

INITIAL STUDY/MITIGATED 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: NRC Equity Fund 1

PROJECT TITLE/FILE NUMBER(S): PA-2000007(PP) & PA-200094 (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)

The project site is located on the south side of East Locke Road, 3,347 feet southwest of North State Route 88, Lockeford.

ASSESSORS PARCEL NO(S): 051-320-12

ACRES: 23.61 acres

GENERAL PLAN: I/G (General Industrial)

ZONING: I/G (General Industrial)

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):

A Commercial Cannabis Business Park for future licensees to operate cultivation, manufacturing, non-storefront retail sales, and distribution facility totaling approximately 371,918 square feet, a winery complex, and a restaurant.

SURROUNDING LAND USES:

NORTH: Residential/Agricultural with scattered residences/Mokelumne River (0.77 miles to the northwest)

SOUTH: Industrial/Agricultural with scattered residences/Bear Creek (0.86 miles to the southwest)

EAST: Industrial/Commercial/Residential/Agricultural with scattered residences (0.3 miles to the northeast)

WEST: Industrial/Agricultural with scattered residences (0.11 miles to the northwest)

REFERENCES AND SOURCES FOR DETERMINING ENVIRONMENTAL IMPACTS:

Original source materials and maps are 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 are specifically cited below include on-site visits by staff; staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application. (Traffic Impact Analysis prepared by KD Anderson and Associates, dated October 13, 2020, Biological Memorandum prepared by Analytical Environmental Services, dated July 2020, Soil Suitability Study prepared by Advanced Geo Environmental, dated September 19, 2019). Copies of these reports can be found by contacting the Planning Division of the Community Development Department at (209) 468-3121.

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):

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

Yes No

Agency name(s): Future tenants of the project will have to obtain a County Cannabis License from the County's Environmental Health Department and Annual State Licenses from the appropriate California Licensing entity: Bureau of Cannabis Control, Department of Food and Agriculture (CDFA) CalCanabis Division, or the Department of Public Health's Manufactured Cannabis Safety Branch.

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

Yes No

City:

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: Giuseppe Sanfilippo
 Associate Planner

11/23/2020
 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.

ISSUES:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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I. AESTHETICS.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 publically 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

The proposed project will have no reasonably foreseeable impact on aesthetic resources. The proposed subject parcel is located on the south side East Locke Road, within the urban Community of Lockeford, in unincorporated San Joaquin County. The on-site developments or improvements are setback 350 feet from East Locke Road in flat terrain. The project will utilize both existing and new structures (including greenhouses) for commercial cannabis cultivation, manufacturing, non-storefront retail, and distribution. The existing structures are similar in appearance to industrial structures in the vicinity, and the proposed structures will be required to meet all setback and height requirements outlined in Development Title Table 9-510.3. No outdoor cultivation is proposed with this application, nor permitted in San Joaquin County. Additionally, the project site is in an established urban community with no scenic vistas, and not located along a scenic route or roadway as defined in the 2035 General Plan.

No outdoor cultivation is proposed or permitted with this application. The facility will utilize enclosed structures for all cultivation; mixed-light cultivation is permitted. Any proposed lighting will be subject to the Development Title regulations regarding light and glare. Greenhouse walls are required to be non-opaque and a minimum of six (6) feet tall, however above that the walls and roof structure may be made of a translucent material approved by the Sheriff's Department. Pursuant to Development Title Section 9-1025.6(b), "no use shall cause glare above 1.0 foot-candles on an adjacent lot developed residentially, zoned for residential use, or shown as residential on the General Plan Map, or cause glare on a street or alley." Additionally, the project site will be required to install parking lot and security lighting pursuant to Development Title Section 9-1015.5(g). Lighting shall be designed to confine rays to the premises; no spillover beyond the property lines is permitted, and, as a result, the required lighting will not adversely affect day or nighttime views.

As a result, no impact on aesthetics is reasonably foreseeable with this application.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

This project is a Special Purpose Plan and Development Agreement application for a Commercial Cannabis Business Park. The proposed project will permit future tenants of the Park that obtain the required County and State licenses to operate operation cannabis cultivation, cannabis distribution, cannabis manufacturing, and cannabis non-storefront retail sales businesses. The proposed project will be developed in two (2) phases over five (5) years, with new greenhouse/nursery uses, some within two existing buildings, totaling 371,918 square feet at full buildout. Pursuant to Development Title Section 9-505.2, a Commercial Cannabis Business Park may be conditionally permitted in I-G (General Industrial) zone with a Special Purpose Plan application.

The project site does not include areas designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. The nearest agriculturally zoned and/or farmed properties are adjacent to the north of the project site approximately 900 feet away. All operations tied to the proposed project are indoors, and will not impact surrounding final farming operations. However, the proposed project will not affect the agricultural operations of parcels in the vicinity under a Williamson Act Contract. The nearest property under a Williamson Act contract is located approximately 820 feet to the northwest. As a result, no impacts on agriculture and forestry resources are anticipated with this project.

