



Jennifer Jolley, Director

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NOTICE OF DETERMINATION

TO: Office of Planning & Research
 P. O. Box 3044, Room 212
 Sacramento, California 95812-3044

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

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2022020414

PROJECT TITLE: Use Permit No. PA-2000012

PROJECT LOCATION: The project site is along an approximately 0.5-mile access easement on the east side of N. Davis Rd., one mile south of W. Peltier Rd., northwest of Lodi, San Joaquin County. (APN/Address: 013-090-09, -33, -35, -36, & -37 / 20814 N. Davis Rd., Lodi) (Supervisory District: 4)

PROJECT DESCRIPTION: Use Permit application to establish a small winery in 2 phases over 5 years to include 4 buildings, including a tasting room. The following winery events are also proposed:

- Marketing Events: 12 annual events with up to of 300 attendees
- Small-scale Accessory Winery Events: 65 annual events with a maximum of 80 attendees
- Large-scale Accessory Winery Events: 40 annual events with a maximum of 300 attendees
- Wine Release Events: 4 annual events with a maximum of 300 attendees at any given time

Outdoor amplified sound is proposed for Marketing Events, Large-scale Accessory Winery Events, and Wine Release Events. A modification to reduce the Development Title regulation (Section 9-1015.5(h)(1)) requiring a 25-foot-wide access driveway for two-way aisles was submitted with the project. The applicant is requesting to reduce the required width of the access driveway from 25 feet to 20 feet. Access to the site is provided by an existing 20-foot-wide, approximately 0.5-mile long access easement.

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. / NJA Architecture

This is to advise that the San Joaquin County Board of Supervisors has approved the above described project on January 9, 2024, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:  _____ Date: 1/16/24 _____

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____