

INITIAL STUDY/NEGATIVE DECLARATION

[Pursuant to Public Resources Code Section 21080(c) and California Code of Regulations, Title 14, Sections 15070-15071]

LEAD AGENCY: San Joaquin County Community Development Department

PROJECT APPLICANT: Karanelnik, Arthur

PROJECT TITLE/FILE NUMBER(S): PA-1900243 (UP) & PA-2000023 (DA)

PROJECT DESCRIPTION: 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 project site is located on the south side of E. State Route 12, 2,000 feet east of N. Locust Tree Road, Lodi.

ASSESSORS PARCEL NO(S): 051-120-88

ACRES: 47.34 acres

GENERAL PLAN: A/G (General Agriculture)

ZONING: AG-40 (General Agriculture, 40-acre minimum)

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):

A commercial cannabis cultivation and distribution facility totaling 81,841 square feet, an accessory photovoltaic solar system, two (2) existing residences, and accessory structures

SURROUNDING LAND USES:

NORTH: State Route 12, agricultural with scattered residences, Mokelumne River

SOUTH: Agricultural with scattered residences

EAST: Agricultural with scattered residences, State Route 88, industrial, commercial, Bear Creek

WEST: Agricultural with scattered residences, industrial, commercial, residential

REFERENCES AND SOURCES FOR DETERMINING ENVIRONMENTAL IMPACTS:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc.

Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Additional standard sources which should be specifically cited below include on-site visits by staff; staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application. Copies of these reports can be found by contacting the Community Development Department.

TRIBAL CULTURAL RESOURCES:

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No

GENERAL CONSIDERATIONS:

1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?

☐

Yes

☒

No

Nature of concern(s):

2. Will the project require approval or permits by agencies other than the County?

☒

Yes

☐

No

Agency name(s): CalCannabis & Caltrans

3. Is the project within the Sphere of Influence, or within two miles, of any city?

☐

Yes

☒

No

City:

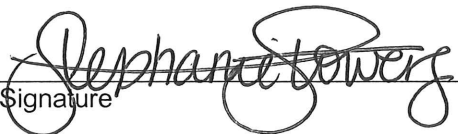
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "**Potentially Significant Impact**" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

04/16/2020
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>I. AESTHETICS.</u>					
Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒	☐

Impact Discussion:

The proposed project will have no impact on aesthetics. The proposed subject parcel is located on the south side State Route 12, between the unincorporated communities of Victor and Lockeford within unincorporated San Joaquin County. The project site is setback 300 feet from State Route 12. The project will utilize both existing and new structures for commercial cannabis cultivation and distribution; the structures are similar in nature to agricultural structures found throughout San Joaquin County. No outdoor cultivation is proposed or permitted in San Joaquin County. Additionally, the site is not located along a scenic route or roadway as defined in the 2035 General Plan.

No outdoor cultivation is proposed or permitted with this application. The facility will utilize enclosed structures for all cultivation; mixed-light cultivation is permitted. Any proposed lighting will be subject to the Development Title regulations regarding light and glare. Pursuant to Development Title Section 9-1025.6(b), "no use shall cause glare above 1.0 footcandles on an adjacent lot developed residentially, zoned for residential use, or shown as residential on the General Plan Map, or cause glare on a street or alley." Additionally, the project site will be required to install parking lot and security lighting pursuant to Development Title Section 9-1015.5(g). Lighting shall be designed to confine rays to the premises; no spillover beyond the property lines is permitted, and, as a result, the required lighting will not adversely affect day or nighttime views.

As a result, no impact on aesthetics is anticipated with this application.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

II. AGRICULTURE AND FORESTRY RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	☐	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒	☐

Impact Discussion:

The proposed project is a commercial cannabis cultivation and distribution facility, which is an agricultural use proposed within the agricultural zone. Pursuant to Development Title Section 9-605.2, the Commercial Cannabis Cultivation & Distribution use types may be conditionally permitted in AG-40 (General Agriculture, 40-acre minimum) zone. The site is not under a Williamson Act contract, and, as a result, no additional restrictions are applicable to this site.