	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

The project is a Special Purpose Plan/Cannabis Business Park to allow future tenants with required County and State Licenses to operate a commercial cannabis cultivation and distribution facility. 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 SJVAPCD responded with comments on March 6, 2020. SJVAPCD reviewed the project, and determined that the project is not expected to exceed any of the District's significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of sulfur (SOx), 15 tons of per year of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). The District also stated that the proposed project is not subject to District Rule 9510 (Indirect Source Review), but is subject to District Rule 2201 (New and Modified Stationary Source Review Rule) and District Rule 2010 (Permit Required). The project may also be subject to various other district rules and regulations including: Regulation VII (Fugitive PM 10 Prohibitions), Rules 4102 (Nuisance), Rules 4601 (Architectural Coatings, and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). At the time of development, the applicant will be required to meet all applicable SJVAPCD rules and regulations.

The proposed project will be required to pave access driveways and parking areas in asphalt concrete or Portland cement concrete pursuant to Development Title Section 9-1015.5(e). The project does not include on-site store-front retail sales or other uses which would draw cannabis related customers to the site. As a result of the required surfacing, dust generated by the movement of vehicles on to and off of the property related to the project is expected to be less than significant.

Regarding odors, the applicant proposes to implement a Fogco Odor Control system for the greenhouse structures used in the cultivation operation. Supplemental information provided by the applicant as a part of the odor control plan states these systems will be mounted on the exhaust vents and expel an essential oil based mixture that neutralizes odor and is suspended and carried into the airflow, essentially encapsulating all airborne molecules. Additionally, the proposed project will be subject to the public safety requirements contained in Title 4 of the San Joaquin County Ordinance. Title 4 regulations require that commercial cannabis licensees each operate pursuant to an Odor Control Plan approved by the County's Environmental Health Department as part of their County licensing process. These plans will be filed with the Environmental Health Department as part of the commercial cannabis license applications that must be reviewed and approved prior to operation by each future tenant.

Cannabis cultivation distribution facilities can result in generation of mold because of the high degree of humidity and moisture required for the cultivation process. In addition to monitoring for mold, the new greenhouses and uses within the

existing buildings will include air filters and air circulation devices to reduce and eliminate the chances of mold occurring. Additionally, the development will be subject to all applicable building and fire codes. Therefore, no impacts are anticipated related to air quality.

IV. BIOLOGICAL RESOURCES.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

The Wildlife Natural Diversity Database does not list any rare, endangered, or threatened species or habitat located on or near the site for the proposed project. The proposed project includes the utilization of existing structures, and the construction of new greenhouse and nursery related structures. There will be a total of 371,918 square feet of new greenhouse structures and uses within the two existing buildings tied to this project at full buildout. A Biological Memorandum prepared by Analytical Environmental Services dated July 2020 states that no sensitive habitats occur on the project site. Additionally, the Memorandum states that the project site does not contain suitable habitat to support special-status plant and animal species. The Memorandum states that although no nesting migratory birds were identified in the vicinity of the project site during the survey, nesting migratory birds within 500-feet of the project site could be affected if vegetation removal or loud noise-producing activities associated with construction occur during the general nesting season (February 15 through September 15). The memo suggests that implementation of the following mitigation measures would reduce potential impacts to nesting migratory birds to less than significant:

- Should construction activities associated with the proposed project occur during the general nesting season (February 15 to September 15), a pre-construction nesting bird survey shall be conducted no more than 7 days prior to the start of ground disturbing activities. Areas within 500 feet of construction shall be surveyed

for active nests.

- Should an active nest be identified, an avoidance buffer shall be established by a qualified biologist based on the needs of the species identified. Avoidance buffers may vary in size depending on habitat characteristics, project-related activities, and disturbance levels.
- Avoidance buffers shall remain in place until the end of the general nesting season or upon determination by a qualified biologist that young have fledged or the nest has failed.
- Should work activity cease for seven (7) days or greater during the breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity.

The recommended mitigation measure (BIO MM-1) will also be incorporated into the project's Conditions of Approval and Mitigation Monitoring Plan (see attached) to ensure there are no impacts to migratory birds, to reduce potential impacts to a less than significant level.

The recommended mitigation measures will be incorporated into the project's Conditions of Approval to ensure there are no impacts to migratory birds, to reduce potential impacts to a less than significant level.

Additionally, the proposed project was referred to the California Department of Fish and Wildlife on January 31, 2020; no response was received.

The project site is approximately 0.86 miles northeast of Bear Creek, and approximately 0.77 miles southwest of the Mokelumne River. As a result, the proposed project is not anticipated to 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 or any 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. No wetlands are located on the project site. A referral was sent to the Central Valley Regional Water Quality Control Board on January 31, 2020; no response was received. As a result, the project is anticipated to have no impact on riparian habitat.

The proposed project site does not contain any existing oak trees, and, as a result, the project is not expected to interfere with local policies protecting biological resources including Native Oak Trees, Heritage Oak Trees, or Historical Trees. As a result, no impact to oak trees is 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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V. CULTURAL RESOURCES.

