

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-200012 Use Permit for Small Winery

Lead Agency: San Joaquin County - Community Development Dept. Contact Person: Alisa Goulart
Mailing Address: 1810 East Hazelton Avenue Phone: 209-468-0222
City: Stockton Zip: 95205 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Lodi, CA
Cross Streets: N. Davis Rd., W. Peltier Rd., W. Woodbridge Rd. Zip Code: 95242
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 88.63
Assessor's Parcel No.: 013-090-09, -33, -35, -36, -37 Section: ... Twp.: T4N Range: R6E Base: 21
Within 2 Miles: State Hwy #: ... Waterways: Mokelumne River, Gill Creek
Airports: ... Railways: ... Schools: ...

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units ... Acres ...
[X] Commercial: Sq.ft. 31,400 Acres 1.5 Employees 5
[] Industrial: Sq.ft. ... Acres ... Employees ...
[] Educational: ...
[] Recreational: ...
[] Water Facilities: Type ... MGD ...
[] Transportation: Type ...
[] Mining: Mineral ...
[] Power: Type ... MW ...
[] Waste Treatment: Type ... MGD ...
[] Hazardous Waste: Type ...
[] Other: ...

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Residential/ AG-40 / A/G and OS/RC

Project Description: (please use a separate page if necessary)

See attached project description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District #10 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #CV |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region #2 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 2-17-22 Ending Date 3-18-22

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>John Vierra, NJA Associates</u>
Address: _____	Address: <u>212 W. Pine Street</u>
City/State/Zip: _____	City/State/Zip: <u>Lodi, CA 95240</u>
Contact: _____	Phone: <u>209-400-6080</u>
Phone: _____	

Signature of Lead Agency Representative: *AUSA Gouliant* Date: 2-16-2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment to Notice of Completion & Environmental Document Transmittal

PA-2000012 Use Permit

Project Description

A Use Permit to establish a small winery in 2 phases over 5 years. Phase 1 includes the construction of a 10,530 sq. ft. winery production building, with processing area, barrel storage, refrigerated storage, tanks, office, conference room, & restrooms; and, a 2,300 sq. ft. covered crush pad. Phase 2 includes the construction of a 9,930 sq. ft. multipurpose building with event space, kitchen, bar, restrooms and storage; a 1,500 sq. ft. wine tasting room; a 9,500 sq. ft. expansion to the Phase 1 winery production building; and, a water tower. The project will utilize a private, onsite well and septic system. Natural drainage is proposed for storm water. Access to the site is via a private 0.5 mile easement from N. Davis Road. Daily winery operations are planned from 9:00 a.m. to 5:00 p.m., 7 days per week. Winery events proposed include: 12 annual Marketing Events with a maximum of 300 attendees; 80 annual Small-scale Accessory Winery Events with a maximum of 80 attendees; 60 annual Large-scale Accessory Winery Events with a maximum of 300 attendees; and 4 annual Wine Release events with a maximum of 300 attendees. Outdoor amplified sound is proposed for use during Marketing Events and Large-scale Accessory events.