



**APPLICATION REFERRAL:  
Staff Review with Notice**

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 FAX: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-1800074 (SA, RAA)**

**PROPERTY OWNER:** Larry & Teri Lawrence  
100 E. Taddei Rd.  
Acampo, CA 95220-9711

**APPLICANT:** Viaggio, Inc.  
100 E. Taddei Rd.  
Acampo, CA 95220-9711

**PROJECT DESCRIPTION:** A Revision of Approved Action application to add 120 (10/month) Large-Scale Accessory wine Events with amplified sound, with a maximum attendance of 218 attendees per event for an existing small winery. No new construction is proposed with this application. The proposed Large-Scale Accessory Events will utilize existing permanent parking, an existing private septic systems, and existing private well. The site has direct access from East Taddei Road. This parcel is under a Williamson Act Contract (Use Type: Wineries and Wine Cellars – Small Winery).

The existing small winery is currently permitted to have twenty-four (24) Marketing Events with a maximum attendance of 370 people, one (1) Small-Scale Accessory Wine Event per day with a maximum attendance of eighty (80) attendees, and four (4) Wine Release Events per year with a maximum of 300 attendees at any given time. The proposed Large-Scale Accessory Events are in addition to these existing events.

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).

**PROJECT LOCATION:** The project site is located on the southwest corner of E. Taddei Rd. and N. Bender Rd., Acampo, San Joaquin County. (APN/Address: 013-130-26, 27, & -28 / 112 E. Taddei Rd., Acampo) (Supervisorial District: 4)

**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](http://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 May 20, 2021. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** April 23, 2021

- TO:**
- |                                     |                                               |                         |
|-------------------------------------|-----------------------------------------------|-------------------------|
| SJC Agricultural Commissioner       | Air Pollution Control District                | US Fish & Wildlife      |
| SJC Assessor                        | San Joaquin Council of Governments            | US Army Corps           |
| SJC Building Division / Plan Check  | CA Alcoholic Beverage Control                 | Carpenters Union        |
| SJC Environmental Health            | CA Regional Water Quality Control Board       | Farm Bureau             |
| SJC Fire Prevention Bureau          | Central Valley Flood Protection Board         | Haley Flying Service    |
| SJC General Services                | CA Dept. of Conservation                      | John Glick              |
| SJC Mosquito Abatement              | CA Fish & Wildlife Region: 2                  | Kathy Perez             |
| SJC Public Works                    | CA Food & Agriculture                         | Kevin Johnston          |
| SJC Sheriff Communications Director | North San Joaquin Water Conservation District | Lozeau Drury LLP        |
| SJC Surveyor                        | Lodi District Grape Growers Association       | AT&T PG&E               |
| SJC Supervisor: District 4          | SJC Resource Conservation                     | Precissi Flying Service |
| Lodi Unified School District        | Woodbridge Irrigation District                | Sierra Club             |
| Woodbridge Fire District            | Federal Emergency Management Agency           | Buena Vista Rancheria   |

**CERTIFICATE OF MAILING NOTICE OF PUBLIC REVIEW**

Larry & Teri Lawrence / Viaggio, Inc.

**PA-1800074**

STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN

DEBORAH GALLOWAY states:

That I am and at all times herein mentioned was an employee of the San Joaquin County Community Development Department. As such, I am familiar with the Department's processes for posting mail.

That on April 23, 2021, I deposited in the United States Post Office, or mailing facility regularly maintained by the Government of the United States, at the City of Stockton, County of San Joaquin, State of California, a true copy of the NOTICE OF PUBLIC REVIEW, as is attached hereto and made a part hereof, with postage fully prepaid and addressed respectively to each of the persons whose names and addresses as required in Section 9-215.8 of the San Joaquin County Ordinance Code, as discerned by the Director; that said respective names and addresses are shown on the list attached hereto and made a part hereof; that said mailing took place not less than ten days prior to the date of said action on the application; and that there is a regular communication by mail between the place of mailing in each of the places so addressed.

I certify under penalty of perjury that the foregoing is true and correct.

The date is April 23, 2021, in Stockton, California.

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