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) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) 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:

Considering the historically disturbed nature of the site and prior agricultural and industrial uses, there is no substantial evidence of a potentially significant adverse impact to historical, archaeological or cultural resource as contemplated in CEQA Guidelines section 15064.5. In the event human remains are encountered during any portion 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 manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains 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 Title 14, Division 6, Chapter 3, Article 5, Section 15064.5(e) of the California State Code of Regulations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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VI. ENERGY.

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:

The proposed project is a Special Purpose Plan/Cannabis Business Park to allow future tenants with required County and State Licenses to operate a commercial cannabis cultivation and distribution facility in two existing buildings and new greenhouse structures. The new greenhouse structures will have translucent roofs and will utilize solar energy for cultivation purposes. The applicant also plans to incorporate the use of solar panels to offset any energy needed for the operation of greenhouse equipment and exterior parking lot lighting as may be approved by the County. Therefore, the project proposes to use regulations from The California Energy Code (also titled The Energy Efficiency Standards for Residential and Non-Residential Buildings), which 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 the proposed project, and will be triggered at the time of building permit application, 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. Considering the re-use of existing buildings and the nature of greenhouse facilities, the project also will not conflict with or obstruct state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

The project will have to comply with the California Building Code (CBC) which includes provisions for soils reports for grading and foundations as well as design criteria for seismic loading and other geologic hazards based on fault and seismic hazard mapping. All recommendations from a soils report must be incorporated into the construction plans. Therefore, impacts to seismic-related (or other) landslide hazards will be less than significant.

The project will not result in substantial soil erosion or the loss of topsoil because the project includes the re-use and conversion of existing structures, and new development (greenhouses) are proposed within a portion of the parcel that is relatively flat. Any required improvements will be subject to grading and/or building permits. As a result, impacts to soil erosion or loss of topsoil will be less than significant.

The project site is generally flat terrain where landslides have not been an issue. A soils report will be required for grading and foundations and all recommendations from a soils report must be incorporated into the construction plans. Therefore, any risks resulting from being located on an unstable unit will be reduced to less than significant.

The project will be served by an onsite septic tank or alternative waste water disposal system for the disposal of waste water. The Environmental Health Department is requiring the submittal of a soil suitability/nitrate loading study to determine the appropriate system and design prior to issuance of building permit(s). The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test that meets absorption rates of the manual of septic tank practice or E.P.A. Design Manual for onsite wastewater treatment and disposal system is required. With these standards in place, only soils capable of adequately supporting the use of septic tanks will be approved for the septic system.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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VIII. GREENHOUSE GAS EMISSIONS.

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"/>
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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"/>
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Impact Discussion:

Given the project's re-use of existing buildings and the construction of new greenhouses that will rely on solar energy, rather than lamps for cannabis cultivation, the project will not generate greenhouse gas emissions that may have a significant impact on the environment or would conflict with an applicable plan, policy, or regulation adopted for purposes of reducing GHG emissions. Generally, the 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 direct GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable contribution to climate change depending on the amount of GHG emissions that would be generated. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would result in a cumulative contribution to global GHG emissions. Estimated GHG emissions although, as noted above, given the size and nature of the project such additional emissions are considered less than significant. 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 from the twenty-nine (29) employees anticipated to be on-site during a twenty-four (24) hour day and related deliveries (see Traffic Impact Analysis).

As noted previously, the proposed 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.¹¹ 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. The project is expected to meet BPS through the use of on-site renewable energy (e.g. solar photovoltaic systems), and potentially exceeding Title 24 energy efficiency standards through the use 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. The proposed project would not result in significant construction of GHG related emissions because the project will largely be re-using existing buildings and construction of new greenhouse structures. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change.

11 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
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IX. HAZARDS AND HAZARDOUS MATERIALS.

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 checked="" type="checkbox"/>	<input 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:

This project is a Special Purpose Plan and Development Agreement application for a Commercial Cannabis Business Park. The proposed operations by tenants of the Park will include cannabis cultivation, cannabis distribution, cannabis manufacturing, and cannabis non-storefront retail sales. The proposed project will be developed in two (2) phases over five (5) years, with existing and new buildings totaling 371,918 square feet at full buildout. Hazardous materials such as engine motor oil, antifreeze coolant, propane, nitrogen gas, and diesel fuel may be used and stored on site. The San Joaquin County Environmental Health Department (EHD) requires the owner/operator to report to the California Environmental Reporting System (CERS) before any hazardous materials/waste can be stored or used onsite. The existing regulatory framework for the transport and use of any hazardous materials will ensure any impact is less than significant.

The project site is not included on the California Department of Toxic Substances Control EnviroStor database map, compiled pursuant to Government Code 65962.5 and, therefore, will have no impact on the safety of the public or the environment.

