



APPLICATION REFERRAL: Public Hearing

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-2100126 (UP)**

PROPERTY OWNER: Darren Mangrum
24707 S. Bird Rd.
Tracy, CA 95304

APPLICANT: Darren Mangrum
24707 S. Bird Rd.
Tracy, CA 95304

PROJECT DESCRIPTION: A Use Permit application for commercial cannabis cultivation from the County of San Joaquin Community Development Department (Proposed Project). The Proposed Project is located at 24707 S. Bird Road near Tracy, Ca, on a three-acre parcel in San Joaquin County (County) (APN: 250-100-06) (Project Site). The Proposed Project would be constructed in two phases over three years. Phase one includes the construction of a 10,368-sf building (Building A) containing three greenhouses for cannabis cultivation and conversion of an existing 2,280-sf building (Building D) for office/security purposes. Conversion of Building D would include general construction to meet ADA requirements as well as adding doors for security. An existing 1,440-sf structure would be used for storage of administration documents (Building F). In addition, a stormwater retention basin and two wastewater tanks (to collect excess water generated from greenhouse production) would be constructed, 12 concrete parking stalls would be constructed (7 east of Building A, 2 north of Building E, and 3 north of Building D, one of which is ADA-compliant), and a 50kw emergency back-up diesel generator would be utilized. A base rock access road would be constructed throughout the Project Site to allow access to the greenhouses and provide emergency access to all buildings. Security fencing that is surrounding the property is planned that will meet the requirements of both the sheriff's security requirements and the title fence regulations.

Phase two includes the construction of a 13,824-sf building (Building C) containing four greenhouses and a 5,760-sf building (Building B) containing one greenhouse for cannabis cultivation, the utilization of an existing 5,000-sf agricultural building (Building E) for tractor/equipment storage, and the construction of four additional concrete parking stalls west of Building C. Existing structures situated on the proposed location for Building B will be demolished. The total disturbed area would be 2.16 acres.

The project would be served by a private septic system, two existing on-site wells (agricultural and domestic), natural onsite stormwater drainage, and include exterior downcast safety lighting. The agricultural well would serve the greenhouses, while the domestic well would serve the security office (Building D). Access to the site is off of South Bird Road via a secured automatic gate. The project would include a security system with 24-hour monitoring and a licensed and armed security guard present on site at all times.

Construction activities would not require vegetation removal and would occur in an area that historically was an orchard. It is anticipated that up to 10 construction personnel will be on site throughout construction and that one monthly truck delivery would occur to deliver building materials to the site. Construction activities will require the use of a mini excavator, backhoe, roller, and similar equipment for activities requiring earth movement and site preparation. Interior finishing and refurbishment can be completed largely with hand tools. Total construction duration will be 36 months with approximately 2 vehicle trips per week for material deliveries.

Operation of the Proposed Project would include cultivation of young plants, juvenile plants, and adult plants. As part of cultivation activities, propagation and testing of stock would occur. Drying, trimming, and curing would occur on-site. Greenhouse lighting would be achieved through use of natural light, supplemented with LED lighting as needed using existing PG&E power supply on site. Greenhouses will be ventilated using fans and vents with activated charcoal air scrubbers. Green waste will be chipped and used for composting on-site, and solid waste will be hauled to a proper disposal facility. Energy consumption, water consumption, and waste production would be minimized through automated, sensor based systems such as automated lighting that would automatically turn off when sufficient natural light is available and automated irrigation systems. Irrigation would occur within a closed loop system where water runoff from irrigation



would be collected and reused. The Proposed Project would employ up to three staff members and one security guard. Hours of operation will be Monday through Sunday, 8 a.m. to 5 p.m.

The County's issuance of the use permit triggers the need for compliance with the California Environmental Quality Act (CEQA). Therefore, the County has requested CEQA compliance in association with approval of the use permit. The Proposed Project would be in compliance with cannabis operational requirements, including County cultivation requirements and Department of Cannabis Control requirements.

