



**APPLICATION REFERRAL:
 Public Hearing**

**Re-Referral:
Revised Environmental Document.**

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-2000192 (UP)**

PROPERTY OWNER:	Bill A. Jr. & Robin C. Cook Trust PO Box 1000 Lockeford, CA 95237	APPLICANT:	Cookstone Estate Winery c/o Bill Cook 16201 Tretheway Road Lodi, CA 95240
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PROJECT DESCRIPTION: A Use Permit application for an off-site wine cellar on an 8.24-acre parcel. The project includes conversion of an existing 1,980-square-foot barn into an off-site wine cellar; 450 square-feet of an existing 1,350-square-foot attached garage into a wine tasting room; and the utilization of an outdoor area (approximately 6,955-square-feet in size) to be used for events. Operations are planned for 4 days per week, Thursday through Sunday, during the hours of 10:00 a.m. to 6:00 p.m. There will be 2 employees, and approximately 10 customers per day. The site will utilize a private well and septic system and onsite storm water drainage. The site will utilize a private well and septic system, and onsite stormwater drainage. The site plan proposes direct access from N. Tretheway Rd. (Use Type: Wineries and Wine Cellars - Wine Cellar, Off-Site)

Proposed events per calendar year are as follows: a maximum of 10 marketing events with a maximum of 150 attendees per event, small scale accessory events (a maximum of 1 per day with up to 80 attendees), 4 wine release events (up to 232 attendees at any given time), and large scale accessory events (a maximum of 10 times per year with up to 232 attendees). Amplified music is proposed for all events with the exception of small scale accessory winery events. No amplified music is permitted with Small-Scale Accessory Winery Events.

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 N. Tretheway Rd., 4,392 feet north of E. Kettleman Ln., Lodi. (APN/Address: 051-200-53 / 16201 N. Tretheway Rd., Lodi) (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 under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than March 29, 2022. 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: March 1, 2022

TO:

SJC Supervisor: District 4	CA Alcoholic Beverage Control	US Fish & Wildlife
SJC Agricultural Commissioner	Caltrans – District 10	PG&E, AT&T
SJC Building Division / Plan Check	CA Highway Patrol	Buena Vista Rancheria
SJC Environmental Health	CA Regional Water Quality Control Board	California Tribal TANF Partnership
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 2	California Valley Miwok Tribe
SJC Mosquito Abatement	CA Food & Agriculture	North Valley Yokuts Tribe
SJC Public Works	CA Native American Heritage Commission	United Auburn Indian Community
SJC Sheriff Communications Director	Lodi District Grape Growers Association	Farm Bureau
Lodi Unified School District	North San Joaquin Water Conservation Dist.	Haley Flying Service
Mokelumne Fire District	Alcohol & Tobacco Tax & Trade Bureau	Precissi Flying Service
Air Pollution Control District	Federal Emergency Management Agency	Sierra Club
San Joaquin Council of Governments		