This proposed project component allowing licensed tenants to cultivate cannabis will be regulated by Section 8307 of the CalCannabis Regulations which states:

- a) Licensees shall comply with all pesticide laws and regulations enforced by the Department of Pesticide Regulation.
- b) For all pesticides that are exempt from registration requirements, licensees shall comply with all pesticide laws and regulations enforced by the Department of Pesticide regulation and with the following pesticide application and storage protocols:
 - 1) Comply with all pesticide label directions;
 - 2) Store chemicals in a secure building or shed to prevent access by wildlife;
 - 3) Contain any chemical leaks and immediately clean up any spills;
 - 4) Apply the minimum amount of product necessary to control the target pest;
 - 5) Prevent offsite drift;
 - 6) Do not apply pesticides when pollinators are present;
 - 7) Do not allow drift to flowering plants attractive to pollinators;
 - 8) Do not spray directly to surface water or allow pesticide product to drift to surface water. Spray only when wind is blowing away from surface water bodies;
 - 9) Do not apply pesticides when they may reach surface water or groundwater; and
 - 10) Only use properly labeled pesticides. If no label is available consult the Department of Pesticide Regulation.

For commercial cannabis cultivation, any pesticide or herbicide use associated with its production is subject to the same rules and regulations as any other agricultural crop. Compliance with these State and local regulations is administered by the Agricultural Commissioner that is the local enforcement authority for the California Department of Food and Agriculture and the California Department of Pesticide Regulation. Compliance with these regulations will reduce any potential impact to a less-than-significant level.

The scope of the proposed project indicates that no additional emergency services will be required to provide for safe evacuation and adequate access to emergency equipment. The project site is accessed from East Locke Road by a thirty (30) foot driveway. Additionally, aisle ways between buildings will be a minimum of twenty-five (25) feet wide and paved in asphalt concrete to ensure adequate access for emergency response. As such, the project will not impair implementation of, or interfere with, County-adopted emergency response plans.

The proposed project will be subject to all applicable California Building Code requirements, including the installation of static water tanks for fire suppression water supply. Implementation of this safety standard will result in any impact to people or structures from wildland fires being less than significant.

	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

The proposed project's impact on hydrology and water is expected to be less than significant. The project will be served by an existing onsite well; and existing septic system. The existing services were constructed under permit, and construction of any new individual domestic water well will require permit and inspection by the Environmental Health Department. The sewage disposal system must comply with the onsite wastewater treatment systems standards of San Joaquin County. Therefore, the proposed project's impact on these resources will be less than significant.

The proposed project does not propose any substantial alteration to a drainage pattern, stream or river because the project site is at least 0.77 miles away from the nearest water way. All necessary drainage improvements onsite will be required as conditions of the construction of the project. The project will not result in substantial soil erosion because the site will be paved and landscaped subject to building code requirements.

Development Title Section 9-1135.2 requires all development projects to provide drainage facilities within and downstream

from the development project. Storm water runoff shall be retained in a retention basin. The Department of Public Works requires that drainage facilities be provided in accordance with the San Joaquin County Development Standards. The proposed project plans call for storm water to be retained on-site. The Department of Public Works will review the specific calculations for the proposed on-site retention basin that is proposed to contain up to 367,180 cubic feet of stormwater.

The applicant states that the manufacturing process includes the extraction of resin from cannabis biomass (fresh frozen or dried) while retaining high-purity of cannabinoids (THC, CBD, etc.) and aromatic oils (terpenes). The process involves the use of a closed-loop extraction system with various types of equipment including a low-temperature chiller, sleeved extraction columns, recirculating water heater, low-temperature freezer, vacuum pump and various molecular sieves to extract cannabinoids and oil. The closed loop process does not require any additional water other than the water that is initially used and recirculated as part of the recirculating water heater, for example, and therefore will not generate wastewater as a result of the manufacturing process.

With regards to the cultivation process, the applicant states a Delta T Custom Cannabis Irrigation Water Recovery System will be used to water the cannabis crop. The applicant states that the system will recover 90% to 100% of the water used in the irrigation of the crop. The applicant states that the pump for the on-site well has an annual capacity of approximately 31,536,000 gallons of water, while the cannabis operation is anticipated to use approximately 16,800,000 gallons of water annual. Therefore, impacts to ground water supplies are anticipated to be less than significant.

The proposed project site is not in a tsunami or seiche zone. The site is not located in any flood zone. Therefore, there is no risk of release of pollutants due to inundation.

	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 type="checkbox"/> | <input checked="" 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:

This project is a Special Purpose Plan and Development Agreement application for a Commercial Cannabis Business Park. The proposed project will permit future tenants of the Park that obtain the required County and State licenses to operate cannabis cultivation, cannabis distribution, cannabis manufacturing, and cannabis non-storefront retail sales businesses. The proposed project will be developed in two (2) phases over five (5) years, with new greenhouse/ nursery uses, some within two existing buildings, totaling 371,918 square feet at full buildout. Pursuant to Development Title Section 9-505.2, a Commercial Cannabis Business Park may be conditionally permitted in the I-G (General Industrial) zone with a Special Purpose Plan application. The uses are and not growth-inducing actions or are they in conflict with any existing or planned uses. The proposed project is also subject to a Development Agreement application, which must be approved by the San Joaquin County Board of Supervisors. The Special Purpose Plan and Development Agreement applications are being processed concurrently, and will be reviewed concurrently by the Planning Commission and ultimately, the Board of Supervisors.