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 located on the west side of S. Bird Rd., 2,631 feet south of W. Lovely Rd., Tracy. (APN/Address: 250-100-06 / 24707 S. Bird Road, Tracy) (Supervisory District: 5)

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 this project must be submitted to the Community Development Department no later than August 4, 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: July 7, 2023

TO:

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

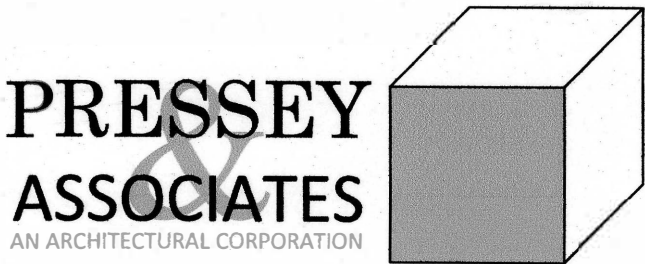
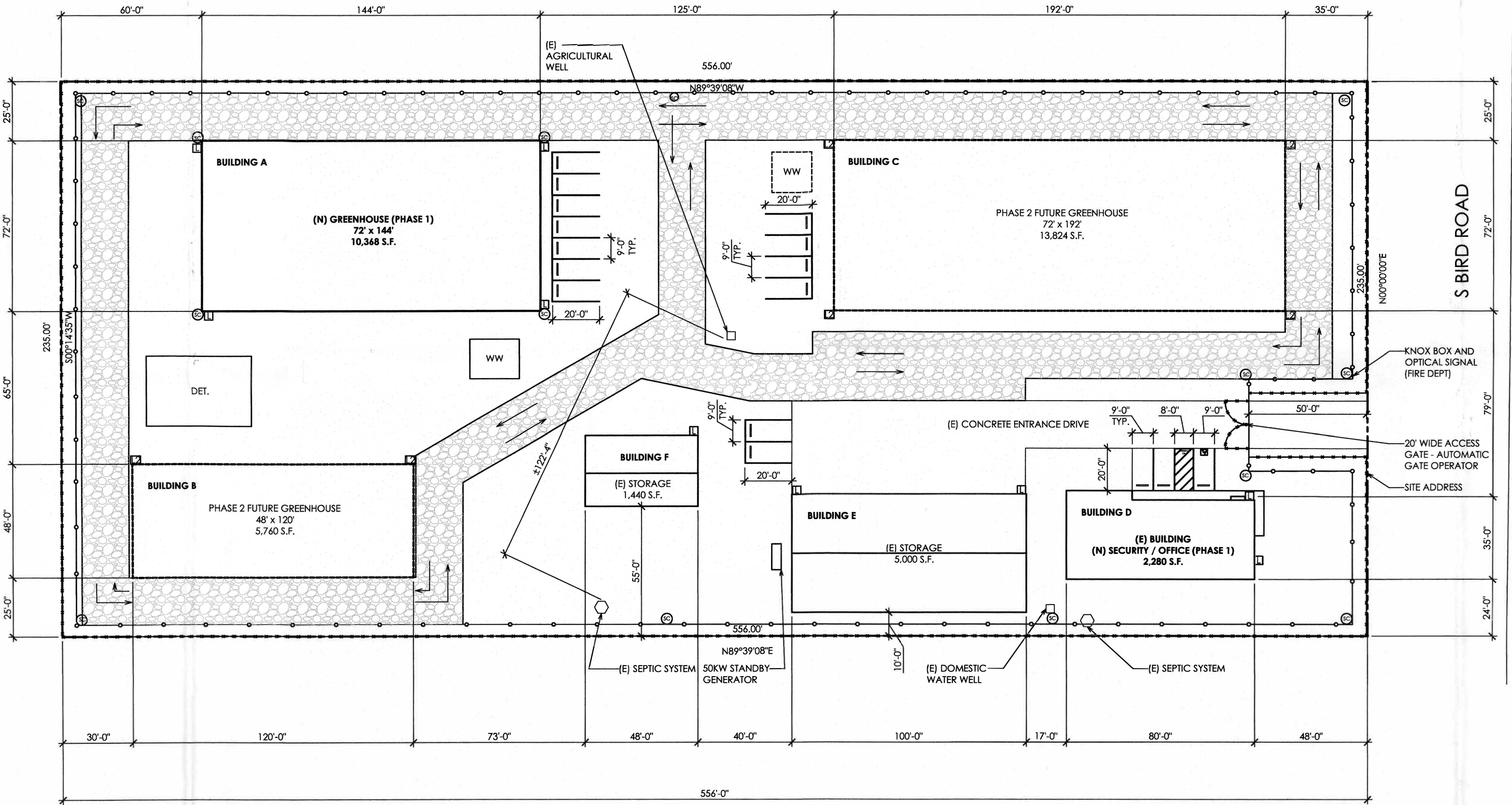


GENERAL NOTES:

1. THE PROPERTY IS RELATIVELY FLAT.
2. CIRCULATION: THERE WILL BE A 20FT WIDE BASE ROCK DRIVE PATH TO PROVIDE ACCESS FOR CULTIVATION ACTIVITIES, SECURITY MONITORING AND EMERGENCY VEHICLES. THERE IS ONE INGRESS/EGRESS POINT WITH AN AUTOMATIC GATE WITH OPTICAL SIGNAL OPERATION. THE PROPERTY ADDRESS IS LOCATED OUTSIDE OF THE GATE AND EACH BUILDING IS ALPHA LABELED. DRIVE PATH WILL BE BASE ROCK AND MAINTAINED MONTHLY.
3. PROPERTY LIGHTING: CONFINE DIRECT RAYS TO THE PREMISES WITH NO SPILL OVER LIGHTING WILL BE INSTALLED FOR PARKING AND ON EACH BUILDING.
4. PARKING: 16 STALLS (1 ACCESSIBLE) WILL BE LOCATED THROUGHOUT PROPERTY. SURFACING FOR ALL PARKING STALLS WILL BE CONCRETE.
5. SECURITY FENCE: 2-11 FEET HIGH FENCES WITH A 5FT WALK SPACE BETWEEN THEM. OUTER FENCING WILL BE A 10FT METAL PANELS WITH 1FT RAZOR WIRE AT TOP. INNER FENCING WILL BE A CHAINLINK 10-FT HIGH FENCE WITH 1FT RAZOR WIRE AT TOP. BETWEEN FENCING IN WALK PATH THERE WILL BE A LASER BEAM STYLE ALARM SYSTEM.
6. INDUSTRIAL GRADE LOCKS WILL BE INSTALLED ON INGRESS/EGRESS GATES AS WELL AS ALL DOORS ON EACH BUILDING. EACH BUILDING WILL HAVE INTERNAL MOTION DETECTORS. 24 HOURS LICENSED AND ARMED SECURITY GUARD. SECURITY SYSTEM WILL BE HIGH DEFINITION WITH 24 HOURS MONITORING. CAMERAS TO BE INSTALLED TO COVER THE FENCE LINE, OUTSIDE THE FENCE LINE AND THE INTERIOR OF THE PROPERTY.

LEGEND:

- 10' HIGH METAL PANEL FENCE W/ 1' HIGH RAZOR WIRE ON TOP (PHASE 1)
- 10' HIGH CHAINLINK FENCE W/ 1' HIGH RAZOR WIRE ON TOP (PHASE 1)
- 20' WIDE FIRE ACCESS ROAD WITH COMPACTED CRUSHED BASE ROCK (TRAFFIC CAN GO EITHER DIRECTION) (PHASE 1)
- WW UNDERGROUND WASTE WATER TANK SYSTEM (PHASE 1)
- DET. GRADE LEVEL STORM WATER DETENTION AREA (PHASE 1)
- SC SECURITY CAMERA (PHASE 1)
- L BUILDING MOUNTED LIGHT FIXTURES (PHASE 1)
- L2 BUILDING MOUNTED LIGHT FIXTURES (PHASE 2)



