

Form A

Notice of Completion & Environmental Document Transmittal

SCH # \_\_\_\_\_

Mail to: State Clearinghouse, PO Box 3044, Sacramento, CA 95812-3044 916/445-0613

Project Title: PA-2200075 Commercial Cannabis Cultivation and Processing

Lead Agency: San Joaquin County - Community Development Contact Person: Alisa Goulart
Street Address: 1810 E. Hazelton Avenue Phone: 209-468-0222
City: Stockton Zip: 95205 County: San Joaquin

Project Location:

County: San Joaquin City/Nearest Community: Stockton, CA
Cross Streets: E. Main St., E. Copperopolis Rd., State Route 26 Zip Code: 95215 Total Acres: 8.0
Assessor's Parcel No. 101-260-29, -31 (portion);-30 Section: 85 Twp. Range: Base:
Within 2 Miles: State Hwy #: State Route 26 Waterways: Mormon Slough; Stockton Diverting Canal
Airports: Railways: Schools:

Document Type:

CEQA: [ ] NOP [ ] Supplement/Subsequent EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons (Prior SCH No.) [ ] EA [ ] Final Document
[ ] Neg Dec [x] Other Mitigated Negative Declaratic [ ] Draft EIS [ ] Other
[ ] Draft EIR [ ] FONSI

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [x] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other

Development Type:

[ ] Residential: Units Acres
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational
[ ] Recreational
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type Watts
[ ] Waste Treatment: Type
[ ] Hazardous Waste: Type
[x] Other: Agricultural 54,200 sq.ft. 4.75 acres 4 employees

Funding (approx.): Federal \$ State \$ Total \$

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Flood Plain/Flooding [ ] Schools/Universities [x] Water Quality
[x] Agricultural Land [ ] Forest Land/Fire Hazard [x] Septic Systems [x] Water Supply/Groundwater
[x] Air Quality [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Archeological/Historical [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Wildlife
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Growth Inducing
[ ] Drainage/Absorption [ ] Population/Housing Balance [x] Toxic/Hazardous [x] Landuse
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Cumulative Effects
[ ] Fiscal [ ] Recreation/Parks [ ] Vegetation [ ] Other

Present Land Use/Zoning/General Plan Designation:

Agriculture/Residential / AG-40 / A/G

Project Description:

See attached project description.

**Reviewing Agencies Checklist**

Form A, continued

**KEY**  
**S** = Document sent by lead agency  
**X** = Document sent by SCH  
 ✓ = Suggested distribution

**Resources Agency**

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation Board
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

**Business, Transportation & Housing**

- Aeronautics
- California Highway Patrol
- CALTRANS District # \_\_\_\_\_
- Department of Transportation Planning (headquarters)
- Housing & Community Development

**Food & Agriculture**

**Health & Welfare**

- Health Services \_\_\_\_\_

**State & Consumer Services**

- General Services
- OLA (Schools)

**Environmental Protection Agency**

- Air Resources Board
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # \_\_\_\_\_ ( \_\_\_\_\_ )

**Youth & Adult Corrections**

- Corrections

**Independent Commissions & Offices**

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

Other \_\_\_\_\_

**Public Review Period** (to be filled in by lead agency)

Starting Date 09/22/2023

Ending Date 10/23/2023

Signature *Celisa Gonzalez*

Date September 21, 2023

**Lead Agency** (Complete if applicable):

Consulting Firm: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Contact: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_\_

**For SCH Use Only:**

Date Received at SCH \_\_\_\_\_

Date Review Starts \_\_\_\_\_

Date to Agencies \_\_\_\_\_

Date to SCH \_\_\_\_\_

**Clearance Date** \_\_\_\_\_

Notes:

**Applicant:** Justin Garcia

Address: 1231 WEST ROBINHOOD DR SUITE C5

City/State/Zip: STOCKTON, CA 95207

Phone: (415 ) 254-1975

## **PROJECT DESCRIPTION**

### **PA-2200075**

The project site is located at 407 North Alpine Road, approximately three miles east of the City of Stockton in unincorporated San Joaquin County. The approximately 4.74-acre project is located on Assessor's Parcel Numbers 101-260-29, 101-260-30 (partial), and 101-260-31 (partial).

The project proposes a commercial cannabis cultivation and processing facility within an existing agricultural area. All activities, cultivation and processing, will take place inside enclosed structures as required by San Joaquin County regulations. The project involves the construction of four (4) greenhouses totaling approximately 40,896 SF, four (4) storage containers totaling 12,960 SF for storage, 35 storage containers totaling 95,200 square feet to surround the site perimeter, a 360-SF office, approximately 30,161-SF of all-weather road, an electronically gated 25-foot-wide driveway, and twelve (12) parking spaces totaling 2,160 SF. There would also be a proposed retention basin in the southwest portion of the project site that would cover 48,600 SF and have dimensions of approximately 90 feet (ft) by 540 ft, with 18 inches of depth. The project site was historically used as a peach orchard, and the project as proposed would involve new grading, paving, and building construction totaling approximately 4.74 acres of ground disturbance.

The project would employ a maximum of four (4) workers to be on-site per shift, with three 8-hour shifts with a maximum of four (4) employees each, so that the facility would operate 24 hours per day, and 28 daily vehicle trips are anticipated. Security staff would be onsite 24 hours a day working shifts prescribed by their employer.

The project applicant would implement a project-specific odor control plan to include an odor control and reduction system that will include carbon filters and a commercial HVAC system that would limit and control the cannabis odor such that it is undetectable outside of the premises

Cannabis waste would be disposed of in a secured 50-gallon polyethylene container and a 12-yard roll-off bin. The 12-yard roll-off bin would be utilized seasonally and dropped off to the site prior to harvest. Cannabis Waste Solutions (CWS) would remove all waste from the location and thoroughly document the process through an online manifest system. CWS would remove full waste bins from the property and replace it with an empty one during every scheduled service appointment. Once the waste is removed from the premise, CWS would provide three forms of manifests for record keeping.

The proposed use is subject to the commercial cannabis requirements of the San Joaquin County Code and will require that the County approve a Conditional Use Permit and a Commercial Cannabis Development Agreement, and issue a Commercial Cannabis License, subject to obtaining all required State cannabis licenses.