The project site includes areas designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. However, the project will convert existing wholesale nursery structures, and proposes to construct only one new structure totaling 25,200 square feet, which replaces a previously constructed greenhouse building within the existing disturbed area.

As a result, no impact on agriculture and forestry resources is anticipated with this project.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒	☐
d) Result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒	☐

Impact Discussion:

The project is a Use Permit to establish a commercial cannabis cultivation and distribution facility. The San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. This project was referred to the SJVAPCD for review on October 18, 2019, and SJVAPCD responded with comments on December 24, 2019. SJVAPCD reviewed the project, and stated that the proposed project is not subject to District Rule 9510 (Indirect Source Review), but is subject to District Rule 2201 (New and Modified Stationary Source Review Rule) or District Rule 2010 (Permit Required). The project may also be subject to various other district rules and regulations including: Regulation VII (Fugitive PM 10 Prohibitions), Rules 4102 (Nuisance), Rules 4601 (Architectural Coatings, and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). At the time of development, the applicant will be required to meet all applicable SJVAPCD rules and regulations.

The proposed project will be required to pave access driveways and parking areas in asphalt concrete or Portland cement concrete pursuant to Development Title Section 9-1015.5(e). The project is expected to have a maximum of ten (10) employees on site per day; no deliveries or customers are proposed on site. As a result of the required surfacing, dust generated by the movement of vehicles on to and off of the property is expected to be less than significant.

Regarding odors, the applicant proposes to implement odor control measures including the utilization of commercial HVAC systems and industrial carbon filtration systems to ensure that the odor of cannabis is not detectable outside the facility structures. Additionally, the proposed project will be subject to the public safety requirements contained in Title 4 of the San Joaquin County Ordinance. Title 4 regulations require that all commercial cannabis operations file an Odor Control Plan with as part of their licensing process to operate. This will be filed with the Environmental Health Department as part of the commercial cannabis license application that must be reviewed and approved prior to operation.

As a result, no impacts are anticipated related to air quality.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>IV. BIOLOGICAL RESOURCES.</u>					
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒	☐

Impact Discussion:

The California Department of Fish and Wildlife Natural Diversity Database lists *Lepidurus packardii* (vernal pool tadpole shrimp) as a rare, endangered, or threatened species or habitat located on or near the site for the proposed project. The proposed project includes the utilization of three (3) existing structures totaling 56,641 square feet, and the construction of a new cultivation building that will replace a previously approved greenhouse that was approved with UP-4332 which was approved by the Zoning Administrator on May 8, 1968. This building remained on site until approximately 2008, and the area has since continued to be utilized for outdoor storage in relation to the existing nursery on site. All proposed improvements, including parking areas and driveways will utilize existing disturbed areas on site that were developed with the nursery. Community Development Department staff conducted a site visit on April 2, 2020 and confirmed that the areas proposed for development with this application include only previously developed areas and confirmed that no apparent vernal pool habitat will be impacted with the construction of the proposed project. Additionally, the proposed project was referred to the California Department of Fish and Wildlife on October 18, 2019; no response was received.

As a result, the proposed commercial cannabis cultivation and distribution facility is not anticipated to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service or any substantial adverse effect on any riparian habitat or other sensitive natural

community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service

The project site is located three quarters (3/4th) of a mile from the nearest waterway; no wetlands are located on the project site. A referral was sent to the Central Valley Regional Water Quality Control Board on October 18, 2019; no response was received. As a result, the project is anticipated to have no impact on riparian habitat.

The proposed project site does not contain any existing oak trees, and, as a result, the project is not expected to interfere with local policies protecting biological resources including Native Oak Trees, Heritage Oak Trees, or Historical Trees. As a result, no impact to protected biological resources is anticipated.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

V. CULTURAL RESOURCES.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? | ☐ | ☐ | ☐ | ☒ | ☐ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | ☐ | ☐ | ☐ | ☒ | ☐ |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | ☐ | ☐ | ☐ | ☒ | ☐ |

Impact Discussion:

