



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 Amendment/ Zone Reclassification & Administrative Use Permit No. 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. (APN/Address: 061-060-23 / 5440 E. Harney Ln, Lodi) (Supervisory District: 4)

Project Location – City: Lodi

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.

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

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))

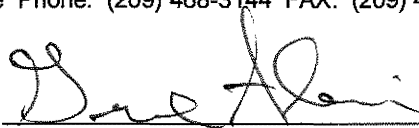
Exemption Reason:

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: _____

7/2/26

Name: _____

Gerardo Altamirano

Title: _____

Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

7/2/26