2015 H ST. THIRD FLOOR
SACRAMENTO, CA 95811
TEL 916-346-4280

SITE PLAN
Application # **PA2100126**
Received By 6.2 On 11/12/2021

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REVISION HISTORY



24707 S BIRD RD TRACY CUP

24707 S BIRD RD
TRACY, CA 95304

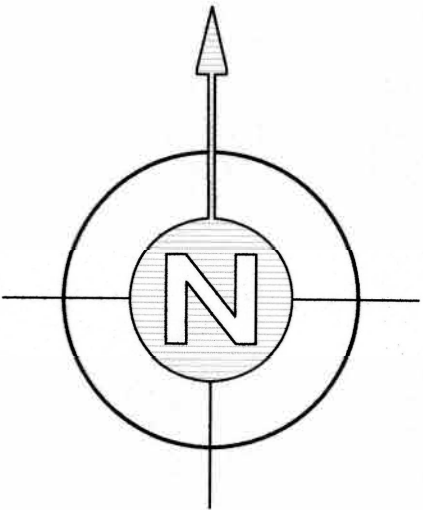
SITE PLAN

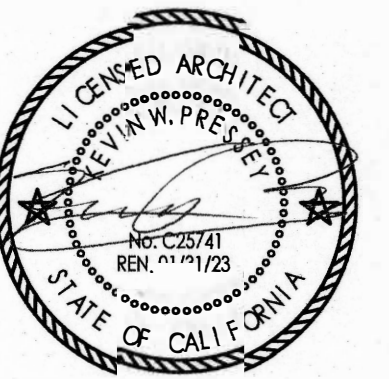
PROJECT NO. 21104
SCALE
DATE NOVEMBER 04 2021
DRAWN XFL

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24707 S BRD RD TRACY CUP

24707 S BIRD RD
TRACY, CA 95304

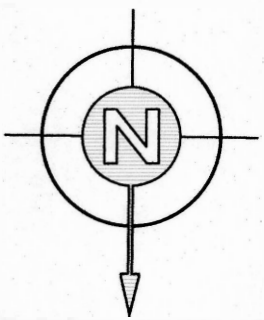
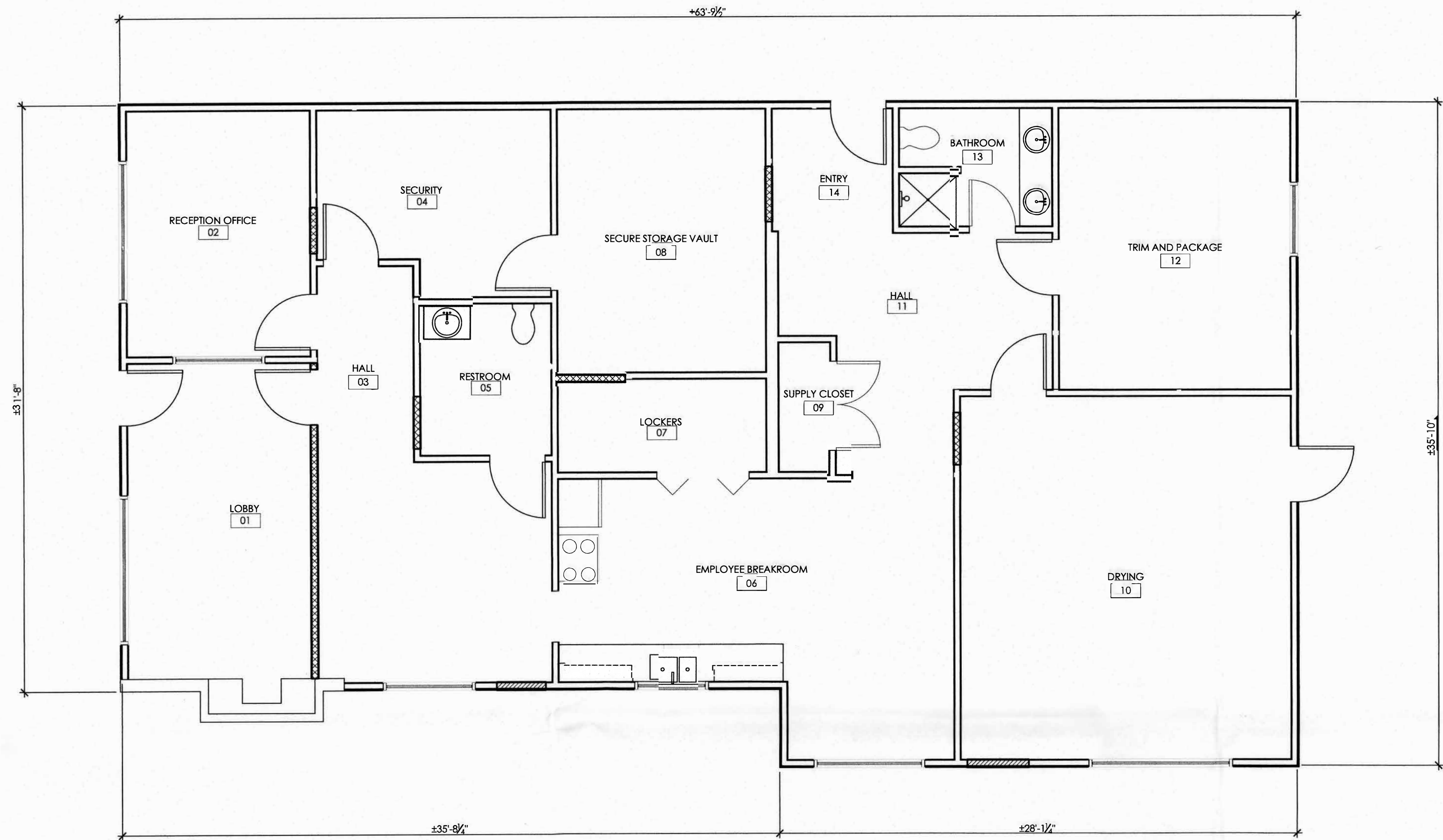
FLOOR PLAN

PROJECT NO. 21104
SCALE
DATE NOVEMBER 04 2021
DRAWN XFL

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OF -

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1 FLOOR PLAN
SCALE: 1/4"=1'-0"