text amendments to the Development Title, which was comprehensively updated at the end of 2022. These amendments help address consistency with the goals and policies of the General Plan, while also making for a more effective implementation document. Recent amendments to the Development Title include removal of Chapter 9-816 Abandoned Vehicles because it was simultaneously incorporated into a different County Code for use by the Sheriff's Office, and two general updates for minor revisions including infrastructure requirements for water, wastewater, and stormwater drainage. As CDD continues implementing the goals and policies contained in the General Plan, it is anticipated that additional Development Title Text Amendments will be required.

- Streamlining

CDD and other related County departments implemented new permitting software in 2024 that is designed to streamline projects and permits. This effort is still a work in progress, and in 2025, the County dedicated staff to improving the permitting system. The County continues to adapt to updates in technology and State law and CDD anticipates additional efforts will be made in 2026 and the coming years to address streamlining, better serve constituents, and make progress towards implementation of the General Plan.

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Attachment B
2025 San Joaquin County Housing Element
Annual Progress Report
(Table B, only)

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Planning Commission Staff Report
Item # 2, April 16, 2026
General Plan Map Amendment &
Zone Reclassification No. PA-2400417
Administrative Use Permit No. PA-2400361
Prepared by: Jessica Leal

PROJECT SUMMARY

Applicant Information

Property Owner: Perry L Herrgesell TR
Project Applicant: Dillion & Murphy c/o Joe Murphy

Project Site Information

Project Address: 24896 North Cherokee Lane, Galt
Project Location: On the east side of North Cherokee Lane, 1,185 feet south of Calimyrna Road, adjacent to Collierville.

Parcel Number (APN):	005-144-03	Water Supply:	Private (On-site Well)
General Plan Designation:	A/G & OS/RC	Sewage Disposal:	Private (On-site Septic)
Zoning Designation:	AG-40	Storm Drainage:	Private (Natural Storm Drainage)
Project Size:	2 acres	100-Year Flood:	No
Parcel Size:	13.93 acres	Williamson Act:	No
Community:	None	Supervisorial District:	4

Environmental Review Information

CEQA Determination: Mitigated Negative Declaration (Attachment D; Environmental Document)

Project Description

This project is comprised of two applications:

- General Plan Map Amendment and Zone Reclassification No. PA-2400417 to change the General Plan designation from A/G (General Agriculture) to A/I (Agriculture/Industrial) and the zoning designation from AG-40 (General Agriculture, 40-acre minimum) to AI (Agricultural Industry) for a 13.93-acre parcel. The 0.63-acre portion on the southern property line of the parcel currently designated in the General Plan as OS/RC (Open Space Resource Conservation) will retain this designation.
- Administrative Use Permit No. PA-2400361 to establish truck parking for 25 trucks with attached single trailers. The project also includes the construction of a 400-square foot office.

Recommendation

It is recommended that the Planning Commission:

1. Forward to the Board of Supervisors the Environmental Document (Attachment D) with a recommendation to adopt;
2. Forward to the Board of Supervisors the Findings for General Plan Map Amendment and Zone Reclassification (Attachment E) with a recommendation to adopt;

3. Forward to the Board of Supervisors General Plan Map Amendment and Zone Reclassification No. 2400417 (Attachment A) to the Board of Supervisors with a recommendation to approve;
4. Forward to the Board of Supervisors the Findings for Administrative Use Permit No. PA-2400361 (Attachment F) with a recommendation to adopt;
5. Forward to the Board of Supervisors Administrative Use Permit No. PA-2400361 including the recommended Conditions of Approval (Attachment G) with a recommendation to approve.

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: 319

Date of Public Hearing notice mailing: March 27, 2026.

Referrals and Responses

- **Early Consultation Date**: February 14, 2025
- **Project Referral with Environmental Determination Date**: October 7, 2025
- **Mitigated Negative Declaration Posting Date**: October 7, 2025
- **OPR State Clearinghouse #**: 2025100298

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
County Departments		
Ag Commissioner	02/14/2025	
Assessor	02/14/2025	
Community Development		
Building Division	02/14/2025	
Fire Prevention Bureau	02/14/2025	
Public Works	02/14/2025	04/09/2025
Environmental Health	02/14/2025	10/09/2025
Sheriff Office	02/14/2025	
Supervisor: District 4	02/14/2025	
State Agencies		
CA Native American Heritage Commission	02/14/2025	
Department of Transportation		
District 10	02/14/2025	
Division of Aeronautics	02/14/2025	
C.H.P.	02/14/2025	
CA Tribal TANF Partnership	02/14/2025	
CA Valley Miwok Tribe	02/14/2025	
Fish & Wildlife, Division: Region 2	02/14/2025	
CA Water Board	02/14/2025	11/04/2025
Federal Agencies		
F.A.A.	02/14/2025	
F.E.M.A.	02/14/2025	
Army Corps of Engineers	02/14/2025	
US Fish & Wildlife	02/14/2025	

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
Local Agencies		
A.L.U.C.	02/14/2025	
North SJ Water Conservation District	02/14/2025	
Woodbridge Rural & North Delta Fire District	02/14/2025	
Mosquito & Vector Control	02/14/2025	
S.J.C.O.G.	02/14/2025	10/14/2025
San Joaquin Farm Bureau	02/14/2025	
San Joaquin Air Pollution Control District	02/14/2025	10/14/2025
Lodi Airport	02/14/2025	
Galt Joint Union High School District	02/14/2025	
Oak View Union School District	02/14/2025	
Miscellaneous		
B.I.A.	02/14/2025	
Builders Exchange	02/14/2025	
Carpenters Union	02/14/2025	
P.G.&E.	02/14/2025	10/18/2025
Precissi Flying Service	02/14/2025	
Sierra Club	02/14/2025	
North Valley Yokuts Tribe	02/14/2025	
Buena Vista Rancheria	02/14/2025	
United Auburn Indian Community	02/14/2025	

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ANALYSIS

Background

In February of 2024, Dillion & Murphy submitted the proposed General Plan Map Amendment, Zone Reclassification and Administrative Use Permit as pre-applications (filed under Planning Application Nos. PA-2400039, -40, and -42). The pre-applications were reviewed at Development Committee on June 24, 2024, and subsequently, on February 14, 2025, full applications were submitted. Due to the implementation of the Accela as the Community Development Department's new permitting software between pre- and full application, new Planning Application numbers were assigned.

General Plan Map Amendment and Zone Reclassification Findings

Development Title Sections 9-807.060 and 9-807.070 state that the Board of Supervisors shall make several findings prior to approving a General Plan Map Amendment and Zone Reclassification. These findings include that the proposed changes be consistent with the General Plan and other applicable documents, as well as be reviewed in compliance with the California Environmental Quality Act. Proposed changes must also contribute to the public health, safety, and general welfare or benefit the public. These findings (Attachment E) can be made because the proposed General Plan Map Amendment and Zone Reclassification are consistent with the goals and criteria outlined in the General Plan and discussed below. Additionally, an Initial Study was prepared for the underlying project which found that any potentially significant impacts could be reduced to a level of less than significant with the mitigation measures contained in the Mitigation Monitoring and Reporting Program attached to the Staff Report (Attachment C).

General Plan Consistency

- Agriculture Industrial (AI) (3.1-61 to 3.1-64)

This designation provides for limited dry uses that complement both agricultural and industrial business and will not generate a significant amount of waste or utilize a large amount of water. Other agricultural uses may also be permitted where feasible; however, the Agriculture Industrial designation generally applies to parcels that are not ideal for large-scale or small-scale farming operations due to size, location, irregular shape or classification of farmland, and are not likely to develop during the planning period of the general Plan due to a lack of available public services. Typical uses include truck parking, truck sales, and other limited dry uses not dependent on public services. Parcels considered for this designation shall be located within a 0.5-mile radius from the centerline of an interchange along Interstate 5, Interstate 205, I-580, State Route 99, or other state highway. Parcels must also have access to a publicly maintained roadway and be located outside of the primary and secondary zones of the Delta.

The subject parcel meets the outlined locational criteria, as it is located on North Cherokee Lane, in an area not designated as Prime Farmland, and is within 0.5-miles from the centerline of the nearest interchange for State Route 99. Additionally, the project site is located outside of the primary and secondary zones of the Delta.

The project site is not located in a service district for public water, public sewer, or public storm drainage. As a result, any subsequent development project must be served by on-site well, on-site wastewater disposal system, and on-site storm drainage for future development. The A/I General Plan designation specifies that the designation is suitable for limited dry uses, which can be accommodated by on-site services.

Pursuant to Development Title Section 9-807.050, prior to approved amendment to the General Plan, the Planning Commission and Board of Supervisors shall determine that all the following are true:

- a) The proposed amendment will contribute to the public health, safety, and general welfare or will be a benefit to the public.

Amending the General Plan map designation and the zoning of the 13.93-acres to Agricultural Industry will allow for the underlying project, a truck parking facility with 25 parking spaces to be processed. The underlying project will increase the number of truck parking spaces available to support agricultural and industrial operations in San Joaquin County. This will meet the goal of LU-7.2 of allowing agricultural support uses near agricultural operations.

- b) The proposed amendment is consistent with the General Plan goals, unless the goals themselves are proposed to be amended.

Amending the General Plan designation of the site would be consistent with the General Plan goals contained in LU-7.18 to LU-7.21 for access to State Route 99, parcel size, category of farmland, and location outside of the Primary or Secondary Zone of the Delta.

- c) 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.

This finding can be made because the amendment meets the requirements and goals of the General Plan as discussed previously.

- d) The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.

In accordance with the California Environmental Quality Act, an Initial Study was generated and posted for 30 days. The lead agency, San Joaquin County, determined that a Mitigated Negative Declaration was necessary based on the findings of the Initial Study.

Zone Reclassification

Pursuant to Development Title Section 9-203, the Agricultural Industry (AI) Zone is established to provide limited dry uses the complement both agricultural and industrial businesses on parcels not considered ideal locations for farming due to size, location, irregular shape, or classification of farmland. This zone is intended to implement the Agriculture Industrial (A/I) land use category of the General Plan. The project site is not ideal for farming due to small size of the parcel and the soil classification of Local Importance. Therefore, the project site is suitable for the proposed General Plan and Zoning designations.

Additionally, Development Title Section 9-808.050 states that prior to approving a Zone Reclassification, the Planning Commission and Board of Supervisors shall determine that all of the following are true:

- a) The proposed amendment is consistent with the General Plan and any applicable Master Plan.

The proposed zone is Agricultural Industrial (AI), which is an implementing zone of the A/I land use designation. Therefore, if the proposal to amend the land use designation to A/I is approved, the proposed zone change to AI would be consistent with the General Plan. There are no Master Plans or Specific Plans affecting the subject parcel.

