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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: Use Permit 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: A Use Permit application 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 near Tracy, Ca, on a three-acre parcel in San Joaquin County (County) (APN: 250-100-06) (Project Site). The Proposed Project would be constructed in two phases over three years. Phase one includes the construction of a 10,368-sf building (Building A) containing three greenhouses for cannabis cultivation and conversion of an existing 2,280-sf building (Building D) for office/security purposes. Conversion of Building D would include general construction to meet ADA requirements as well as adding doors for security. An existing 1,440-sf structure would be used for storage of administration documents (Building F). In addition, a stormwater retention basin and two wastewater tanks (to collect excess water generated from greenhouse production) would be constructed, 12 concrete parking stalls would be constructed (7 east of Building A, 2 north of Building E, and 3 north of Building D, one of which is ADA-compliant), 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 two includes the construction of a 13,824-sf building (Building C) containing four greenhouses and a 5,760-sf building (Building B) containing one greenhouse for cannabis cultivation, the utilization of an existing 5,000-sf agricultural building (Building E) for tractor/equipment storage, and the construction of four additional concrete parking stalls west of Building C. Existing structures situated on the proposed location for Building B will be demolished. The total disturbed area would be 2.16 acres.

The project would be served by a private septic system, two existing on-site wells (agricultural and domestic), natural onsite stormwater drainage, and include exterior downcast safety lighting. The agricultural well would serve the greenhouses, while the domestic well would serve the security office (Building D). 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.

Construction activities would not require vegetation removal and would occur in an area that historically was an orchard. It is anticipated that up to 10 construction personnel will be on site throughout construction and that one monthly truck delivery would occur to deliver building materials to the site. Construction activities will require the use of a mini excavator, backhoe, roller, and similar equipment for activities requiring earth movement and site preparation. Interior finishing and refurbishment can be completed

largely with hand tools. Total construction duration will be 36 months with approximately 2 vehicle trips per week for material deliveries.

Operation of the Proposed Project would include cultivation of young plants, juvenile plants, and adult plants. As part of cultivation activities, propagation and testing of stock would occur. Drying, trimming, and curing would occur on-site. Greenhouse lighting would be achieved through use of natural light, supplemented with LED lighting as needed using existing PG&E power supply on site. Greenhouses will be ventilated using fans and vents with activated charcoal air scrubbers. Green waste will be chipped and used for composting on-site, and solid waste will be hauled to a proper disposal facility. Energy consumption, water consumption, and waste production would be minimized through automated, sensor based systems such as automated lighting that would automatically turn off when sufficient natural light is available and automated irrigation systems. Irrigation would occur within a closed loop system where water runoff from irrigation would be collected and reused. The Proposed Project would employ up to three staff members and one security guard. Hours of operation will be Monday through Sunday, 8 a.m. to 5 p.m.

The County's issuance of the use permit triggers the need for compliance with the California Environmental Quality Act (CEQA). Therefore, the County has requested CEQA compliance in association with approval of the use permit. The Proposed Project would be in compliance with cannabis operational requirements, including County cultivation requirements and Department of Cannabis Control requirements.

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.

This is a Notice of Intent to adopt a Negative Declaration for this project as described. San Joaquin County has determined through the Initial Study that there is no substantial evidence that the project may have a significant effect on the environment. The Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: July 7, 2023

Contact Person:

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