



**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-19000243 and Development Agreement No. PA-2000023

**PROJECT LOCATION:** The project site is located on the south side of East State Route Highway 12, 2,000 feet east of North Locust Tree Road, Lodi, San Joaquin County. (APN/Address: 051-120-88/10400 East State Route 12, Lodi) (Supervisory District: 4)

**PROJECT DESCRIPTION:** A Use Permit and Development Agreement application to convert an existing wholesale nursery into a commercial cannabis cultivation and distribution facility (Use Types: Commercial Cannabis – Cultivation & Distribution).

The project proposes to convert two (2) existing buildings totaling 51,720 square feet to cultivation buildings and an existing 4,921 square foot shop building that will be converted to a distribution building. In addition to the existing structures, the project proposes to construct an additional 25,200 square foot cultivation building, which replaces a previously approved greenhouse, and an accessory photovoltaic solar system. The parcel also contains two (2) existing residences, which will remain on site.

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

**PROPONENT:** Dana C. & Linda L. Smith / Arthur Karanelnik / Top Shelf Urban Farms, Inc.

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](http://www.sjgov.org/commdev) under Active Planning Applications.

Date: April 16, 2020

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