- b) The proposed amendment is necessary for public health, safety, and general welfare or will be of benefit to the public.

The proposed Zone Reclassification will be a benefit to the public as it will expand development opportunities and allow for development of the underlying truck parking project. This project will increase the availability of truck parking facilities in San Joaquin County, which has been identified as an industry that is underserved. Additional truck parking facilities will benefit San Joaquin County by reducing illegal truck parking in surrounding neighborhoods and supporting the efficient movement of goods across the region.

- c) The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.

In accordance with the California Environmental Quality Act, an Initial Study was generated and posted for 30 days. The lead agency, San Joaquin County, determined that a Mitigated Negative Declaration was necessary based on the findings of the Initial Study.

- d) For a change to the Zoning Maps, 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 parcel meets the locational criteria to be reclassified to Agricultural Industry (AI), in which the underlying project is permitted with an Administrative Use Permit. The proposed truck parking facility will only occur on a portion of the parcel; therefore, the remaining portion has the potential to continue agricultural uses. Additionally, the proposed use can be used in conjunction with the surrounding agricultural uses and therefore will not be determinantal to the uses of the adjacent properties.

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RECOMMENDATION

Action

It is recommended that the Planning Commission:

1. Forward to the Board of Supervisors the Environmental Document (Attachment D) with a recommendation to adopt;
2. Forward to the Board of Supervisors the Findings for General Plan Map Amendment and Zone Reclassification (Attachment E) with a recommendation to adopt;
3. Forward to the Board of Supervisors General Plan Map Amendment and Zone Reclassification No. 2400417 (Attachment A) to the Board of Supervisors with a recommendation to approve;
4. Forward to the Board of Supervisors the Findings for Administrative Use Permit No. PA-2400361 (Attachment F) with a recommendation to adopt;
5. Forward to the Board of Supervisors Administrative Use Permit No. PA-2400361 including the recommended Conditions of Approval (Attachment G) with a recommendation to approve.

Attachments:

Attachment A – General Plan Map, Zoning Map, and Site Plan

Attachment B – Agency Response Letters

Attachment C – Other Comment Letters

Attachment D – Environmental Document

Attachment E – Findings for General Plan Map Amendment and Zone Reclassification

Attachment F – Findings for Administrative Use Permit

Attachment G – Conditions of Approval

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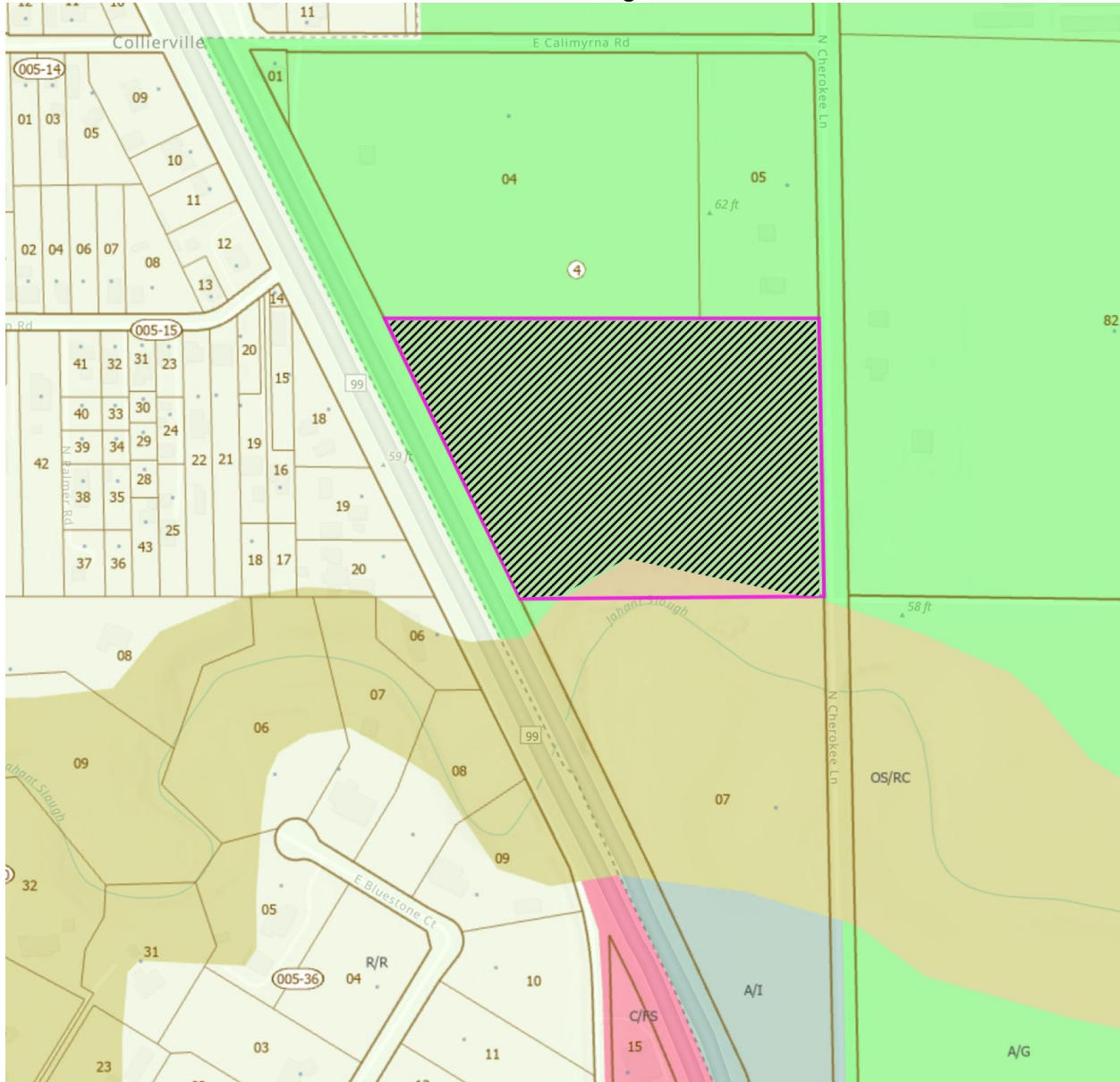
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Attachment A

General Plan Map, Zoning Map, and Site Plan

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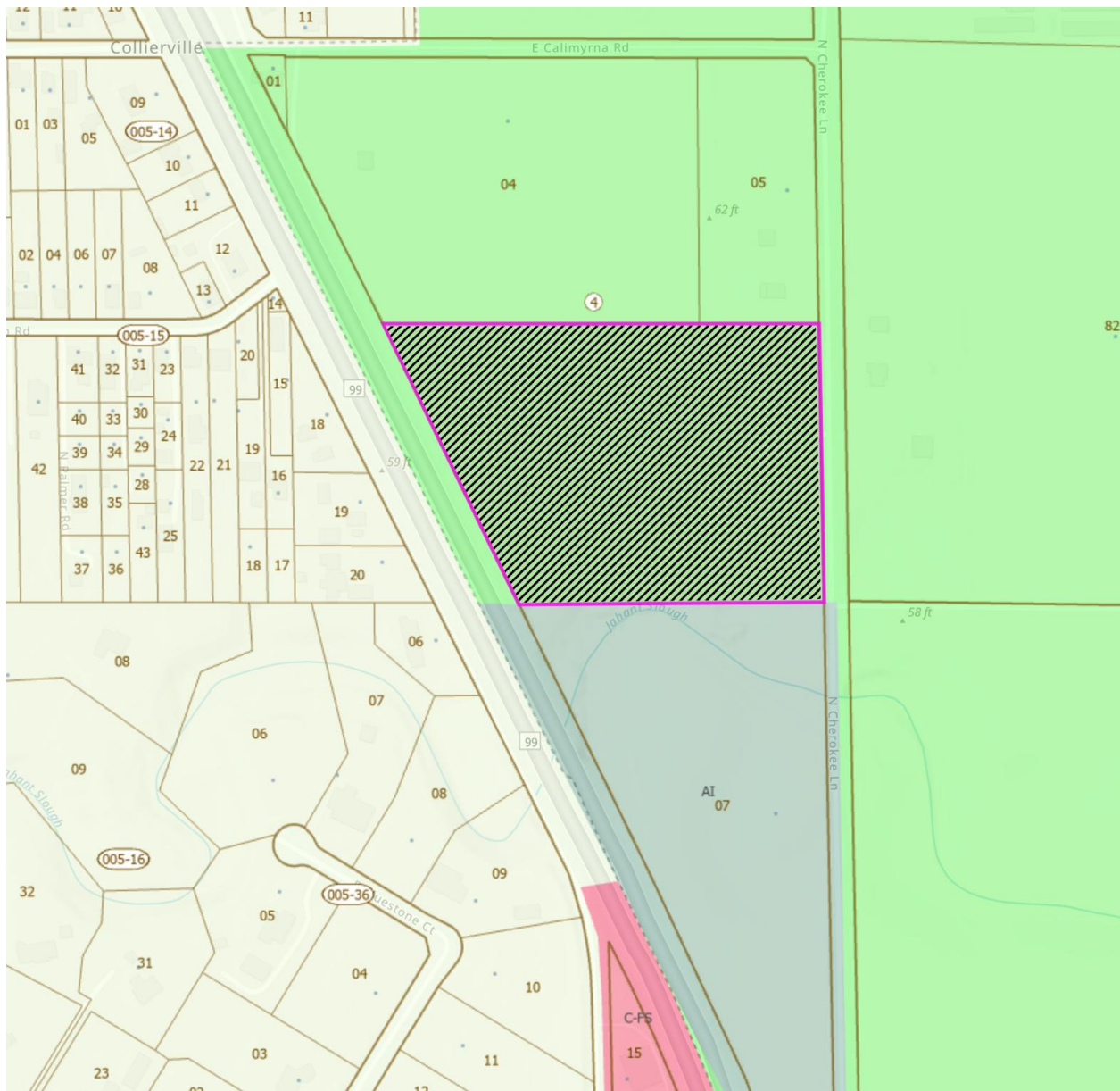
General Plan Designation



