



NOTICE OF DETERMINATION

TO: Office of Planning & Research
 P. O. Box 3044, Room 212
 Sacramento, California 95812-3044

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

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2020110418

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: This project is a Commercial Cannabis Development Agreement and Special Purpose Plan to develop a Cannabis Business Park permitting cultivation, distribution, manufacturing, and non-storefront retail sales (delivery only) of commercial cannabis by tenant operators. The project will be built out in 2 phases over 5 years as follows:

Phase 1:

- Construction of four 27,600-square-foot greenhouse structures totaling of 110,610 square-feet.
- Construction of one 15,120-square-foot nursery building.
- Utilization of 2 existing buildings for the proposed project.
- The first building is a 19,872-square-foot building where a 10,610-square-foot portion will be utilized for processing and 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 continue to be used 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 continue to be used for existing winery operations.

Phase 2:

- Construction of eight 27,600-square-foot greenhouse structures for a total of 220,800 square-feet.
- Utilization of an existing 1,860-square-foot office as a guard house.

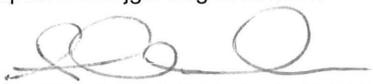
The Property is zoned I-G (General Industrial) and the General Plan designation is I/G (General Industrial).

PROPONENT: NRC Equity Fund 1

This is to advise that the San Joaquin County Board of Supervisors has approved the above described project on July 13, 2021, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:  _____ Date: 7/15/21 _____

Name: Allen Asio

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____