



**Jennifer Jolley**, Director

**Eric Merlo**, Assistant Director

**Tim Burns**, Code Enforcement Chief

**Corinne King**, Deputy Director of Planning

**Jeff Niemeyer**, Deputy Director of Building Inspection

**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: 2022120200

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

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

**PROJECT DESCRIPTION:** This project is a Use Permit and Commercial Cannabis Development Agreement for a Commercial Cannabis cultivation facility to be completed in 2 phases over 5 years. (Use Type: Commercial Cannabis – Cultivation)

Phase 1:

- Construct three 3,456-square-foot greenhouses
- Convert an existing 2,280-square-foot residence to an office and security station
- Convert an existing 1,440-square-foot ADU to storage for documents
- Install 2 wastewater tanks for used production water
- Install a 50kw emergency backup generator
- Install perimeter security fencing

Phase 2:

- Construct four 3,456-square-foot greenhouses
- Construct one 5,760-square-foot greenhouse
- Utilize an existing 5,000-square-foot agricultural building for equipment and supply storage

The applicant has requested a surfacing modification for the onsite maneuvering areas to substitute gravel for asphalt concrete or Portland cement concrete.

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

**PROPONENT:** Darren Mangrum / Darren Mangrum

This is to advise that the San Joaquin County Board of Supervisors has approved the above described project on June 4, 2024, 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: 6/6/24 \_\_\_\_\_  
Name: Lorraine Gonzalez Title: Deputy County Clerk

Signed by Lead Agency

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