Existing General Plan Designations: A/G & OS/RC

Proposed General Plan Designations: A/I & OS/RC

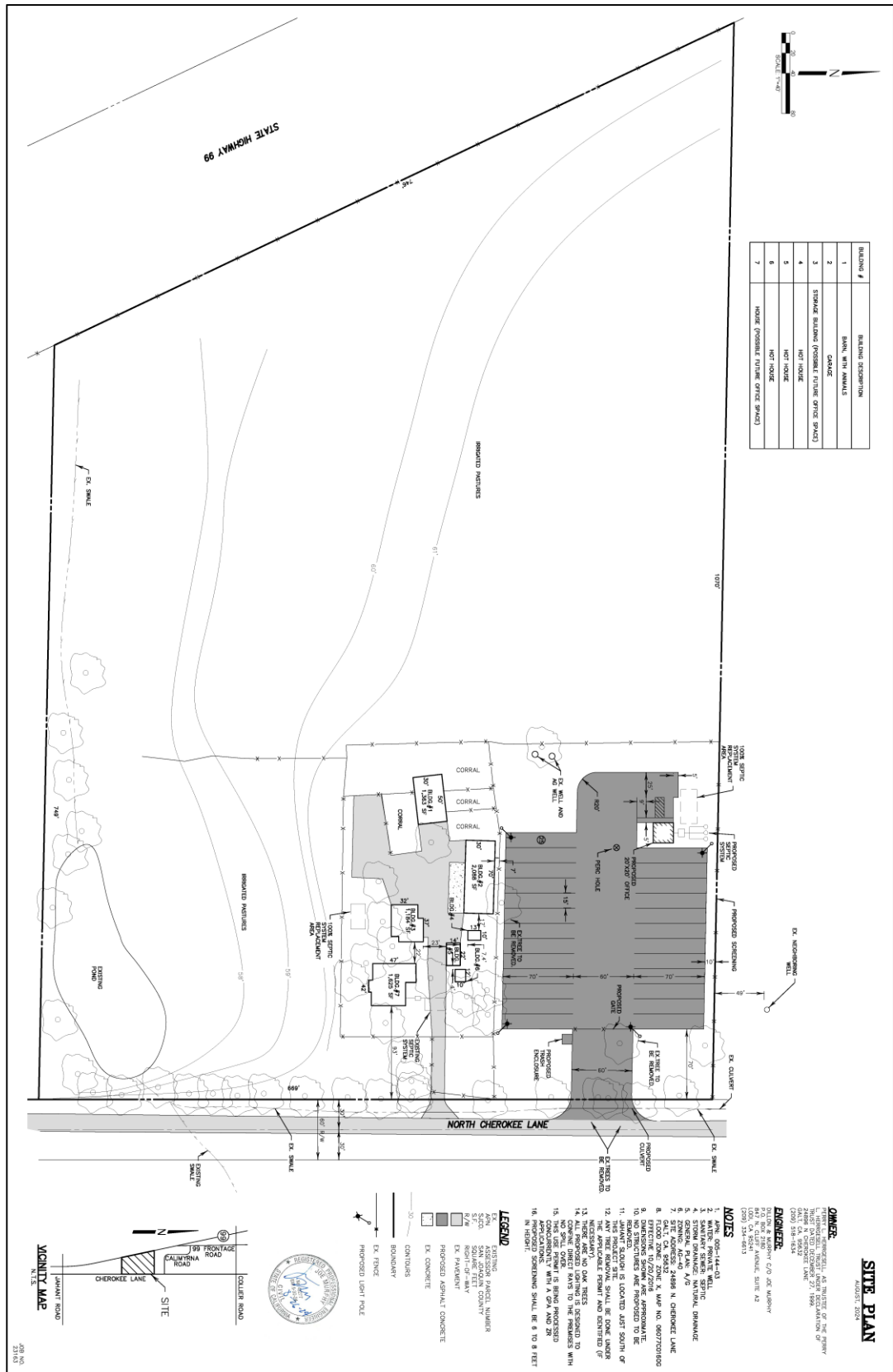
Zoning



Existing Zoning: AG-40

Proposed Zoning: AI

Site Plan



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Attachment B **Agency Response Letters**

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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development
Kristi Rhea, Deputy Director - Administration
David Tolliver, Deputy Director - Operations
Najee Zarif, Deputy Director - Engineering

February 24, 2026

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Jessica Leal

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

SUBJECT: PA-2400361, -417 (A, GP, ZR); A General Plan Amendment application and Zone Reclassification No. PA-2400417 propose to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to AI (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93 acre parcel. The underlying project is PA-2400361 for a maximum of 25 truck and trailer parking spaces. The project also includes the construction of a 400 square foot office. The project site is not under a Williamson Act contract; located on the west side of North Cherokee Lane, 623 feet south of East Calimyrna Road, Galt. (Supervisory District 4)

OWNER: Perry L Hergesell TR **APPLICANT:** Dillon & Murphy
ADDRESS: 24896 N. Cherokee Lane **APN:** 005-144-03

INFORMATION:

The site is partially located within a Federal Emergency Management Agency Designated Flood Hazard Area designated as Zone AE. The 100-Year Flood Elevation is approximately 54 feet NAVD 1988.

N. Cherokee Lane has an existing and planned right-of-way width of 60 feet.

SR 99 has an existing and planned right of way width per Caltrans.

REQUIREMENTS:

The applicant shall complete the following requirements before the Department of Public Works can support or deem complete the application for this project:

- 4) ~~Applicant shall submit for review and approval, an operational analysis prepared by a registered civil engineer to address turning movements to and from Highway 99. (Development Title Section 9-607.040 & 9-608.050)~~

~~Upon satisfaction of the above requirements, the following Conditions of Approval shall apply. Additional and/or revised Conditions of Approval may be necessary based upon the completed application.~~

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 [return radii for truck-trailer egress shall be designed to prevent encroachment onto opposing lanes of traffic] prior to issuance of the occupancy permit. (Development Title Section 9-607.040)
- 3) Prior to the issuance of a building permit, the applicant shall submit for review and approval an operational analysis prepared by a registered civil engineer to address turning movements to and from Highway 99. Any improvements required to facilitate these movements in conformance with the current Improvement Standards of the County of San Joaquin shall be borne by the applicant. Improvement plans, specifications and engineer's estimate prepared by a registered civil engineer shall be submitted for review and are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works (Development Title Section 9-505, Section 9-600, Section 9-608.010[c], 9-607.040, 9-608.050, and R-92-814)
- 4) If the applicant intends to utilize STAA trucks with this project approval, then applicant shall obtain from the Department of Public Works and Caltrans a STAA terminal and STAA route designations for the proposed facility. Contact the Transportation Engineering Division of the Department of Public Works (209-468-3707) for designation process.
- 5) The Traffic Impact Mitigation Fee shall be required for 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)
- 6) The Regional Transportation Impact Fee shall be required for 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)

- 8) 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 (209-468-9360):
 - 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.
- 9) 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.
- 10) 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
- 11) 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.
- 12) Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works prior to release of the building permit. Contact the SWRCB at 1-866-563-3107 for further information.
- 13) Prior to release of the building permit all new construction and the substantial improvement of any structure or tanks in the area of special flood hazard shall be elevated or floodproofed in accordance with San Joaquin County Ordinance Code Section 9-703. Plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-953-7948)

SR:GM:FS



SAN JOAQUIN
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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

October 9, 2025

To: San Joaquin County Community Development Department
Attention: Jessica Leal

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

RE: **PA-2400417 (GP, ZR) & PA-2400361 (A), Referral, SU-2400319, SU-2400320, & SU-2400321**
24896 N. Cherokee Lane, Galt

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

- 1) Submit a Water Provision Declaration form to the Environmental Health Department for review.
- 2) 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.

- 3) A soil suitability and 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 submission of a General Plan Amendment or Zone Reclassification

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application (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 soil suitability and nitrate loading study (SU-2400149) prepared in August 2024 was reviewed and approved on September 12, 2024.

- 4) Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-605.010).
- 5) The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to issuance of building permit(s). Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).
- 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)).
- 7) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - a) Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - b) Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - c) Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
 - d) Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - i) If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.

- ii) Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e) Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - i) Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
- f) Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i) Risk Management Plan requirement for covered processes



S J C O G, Inc.

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

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

To: Jessica Leal, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: October 14, 2025
Local Jurisdiction Project Title: PA-2400417 (GP, ZR), PA-2400361 (A)
Assessor Parcel Number(s): 005-144-03
Local Jurisdiction Project Number: PA-2400417 (GP, ZR), PA-2400361 (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 SJMS SCP biologist.

Dear Ms. Leal:

SJCOG, Inc. has reviewed the application referral for PA-2400417 (GP, ZR), PA-2400361 (A). This project consists of a General Plan Amendment, Zone Reclassification, and Administrative Use Permit application:

Map Amendment No. PA-2400417: Proposes to change the General Plan designation from AVG (General Agriculture) and OS/RC (Open Space Resource Conservation) to AI (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for an existing 13.93-acre parcel.

Administrative Use Permit No. PA-2400361: Proposes to establish a truck parking facility for a maximum of 25 trucks and trailers on the same 13.93 acre parcel. The truck parking facility will include the construction of a 400 square foot office. The site has direct access from N. Cherokee Lane. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage (Use Types: Truck Services-Parking).

The property is zoned Ag-40 (General Agriculture, 40-acre minimum) and the General Plan designation is AVG (General Agriculture). The project site is on the west side of North Cherokee Lane, 623 feet south of East Calimyma Road, Galt (APN/Address: 005-144-03 / 24896 N. Cherokee Lane, Galt).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMS SCP). Participation in the SJMS SCP 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 SJMS SCP. Although participation in the SJMS SCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMS SCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMS SCP.

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 SJMS SCP 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 SJMS SCP on future development on the created parcels.

This Project is subject to the SJMS SCP. This can be up to a 90-day process and it is recommended that the project applicant contact SJMS SCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMS SCP staff regarding completing the following steps to satisfy SJMS SCP 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.



S J C O G , I n c .

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

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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, S J C O G , I n c .

**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, S J C O G , I n c . 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-2400417 (GP, ZR), PA-2400361 (A)

Landowner: Perry L Herrgesell TR

Applicant: Dillon & Murphy

Assessor Parcel #: 005-144-03

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Jessica Leal

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.



October 14, 2025

Jessica Leal
San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

Project: Initial Study/Negative Declaration for PA-2400361 & -417

District CEQA Reference No: 20251167

Dear Ms. Leal:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Initial Study/Negative Declaration (IS/ND) from San Joaquin County (County) for the above project. Per the IS/ND, the project consists of a truck parking facility with 25 truck and trailer parking spaces and a 400 square foot office (Project). The Project is located at 24896 North Cherokee Lane in Galt, CA (APN: 005-144-03).

The District offers the following comments at this time regarding the Project:

1) Construction Emissions

The District recommends, to further reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

2) Truck Routing

Truck routing involves the assessment of which roads Heavy Heavy-Duty (HHD) trucks take to and from their destination, and the emissions impact that the HHD trucks may have on residential communities and sensitive receptors.

Since the Project consists of a truck parking facility, the District recommends the County evaluate HHD truck routing patterns for the Project, with the aim of limiting exposure of residential communities and sensitive receptors to emissions. This evaluation would consider the current truck routes, the quantity and type of each truck (e.g., Medium Heavy-Duty, HHD, etc.), the destination and origin of each trip, traffic volume correlation with the time of day or the day of the week, overall Vehicle

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

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Miles Traveled (VMT), and associated exhaust emissions. The truck routing evaluation would also identify alternative truck routes and their impacts on VMT and air quality.