The zoning and the General Plan land use designations for the project site will remain the same if the project is approved. Additionally, the proposed project will have a less than significant impact to surrounding parcels and will not create premature development pressure on surrounding agricultural lands to convert land from agricultural uses to non-agricultural uses. Therefore, this project is not a growth-inducing action.

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XII. MINERAL RESOURCES.

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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

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. 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. Although the proposed project is in an area designated MRZ-1, the project site is previously developed and is surrounded by existing urban development with no active mineral extraction. Therefore, the proposed project applications 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
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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 groundborne vibration or groundborne 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

The proposed project will not generate a substantial increase to ambient noise levels or excessive ground borne vibration and noise in the vicinity of the project site. The proposed project is a commercial cannabis cultivation, manufacturing, and distribution facility that will utilize both existing and new structures. The cultivation, manufacturing, and distribution activities will take place indoors; no outdoor cultivation is proposed or permitted with this application. No customers will be permitted on site, only deliveries for the project (and customers from continuing existing uses).

The structures are located on a 23.61-acre project site, and are located approximately 400 feet south of the nearest residence. Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. Development Title Section Table 9-1025.9 Part II states that the maximum sound level for stationary noise sources during the daytime is 70 dB and 65dB for nighttime. This applies to outdoor activity areas of the receiving use, or applies at the lot line if no activity area is known. Additionally, Development Title Section 9-1025.9(c)(3) states that noise from construction activities are exempt from noise standards provided the construction occurs 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.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XIV. POPULATION AND HOUSING.

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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Impact Discussion:

The proposed project is a Special Purpose Plan/Cannabis Business Park to allow future tenants with required County and State Licenses to operate a commercial cannabis cultivation and distribution facility. The proposed project will be developed in two (2) phases over five (5) years, with new greenhouse/nursery uses, some within two existing buildings, totaling 371,918 square feet at full buildout. The proposed project will not induce unplanned population growth, or displace existing people or housing. The project site's existing access is located off of East Locke Road, and the project proposes to utilize all on-site services for water, sewer, and stormwater retention. No housing will be impacted by this construction. As a result, no impact on population and housing is anticipated with this project.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XV. PUBLIC SERVICES.

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:

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:

The proposed project does not include a residential component nor is it anticipated that the proposed business will cause a significant population increase such that existing schools, parks and other public facilities would be negatively impacted. The project was referred to the San Joaquin County Sheriff Office, Mokelumne Fire District, and San Joaquin County Fire Prevention Bureau on January 31, 2020.

The San Joaquin County Fire Prevention Bureau submitted a response letter dated January 31, 2020, that stated the project will subject to the California Fire Code (CFC) and be required to provide flow and hydrants shall be for the project site, any required fire protection systems will be regulated by Chapter 9 of the CFC and Chapter 35 of the California Building Code (CBC) and California Electrical Code (CEC). Fire Apparatus Access Roads must be provided pursuant to CFC Section 503, portable fire extinguishers must be provided as required by CFC Section 906, Knox Box installed according to local fire department's instructions as required by CFC Section 506, a complete list of hazardous materials used or stored at the project site as required by CFC Section 5001.3.3.1, Operational Permits as may be required prior to occupancy, and a complete review at building permit submittal to ensure compliance with all applicable codes and ordinances.

As mentioned previously, the Mokelumne Fire District provides fire protection services within the Unincorporated Urban Community of Lockeford. The proposed project will be required to conform to all fire protection and prevention requirements. Additionally, the proposed project will only result in an incremental demand on fire services since the project will be required to meet all applicable building, fire, and planning codes. Based on these factors, impacts are anticipated to be less than significant.

The proposed project will be subject to San Joaquin County development requirements (Development Title, Title 9), and safety requirements (Public Safety Title, Title 4). The proposed Title 4 requirements were written with input from the San Joaquin County Sheriff Office, and include the following requirements:

- Applicants must submit a security plan to be reviewed and approved by the Sheriff Office. The plan must include the following details:
 - Premises authorized entry
 - Storage of cannabis and cannabis products
 - Security including alarm systems, 24-hour infrared security surveillance cameras, and secured camera data storage device
 - Perimeter lighting

- 24-hour security personnel
- Contingency for security during a power outage
- Minimum construction requirements for commercial cannabis facilities, including the following requirements:
 - All commercial cannabis activities must take place in a fully enclosed building with solid, hard, non-opaque walls.
 - In buildings used for mixed-light cultivation, the walls must be non-opaque up to six feet tall and above that the walls and roof must be made of a material approved by the Sheriff's Office.
- Requirements for criminal history background checks and background investigations for all owners of proposed commercial cannabis businesses.
- Requirements for identification of all employees of commercial cannabis businesses, including the following requirements:
 - Identification on a on a roster registered with the Sheriff's office
 - Employee identification badges to be worn at all times while on-site including name and picture

With these ordinance requirements in place, the proposed commercial cannabis facility is not expected to impact the performance objectives of the San Joaquin County Sheriff Office. An approved security plan in conformance with Title 4 must be approved by the San Joaquin County Sheriff's Office prior to approval of any Commercial Cannabis Licenses.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XVI. RECREATION.

