

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

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

Lead Agency: San Joaquin County Community Development Department

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Project Location: Lockeford, San Joaquin County

City

County

Project Description (Proposed actions, location, and/or consequences).

Special Purpose Plan 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 2 phases over 5 years. Phase 1 includes the construction of four 27,600-square-foot greenhouse structures totaling of 110,610 square-feet and one 15,120-square-foot nursery building. The project also proposes to utilize 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 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 24 hours per day, 7 days per week. (Use Types: Commercial Cannabis - Cultivation, Distribution, Manufacturing, and Non-storefront Retail Sales)

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known.

Provide a list of the responsible or trustee agencies for the project.

San Joaquin Valley Air Pollution Control District

Mokelumne Fire District

San Joaquin County Sheriff's Office

CalCannabis

