



**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-2200025 (UP)**

PROPERTY OWNER:	Rodney R. & Gayla L. Schatz Trust 18247 N. Tretheway Rd. Lockeford, CA 95237	APPLICANT:	Operative Office 4329 Marmion Way Los Angeles, CA 90065
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PROJECT DESCRIPTION: A Use Permit application to expand an existing large winery in 2 phases over 5 years and to add winery events. Phase 1 includes construction of a 7,200-square-foot office and storage room and construction of a 6,250-square-foot tasting room. Phase 2 includes construction of a 5,000-square-foot storage building. Annual events proposed are: 20 Marketing Events with 100 attendees maximum; 24 Small-Scale Accessory Winery Events with 80 attendees maximum; and 4 Wine Release Events with 100 attendees maximum. Winery hours are 8:00 a.m. to 5:00 p.m., 7 days a week. (Use Type: Wineries and Wine Cellars – Winery, Large).

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 on the southeast corner of Kennefick Rd. and Peltier Rd., Acampo. (APN/Address: 017-150-01 & -02 / 22150 N. Kennefick Rd., Acampo) (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 August 31, 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: August 3, 2022

TO:

SJC Supervisor: District 4	CA Alcoholic Beverage Control	Airport Land Use Commission
SJC Agricultural Commissioner	CA Regional Water Quality Control Board	Buena Vista Rancheria
SJC Assessor	CA Dept. of Conservation	California Tribal TANF Partnership
SJC Building Division / Plan Check	CA Fish & Wildlife Region: 2	California Valley Miwok Tribe
SJC Environmental Health	CA Food & Agriculture	North Valley Yokuts Tribe
SJC Fire Prevention Bureau	CA Native American Heritage Commission	United Auburn Indian Community
SJC Mosquito Abatement	Federal Aviation Administration	Carpenters Union
SJC Public Works	Federal Emergency Management Agency	Farm Bureau
SJC Sheriff Communications Director	US Fish & Wildlife	Haley Flying Service
Lodi Unified School District	North San Joaquin Water Conservation Dist.	Precissi Flying Service
Liberty Fire District	Central California Traction Company	Sierra Club
Air Pollution Control District	Linds-Lodi Airport	PG&E
San Joaquin Council of Governments		