3) Cleanest Available Heavy-Duty Trucks

The San Joaquin Valley will not be able to attain stringent health-based federal air quality standards without significant reductions in emissions from HHD trucks, the single largest source of NO_x emissions in the San Joaquin Valley. Accordingly, to meet federal air quality attainment standards, the District's ozone and particulate matter attainment plans rely on a significant and rapid transition of HHD fleets to zero or near-zero emissions technologies.

Although the Project is not expected to exceed District significance thresholds, the District recommends that the following measures be considered by the County to reduce Project-related operational emissions:

- *Recommended Measure:* Fleets associated with operational activities utilize the cleanest available HHD trucks, including zero and near-zero technologies.
- *Recommended Measure:* All on-site service equipment (cargo handling, yard hostlers, forklifts, pallet jacks, etc.) utilize zero-emissions technologies.

4) Reduce Idling of Heavy-Duty Trucks

The goal of this strategy is to limit the potential for localized PM_{2.5} and toxic air contaminant impacts associated with the idling of Heavy-Duty trucks. The diesel exhaust from idling has the potential to impose significant adverse health and environmental impacts.

Since the Project will result in HHD truck trips, the District recommends the County include measures to ensure compliance of the state anti-idling regulation (13 CCR § 2485 and 13 CCR § 2480) and discuss the importance of limiting the amount of idling, especially near sensitive receptors.

5) Vegetative Barriers and Urban Greening

There are residential units located near the Project. The District suggests the County consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air

pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

6) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

6a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (209) 557-6446.

6b) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of space.

The purpose of District Rule 9510 is to reduce the growth in both NOx and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NOx and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. Currently for this Project, the District received an AIA application (ISR project #20240439).

Information about how to comply with District Rule 9510 can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview>

The AIA application form can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/>

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

6c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <https://ww2.valleyair.org/compliance/demolition-renovation/>

6d) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or

stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:
<https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

6e) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at:
<https://ww2.valleyair.org/dustcontrol>

6f) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

7) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Dylan Casares by e-mail at Dylan.Casares@valleyair.org or by phone at (559) 230-6574.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs



For: Daniel Martinez
Program Manager



Central Valley Regional Water Quality Control Board

4 November 2025

Jessica Leal
San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205
jleal@sjgov.org

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, ADMINISTRATIVE USE PERMIT NO. PA-2400361 AND MAP AMENDMENT NO. PA-2400417 PROJECT, SCH#2025100298, SAN JOAQUIN COUNTY

Pursuant to the State Clearinghouse's 7 October 2025 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Administrative Use Permit No. PA-2400361 and Map Amendment No. PA-2400417 Project, located in San Joaquin County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin

NICHOLAS AVDIS, CHAIR | PATRICK PULUPA, EXECUTIVE OFFICER

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Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsir_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore

the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging

activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System

Administrative Use Permit No. PA- 2400361 and Map Amendment
No.PA-2400417 Project
San Joaquin County

4 November 2025

(NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.



Pete Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

Joe Murphy
Dillion & Murphy
jmurphy@dillonandmurphy.com



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

October 18, 2025

Re: Gas and Electric Transmission and Distribution

Dear Sean Cardenas,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2400361 (A) and PA-2400417 (GP, ZR). 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 \(yourprojects-pge.com\)](https://yourprojects-pge.com).

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

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

Sincerely,

PG&E Plan Review Team
Land Management

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SAN JOAQUIN
—COUNTY—
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment C **Other Comment Letters**

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TO: Community Development Department

I have no objection to the proposed
project PA-2400417(GP, ZR), PA 2400316(A)

In fact, I think it is a good
idea to have this type of facility
close to major highways.

Bradford Beeman
23930 Shaylynn Ct
Acampo CA 95220
209 329-1019

Bradford Beeman



P.O. Box 2180 • Lodi, CA 95241
847 N. Cluff Ave., Ste. A2 • Lodi, CA 95240
(209) 334-6613 • Fax (209) 334-0723

October 29, 2025

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

Attn: Jessica Leal

Re: PA-2400417 (Herrgesell)
Project No. 23163

Dear Jessica,

As you know, I have applied for a General Plan Amendment and Zone Reclassification application on behalf of my client, Perry Herrgesell. The underlying project is for a Use Permit for a trucking facility of up to 25 trucks.

When we present our application to the Planning Commission, I would like them to be aware that there is another trucking facility in the vicinity. Its address is 24344 North Cherokee Lane, Acampo (A.P.N 005-190-36). As you verified to me via email, there are no Land Use permits on this site to allow it to be used as a trucking facility. I don't want the Commission to think this neighborhood is already saturated with trucking facilities because the one that would be in competition with my client's property is not a permitted facility.

If you have any questions, please call or email me. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joe Murphy', is written over a circular stamp or mark.

Joe Murphy

Encl.

Perry Herrgesell w/Encl.



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SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment D Environmental Document

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INITIAL STUDY/NEGATIVE DECLARATION

[Pursuant to Public Resources Code Section 21080(c) and California Code of Regulations, Title 14, Sections 15070-15071]

LEAD AGENCY: San Joaquin County Community Development Department

PROJECT APPLICANT: Dillon & Murphy

PROJECT TITLE/FILE NUMBER(S): PA-2400361 & -417

PROJECT DESCRIPTION: This application includes two applications and three components, as follows:

Map Amendment No. PA-2400417: Proposes to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for an existing 13.93-acre parcel.

Administrative Use Permit No. PA-2400361: Proposes to establish a truck parking facility for a maximum of 25 trucks and trailers on the same 13.93 acre parcel. The truck parking facility will include the construction of a 400 square foot office. The site has direct access from N. Cherokee Lane. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage. (Use Types: Truck Services-Parking).

The project site is located on the west side of North Cherokee Lane, 623 feet south of East Calimyrna Road, Galt.

ASSESSOR PARCEL NO.: 005-144-03

ACRES: 13.93 acres

GENERAL PLAN: A/G (General Agriculture)

ZONING: AG-40 (General Agriculture, 40-acre minimum)

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):
Truck parking for 25 trucks and 25 trailers, a 400 square foot office.

SURROUNDING LAND USES:

NORTH: Agricultural with scattered residences, Commercial
SOUTH: Truck Repair Services, Truck Stop, Restaurant, Lodi Airport, Jahant Slough
EAST: Agricultural with scattered residences
WEST: State Route 99, Residential, Southern Pacific Railroad

REFERENCES AND SOURCES FOR DETERMINING ENVIRONMENTAL IMPACTS:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc.

Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Additional standard sources which should be specifically cited below include on-site visits by staff (September 29, 2025) staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application (Air Impact Assessment, December 12, 2024, San Joaquin Valley Air Pollution Control District). Copies of these reports can be found by contacting the Community Development Department.

TRIBAL CULTURAL RESOURCES:

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding

confidentiality, etc.?

No

GENERAL CONSIDERATIONS:

1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?

Yes No

Nature of concern(s): Enter concern(s).

2. Will the project require approval or permits by agencies other than the County?

Yes No

Agency name(s): San Joaquin Valley Air Pollution Control District

3. Is the project within the Sphere of Influence, or within two miles, of any city?

Yes No

City: Enter city name(s).


ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: Jessica Leal 
Assistant Planner

10/7/25
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>I. AESTHETICS.</u>					
Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-c) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to AI (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The proposed project site is located on the west side of North Cherokee Lane, 635 feet south of East Calimyrna Road. The project site is located adjacent to State Route 99. Pursuant to the 2035 General Plan, State Route 99 is a designated scenic route. If this application is approved, the site will be developed with a truck parking facility and 400 square foot shop building. This development is consistent with the character of existing development along State Route 99, and is not anticipated to obstruct any view provided by State Route 99. Additionally, the site is located 45 feet north of the Jahant Slough, however the slough is not visible from the project site due to existing vegetation located between the project site and the waterway. As a result, the project will not have a substantial, adverse effect on a scenic vista, nor will it substantially damage scenic resources.

The project site is in an agricultural area with no zoning or other regulation governing scenic quality. Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality.

d) The proposed project includes lighting and will be required to adhere to Lighting and Illumination requirements in San Joaquin County Development Title Section 9-403, which requires shielding of outdoor lighting fixtures so as not to be directly visible from a public street or an adjacent lot with limited exceptions. As a result, the proposed project is not anticipated to create any new source of substantial light or glare affecting day or nighttime views in the area and is anticipated to have a less than significant impact on such views.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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II. AGRICULTURE AND FORESTRY RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-e) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The project site is currently zoned AG-40 and is not categorized as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is not under a Williamson Act contract. The proposed uses may be conditionally permitted in the proposed zone AI with an approved Administrative Use Permit application.

Additionally, if approved, the site will remain in an agricultural zone designation and therefore will maintain the ability for agricultural uses to occur. Therefore, the project will not convert prime farmland, nor conflict with the current zoning or a Williamson Act contract.

There are no forest resources or zoning for forestlands or timberlands, as defined by Public Resources Code and Government Code, located on or near the project site. The site is also not an agricultural property. Therefore, the project will have a less than significant on forest land or timberland production and will not result in the loss or conversion of such land or the conversion of agricultural land. As a result, the project is anticipated to have a less than significant impact on agriculture and forestry resources.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-d) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. The applicant will be required to meet existing requirements for emissions and dust control as established by SJVAPCD. The project was referred to the SJVAPCD for review on February 12, 2025. On October 22, 2024, SJVAPCD submitted a letter requiring the applicant to submit an Air Impact Assessment. The applicant submitted an approval letter from the SJVAPCD dated December 12, 2024, requiring the applicant to participate in District Enforced Emission Reduction Measures, which include:

- Construction and Operation – Exempt from Off-site Fee - Within 30 days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30 days of the end of each phase of construction.
- Construction and Operation, Recordkeeping – Maintaining all records pertaining to site construction on-site, during construction, and for a period of ten years following the end of constructions or the issuance of the first certificate of occupancy.
- Construction and Operational Dates- Maintaining all records of construction start and end dates, and the date of issuance of the first certificate of occupancy, if applicable.

The letter of approval also stated that there were additional requirements, which include:

- Dust Control Plan – You may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities.

- Permits – Per District Rule 2010 (Permits Required), you may be required to obtain a District Authority to Construct prior to installation of equipment that controls or may emit air contaminants, including but not limited to emergency internal combustion engines, boilers, and baghouses.

