



**APPLICATION REFERRAL:  
Public Hearing**

**Commercial cannabis project.**

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2100126 (UP)  
PA-2200232 (DA)**

**PROPERTY OWNER:** Darren Mangrum  
24707 S. Bird Rd.  
Tracy, CA 95304

**APPLICANT:** Same

**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).

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

**ENVIRONMENTAL DETERMINATION:** 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](http://www.sjgov.org/commdev) under Active Planning Applications.

**APPLICATION REVIEW:** Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than January 6, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.



**NOTE TO SURROUNDING PROPERTY OWNERS:** This project will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

**NOTE TO REVIEW AGENCIES:** In order to be notified of the San Joaquin County Planning Commission hearing date for these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)

**AGENCY REFERRALS MAILED ON:** December 9, 2022

- TO:**
- |                                     |   |                                    |
|-------------------------------------|---|------------------------------------|
| SJC Board of Supervisors            | Banta Elementary School District        | AT&T                               |
| SJC Agricultural Commissioner       | Tracy Unified School District           | PG&E                               |
| SJC Assessor                        | Tracy Rural Fire District               | Delta Keeper                       |
| SJC Building Division               | Air Pollution Control District          | Farm Bureau                        |
| SJC Code Enforcement                | San Joaquin Council of Governments      | Buena Vista Rancheria              |
| SJC County Administrator's Office   | CA Regional Water Quality Control Board | California Tribal TANF Partnership |
| SJC County Counsel                  | CA Fish & Wildlife Region: 3            | California Valley Miwok Tribe      |
| SJC Environmental Health            | CA Food & Agriculture                   | North Valley Yokuts Tribe          |
| SJC Fire Prevention Bureau          | CA Native American Heritage Commission  | United Auburn Indian Community     |
| SJC Mosquito Abatement              | Delta Commission                        | Haley Flying Service               |
| SJC Public Works                    | Banta-Carbona Irrigation District       | Precissi Flying Service            |
| SJC Sheriff Communications Director | Federal Emergency Management Agency     | Sierra Club                        |
| City of Tracy                       | US Fish & Wildlife                      |                                    |