



SPECIAL LOCATION: San Joaquin County Administration Building
44 N. San Joaquin St., Board of Supervisors Chambers, Stockton, California

Thursday, April 16, 2026
SPECIAL TIME: 6 P.M.

SPECIAL HEARING INFORMATION:

The Board of Supervisors chambers will now be open to the public without restrictions. In addition, please note that public participation is still permitted remotely by email (pcrecords@sjgov.org) or by Microsoft Teams (via computer and/or phone) as explained on the Community Development Department website and public hearing notice. Please visit our Planning Commission page at <https://sjgov.link/planning-commission> for the most current information regarding public participation.

All votes during the teleconference will be conducted by roll call vote.

The following alternatives are available to members of the public to watch these hearings and provide comments to the Planning Commission before and during the meeting:

PARTICIPATE:

Use Microsoft Teams via computer or mobile device at:

<https://sjgov.link/planning-commission-hearing>

Or by calling (209) 645-4071, Conference ID: 847 406 772#

Note: You are able to use either your phone or computer to participate. Please make sure to mute your microphone upon logging in until the participation portion of the hearing is announced. Please note that the chat function of Microsoft Teams is not actively monitored and questions or comments made using this function will not be considered part of the official record.

WATCH:

Live stream the Planning Commission meetings at:

https://www.youtube.com/channel/UCw9ExATz2VnZjbntMMA_Anw

Note: Comments made on YouTube are not considered part of the official record and will not be shared with the Planning Commission.

LISTEN:

Members of the public may listen to the hearing by calling (209) 468-0750.

Note: Please mute phone after calling in. This number does not allow for public participation.

PUBLIC COMMENT:

Public Comments may be submitted by sending an email to pcrecords@sjgov.org. Written comments received by 3:00 pm on the day of the hearing will be provided to Planning Commissioners at the hearing and be part of the written record and written comments received between 3:00 pm and the end of the hearing will become part of the written record on the item. Emailed comments regarding a specific agenda item should include the application number in the subject line. **Comments made on YouTube are not considered part of the official record and will not be provided to the Planning Commission.** If you need disability-related modification or accommodation in order to participate in this meeting, please contact the Community Development Department at (209) 468-3121 at least 48 hours prior to the start of the meeting.

PUBLIC HEARING PROCEDURES

The following is a brief explanation of Planning Commission hearings. For hearings with large agendas, or if an item is particularly controversial, the time limits noted below may be applied by the Chair:

- Staff report and recommendation are presented.
 - Applicant may provide oral (limited to 20 minutes) or written testimony.
 - Other project proponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to pcrecords@sjgov.org.
 - Project opponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to pcrecords@sjgov.org.
 - Applicant may provide a rebuttal (limited to 10 minutes).
 - Time limits do not apply to responses to questions from Planning Commissioners or staff.
 - Chair will close the public hearing and bring the matter back to the Planning Commission for discussion and decision.
-
- **Flag Salute**
 - **Roll Call**
 - **Minutes From Hearing(s) of 08/15/2024 and 02/05/2026**
 - **Action on Requests for Continuances or Withdrawals (if needed)**
 - **Explanation of Hearing Procedures**
 - **The Public is welcome to address the Planning Commission on items of interest to the public that are NOT listed on the Agenda. Comments to the Commission are limited to a maximum of 5 minutes.**
 - **Action Item:**
 - **Non-Contested Agenda (Item No. 1 and 2):** Items calendared for non-contested agenda will be approved in one motion without a separate public hearing unless a member of the Planning Commission or the audience requests that the item be removed from the non-contested calendar and heard separately.

NON-CONTESTED 1. GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS FOR 2025. This is a review of the San Joaquin County General Plan and Housing Element Annual Progress Reports (APRs) for calendar year 2025. The purpose of the General Plan APR is to report on the status of each specific implementation program contained in the General Plan. The purpose of the Housing Element 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, as required by the California Department of Housing and Community Development.

NON-CONTESTED 2. GENERAL PLAN MAP AMENDMENT, ZONE RECLASSIFICATION AND ADMINISTRATIVE USE PERMIT NO. PA-2400361 AND PA-2400417 OF PERRY L HERRGESELL TR (C/O DILLON & MURPHY C/O JOE MURPHY) 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 AI (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.

The project site is on the east side of North Cherokee Lane, 1,185 feet south of Calimyrna Road, adjacent to Collierville. (Supervisorial District: 4)

Environmental Determination: A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.

3. **GENERAL PLAN AND DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2600004 OF SAN JOAQUIN COUNTY (C/O SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT)** 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 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. The project site is Countywide. (Supervisorial District: Countywide)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15061 (b)(3). A Notice of Exemption will be filed if the project is approved.

4. **GENERAL PLAN MAP AMENDMENT, ZONE RECLASSIFICATION, AND ADMINISTRATIVE USE PERMIT NO. PA-2500411 AND PA-2500412 OF ROBERT D. BEADLES FAMILY TRUST (C/O POWER SAFETY SERVICE LLC)** This project is comprised of 2 applications:

- General Plan Map Amendment/Zone Reclassification No. PA-2500411 to change the General Plan map designation and zoning of a 1.01-acre parcel from General Agriculture (A/G | AG-40) to Warehouse Industrial (I/W | I-W).
- Administrative Use Permit No. 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. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage. 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 application is being reviewed concurrently with a County-initiated General Plan & Development Title Text Amendment (PA-2600004).

The project site is on the south side of E. Harney Lane, 0.6 miles east of State Route 99, Lodi. (Supervisorial District: 4)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15061 (b)(3). A Notice of Exemption will be filed if the project is approved.

- **Other Business:**
- **Planning Commissioner's Comments**
- **Director's Report (Scheduling of Future Hearings – as needed)**
- **Adjournment**

Donald Ruhstaller, Chair

* * *

Jennifer Jolley, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the San Joaquin County Planning Commission at, or prior to, the public hearing. The appeal period for this agenda expires on April 27, 2026, at 5:00 p.m., and the appeal fee is \$1,027.30.