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"/>
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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"/>
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Impact Discussion:

This project is a Special Purpose Plan/Cannabis Business Park to allow future tenants with required County and State Licenses to operate a commercial cannabis cultivation and distribution facility. The proposed project will be developed in two (2) phases over five (5) years, with new greenhouse/nursery uses, some within two existing buildings, totaling 371,918 square feet at full buildout. As discussed previously, the proposed project does not include a residential component nor is it anticipated that the proposed business will cause a significant population increase such that existing neighborhood or regional parks and other public facilities would be negatively impacted. Additionally, no new recreational facilities are proposed as part of this project, nor is it anticipated that the project will generate population growth which might require new or expanded recreational facilities. As a result, no impacts to recreation opportunities 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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XVII. TRANSPORTATION.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

This project is a Special Purpose Plan/Cannabis Business Park to allow future tenants with required County and State Licenses to operate a commercial cannabis cultivation and distribution facility. The proposed project will be developed in two (2) phases over five (5) years, with new greenhouse/nursery uses, some within two existing buildings, totaling 371,918 square feet at full buildout. The applicant proposes four shifts. The first shift will be seven (7) days a week, from the hours of 7:00 A.M. to 4:00 P.M. with twenty-four (24) employees. Ten (10) deliveries are anticipated for this shift. The second shift will occur from the hours of 9:00 A.M. to 5:00 P.M., Monday through Friday, with four (4) employees. The third shift will occur from the hours of 5:00 P.M. to 7:00 A.M., Monday through Friday, with one (1) employee. The fourth shift will occur from the hours of 5:00 P.M. to 7:00 A.M., Saturday and Sunday, with one (1) employee. No deliveries are proposed for the second, third, and fourth shift. Additionally, there will be one (1) security guard twenty-four (24) hours, seven (7) days a week. The guards will work shifts in twelve (12) hour increments.

The project was referred to the Department of Public Works and the California Department of Transportation on January 31, 2020; the Department of Public Works reviewed the project, and determined that a Traffic Impact Analysis was required for the project. Based on the Traffic Impact Analysis prepared by KD Anderson and Associates dated October 13, 2020, it was determined that this project will generate less than 110 automobile trips per day and, therefore, is considered a small project according to the Technical Advisory on Evaluating Transportation Impacts in CEQA, as published by the California Office of Planning and Research (OPR) in December 2018. According to this OPR guidance, a small project that generates or attracts "fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact" with regards to Vehicle Miles Traveled (VMT).

The project will utilize existing public roadways (East Locke Road) and existing driveways, which were constructed with applicable encroachment permits. Pursuant to Development Title Section 9-1015(h)(1), the proposed commercial cannabis facility must be served by a driveway no less than twenty (20) feet in width to comply with fire access requirements; additionally the driveway must be improved to, at minimum, utilize an all-weather surface, which meets the requirements for fire access. As a result, the proposed project will provide adequate emergency access.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

This project is a Special Purpose Plan/Cannabis Business Park to allow future tenants with required County and State Licenses to operate a commercial cannabis cultivation and distribution facility. The proposed project includes cannabis cultivation, cannabis distribution, cannabis manufacturing, and cannabis non-storefront retail sales. The proposed project will be developed in two (2) phases over five (5) years, with new greenhouse/nursery uses, some within two existing buildings, totaling 371,918 square feet at full buildout. The Community Development Department has provided notice to tribal representatives culturally and historically tied to the area, however a Consultation under AB 52 was not requested.

Considering the historically disturbed nature of the site and prior agricultural and industrial uses, there is no substantial evidence of a potentially significant adverse impact to historical, archaeological or cultural resources as contemplated in CEQA Guidelines section 15064.5. At the time development, if Human burials are found to be of Native American origin, the developer shall follow the procedures pursuant to Title 14, Division 6, Chapter 3, Article 5, Section 15064.5(e) of the California State Code of Regulations. If human remains are encountered, 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 finds. If Human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of Guidelines for California Environmental Quality Act.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XIX. UTILITIES AND SERVICE SYSTEMS.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Discussion:

This project is a Special Purpose Plan/Cannabis Business Park to allow future tenants with required County and State Licenses to operate a commercial cannabis cultivation and distribution facility. The proposed project includes cannabis cultivation, cannabis distribution, cannabis manufacturing, and cannabis non-storefront retail sales. The proposed project will be developed in two (2) phases over five (5) years, with new existing structures, totaling 371,918 square feet at full buildout. There are no public services available in this area for water, sewer, or storm water drainage. Existing parcels with Industrial zoning may use a well for water, a septic tank for sewer, and retain all drainage on-site. The project proposes to use the existing well for water, and existing septic systems for domestic waste. All stormwater runoff will be retained on site. The Department of Public Works will determine the necessary size of the stormwater pond and ensure that they comply with all applicable statutes and regulations.