The proposed project will convert existing structures totaling 56,461 square feet and proposes to construct a new 25,200 square foot cultivation building. All development is proposed within the existing disturbed areas on site, which have been utilized as a nursery since 1960. As a result, no impact on cultural resources is anticipated. In the event human remains are encountered during any portion of the project, California state law requires that there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county has determined manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation (California Health and Safety Code - Section 7050.5). At the time development, if Human burials are found to be of Native American origin, the developer shall follow the procedures pursuant to Title 14, Division 6, Chapter 3, Article 5, Section 15064.5(e) of the California State Code of Regulations.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

VI. ENERGY.

Would the project:

- a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

☐	☐	☒	☐	☐
☐	☐	☒	☐	☐

Impact Discussion:

The proposed project will establish a commercial cannabis cultivation and distribution facility. The California Energy Code (also titled The Energy Efficiency Standards for Residential and Non-residential Buildings) was created by the California Building Standards Commission in response to a legislative mandate to reduce California's energy consumption. The code's purpose is to advance the state's energy policy, develop renewable energy sources and prepare for energy emergencies. These standards are updated periodically by the California Energy Commission. The code includes energy conservation standards applicable to most buildings throughout California. These requirements will be applicable to the proposed project, and will be triggered at the time of building permit application, ensuring that any impact to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be less than significant and preventing any conflict with state or local plans for energy efficiency and renewable energy.

VII. GEOLOGY AND SOILS.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☐
iv) Landslides?	☐	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐	☐
d) Be located on expansive soil and create direct or indirect risks to life or property?	☐	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒	☐

Impact Discussion:

The Soil Survey of San Joaquin County classifies the soil on the parcel as *Acampo sandy loam*, 0 to 2 percent slopes; and *Tokay fine sandy loam*, 0 to 2 percent slopes.

Acampo sandy loam's permeability is very slow and water capacity is low. This unit is suited to irrigated pasture. *Acampo sandy loam* has a storie index rating of 57 and a land capability of IIIw irrigated and IVw nonirrigated.

Tokay fine sandy loam's permeability is moderately rapid and water capacity is high. This unit is suited to irrigated row crops. *Tokay fine sandy loam* has a storie index rating of 95 and a land capability of I irrigated and IVc nonirrigated.

The geology of San Joaquin County is composed of high organic alluvium, which is susceptible to earthquake movement.

The project will have to comply with the California Building Code (CBC) which includes provisions for soils reports for grading and foundations as well as design criteria for seismic loading and other geologic hazards based on fault and seismic hazard mapping. All recommendations from a soils report must be incorporated into the construction plans. Therefore, impacts to seismic-related (or other) landslide hazards will be less than significant.

The project will not result in substantial soil erosion or the loss of topsoil because the project includes the conversion of existing structures, and development within the existing disturbed areas currently utilized by the existing nursery facility. Any required improvements will be subject to grading and/or building permits. As a result, impacts to soil erosion or loss of topsoil will be less than significant.

The project site is relatively flat terrain where landslides have not historically been an issue. A soils report will be required for grading and foundations and all recommendations from a soils report must be incorporated into the construction plans. Therefore, any risks resulting from being located on an unstable unit will be reduced to less than significant.

The project will be served by an onsite septic tank or alternative waste water disposal system for the disposal of waste water. The Environmental Health Department is requiring a soil suitability/nitrate loading study to determine the appropriate system and design prior to issuance of building permit(s). The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test that meets absorption rates of the manual of septic tank practice or E.P.A. Design Manual for onsite wastewater treatment and disposal system is required for each parcel. With these standards in place, only soils capable of adequately supporting the use of septic tanks will be approved for the septic system.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------	--	------------------------------	-----------	---------------------------

VIII. GREENHOUSE GAS EMISSIONS.

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐
☐
☒
☐
☐

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

☐
☐
☒
☐
☐

Impact Discussion:

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

As noted previously, the proposed project will be subject to the rules and regulations of the SJVAPCD. The SJVAPCD has adopted the Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA and the District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency.¹¹ The guidance and policy rely on the use of performance-based standards, otherwise known as Best Performance Standards (BPS) to assess significance of project specific greenhouse gas emissions on global climate change during the environmental review process, as required by CEQA. To be determined to have a less-than-significant individual and cumulative impact with regard to GHG emissions, projects must include BPS sufficient to reduce GHG emissions by 29 percent when compared to Business As Usual (BAU) GHG emissions. Per the SJVAPCD, BAU is defined as projected emissions for the 2002-2004 baseline period. Projects which do not achieve a 29 percent reduction from BAU levels with BPS alone are required to quantify additional project-specific reductions demonstrating a combined reduction of 29 percent. Potential mitigation measures may include, but not limited to: on-site renewable energy (e.g. solar photovoltaic systems), electric vehicle charging stations, the use of alternative-fueled vehicles, exceeding Title 24 energy efficiency standards, the installation of energy-efficient lighting and control systems, the installation of energy-efficient mechanical systems, the installation of drought-tolerant landscaping, efficient irrigation systems, and the use of low-flow plumbing fixtures.

It should be noted that neither the SJVAPCD nor the County provide project-level thresholds for construction-related GHG emissions. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. As such, the analysis herein is limited to discussion of long-term operational GHG emissions.

¹¹ San Joaquin Valley Air Pollution Control District. Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA. December 17, 2009. San Joaquin Valley Air Pollution Control District. District Policy Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency. December 17, 2009.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐	☐

Impact Discussion:

The proposed project is for the establishment of a commercial cannabis cultivation and distribution facility, which will convert existing structures and construct an additional 25,200 square foot cultivation building. Hazardous materials such as engine motor oil, antifreeze coolant, propane, nitrogen gas, and diesel fuel may be used and stored on site. The San Joaquin County Environmental Health Department (EHD) requires the owner/operator to report to the California Environmental Reporting System (CERS) before any hazardous materials/waste can be stored or used onsite. The existing regulatory framework for the transport and use of any hazardous materials will ensure any impact is less than significant.

The project site is not included on the California Department of Toxic Substances Control EnviroStor database map, compiled pursuant to Government Code 65962.5 and, therefore, will have no impact on the safety of the public or the environment.

This proposed project will be regulated by Section 8307 of the CalCannabis Regulations which states:

- a) Licensees shall comply with all pesticide laws and regulations enforced by the Department of Pesticide Regulation.
- b) For all pesticides that are exempt from registration requirements, licensees shall comply with all pesticide laws and regulations enforced by the Department of Pesticide regulation and with the following pesticide application and storage protocols:
 - 1) Comply with all pesticide label directions;
 - 2) Store chemicals in a secure building or shed to prevent access by wildlife;
 - 3) Contain any chemical leaks and immediately clean up any spills;
 - 4) Apply the minimum amount of product necessary to control the target pest;
 - 5) Prevent offsite drift;
 - 6) Do not apply pesticides when pollinators are present;
 - 7) Do not allow drift to flowering plants attractive to pollinators;
 - 8) Do not spray directly to surface water or allow pesticide product to drift to surface water. Spray only when wind is blowing away from surface water bodies;
 - 9) Do not apply pesticides when they may reach surface water or groundwater; and
 - 10) Only use properly labeled pesticides. If no label is available consult the Department of Pesticide Regulation.

25

For commercial cannabis cultivation, any pesticide or herbicide use associated with its production is subject to the same rules and regulations as any other agricultural crop. Compliance with these State and local regulations is administered by the Agricultural Commissioner which is the local enforcement authority for the California Department of Food and Agriculture and the California Department of Pesticide Regulation. Compliance with these regulations will reduce any potential impact to a less-than-significant level.

The scope of the proposed project indicates that no additional emergency services will be required to provide for safe evacuation and adequate access to emergency equipment. As such, the project will not impair implementation of, or interfere with, County-adopted emergency response plans.

The proposed project will be subject to all applicable California Building Code requirements, including the installation of fire hydrants for fire suppression water supply. Implementation of this safety standard will result in any impact to people or structures from wildland fires being less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--	--------------------------------------	---	------------------------------------	--------------	---------------------------------

X. HYDROLOGY AND WATER QUALITY.

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☐	☒	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒	☐

Impact Discussion:

The proposed project's impact on hydrology and water is expected to be less than significant. The project will be served by the existing onsite well and septic system. The existing services were constructed under permit, and construction of any new individual domestic water well will require permit and inspection by the Environmental Health Department. The sewage disposal system must comply with the onsite wastewater treatment systems standards of San Joaquin County. Therefore, the proposed project's impact on these resources will be less than significant.