With implementation of the District Emission Reduction Measures provided in the Air Impact Assessment approval letter, the impacts associated with air quality are expected to be less than significant with mitigation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
IV. BIOLOGICAL RESOURCES:					
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-f) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

A referral was sent to the San Joaquin Council of Governments (SJCOG) on February 14, 2025, for review. The San Joaquin Council of Governments (SJCOG) responded with a determination that the project is subject to the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (SJMSCP) for any future development that results in ground disturbance. Participation in the SJMSCP provides compensation for the conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan. The applicant has confirmed participation in the SJMSCP. If the proposed project is approved, any future ground disturbance at the site would be subject to the SJMSCP as a required mitigation measure and Condition of Approval. As a result, the anticipated impact to Biological Resources is less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>V. CULTURAL RESOURCES.</u>					
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-c) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

There are no known historical or archaeological resources on the site. Additionally, there are no known human remains located on the site. If unique archaeological resources are discovered on the site during project construction, the site shall be treated in accordance with the provisions of Public Resources Code Section 21083.2. If any historical resources are discovered on site, the developer shall follow the procedures in State CEQA Guidelines Section 15064.5

In the event human remains are discovered at any point of the project, California state law requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has determined the manner and cause of death. Recommendations concerning the treatment and disposition of the human remains shall have been made to the person responsible for the excavation (California Health and Safety Code - Section 7050.5). At the time development, if Human burials are found to be of Native American origin, the developer shall follow the procedures pursuant to State CEQA Guidelines Section 15064.5 As a result, the project is anticipated to have a less than significant impact on cultural resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>VI. ENERGY.</u>					
Would the project:					
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-b) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The California Energy Code (also titled The Energy Efficiency Standards for Residential and Non-residential Buildings) was created by the California Building Standards Commission in response to a legislative mandate to reduce California's energy consumption. The code's purpose is to advance the state's energy policy, develop renewable energy sources and prepare for energy emergencies. These standards are updated periodically by the California Energy Commission. The code includes energy conservation standards applicable to most buildings throughout California. These requirements will be applicable to any project related construction ensuring that any impact to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be less than significant and preventing any conflict with state or local plans for energy efficiency and renewable energy.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>VII. GEOLOGY AND SOILS.</u>					
Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil and create direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

According to the California Department of Conservation's California Geological Survey, the project site is not located within an earthquake fault zone. However, like other areas located in seismically active Northern California, the project area is susceptible to strong ground shaking during an earthquake, and the site would not be affected by ground shaking more than any other area in the region. The project site is relatively flat, and all building permit submittals for the project will be reviewed by the Building Division for compliance with the California Building Code, which includes seismic requirements, and is not anticipated to directly or indirectly cause potential substantial adverse effects related to seismic-related ground failure or landslides. Therefore, any related impacts are

anticipated to be less than significant.

- b-c) As part of the project design process, a soils report will be required for grading and foundations and all recommendations from a soils report must be incorporated into the construction plans. As a result of these grading recommendations, which are required by the California Building Code (CBC), the project would not be susceptible to the effects of any loss of topsoil, soil erosion, potential lateral spreading, subsidence, or liquefaction. Compliance with the CBC and the engineering recommendations in the site-specific soils report would ensure structural integrity in the event that seismic-related issues are experienced at the project site. Therefore, impacts associated with unstable geologic units are expected to be less than significant.
- d) The is not located on high expansive soil. Additionally, Building Department will review the required soil study and will not issue a Building Permit if it is found the development of the site could lead to the risk of a loss of life because of the expansiveness of the soil. As a result, it can be anticipated that any risk to life would be considered less than significant.
- e) The project site is proposing to add a new septic system and related leach lines to the site for wastewater disposal, which will require permits from the San Joaquin County Environmental Health Department and must meet the county's standards. Additionally, a soil suitability and 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 building permits pursuant to Development Title, Section 9-604.010(d). As such, the project is expected to have a less than significant impact related to adequately supporting a wastewater system.
- f) The project area has not been determined to contain significant historic or prehistoric archeological or paleontological artifacts that could be disturbed by potential future site development. The project site also does not contain any known unique geologic features. Therefore, damage to unique paleontological resources, sites or geologic features is expected to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>VIII. GREENHOUSE GAS EMISSIONS.</u>					
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-b) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to AI (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and affect global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

As noted previously, the project will be subject to the rules and regulations of the SJVAPCD. The SJVAPCD has adopted the *Guidance for Valley Land- use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* and the *District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*.¹ The guidance and policy rely on the use of performance-based standards, otherwise known as Best Performance Standards (BPS) to assess significance of project specific greenhouse gas emissions on global climate change during the environmental review process, as required by CEQA. To be determined to have a less-than-significant individual and cumulative impact with regard to GHG emissions, projects must include BPS sufficient to reduce GHG emissions by 29 percent when compared to Business As Usual (BAU) GHG emissions. Per the SJVAPCD, BAU is defined as projected emissions for the 2002-2004 baseline period. Projects which do not achieve a 29 percent reduction from BAU levels with BPS alone are required to quantify additional project-specific reductions demonstrating a combined reduction of 29 percent. Potential mitigation measures may include, but not limited to: on-site renewable energy (e.g. solar photovoltaic systems), electric vehicle charging stations, the use of alternative-fueled vehicles, exceeding Title 24 energy efficiency standards, the installation of energy-efficient lighting and control systems, the installation of energy-efficient mechanical systems,

the installation of drought-tolerant landscaping, efficient irrigation systems, and the use of low-flow plumbing fixtures.

It should be noted that neither the SJVAPCD nor the County provide project-level thresholds for construction-related GHG emissions. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change.

¹ San Joaquin Valley Air Pollution Control District. *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. December 17, 2009. San Joaquin Valley Air Pollution Control District. *District Policy Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*. December 17, 2009.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>IX. HAZARDS AND HAZARDOUS MATERIALS.</u>					
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-c) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

Pursuant to the Hazardous Materials Disclosure Survey submitted with the application, the project is not expected to use or store hazardous materials on site; therefore, the risk of hazard due to the transportation or use of hazardous materials is expected to be less than significant.

d) The project site is not listed as a hazardous materials site on the California Department of Toxic Substances Control EnviroStor database map, compiled pursuant to Government Code 65962.5 and as noted above, does not include the use or storage of hazardous materials on-site. Therefore, the project is anticipated to have no impact on creating a significant hazard to the public or the environment.

- e) The project site is located one half mile from Lodi Airport. However, according to the Department of Transportation *National Transportation Noise Map*¹, at the distance the project site is located from the airport, there is no potential noise exposure to the site. The map uses a 24-hour equivalent sound level to measure noise. The results are A-weighted noise levels, which represent the average transportation noise exposure over a full day at designated locations. Therefore, impacts resulting from airport noise levels to people in the project area are expected to be less than significant.

- f) The project site is located on North Cherokee Lane, which is classified as a local road. Local roads provide principal access to local residential, commercial, and industrial roads and direct traffic to arterial and minor arterial roads. This includes residential, commercial, industrial, and rural roads. All work and work equipment will be on site with no interference with traffic. The project site is not anticipated to have a significant impact on the amount of area traffic, as the number of employees and deliveries is 6 per day, as stated by the applicant in the application. The Department of Public Works determined that the project must submit for review and approval an operational analysis prepared by a registered civil engineer to address turning movements to and from State Route 99. Therefore, the impact on emergency response or evacuation plans is expected to be less than significant.

- g) The project location is not identified as a Community at Risk from Wildfire by Cal Fire's "Fire Risk Assessment Program". Communities at Risk from Wildfire are those places within 1.5 miles of areas of High or Very High wildfire threat as determined from CDF-FRAP fuels and hazard data. Therefore, the impact of wildfires on the project are expected to be less than significant.

¹ United States Department of Transportation, Bureau of Transportation Statistics. 2020. *National Transportation Noise Map*. <https://maps.dot.gov/BTS/NationalTransportationNoiseMap/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>X. HYDROLOGY AND WATER QUALITY.</u>					
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-b, e) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The project will be served by an existing on-site well, which is subject to the rules and requirements of the Environmental Health Department related to water quality, as well as to the rules and requirements of the Department of Public Works related to storm drainage and groundwater. The project site is in the AE, Levee protected flood zone. The development, as proposed, is not anticipated to impede flood flows. As a result, impacts to water quality, groundwater, and storm drainage and any related implementation or management plans are expected to be less than significant.

- c) The proposed project site is 45 feet from north of Jahant Slough and has an existing pond in the southeast corner of the property. The proposed project includes paving of a portion of the northeast corner of the site. The construction of the proposed project would result in grading and soil-disturbing activities and the installation of new impervious surfaces. A grading permit will be required which requires plans and grading calculations, including a statement of the estimated quantities of excavation and fill, prepared by a Registered Design Professional. The grading plan must 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 California Building Code (CBC). A drainage plan must be submitted for review and approval, prior to release of a building permit. In this way, any impacts to the existing drainage pattern of the site will be less than significant. Therefore, the project is expected to have a less than significant impact on the drainage pattern of the site.

- d) The project site is partially located within a Federal Emergency management Agency Designated Flood Hazard Area designated as Zone AE and the 100-Year Flood Elevation is approximately 54 feet. The project is not located within a tsunami or seiche zone. A referral was sent out to the Department of Public Works, Flood Control Division on February 14, 2025. In a letter dated April 9, 2025, the Department of Public Works conditioned the project to require that prior to the release of building permits, all new construction and the substantial improvements of any structure or tanks in the areas of special flood hazard, shall be elevated or floodproofed in accordance with all applicable San Joaquin County Ordinances pertaining to flood control. As a result, impacts related to flooding are anticipated to be less than significant.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XI. LAND USE AND PLANNING.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

- a-b) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to AI (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The project is contained entirely on one parcel and will not physically divide the established community. The nearest residence in a residential zone is located approximately 125 feet north of the proposed project site on the adjacent parcel (APN: 005-190-82). There are also residences on adjacent APNs 005-144-04 and 05. As a Condition of Approval, the project will be required to screen the site adjacent to the parcel(s) containing a residential use.

The project includes a proposal to remap and rezone a 13.93-acre parcel from general agriculture to industrial agriculture, and to establish a truck parking facility. Provided that the rezoning is approved, the proposed use will be a permitted use in the AI (Industrial Agriculture) zone with an approved Administrative Use Permit. Therefore, the proposed use will be consistent with all land use policies and regulations of the County Development Code and 2035 General Plan, therefore, the project's impact on the environment due to land use conflict is expected to be less than significant. Therefore, this project is not a growth-inducing action. Additionally, the proposed project will not conflict with any existing or planned uses or set a significant land use precedent. The proposed project is not in conflict with any Master Plans, Specific Plans, or Special Purpose Plans, or any other applicable plan adopted by the County. As a result, the project is anticipated to have a less than significant impact related to land use and planning.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XII. MINERAL RESOURCES.</u>					
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-b) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

San Joaquin County applies a mineral resource zone (MRZ) designation to land that meets the significant mineral deposits definition by the State Division of Mines and Geology. The project site is not located within a mineral resource zone. Additionally, there currently is no mining activity in the area, and the surrounding area is developed with agricultural and residential uses. The proposed project will not result in the loss of availability of a known mineral resource of a resource recovery site because the site does not contain minerals of significance or known mineral resources. Therefore, the proposed project will have less than a significant impact on the availability of mineral resources or mineral resource recovery sites within San Joaquin County.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
XIII. NOISE					
Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The site will have truck operations between 7 a.m. to 4 p.m. Monday through Sunday. Development Title Section Table 9-404.050 states that the maximum sound level for stationary noise sources during the daytime and nighttime and 65dB. This applies to outdoor activity areas of the receiving use, or applies at the lot line if no activity area is known. Additionally, noise from construction activities are exempt from noise standards provided the construction occur no earlier than 6:00 A.M. and no later than 9:00 P.M. The proposed project would be subject to these Development Title standards. Therefore, noise impacts from the proposed project are expected to be less than significant.

