



**NOTICE OF EXEMPTION**

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

**Project Title:** Special Purpose Plan No. PA-2000070 & Development Agreement No. PA-2000142

**Project Location - Specific:** The project site is located on the west side of N. Report Ave., between E. John St. and Francis St., Stockton. (APN/Address: 143-170-21 / 1555 N. Report Ave., Stockton) (Supervisory District: 2)

**Project Location – City:** Stockton

**Project Location – County:** San Joaquin County

**Project Description:** Commercial Cannabis Development Agreement and Special Purpose Plan to develop a Cannabis Business Park permitting Commercial Cannabis cultivation, distribution, laboratory testing, manufacturing, and non-storefront retail sales (delivery only), or any combination of commercial cannabis uses by licensed tenant operators. The project proposes utilizing an existing 12,880-square-foot building and existing infrastructure. Access to the site is from N. Report Ave. (Use Types: Commercial Cannabis-Cultivation; Commercial Cannabis-Distribution; Commercial Cannabis-Manufacturing; Commercial Cannabis-Laboratory Testing; and, Commercial Cannabis-Retail Sales)

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

**Project Proponent(s):** Morada Land Company / Drivon Consulting

**Name of Public Agency Approving Project:** San Joaquin County Board of Supervisors

**Name of Person or Agency Carrying Out Project:** Giuseppe Sanfilippo, Associate Planner  
San Joaquin County Community Development Department

**Exemption Status:**  
General Exemptions. Section 15061(b)(3)

**Exemption Reason:**  
Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." There is no possibility that this project may have a significant effect on the environment and, therefore, the project is not subject to CEQA.

**Lead Agency Contact Person:**  
Giuseppe Sanfilippo Phone: (209) 468-0227 FAX: (209) 468-3163 Email: gsanfilippo@sjgov.org

Signature: Dom B Date: 7-20-21

Name: Domenique Martorella Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_