



**APPLICATION REFERRAL:
Public Hearing**

Commercial Cannabis Project

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2100014 (UP)
PA-2200198 (DA)**

PROPERTY OWNER: Jose Manuel Eguiluz, et al.
2226 Paloma Ave.
Stockton, CA 95209

APPLICANT: Jose M. Equiluz
2226 Paloma Ave.
Stockton, CA 95209

PROJECT DESCRIPTION: This project is a Development Agreement and Use Permit for Commercial Cannabis Cultivation to be constructed in two phases over five years. The project would involve the re-use of three existing barns, formerly used as poultry barns, that total approximately 50,400 square feet of floor area, 27,500 square feet of which will be utilized as a grow canopy at full buildout, accessed by a new 25-foot driveway. An existing manufactured house on the site would be converted to office use. The project anticipates 6 full time employees 8 months out of the year and 16 temporary employees during harvesting season for the remaining 4 months. The project site proposes direct access to North Jacob Brack Road from a new driveway. The project site is not under a Williamson Act contract.

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. Jacob Brack Rd., 745 feet north of W. Turner Rd., Lodi. (APN/Address: 011-090-22 / 18299 N. Jacob Brack Rd., Lodi) (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 under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than December 7, 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: These projects 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: November 9, 2023

TO:

SJC Board of Supervisors	Thornton Fire District	PG&E
SJC Agricultural Commissioner	Air Pollution Control District	Woodbridge Irrigation District
SJC Assessor	Delta Commission	US Fish & Wildlife
SJC Building Division	San Joaquin Council of Governments	Buena Vista Rancheria
SJC County Counsel	Caltrans – District 10	California Tribal TANF Partnership
SJC Environmental Health	CA Highway Patrol	California Valley Miwok Tribe
SJC Fire Prevention Bureau	CA Regional Water Quality Control Board	North Valley Yokuts Tribe
SJC Mosquito Abatement	Delta Stewardship Council	United Auburn Indian Community
SJC Public Works	CA Fish & Wildlife Region: 3	Farm Bureau
SJC Sheriff Communications Director	CA Food & Agriculture	Haley Flying Service
SJC County Administrator's Office	CA Native American Heritage Commission	Precissi Flying Service
Lodi Unified School District	Federal Emergency Management Agency	Sierra Club