- b) The project does not include any operations that would result in excessive ground-borne vibrations or other noise levels. The equipment utilized in grading and paving of the site will temporarily increase the area's ambient noise levels. Development Title section 9-404.060 allows for construction activities on weekdays between the hours of 6:00 am and 9:00 pm. Restrictions on the hours of construction will reduce the noise impacts to a less than significant level; therefore, the project is anticipated to have a less than significant impact related to ground-borne vibrations or other ground borne noise levels.

- c) The project site is within one half mile of the Lodi Airport. However, according to the Department of Transportation's *National Transportation Noise Map*¹, both the project site and the airport have no potential noise exposure. The map uses a 24-hour equivalent sound level to measure noise. The results are A-weighted noise levels, which represent the average transportation noise exposure over a full day at designated locations. Therefore, the project will have a less than significant impact on the exposure of people residing or working the project area to excessive noise levels. Therefore, the project will have a less than significant effect on the exposure to people residing or working in the project area to excessive noise levels.

¹ United States Department of Transportation, Bureau of Transportation Statistics. 2020. *National Transportation Noise Map*. <https://maps.dot.gov/BTS/NationalTransportationNoiseMap/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XIV. POPULATION AND HOUSING.</u>					
Would the project:					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-b) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The proposed project will not affect the location, distribution, density, or growth rate of the local population. It does not include any residential development within the project boundaries and is intended to serve the existing residential community in the area. As such, the project is not expected to induce substantial unplanned population growth. Furthermore, the project is located on one parcel that has already been partially developed. The project will not displace any existing residents or alter the supply of existing or proposed housing in the vicinity. Therefore, the project's impact on population and housing is considered less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XV. PUBLIC SERVICES.</u>					
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The project site is within the Woodbridge Rural & North Delta Fire District and is served by the San Joaquin County Sheriff's Office for police protection. The site is also within the Oak View Union Elementary and Galt Joint Union High school districts. A referral was sent to the applicable agencies and no responses were received pertaining to concerns about response times or the need for new facilities. The proposed project is not anticipated to result in substantial adverse physical impacts to existing service ratios, response times or other performance objectives for fire protection or police protection. No additional schools or park areas are required as a result of the proposed project. Therefore, the proposed project is anticipated to have a less than significant impact on public services.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XVI. RECREATION.</u>					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-b) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The proposed project will not substantially increase the use of existing neighborhood and regional parks or other recreational facilities because no increase in housing population is associated with this application. Additionally, the project does not include proposed recreation facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. As a result, no impacts to recreation facilities are anticipated.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XVII. TRANSPORTATION.</u>					
Would the project:					
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from AVG (General Agriculture) and OS/RC (Open Space Resource Conservation) to AI (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.
- b) The project site is located on North Cherokee Lane, which is classified as a local road. Local roads account for the largest percentage of all roadways in terms of mileage, provide direct access to adjacent land, and provide access to higher systems¹.

For VMT forecasting, the San Joaquin County Transportation Analysis Guidelines (September 2020, page 5) states that VMT is only relevant for daily automobile travel. As this project is a truck parking facility and due to the proximity to State Route 99, it is anticipated to have an insignificant impact on VMT. This project location provides direct access to State Route 99 and other major distribution centers in the area, decreasing the need for trucks to travel further to find adequate parking and resting facilities. Thus, the proposed truck parking project would have a less than significant impact on VMT. Thus, the project will no conflict or be inconsistent with CEQA Guidelines section 15064.3(b).
- c) The project site has direct access from North Cherokee Lane, which is a relatively flat road. Cherokee Lane has an existing and planned right-of-way width of 60 feet. However, no changes are being made to the layout of Cherokee Lane for the sake of this project. Therefore, the project will have a less than significant impact on increased hazards due to geometric design.
- d) The project proposes access from a new 60-foot-wide driveway along North Cherokee Lane. The project referral was sent to the San Joaquin County Sheriff's Office, and the Woodbridge Rural & North Delta Fire District for review on February 14, 2025, neither agency provided a response. As a result, the proposed access driveway will provide adequate access for emergency equipment to the site.

¹United States Department of Transportation, Federal Highway Administration. February 2023. *Highway Functional Classification: Concepts, Criteria, and Procedures*. Section 3.1.4 (Minor Arterials, pg. 16).

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XVIII. TRIBAL CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Impact Discussion:

a) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

On February 24, 2025, referrals were sent to United Auburn Indian Community, California Valley Miwok Tribe, California Tribal TANF Partnership, North Valley Yokuts Tribe, and Buena Vista Rancheria for review. No responses were provided. However, if human burials found to be of Native American origin are encountered at the time of development, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the find. The developer shall follow the procedures pursuant to the procedures in State CEQA Guidelines Section 15064.5

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XIX. UTILITIES AND SERVICE SYSTEMS</u>					
Would the project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

a-e) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The project will utilize an existing on-site well for water services. Additionally, the applicant proposed an on-site septic system for wastewater. The proposed septic system must be installed under a permit from the San Joaquin County's Environmental Health Department and will be subject to their rules and regulations. Furthermore, as an ordinance requirement, the property is required to keep all storm drainage on site and follow all San Joaquin County's Department of Public Works rules and requirements pertaining to storm drainage. As a result, impacts related to utility and service systems are expected to be less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XX. WILDFIRE.</u>					
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

- a-d) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The project location is in an agricultural area just east of a Lodi urbanized area and is not identified as a Community at Risk from Wildfire by Cal Fire's "Fire Risk Assessment Program". Therefore, no impacts associated with wildfire are anticipated.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XXI. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Impact Discussion:

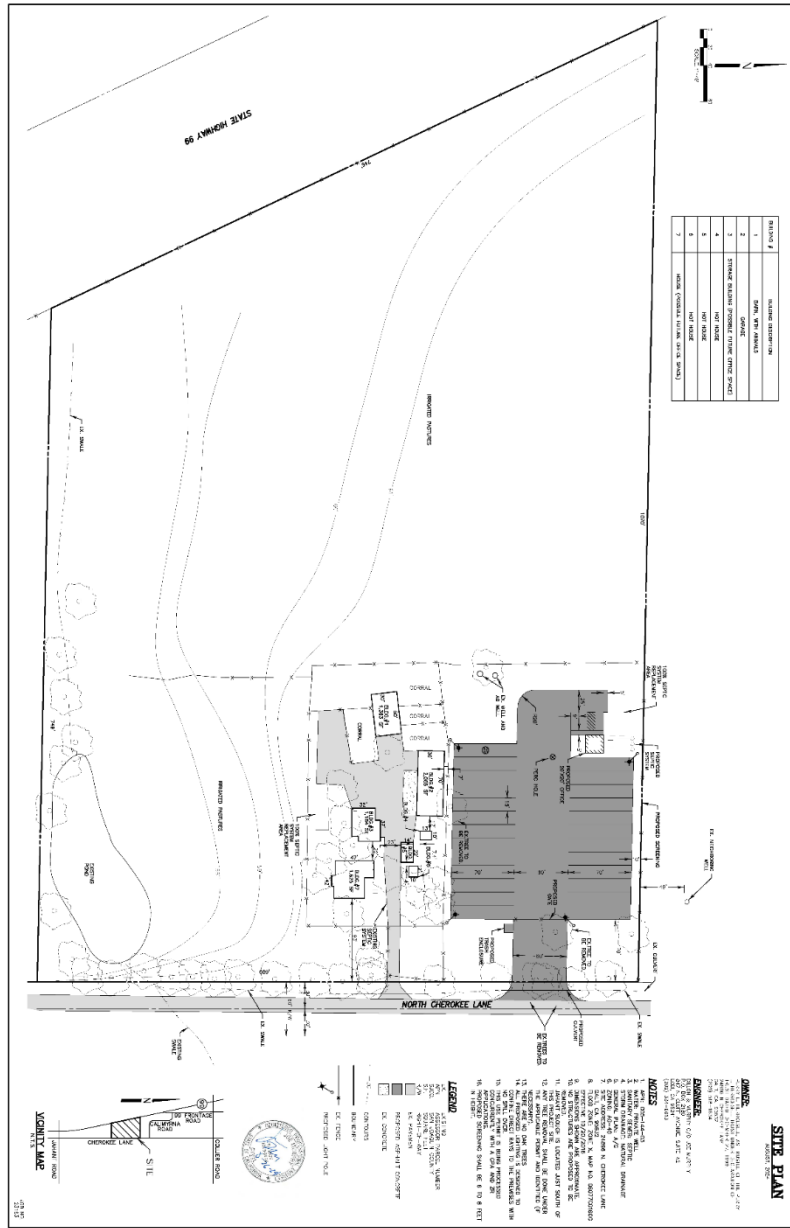
a) The proposed project includes a General Plan Amendment application and Zone Reclassification No. PA-2400417 proposing to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for a 13.93-acre parcel. The underlying project, PA-2400361, is an Administrative Use Permit to establish a truck parking facility for a maximum of 25 trucks and trailers. The project will include the construction of a 400 square foot office. The site has direct access from North Cherokee Lane, with one driveway proposed. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage.

The proposed application does not have the potential to degrade the environment or eliminate a plant or animal community or eliminate important examples of major periods of California history or prehistory. The project would not result in significant cumulative impacts or cause substantial adverse effects on human beings, either directly or indirectly.

b) Although the project may result in localized environmental impacts, these impacts are limited in scope and duration and are not expected to contribute significantly to cumulative environmental degradation in the area. The project is consistent with land use and zoning plans, and similar uses have been established nearby. Therefore, the project's cumulative impacts will have a less than significant impact.

c) The project does not involve activities that pose a substantial risk to public health or safety. Construction and operational activities will be subject to existing regulatory standards related to air quality, noise, and traffic safety. Furthermore, truck parking facilities typically serve existing freight routes and reduce the need for illegal or unpermitted truck parking in nearby communities, potentially improving public safety and roadway efficiency. With adherence to applicable regulations and implementation of best management practices, the project is not expected to cause substantial adverse effects on human beings, either directly or indirectly. Therefore, the impacts will be less than significant.