The proposed project does not propose any substantial alteration to a drainage pattern, stream or river. All necessary drainage improvements onsite will be required as conditions of the construction of the project. The project will not result in substantial soil erosion because the site will be paved and landscaped subject to building code requirements.

Development Title Section 9-1135.2 requires all development projects to provide drainage facilities within and downstream from the development project. Storm water runoff shall be conveyed into a terminal drain or may be retained in a retention basin. The Department of Public Works requires that drainage facilities be provided in accordance with the

San Joaquin County Development Standards. The proposed project plans call for storm water to be retained on-site. The Department of Public Works will review the specific calculations for the proposed on-site retention.

The proposed project site is not in a tsunami or seiche zone. The site is not located in any flood zone. Therefore, there is no risk of release of pollutants due to inundation.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

XI. LAND USE AND PLANNING.

Would the project:

- | | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ | ☐ |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☒ | ☐ | ☐ |

Impact Discussion:

The proposed project is for the establishment of a commercial cannabis cultivation and distribution facility that will convert three existing structures totaling 56,461 square feet and proposes to construct a new 25,200 square foot cultivation building. The project is an agricultural use in an agricultural zone, and not a growth-inducing action nor is it in conflict with any existing or planned uses. The Commercial Cannabis – Cultivation & Distribution use types may be conditionally permitted in the AG-40 (General Agriculture, 40-Acre minimum) zone subject to an approved Use Permit application. The proposed project is also subject to a Development Agreement application, which must be approved by the San Joaquin County Board of Supervisors. The Use Permit and Development Agreement applications are being processed concurrently, and will be reviewed as one project by the Planning Commission and ultimately, the Board of Supervisors.

The proposed project will not conflict with any existing or planned uses or set a significant land use precedent. The proposed project is not in conflict with any Master Plans, Specific Plans, or Special Purpose Plans, or any other applicable plan adopted by the County.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

XII. MINERAL RESOURCES.

Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐
☐
☒
☐
☐
☐
☐
☒
☐
☐

Impact Discussion:

The proposed project will not result in the loss of availability of a known mineral resource of a resource recovery site because the site does not contain minerals of significance or known mineral resources. San Joaquin County applies a mineral resource zone (MRZ) designation to land that meets the significant mineral deposits definition by the State Division of Mines and Geology. The proposed project is not in a designated MRZ zone. Therefore, the proposed project applications will have less than a significant impact on the availability of mineral resources or mineral resource recovery sites within San Joaquin County.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

XIII. NOISE.

Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	☐
c) For a project within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐	☐

Impact Discussion:

The proposed project will not generate a substantial increase to ambient noise levels or excessive groundborne vibration and noise in the vicinity of the project site. The proposed project is a commercial cannabis cultivation and distribution facility that will utilized both existing and new structures. Both cultivation and distribution activities will take place indoors; no outdoor cultivation is proposed or permitted with this application. The structures are located on a 40.91-acre project site, and are located approximately 350 feet west of the nearest residence. The commercial cannabis cultivation and distribution facility is anticipating a maximum of ten (10) employees on site per day; no deliveries or customers are proposed on site. As a result of the limited scope of the operation and distance from residences, the proposed project is anticipated to have no impact on noise levels.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

XIV. POPULATION AND HOUSING.

Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

☐	☐	☐	☒	☐
☐	☐	☐	☒	☐

Impact Discussion:

The proposed project will not induce unplanned population growth, or displace an existing people or housing. The proposed project will convert an existing wholesale nursery site to a commercial cannabis cultivation and distribution facility. No new infrastructure is necessary to establish this facility, which will be located off of State Route 12 and proposes to utilize all on-site services for water, sewer, and stormwater retention. The project proposes to convert existing structures, and construct an additional 25,200 square foot cultivation building; no housing will be impacted by this construction. As a result, no impact on population and housing is anticipated with this project.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

