



NOTICE OF DETERMINATION

TO: Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, California 95812-3044

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2020049026

PROJECT TITLE: Use Permit No. PA-1900304

PROJECT LOCATION: The project site is located on the north side of East Peltier Road, 1,150 feet west of North Dustin Road, northwest of Acampo, San Joaquin County. (APN/Address: 005-260-61/7099 East Peltier Road, Lodi) (Supervisory District: 4)

PROJECT DESCRIPTION: A Use Permit application to expand an existing Small Winery to a Medium Winery in two (2) phases over five (5) years. Phase 1 includes the construction of a 13,800-square-foot building for fermentation, storage, laboratory, breakroom and restroom. Phase 2 includes the construction of a 7,200-square-foot storage building. Also proposed is an above ground waste tank and a fire suppression water tank. The winery is open to the public seven (7) days a week during peak season and five (5) days a week during the off-season, for six (6) hours per day. The winery is currently approved for Marketing Events (maximum of twelve [12] annually) with a maximum of 150 attendees, Small-scale Accessory Winery Events (maximum of one [1] daily) with a maximum of eighty (80) attendees, and Wine Release Events (maximum of four [4] annually) with a maximum of 150 attendees at any given time. Indoor and outdoor amplified music is permitted at events. No changes in events are proposed with this application. Access is from two (2) driveways off of East Peltier Road. (Use Type: Wineries and Wine Cellars – Winery, Medium)

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

PROPONENT: Lani Jean / Dillon & Murphy

This is to advise that the San Joaquin County Planning Commission has approved the above described project on June 18, 2020, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:

Date: 6-30-20

Name: Dominique Martorella

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____