



**APPLICATION REFERRAL:
Public Hearing**

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2000012 (UP)**

PROPERTY OWNER: 157 California Reserve, Inc.
67667 Highway 20
Bend, OR 97701

APPLICANT: John Vierra
212 W. Pine St.
Lodi, CA 95240

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).

PROJECT LOCATION: The project site is located 0.5 miles east of N. Davis Rd., 1 mile south of W. Peltier Rd., Lodi. (APN/Address: 013-090-09, -33, -35, -36, & -37 / 20814 N. Davis 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 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 17, 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: February 17, 2022

TO:

SJC Supervisor District: 4	San Joaquin Council of Governments	Buena Vista Rancheria
SJC Agricultural Commissioner	CA Alcoholic Beverage Control	California Tribal TANF Partnership
SJC Assessor	Central Valley Flood Protection Board	California Valley Miwok Tribe
SJC Building Division / Plan Check	CA Dept. of Recycle and Recovery	North Valley Yokuts Tribe
SJC Environmental Health	CA Fish & Wildlife Region: 2	United Auburn Indian Community
SJC Fire Prevention Bureau	CA Food & Agriculture	Carpenters Union
SJC Mosquito Abatement	CA Native American Heritage Commission	Haley Flying Service
SJC Public Works	CA State Lands Commission	Precissi Flying
SJC Sheriff Communications Director	Woodbridge Irrigation District	Sierra Club
Lodi Unified School District	Federal Emergency Management Agency	AT&T
Woodbridge Fire District	US Fish & Wildlife	PG&E
Air Pollution Control District	Alcohol and Tobacco Tax and Trade Bureau	