XV. PUBLIC SERVICES.

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	☐	☐	☒	☐	☐
Police protection?	☐	☐	☒	☐	☐
Schools?	☐	☐	☒	☐	☐
Parks?	☐	☐	☒	☐	☐
Other public facilities?	☐	☐	☒	☐	☐

Impact Discussion:

The proposed project does not include a residential component nor is it anticipated that the proposed business will cause a significant population increase such that existing schools, parks and other public facilities would be negatively impacted. The project site is already developed and proposes development only within the previously disturbed areas. The project was referred to the San Joaquin County Sheriff Office, Mokelumne Fire District, and San Joaquin County Fire Prevention Bureau on October 18, 2019.

The San Joaquin County Fire Prevention Bureau submitted a response letter dated October 29, 2019, which provided specific California Fire Code requirements relevant to the proposed project, but did not state any concern related to performance objectives of the fire district.

The proposed project will be subject to San Joaquin County development requirements (Development Title, Title 9), and safety requirements (Public Safety Title, Title 4). The proposed Title 4 requirements were written with input from the San Joaquin County Sheriff Office, and include the following requirements:

- Applicants must submit a security plan to be reviewed and approved by the Sheriff Office. The plan must include the following details:
 - Premises authorized entry
 - Storage of cannabis and cannabis products
 - Security including alarm systems, 24-hour infrared security surveillance cameras, and secured camera data storage device
 - Perimeter lighting
 - 24-hour security personnel
 - Contingency for security during a power outage
- Minimum construction requirements for commercial cannabis facilities, including the following requirements:
 - All commercial cannabis activities must take place in a fully enclosed building with solid, hard, non-opaque walls.
 - In buildings used for mixed-light cultivation, the walls must be non-opaque up to six feet tall and above that the walls and roof must be made of a material approved by the Sheriff's Office.

- Requirements for criminal history background checks and background investigations for all owners of proposed commercial cannabis businesses.
- Requirements for identification of all employees of commercial cannabis businesses, including the following requirements:
 - Identification on a on a roster registered with the Sheriff's office
 - Employee identification badges to be worn at all times while on-site including name and picture

With these ordinance requirements in place, the proposed commercial cannabis cultivation and distribution facility is not expected to impact the performance objectives of the San Joaquin County Sheriff Office. An approved security plan in conformance with Title 4 must be approved by the San Joaquin County Sheriff's Office prior to approval of any Commercial Cannabis Licenses.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XVI. RECREATION.</u>					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒	☐

Impact Discussion:

The proposed project will establish a commercial cannabis cultivation and distribution facility. As discussed previously, the proposed project does not include a residential component nor is it anticipated that the proposed business will cause a significant population increase such that existing neighborhood or regional parks and other public facilities would be negatively impacted. Additionally, no new recreational facilities are proposed as part of this project, nor is it anticipated that the project will generate population growth which might require new or expanded recreational facilities. As a result, no impacts to recreation opportunities are anticipated.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

XVII. TRANSPORTATION.

Would the project:

a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?	☐	☐	☒	☐	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒	☐

Impact Discussion:

The proposed project will convert an existing wholesale nursery facility to a commercial cannabis cultivation and distribution facility. The project was referred to the Department of Public Works and the California Department of Transportation on October 18, 2019; the Department of Public Works reviewed the project, and determined that the proposed project was expected to have a less-than-significant impact on traffic and transit. No response was received from the California Department of Transportation. The project will utilize existing public roadways (State Route 12) and existing driveways, which were constructed with applicable encroachment permits. Pursuant to Development Title Section 9-1015(h)(1), the proposed commercial cannabis cultivation and distribution facility must be served by a driveway no less than twenty (20) feet in width to comply with fire access requirements; additionally the driveway must be improved to, at minimum, utilize an all-weather surface, which meets the requirements for fire access. As a result, the proposed project will provide adequate emergency access.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

XVIII. TRIBAL CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

☐	☐	☐	☒	☐
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

☐	☐	☐	☒	☐
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Impact Discussion:

