



Jennifer Jolley, Director

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**APPLICATION REFERRAL:  
 Public Hearing**

**Commercial Cannabis**

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

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200075 (UP)**

**PROPERTY OWNER:** David E. & Irene M. Smith LF EST  
 8315 Orford Rd.  
 Stockton, CA 95215-9441

**APPLICANT:** Justin Garcia  
 1231 W. Robinhood Dr., Ste C5  
 Stockton, CA 95207

**PROJECT DESCRIPTION:** 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.

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 on the west side of N. Alpine Road, north of E. Main Street, Stockton.. (APN/Address: 101-260-29, -30, & -31 / 407 N. Alpine Rd., Stockton) (Supervisorial District: 4)



**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 this project must be submitted to the Community Development Department no later than October 20, 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 this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project and/or environmental determination will automatically be placed on the notification list.)

**AGENCY REFERRALS MAILED ON:** September 22, 2023

- TO:**
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|------------------------------------|-----------------------------------------|------------------------------------|
| SJC Board of Supervisors           | SJC Sheriff Communications Director     | PG&E                               |
| SJC Agricultural Commissioner      | Linden Unified School District          | Buena Vista Rancheria              |
| SJC Assessor                       | Eastside Fire District                  | California Tribal TANF Partnership |
| SJC Building Division / Plan Check | Air Pollution Control District          | California Valley Miwok Tribe      |
| SJC County Administrator's Office  | San Joaquin Council of Governments      | North Valley Yokuts Tribe          |
| SJC County Counsel                 | CA Regional Water Quality Control Board | United Auburn Indian Community     |
| SJC Environmental Health           | CA Fish & Wildlife Region: 2            | Farm Bureau                        |
| SJC Fire Prevention Bureau         | CA Native American Heritage Commission  | Haley Flying Service               |
| SJC Mosquito Abatement             | Federal Emergency Management Agency     | Precissi Flying Service            |
| SJC Public Works                   | Stockton East Water District            | Sierra Club                        |