ATTACHMENT: (MAP[S] OR PROJECT SITE PLAN[S])



Mitigation Monitoring Reporting Plan – PA-2400417, -361 (A) June 14, 2025

Impact	Mitigation Measure/ Condition	Type of Review		Agency for Monitoring and Reporting Compliance	Action Indicating Compliance or Review	Verification of Compliance or Annual Review of Conditions		
		Monitoring	Reporting			By	Date	Remarks
III. Air Quality	Construction and Operation – Exempt from Off-site Fee		X	San Joaquin Valley Air Pollution Control District	For each project phase, within 30 days of issuance of the first certificate of occupancy, if applicable, submit to the District a summary report of the construction start, and end dates, and the date of issuance of the first certificate of occupancy. Otherwise, submit to the District a summary report of the construction start and end dates within 30 days of the end of each phase of construction.			
III. Air Quality	Construction and Operation - Recordkeeping		X	San Joaquin Valley Air Pollution Control District	For each project phase, all records shall be maintained on site during construction and for a period of ten years following either the end of construction or the issuance of the first certificate of occupancy, whichever is later. Records shall be made available for District inspection upon request.			
III. Air Quality	Construction and Operational Dates		X	San Joaquin Valley Air Pollution Control District	Construction and Operational Dates- Maintaining all records of construction start and end dates, and the date of issuance of the first certificate of occupancy, if applicable.			
IV. Biological Resources	Participation in the SJMSCP	X		San Joaquin County Council of Governments	The developer shall apply to the San Joaquin Council of Governments (SICOG) for coverage under the San Joaquin County Multi-Species Open Space and Habitat Conservation Plan (SJMSCP). The project site shall be inspected by the SJMSCP biologist, who will recommend which incidental Take Minimization Measures set forth in the SJMSCP should be applied to the project and implemented. The project applicant shall pay the required SJMSCP fee, if any, and be responsible for the implementation of the specified incidental Take Minimization Measures.			

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Attachment E

Findings for General Plan Map Amendment and Zone Reclassification

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FINDINGS FOR GENERAL PLAN MAP AMENDMENT

PA-2400417

PERRY L HERRGESELL TR/ DILLION & MURPHY

1. The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public.
 - **The proposed amendment will contribute to public health, safety, and general welfare by reducing the amount of illegal truck parking in surrounding neighborhoods and supporting the efficient movement of goods across the region. Furthermore, the proposed amendment will provide a public benefit by enabling supportive industrial uses that complement surrounding agricultural activities, while maintaining the parcel's ability to continue agricultural uses.**

2. The proposed amendment is consistent with the General Plan goals, unless the goals themselves are proposed to be amended.
 - **This finding can be made because the location proposed for a General Plan Map Amendment to the A/I (Agriculture-Industrial) designation is consistent with the goals and locational criteria outlined in the General Plan. The subject parcel meets the outlined locational criteria, as it has access to a publicly maintained roadway, is in an area not designated as Prime Farmland, and is within 0.5 miles from the centerline of the nearest interchange for State Route 99. Additionally, the project site is located outside of the primary and secondary zones of the Delta.**

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 General Plan amendment maintains internal consistency with the San Joaquin County General Plan and is consistent with applicable adopted plans or will be made consistent through concurrent amendments.**

4. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
 - **In accordance with the California Environmental Quality Act, an Initial Study was created and posted for 30 days. The lead agency, San Joaquin County, determined that a Mitigated Negative Declaration was necessary based on the findings of the Initial Study.**

FINDINGS FOR ZONE RECLASSIFICATION

PA-2400417

PERRY L HERRGESELL TR/ DILLION & MURPHY

1. The proposed amendment is consistent with the General Plan and any applicable Master Plan.
 - **The proposed zone is Agriculture Industrial (AI), which is an implementing zone of the A/I land use designation. Therefore, if the proposal to amend the land use designation to A/I is approved, the proposed zone change to AI would be consistent with the General Plan. There are no Master Plans or Specific Plans affecting the subject parcel.**
2. The proposed amendment is necessary for public health, safety, and general welfare or will be of benefit to the public.
 - **The proposed Zone Reclassification will be a benefit to the public as it will expand development opportunities and allow for development of the underlying truck parking project. This project will increase the availability of truck parking facilities in San Joaquin County, which has been identified as an industry that is underserved. Additional truck parking facilities will benefit San Joaquin County by reducing illegal truck parking in surrounding neighborhoods and supporting the efficient movement of goods across the region.**
3. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
 - **In accordance with the California Environmental Quality Act, an Initial Study was created and posted for 30 days. The lead agency, San Joaquin County, determined that a Mitigated Negative Declaration was necessary based on the findings of the Initial Study.**
4. For a change to the Zoning Maps, 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 parcel meets the locational criteria to be reclassified to Agriculture Industrial (AI), in which the underlying project is permitted with an Administrative Use Permit. The proposed truck parking facility will only occur on a portion of the parcel; therefore, the remaining portion has the potential to continue agricultural uses. Additionally, the proposed use, can be used in conjunction with the surrounding agricultural uses and therefore will not be determinantal to the uses of the adjacent properties.**



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Attachment F

Findings for Administrative Use Permit

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FINDINGS FOR ADMINISTRATIVE USE PERMIT

PA-2400361

PERRY L HERRGESELL TR/ DILLON & MURPHY

1. 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.
 - **This finding can be made because the proposed truck parking (Use Type: Truck Services – Parking) is consistent with the General Plan designation of A/I (Agricultural Industrial) and the zoning designation of AI (Agricultural Industrial). The A/I designation allows for limited dry uses that complement both agricultural and industrial business, and the Truck Services – Parking is a compatible use type that may be conditionally permitted in the AI zone with an approved Administrative Use Permit. Therefore, the project is consistent with the General Plan and will meet the Development Title regulations for the approved use with the recommended Conditions of Approval. There are no Master Plans, Specific Plans, Special Purpose Plans, or other applicable plans adopted by San Joaquin County related to the subject property.**
2. 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.
 - **This finding can be made because adequate utilities, access roads, sanitation, drainage, and other necessary facilities are proposed or have been provided and the proposed improvements are properly related to existing and proposed streets and highways. The project site will be accessed by one driveway. The proposed maneuvering areas will be surfaced with asphalt concrete in conformance with San Joaquin County Ordinance. The project site will be served by an on-site well and wastewater treatment system. These private on-site utilities will not affect the public roadway. All stormwater drainage is to an existing retention pond. This will prevent stormwater from the project site from possibly flooding adjacent roadways.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the project parcel totals 13.93-acres which is of adequate size and shape to accommodate the proposed uses along with all yard requirements, building coverage, setbacks, parking areas and other requirements of the Development Title. The proposed parking areas will be surfaced with asphalt concrete in conformance with San Joaquin County Ordinance, and other improvements will comply with applicable Development Title regulations designed to ensure that the site improvements are adequate for the type and intensity of the development. The site is zoned AI (Agricultural Industrial) a zone that allows for truck parking with a conditionally approved Administrative Use Permit. The AI zone is applied to parcels that meet specific criteria and use regulations that allow for the intensity of the proposed development.**
4. 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.
 - **This finding can be made because the project has been conditioned to meet San Joaquin County Development Title regulations that protect public health, safety, and welfare and ensure that the project will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. All project development will meet**

required setbacks to prevent intrusion onto adjacent properties. The nearest residence is located approximately 100 feet to the east of the project site. To prevent noise levels from exceeding the standards specified in Development Title Table 9-404.040, which could potentially impact nearby residences, the proposed project is subject to the provisions of the San Joaquin County noise ordinance (Development Title Section 9-404.030) and will have to comply with noise level limitations. Conditions include a 20-foot-wide setback and a 6- to 8- foot -tall fence along the property line abutting the residential use. As a result, the proposed project is a compatible use that is not anticipated to adversely affect abutting properties or the neighborhood.

5. 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.
 - **This finding can be made because there are no potentially significant impacts from odor, dust, gas, noise, vibration, smoke, heat or glare that will require mitigation. Additionally, the project involves minor alterations in the condition of land, water, and vegetation. The development will be subject to the rules and regulations of the San Joaquin County Development Title, the Air Pollution Control District, and the State Water Quality Control Boards and is required to obtain permits for construction and operation of the development. Additionally, as noted above, the project will be subject to the noise standards contained in the Development Title. Therefore, the project will not create a nuisance.**
6. The site of the proposed use is adequately served by highways, streets, water, sewer, storm drainage, and other public facilities and services.
 - **This finding can be made because the project site is located on a public road and is approximately 0.39 miles from the North State Route 99 Frontage Road/ State Route 99 interchange to provide easy travel access to the project site. Adequate utilities, sanitation, and drainage will be provided with onsite services as is permitted.**
7. The proposed use complies with all applicable provisions of this Title.
 - **This finding can be made because the subject property is zoned AI (Agricultural Industrial) and the proposed use, Truck Services - Parking, is an allowed use with a conditionally approved Administrative Use Permit. The recommended Conditions of Approval will ensure that the project complies with all applicable provisions of the Development Title.**



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Attachment G **Conditions of Approval**

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CONDITIONS OF APPROVAL

PA-2400361

PERRY L HERGESELL TR/ DILLON & MURPHY

Administrative Use Permit No. PA-2400361 was approved by the Planning Commission on ... 2026. The effective date of approval is ... 2026. This approval will expire on, ...2029, 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/GRADING PERMIT". The Site Plan required as a part of the building/grading 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 CHECK LIST" 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 9-408.140)
 - b. **APPROVED USE:** This application is for the establishment of a truck parking facility for a maximum of 25 trucks with attached single trailers. The project includes the construction of a 400-square foot office, as shown on the site plan dated September 13, 2024. (Use Type: Truck Services – Parking and Repairs)
 - 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. **SURFACING:** Surfacing shall comply with the following:
 1. All permanent parking lots shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete. Bumper guards and/or wheel stops shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-406.060[i])
 - e. **VEHICLE PARKING:** Off-street parking shall be provided and comply with the following:
 1. A minimum of one permanent off-street vehicle parking spaces shall be provided. (Development Title Section 9-406.040)
 2. Each vehicle parking stall shall be an unobstructed rectangle, minimum 9 feet wide and 20 feet long. (Development Title Section 9-406.060)
 - f. **TRUCK PARKING:** The design of truck parking areas shall be as follows:
 1. Spaces shall be a minimum 25 feet in length and 12 feet in width and shall have minimum height clearance of 14 feet. (Development Title Section 9-406.080[g][1]) (Zoning Administrator's Determination)
 - g. **SETBACKS:** The following setback requirements apply and shall be shown on the Site Plan:
 1. A minimum 10-foot-wide setback shall be maintained along all interior lot lines. (Development Title Section 9-406.080[e][1])

