

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-2000007 (PP) & PA-2000094 (DA)

Lead Agency: San Joaquin County Community Development Department Contact Person: Giuseppe Sarfilippo
 Mailing Address: 1810 E. Hazelton Ave Phone: (209) 468-0227
 City: Stockton Zip: 95205 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Lockeford
 Cross Streets: East Locke Road, North State Route 88 Zip Code: 95237

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 23.61

Assessor's Parcel No.: 051-320-12 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 12 & 88 Waterways: Mokelumne River, Bear Creek

Airports: _____ Railways: _____ Schools: _____

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update | <input checked="" type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Dev. Agreement</u> |

Development Type:

- | | |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input checked="" type="checkbox"/> Industrial: Sq.ft. <u>371,918</u> Acres <u>23.61</u> Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Winery, restaurant/I-G (General Industrial)/I/G (General Industrial)

Project Description: *(please use a separate page if necessary)*

Please see attached project description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5S</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Cal Carnabis</u> |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 11/23/2020 Ending Date 12/22/2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Mike Smith Engineering</u>	Applicant: <u>NRC Equity Fund 1 (C/O Gary Spackman)</u>
Address: <u>P.O. Box 611</u>	Address: <u>12470 E Locke Road</u>
City/State/Zip: <u>Lodi/CA 95241</u>	City/State/Zip: <u>Lockeford/CA/95237</u>
Contact: <u>Mike Smith</u>	Phone: <u>(702) 235-5542/(847) 693-0471</u>
Phone: <u>(209) 334-2332</u>	

Signature of Lead Agency Representative:  Date: 11/23/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PA-2000007 (PP) and PA-2000094 (DA) Project Description:

This project is a Special Purpose Plan (SPP) and Development Agreement application for a Commercial Cannabis Business Park proposed pursuant to Title 9 of the San Joaquin County Municipal Code. If approved, the applicant will lease a portion of the existing property to future Commercial Cannabis Licensees, which cannot operate without a County and California State license pursuant to Title 4. The leasing of space for licensees is consistent with the SPP/Cannabis Business Park defined in Title 4. The applicant does not intend to obtain a Commercial Cannabis License itself. The Development Agreement serves to address any indirect expenses pertaining to the project. No potentially significant environmental impacts are anticipated.

The project site was previously approved for and currently has an existing winery, which will be scaled down, and an existing restaurant on-site which will remain in-use. The existing uses will be separated by a security fence from the proposed project. The proposed Cannabis Business Park would include cannabis cultivation, cannabis distribution, cannabis manufacturing, and cannabis non-storefront retail sales. The proposed project will be constructed in two (2) phases over five (5) years. Phase 1 includes the construction of four (4) 27,600 square foot greenhouse structures totaling of 110,610 square feet and one (1) 15,120 square foot nursery building. The project also proposes to utilize two (2) existing buildings for the proposed project. One building is an existing 19,872 square foot building where a 10,610 square foot portion will be utilized for processing & storage; a 4,366 square foot portion will be utilized for manufacturing; and a 1,215 square foot portion will be utilized for distribution. The remaining 3,681 square foot portion of will remain in use for existing winery operations. The second building is a 13,226 square foot building where a 1,432 square foot portion will be utilized as an employee breakroom with restrooms, a 977 square foot portion will be utilized for mobile delivery services off site, and a 5,138 square foot portion will be utilized for cold storage and drying. The remaining 5,679 square foot portion of this building will remain in use for existing winery operations. Phase 1 also includes the construction of a 367,180 square foot storm water retention pond. Phase 2 includes the construction of eight (8) 27,600 square foot greenhouse structures for a total of 220,800 square feet. Phase 2 also proposes the utilization of a 1,860 square foot office as a guard house. The project proposes a total of 371,918 square feet of building to be utilized for the Cannabis operation at full buildout. The project is proposing to operate twenty-four (24) hours per day, seven (7) days per week. (Use Types: Commercial Cannabis - Cultivation, Distribution, Manufacturing, and Non-storefront Retail Sales)