



APPLICATION REFERRAL: Public Hearing

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-1800203 (VR)
PA-1800238 (UP)**

PROPERTY OWNER: Todd & Annette Roddan
23601 S. Manteca Rd.
Manteca CA 95337

PROJECT DESCRIPTION: A Variance application to reduce the required setback for a Front (east) setbacks: From 200 feet (Development Title Section 9-410.080(e)(1) to 22 feet for existing parking, and to 110 feet for existing buildings utilized for the project. Side (north) setbacks: From 100 feet (Development Title Section 9-410.080(e)(2)(B)) to 48 feet to accommodate existing structures and permanent parking utilized for the project. Side (south) setbacks: From 300 feet (Development Title Section 9-410[e][2][A]) to 38 feet to accommodate existing structures and existing permanent parking utilized for the project. This application does not propose to reduce the rear setback requirement of 100 feet (Development Title Section 9-410.080(e)(2)(B)). The project site is under a Williamson Act contract. (Use Type: Wine Facility-Off Site Wine Cellar)

Conditional Use Permit application No. PA-1800238 is for an Off-Site Wine Cellar to include a one (1) acre vineyard, the utilization of an existing 2,400 square foot building with a 2,400 square foot patio cover as a wine tasting room, and the utilization of an existing 400 square foot building as a wine storage room.

On an annual basis, the project proposes ten (10) marketing events for a maximum of 130 attendees. 45 Small-Scale Accessory Winery Events with a maximum of 80 attendees. The project also proposes a maximum of four (4) Wine Release Events for a maximum of 130 attendees. Indoor amplified music is proposed for all events except for small-scale accessory winery events. No outdoor amplified sound is proposed with this application

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 located on the west side of South Manteca Road, 2,400 feet South of East Veritas Avenue, Manteca. (APN/Address: 226-110-46 & -51 / 23601 S. Manteca Rd., Manteca) (Supervisory District: 5)

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 these projects must be submitted to the Community Development Department no later than May 2, 2023. 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 these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)

AGENCY REFERRALS MAILED ON: April 4, 2023

TO:

SJC Supervisor: District 5	San Joaquin Council of Governments	Building Industry Association
SJC Agricultural Commissioner	CA Alcoholic Beverage Control	Builders Exchange
SJC Assessor	CA Regional Water Quality Control Board	Buena Vista Rancheria
SJC Building Division / Plan Check	Central Valley Flood Protection Board	California Tribal TANF Partnership
SJC Environmental Health	CA Fish & Wildlife Region: 2	California Valley Miwok Tribe
SJC Fire Prevention Bureau	CA Food & Agriculture	United Auburn Indian Community
SJC Mosquito Abatement	South San Joaquin Irrigation District	Carpenters Union
SJC Public Works	PG&E	Farm Bureau
SJC Sheriff Communications Director	Federal Emergency Management Agency	Haley Flying Service
City of Manteca	Alcohol and Tobacco Tax and Trade Bureau	Precissi Flying Service
Manteca Unified School District	US Army Corps	
Lathrop – Manteca Fire District		
Air Pollution Control District		