2. A minimum 20-foot-wide setback shall be maintained along the front property line. (Development Title Section 9-406.080[e][1])
- h. **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 twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (20) feet wide. (Development Title Section 9-406.060[n][1])
- b. **SCREENING:** Screening shall be provided and comply with the following:
1. A 6- to 8- foot-tall fence for screening shall be installed along property lines where truck or trailer parking is located. (Development Title Section 9-406.080[e][2])
 2. 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-ways. This screening shall be between 6 and 8 feet in height. Items stored within 100 feet of a public street, or a Residential zone shall not be stacked higher than 2 feet above the adjacent screen. Exceptions can be approved by the Zoning Administrator. (Development Title Section 9-400.040[d][3][C][i])
 3. All exterior electrical cage enclosures and storage tanks shall be screened from view from adjacent public streets and Residential zones. (Development Title Section 9-400.040[d][3][C][ii])
- c. **LIGHTING:** Lighting shall be provided and comply with the following:
1. All off-street parking areas where the parking area is used at night shall be provided with exterior lighting. (Development Title Section 9-406.060[m])
 2. All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines 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][3])
 3. 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. (Development Title Section 9-406.060[m][2])
- b. **SIGNS:** Sign details shall be consistent with Chapter 9-408 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of 5 feet from existing and future right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility. (Development Title Section 9-408.070[p])
- c. **MITIGATION MONITORING AND REPORTING PROGRAM:** The project shall comply with all required mitigations included in the MMRP dated June 15, 2025.
1. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000. See memo dated February 24, 2026)
 - 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 [return radii for truck-trailer egress shall be designed to prevent encroachment onto opposing lanes of traffic] prior to issuance of the occupancy permit. (Development Title Section 9-607.040)

- c. If the applicant intends to utilize STAA trucks with this project approval, then applicant shall obtain from the Department of Public Works and Caltrans a STAA terminal and STAA route designations for the proposed facility. Contact the Transportation Engineering Division of the Department of Public Works (209-468-3707) for designation process.
- d. The Traffic Impact Mitigation Fee shall be required for 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)
- e. The Regional Transportation Impact Fee shall be required for 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)
- f. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-606)
- g. A copy of the Final Site Plan shall be submitted prior to release of building permit.
- h. 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 (209-468-9360):
 - 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.
- i. 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.
- j. 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
- k. 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.
- l. Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works prior to release of the building permit. Contact the SWRCB at 1-866-563-3107 for further information.
- m. Prior to release of the building permit all new construction and the substantial improvement of any structure or tanks in the area of special flood hazard shall be elevated or floodproofed in accordance with San Joaquin County Ordinance Code Section 9-703. Plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-953-7948)

2. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420. See memo dated October 9, 2025)

- a. Submit a Water Provision Declaration form to the Environmental Health Department for review.
- b. 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.

- c. A soil suitability and 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 submission of a General Plan Amendment or Zone Reclassification application (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 soil suitability and nitrate loading study (SU-2400149) prepared in August 2024 was reviewed and approved on September 12, 2024.

- d. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the Soil Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-605.010).
- e. The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to issuance of building permit(s). Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).
- 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)).
- g. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.

1. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)

2. Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)

3. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)

4. Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - A. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.

 - B. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.

5. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - A. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement

6. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - A. Risk Management Plan requirement for covered processes

3. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600. See memo dated October 14, 2025)
 - a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). A Certificate of Payment must be provided prior to issuance of any grading or building permits.

4. SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (Contact: [559] 230-6574. See memo dated October 14, 2025)
 - a. This project is subject to the rules and regulations of the San Joaquin Valley Air Pollution Control District. A release must be provided prior to issuance of any grading or building permits.



**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).

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NOTIFICATION & RESPONSES

(See Attachment E, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the **Stockton Record**: 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	

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ANALYSIS

Background

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

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

Text Amendments

In order to allow additional sites to apply for 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.

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RECOMMENDATION

It is recommended that the Planning Commission:

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

Attachments:

Attachment A – Environmental Review

Attachment B – Draft Ordinance

Attachment C – Findings for General Plan Text Amendment

Attachment D – Findings for Development Title Text Amendment

Attachment E – Agency Response Letters

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Attachment A

Environmental Review

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Community Development Department

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Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF EXEMPTION

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

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.*

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Attachment B **Draft Ordinance**

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

ORDINANCE NO.

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

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

Section 1. 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



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—COUNTY—
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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment C

Findings for General Plan Text Amendment

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General Plan Text Amendment Findings

1. The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public.
 - **The proposed Development Title Text Amendment would be a benefit to the public because it would allow additional opportunities for development of industrial uses with limited industrial waste and low water usage.**
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.**

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Attachment D

Findings for Development Title Text Amendment

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Development Title Text Amendment Findings

1. The proposed amendment is consistent with the General Plan and any applicable Master Plan.
 - **If the General Plan Text Amendment is approved to allow parcels smaller than 2 acres in size to be considered for redesignation to the Warehouse Industrial General Plan designation, then the proposed Development Title Text Amendment to do the same would be consistent. 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.**

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

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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

February 17, 2026

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

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

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

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



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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

March 13, 2026

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-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.



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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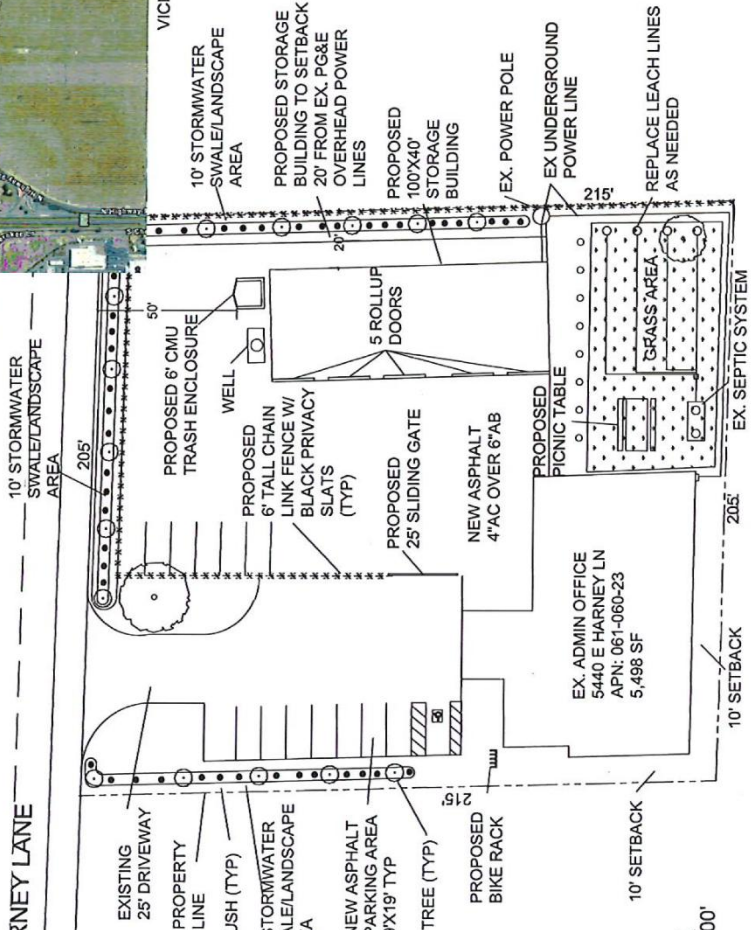
POWER SAFETY SERVICE, LLC - ZONING CHANGE

5440 E. HARNEY LANE
LODI, CA 95240



VICINITY MAP

NOTE:
1. SUBJECT PARCEL HAS FLAT TOPOGRAPHY



SITE PLAN
SCALE: 1" = 200'



PROJECT:	POWER SAFETY SERVICE, LLC - ZONING CHANGE
DATE:	12/11/2025
ENGINEER:	DEGO CEPEDA
DRAWN BY:	

POWER SAFETY SERVICE, LLC
1000 CALIFORNIA STREET
LODI, CA 95240

5440 EAST HARNEY LANE
LODI, CA 95240
ZONING CHANGE

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

REVISIONS	DATE	DESCRIPTION	INITIAL

PROPERTY INFORMATION
PROJECT: POWER SAFETY SERVICE, LLC - ZONING CHANGE
ADDRESS: 5440 EAST HARNEY LANE, LODI, CA
APN: 061-060-23
PROJECT AREA: 2.91 ACRES
PROJECT: POWER SAFETY SERVICE, LLC

PROJECT CONTACTS
COUNTY GOVERNMENT
SACRAMENTO COUNTY
SACRAMENTO COUNTY PLANNING DEPARTMENT
5440 E. HARNEY LANE, EXTENSION 6000
SACRAMENTO, CA 95821
OWNER: THE ROBERT S. BEASLEY FAMILY
MAILING ADDRESS: 1001 N. KETTLER LANE, OROVILLE, CA 95966
DANIEL BEASLEY@GMAIL.COM
PHONE: (530) 344-9181

SITE PLAN SHEET SP OF SHEETS

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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&'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.



S J C O G, 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 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-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.



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Attachment C Environmental Document

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

 County Clerk, County of San Joaquin

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

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

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

Project Location – County: San Joaquin County

Project Description: This project includes:

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

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

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

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

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

Exemption Reason:

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

Lead Agency Contact Person:

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

Signature: _____ Date: _____

Name: Gerry Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

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

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Attachment D

Findings for General Plan Map Amendment

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FINDINGS FOR GENERAL PLAN MAP AMENDMENT

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

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

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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Attachment F

Findings for Administrative Use Permit

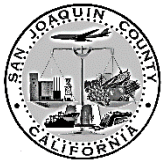
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FINDINGS FOR ADMINISTRATIVE USE PERMIT

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

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

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



SAN JOAQUIN
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Attachment G

Conditions of Approval

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CONDITIONS OF APPROVAL

PA-2500412

Robert D. Beadles Family Trust / Power Safety LLC

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

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

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

- a. **BUILDING PERMIT:** Submit an “APPLICATION – COMMERCIAL BUILDING PERMIT”. The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the SITE PLAN CHECKLIST” for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-884)
- b. **APPROVED USE:** This approval is for conversion of a farm services facility into a traffic control business. (Use Type(s): Retail Sales and Services – Business Services; Warehouse, Storage, and Distribution – Indoor; and Warehouse, Storage, and Distribution - Outdoor.) The project includes:
 - Conversion of an existing 5,498-square-foot farm services building to an office for administrative functions, and
 - Construction of a 4,000-square-foot building for minor repairs and equipment storage (light towers, arrow boards, cones, barricades, signage, and related equipment).
 - Outdoor storage of 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.