



**MITIGATED 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) (Supervisorial 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 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 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: May 12, 2020

Contact Person:  
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NOTE: The Initial Study/Negative Declaration document has been revised with new information added to clarify and amplify the discussions under the Cultural Resources and Tribal Cultural Resource sections only. On the basis of the revised evaluation, a Mitigated Negative Declaration has been prepared. Since the new information merely clarifies, amplifies, or makes insignificant modifications to the Initial Study/Negative Declaration, pursuant to CEQA Guidelines Section 15073.5(c)(4), recirculation is not required.