



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Corinne King, Deputy Director of Planning

Tim Burns, Code Enforcement Chief

Jay Clayton, Interim Building Official

MITIGATED NEGATIVE DECLARATION

TO:	<input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/> County Clerk, County of San Joaquin		

PROJECT TITLE: Use Permit No. PA-2100126 and Commercial Cannabis Development Agreement No. PA-2200232

PROJECT LOCATION: The project site is located on the west side of S. Bird Rd., 2,631 feet south of W. Lovely Rd., Tracy., San Joaquin County. (APN/Address: 250-100-06 / 24707 S. Bird Road, Tracy) (Supervisory District: 5)

PROJECT DESCRIPTION: Use Permit No. PA-2100126 and Commercial Cannabis Development Agreement No. PA-2200232 for commercial cannabis cultivation from the County of San Joaquin Community Development Department (Proposed Project). The Proposed Project is located at 24707 S. Bird Road in Tracy, CA, on a 3-acre parcel in San Joaquin County (County) (APN: 250-100-06) (Project Site). The Proposed Project would be constructed in 2 phases over 3 years.

Phase 1 includes the construction of a 10,368-square-foot building containing 3 greenhouses for cannabis cultivation and conversion of an existing 2,280-square-foot building for office/security purposes. An existing 1,440-square-foot structure would be used for storage of administration document. In addition, a stormwater retention basin and 2 wastewater tanks to collect excess water generated from greenhouse production would be constructed, and a 50kw emergency back-up diesel generator would be utilized. A base rock access road would be constructed throughout the Project Site to allow access to the greenhouses and provide emergency access to all buildings. Security fencing that is surrounding the property is planned that will meet the requirements of both the sheriff's security requirements and the title fence regulations.

Phase 2 includes the construction of a 13,824-square-foot building containing 4 greenhouses and a 5,760-square-foot building containing 1 greenhouse for cannabis cultivation and the utilization of an existing 5,000-square-foot agricultural building for tractor/equipment storage. The total disturbed area would be 2.16 acres.

The project would be served by a private septic system, 2 existing on-site wells (agricultural and domestic) and include exterior downcast safety lighting. The agricultural well would serve the greenhouses, while the domestic well would serve the security office. Access to the site is off of South Bird Road via a secured automatic gate. The project would include a security system with 24-hour monitoring and a licensed and armed security guard present on site at all times.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROPONENT: Darren Mangrum

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: December 9, 2022

Contact Person:

Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org