The project proposes to convert an existing wholesale nursery site to a commercial cannabis cultivation and distribution facility. At the time development, if Human burials are found to be of Native American origin, the developer shall follow the procedures pursuant to Title 14, Division 6, Chapter 3, Article 5, Section 15064.5(e) of the California State Code of Regulations. A referral was sent to Katherine Perez of the North Valley Yokuts Tribe for review. If human remains are encountered, all work shall halt in the vicinity and the County Coroner shall be notified immediately. At the same time, a qualified archaeologist shall be contacted to evaluate the finds. If Human burials are found to be of Native American origin, steps shall be taken pursuant to Section 15064.5(e) of Guidelines for California Environmental Quality Act.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<u>XIX. UTILITIES AND SERVICE SYSTEMS.</u>					

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒	☐

Impact Discussion:

The proposed project will convert an existing wholesale nursery site to a commercial cannabis cultivation and distribution facility, which will utilize existing structures totaling 56,461 square feet and proposes to construct a new 25,200 square foot cultivation building. The Commercial Cannabis – Cultivation & Distribution use types may be conditionally permitted in the AG-40 (General Agriculture, 40-acre minimum) zone with an approved Use Permit application. There are no public services available in this area for water, sewer, or storm water drainage. Parcels zoned as agricultural may use a well for water, a septic tank for sewer, and retain all drainage on-site. The project proposes to use the existing well for water, and existing septic systems for domestic waste. All stormwater runoff will be retained on site. Any discharge water associated with commercial cannabis cultivation will be contained and hauled off site. All waste associated with the commercial cannabis cultivation will be collected and removed from the site to be processed at a waste facility. The Environmental Health Department and the Department of Public Works will determine the necessary size of the proposed on-site services and ensure that they comply with all applicable statutes and regulations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--	--------------------------------------	---	------------------------------------	--------------	---------------------------------

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒	☐

Impact Discussion:

The project proposes to convert an existing wholesale nursery site to a commercial cannabis cultivation and distribution facility. Pursuant to the San Joaquin Fire Severity Zone map, the project site is not located in or near a moderate, high, or very high fire zone designation. Therefore, the proposed project will have no impact on wildfire hazards.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
--------------------------------------	---	------------------------------------	--------------	---------------------------------

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

☐
☐
☐
☒
☐

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

☐
☐
☐
☒
☐

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐
☐
☐
☒
☐

Impact Discussion:

The proposed application does not have the potential to degrade the environment or eliminate a plant or animal community. The project would not result in significant cumulative impacts or cause substantial adverse effects on human beings, either directly or indirectly.

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

ATTACHMENT: (MAP[S] OR PROJECT SITE PLAN[S])

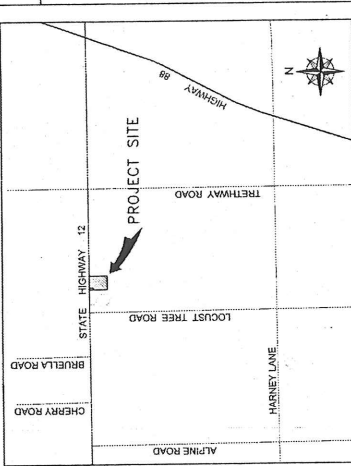
SITE PLAN

Owner - DANA C. SMITH
10784 & 10400 E HIGHWAY 12
Location - LODI, CA 95240

Engineer - David Mendoza
1282 CORWIN DR
MANTENCA, CA 95337
Exp: 03/31/2020
Cet: No. - 42581
(209)601-5976

Date: 05/23/2019

VICINITY MAP
SCALE: NO SCALE
Application # 19100235
Received By: [Signature]



