



**APPLICATION REFERRAL:  
Public Hearing**

Project Planner: Teddie Hernandez Phone: (209) 468-8359 FAX: (209) 468-3163 Email: [thernandez@sjgov.org](mailto:thernandez@sjgov.org)

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2100022 (UP)**

**PROPERTY OWNER:** Jatinder Dhillon  
3725 E. Armstrong Rd.  
Lodi, CA 95240

**APPLICANT:** 40FORTY, LLC  
1050 Hickory Hollow St.  
Manteca, CA 95336

**PROJECT DESCRIPTION:** A Use Permit application to establish a small winery and brewery to be constructed in 2 phases over 5 years. Phase 1 includes the construction of a 4,000-square-foot wine production and brewery building; and a 3,000-square-foot tasting room for wine and beer, with outdoor seating area. Phase 2 includes the construction of a 4,000-square-foot multipurpose building; and a 4,000-square-foot production building. Private services will be provided onsite for water, sewer, and storm water retention. Production wastewater as a result of the winery and brewery operations will be stored in above-ground holding tanks and hauled off-site on an annual basis. The applicant proposes an alternative surfacing material for the driveway, maneuvering areas, and parking areas. The existing single family home and agriculture structures will be demolished as part of Phase 1. (Use Types: Wineries & Wine Cellars – Winery, Small; Agricultural Processing – Food Manufacturing).

Proposed events per calendar year are as follows: a maximum of 12 marketing events with up to 120 attendees per event, a maximum of 60 small scale accessory events with up to 80 attendees, and 4 wine release events with up to 120 attendees at any given time. Amplified music is not proposed for any 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 north side of E. Armstrong Rd., 680 feet east of N. Pearson Rd., Lodi. (APN/Address: 058-110-44, -45, & -46 / 3725 E. Armstrong Rd., Lodi) (Supervisory 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 December 8, 2021. 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:** November 10, 2021

**TO:**

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