



MITIGATED NEGATIVE DECLARATION

TO: Office of Planning & Research
 P. O. Box 3044
 Sacramento, California 95812-3044

FROM: San Joaquin County
 Community Development Department
 1810 East Hazelton Avenue
 Stockton, California 95205

County Clerk, County of San Joaquin

PROJECT TITLE: Special Purpose Plan No. PA-2000007 (PP) and
 Development Agreement No. PA-2000094 (DA)

PROJECT LOCATION: The project site is located on the south side of E. Locke Rd., 3,347 feet southwest of N. State Route 88, Lockeford, San Joaquin County. (APN/Address: 051-320-12/12470 E. Locke Rd., Lockeford) (Supervisory District: 4)

PROJECT DESCRIPTION: 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)

The Property is zoned I-G (General Industrial) and the General Plan designation is I/G (General Industrial).

PROPONENT: NRC Equity Fund 1

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: November 23, 2020

Contact Person:

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