



MITIGATED NEGATIVE DECLARATION

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

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

County Clerk, County of San Joaquin

PROJECT TITLE: Use Permit No. PA-2000012

PROJECT LOCATION: The project site is located 0.5 miles east of N. Davis Rd., 1 mile south of W. Peltier Rd., Lodi, San Joaquin County. (APN/Address: 013-090-09, -33, -35, -36, & -37 / 20814 N. Davis Rd., Lodi) (Supervisorial District: 4)

PROJECT DESCRIPTION: Use Permit to establish a small winery in 2 phases over 5 years. Phase 1 includes the construction of a 10,530-square-foot winery production building, with processing area, barrel storage, refrigerated storage, tanks, office, conference room, & restrooms; and a 2,300-square-foot, covered crush pad. Phase 2 includes the construction of a 9,930-square-foot multipurpose building with event space, kitchen, bar, restrooms and storage; a 1,500-square-foot wine tasting room; a 9,500-square-foot 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 0.5 mile easement from N. Davis Rd. 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. (Use Type: Wineries and Wine Cellars – Winery, Small).

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: 157 California Reserve, Inc. / John Vierra

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.

Date: February 17, 2022

Contact Person:
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