PROJECT DESCRIPTION

PENDING

NOTE
PENDING

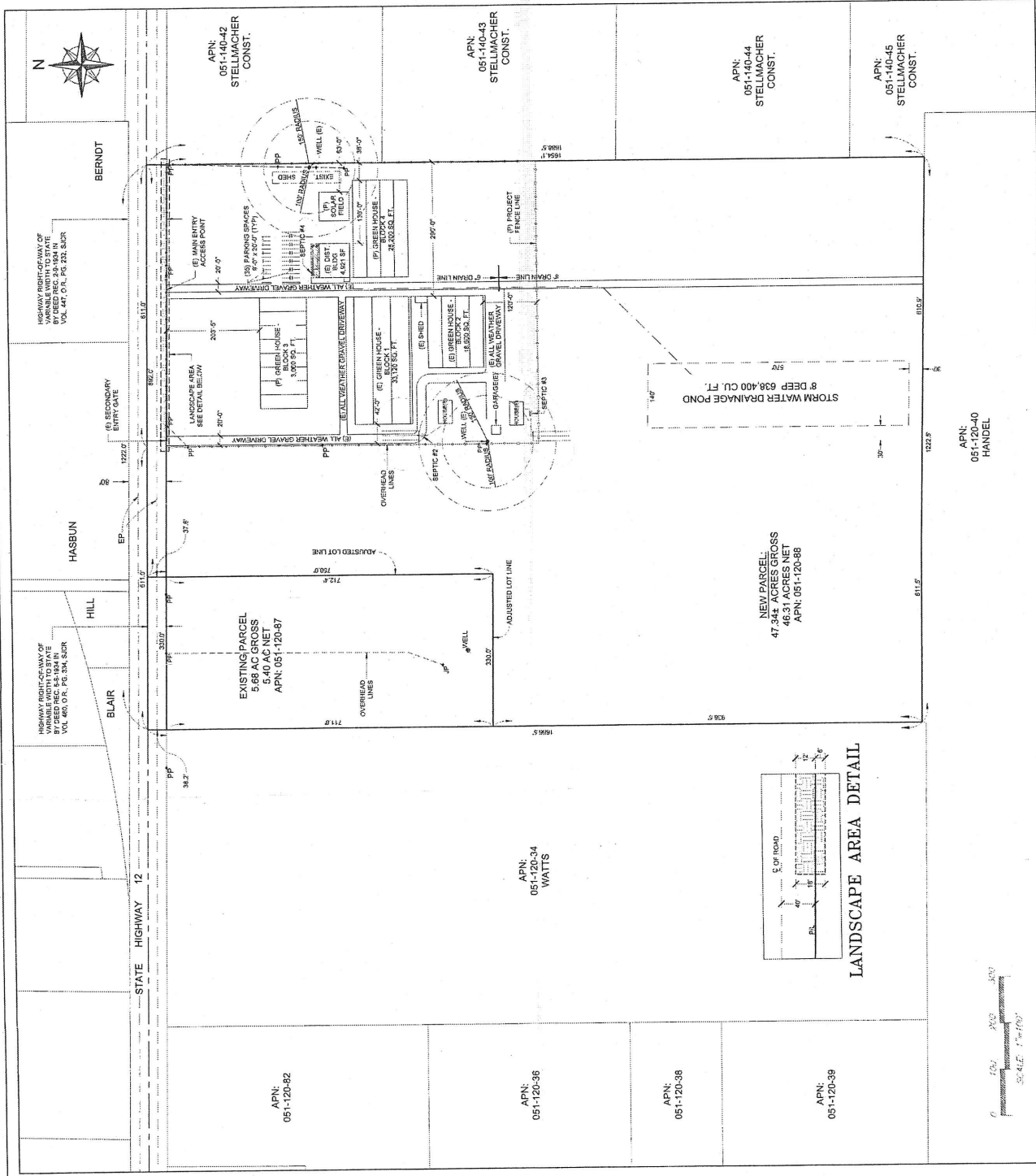
PROJECT INFORMATION

- GENERAL PLAN: PENDING
- ZONING: PENDING
- PROPERTY SIZE: PROPOSED PARCEL: 46.31 AC. NET
- PROPOSED BUILDING SIZE: PENDING
- PERCENTAGE COVERED: PENDING

LEGEND



JOINT POLE
POWER POLE
O.R. OFFICIAL RECORDS
S.C.R. SAN JOAQUIN COUNTY RECORDS



LANDSCAPE AREA DETAIL