The applicant states that the manufacturing process includes the extraction of resin from cannabis biomass (fresh frozen or dried) while retaining high-purity of cannabinoids (THC, CBD, etc.) and aromatic oils (terpenes). The process involves the use of a closed-loop extraction system with various equipment including a low-temperature chiller, sleeved extraction columns, recirculating water heater, low-temperature freezer, vacuum pump and various molecular sieves to extract cannabinoids and oil. The closed loop process does not require any additional water other than the water that is initially used and recirculated as part of the recirculating water heater. Therefore the project will not generate wastewater as a result of the manufacturing process.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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XX. WILDFIRE.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:

This project is a Special Purpose Plan/Cannabis Business Park to allow future tenants with required County and State Licenses to operate a commercial cannabis cultivation and distribution facility. The proposed project includes cannabis cultivation, cannabis distribution, cannabis manufacturing, and cannabis non-storefront retail sales. The proposed project will be developed in two (2) phases over five (5) years, with new greenhouse/nursery uses, some within two existing buildings, totaling 371,918 square feet at full buildout. The project site was previously approved for and currently has a winery, which will be scaled down, and restaurant on-site which will remain in-use, and will be separated by security fence from the proposed cannabis use. Pursuant to the San Joaquin Fire Severity Zone map, the project site is not located in or near a moderate, high, or very high fire zone designation. Therefore, the proposed project will have no impact on wildfire hazard.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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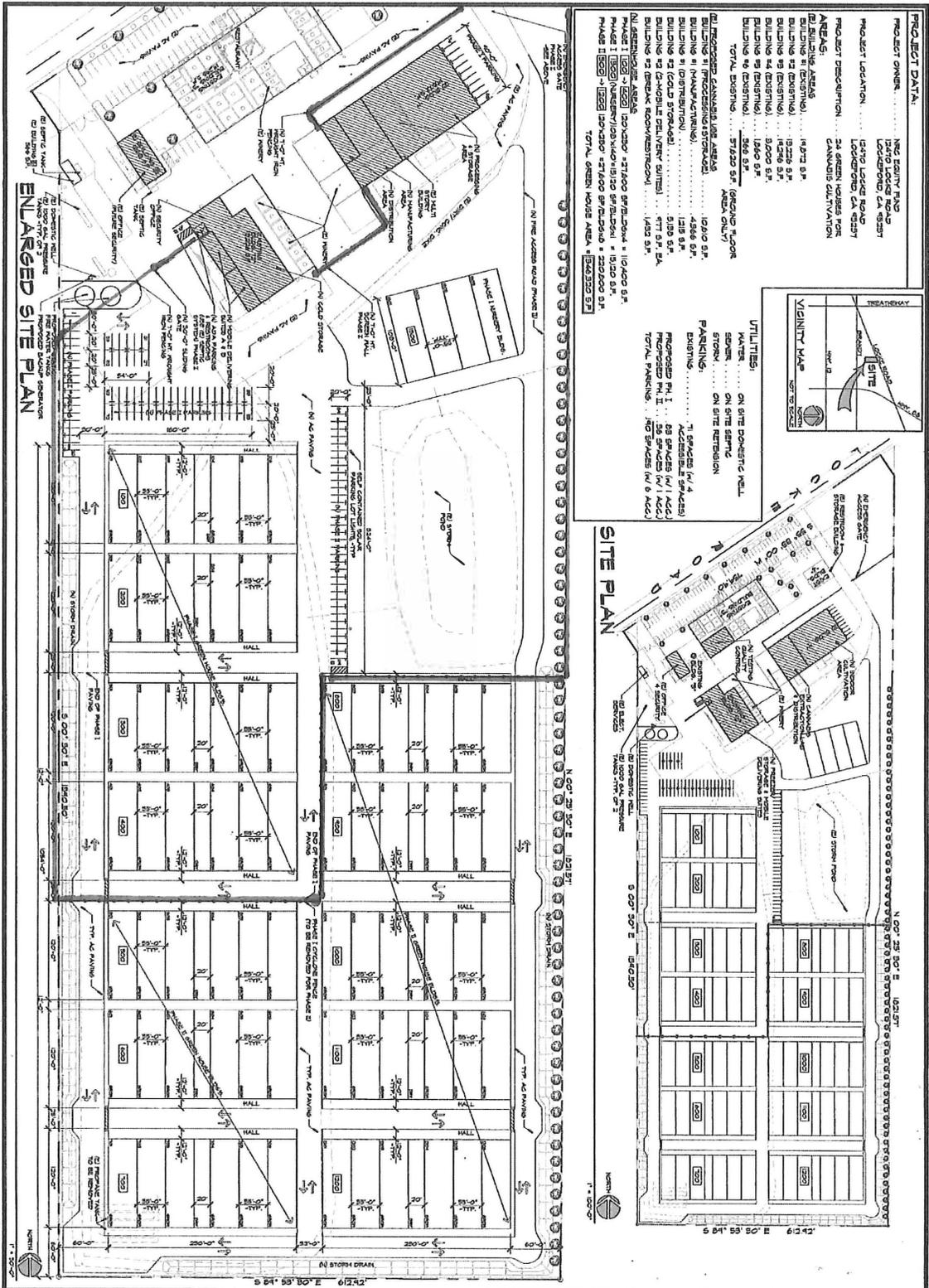
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Impact Discussion:

The proposed project does not have the potential to degrade the environment or eliminate a plant or animal community. The project would not result in significant cumulative impacts or cause substantial adverse effects on human beings, either directly or indirectly.

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



PAGE 1

PROJECT DATA

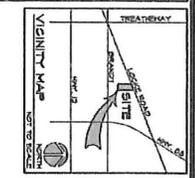
PROJECT OWNER: **NEO ENERGY FARM**
 PROJECT LOCATION: **12410 LOCKE ROAD, LOCKEFORD, CA 95327**
 PROJECT DESCRIPTION: **24 GREEN HOUSES FOR CANNABIS CULTIVATION**

AREAS:
 BUILDING #1 (EXISTING): 14,972 S.F.
 BUILDING #2 (EXISTING): 12,226 S.F.
 BUILDING #3 (EXISTING): 9,792 S.F.
 BUILDING #4 (EXISTING): 12,600 S.F.
 BUILDING #5 (EXISTING): 586 S.F.
 TOTAL EXISTING: 57,166 S.F.

NEW PROPOSED GREEN HOUSE AREAS:
 BUILDING #1 (PROPOSED GREENHOUSE): 10,910 S.F.
 BUILDING #1 (MANUFACTURING): 4,566 S.F.
 BUILDING #1 (DISTRIBUTION): 1,215 S.F.
 BUILDING #2 (COLD STORAGE): 5,125 S.F.
 BUILDING #2 (COLD STORAGE): 477 S.F. S.F.
 BUILDING #2 (BREAK ROOM/RECEPTION): 1,453 S.F.
 BUILDING #3 (COLD STORAGE): 3,110 S.F. S.F.
 BUILDING #3 (COLD STORAGE): 10,400 S.F.
 BUILDING #3 (COLD STORAGE): 1,500 S.F.
 BUILDING #3 (COLD STORAGE): 220,000 S.F.
 TOTAL GREEN HOUSE AREA: **124,350 S.F.**

UTILITIES:
 WATER: ON SITE POWERED WELL
 SEWER: ON SITE SEWER
 GAS: ON SITE DISTRIBUTION

PARKING:
 PROPOSED PH. I: 68 SPACES (414 ACCESSIBLE SPACES)
 PROPOSED PH. II: 35 SPACES (111 ACCESSIBLE SPACES)
 TOTAL PARKING: 103 SPACES (525 ACCESSIBLE SPACES)



SITE PLAN

		<p>PROJECT: PROPOSED SITE APPROVAL FOR: CANNABIS GREEN HOUSES PROJECT LOCATION: 12410 LOCKE ROAD LOCKEFORD, CA 95327</p>	<p>TITLE: COVER SHEET PROJECT DATA SITE PLAN</p>	<p>MIKE SMITH ENGINEERING, INC. 4 NORTH MAIN STREET 1601, CALIFORNIA 95340 PHONE (209) 334-2332</p>	<p>DATE: _____ SCALE: _____ SHEET NO.: _____</p>
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Lockeford Cannabis Special Purpose Plan application PA-2000007/Development Agreement Application PA-2000094
Mitigation Monitoring Plan

Potential Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation	Responsible Agency
3.4 Biological Resources -Migratory Birds	PS	<ul style="list-style-type: none"> • Should construction activities associated with the proposed project occur during the general nesting season (February 15 to September 15), a pre-construction nesting bird survey shall be conducted no more than 7 days prior to the start of ground disturbing activities. Areas within 500 feet of construction shall be surveyed for active nests. • Should an active nest be identified, an avoidance buffer shall be established by a qualified biologist based on the needs of the species identified. Avoidance buffers may vary in size depending on habitat characteristics, project-related activities, and disturbance levels. • Avoidance buffers shall remain in place until the end of the general nesting season or upon determination by a qualified biologist that young have fledged or the nest has failed. • Should work activity cease for seven (7) days or greater during the breeding season, surveys shall be repeated to ensure birds have not established nests during inactivity. 	LS	<p><u>The Community Development Department:</u> The applicant must submit pre-construction survey to the San Joaquin County Community Development Department demonstrating compliance with these mitigation measures prior to issuance of a building permit.</p>

