

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-1900304 Use Permit for Winery Expansion

Lead Agency: San Joaquin County - Community Development Dept. Contact Person: Alisa Goulart
Mailing Address: 1810 East Hazelton Avenue Phone: 209-468-0222
City: Stockton Zip: 95205 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Lodi, CA
Cross Streets: N. Dustin Rd., N. Bruella Rd., N. Kennefick Rd. Zip Code: 95220
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 4.38
Assessor's Parcel No.: 005-260-61 Section: ... Twp.: ... Range: ... Base: ...
Within 2 Miles: State Hwy #: State Route 99 Waterways: Gill Creek, Jahant Slough
Airports: ... Railways: Union Pacific Schools: ...

Document Type:

CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] FONSI
[ X ] Mit Neg Dec Other: ...
APR 10 2020

Governor's Office of Planning & Research

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ X ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other: ...

STATE CLEARINGHOUSE

Development Type:

[ ] Residential: Units ... Acres ...
[ ] Office: Sq.ft. ... Acres ... Employees ...
[ X ] Commercial: Sq.ft. 21,000 Acres 4.38 Employees 6
[ ] Industrial: Sq.ft. ... Acres ... Employees ...
[ ] Educational: ...
[ ] Recreational: ...
[ ] Water Facilities: Type ... MGD ...
[ ] Transportation: Type ...
[ ] Mining: Mineral ...
[ ] Power: Type ... MW ...
[ ] Waste Treatment: Type ... MGD ...
[ ] Hazardous Waste: Type ...
[ ] Other: ...

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ X ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ X ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ X ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [ ] Other: ...

Present Land Use/Zoning/General Plan Designation:

Vacant Parcel / C-C / C/C

Project Description: (please use a separate page if necessary)

Refer to attached Project Description

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District #10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region #2	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date 4-9-20 Ending Date 5-9-20

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### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Dillon &amp; Murphy</u>
Address: _____	Address: <u>847 N. Cluff Avenue</u>
City/State/Zip: _____	City/State/Zip: <u>Lodi, CA 95240</u>
Contact: _____	Phone: <u>209-334-6613</u>
Phone: _____	

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Signature of Lead Agency Representative: Alisa Goulart

Date: 4-7-2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## PA-1900304 Use Permit for Winery Expansion

### Project Description Attachment

A Use Permit application to expand an existing Small Winery on a 4.38 acre parcel to a Medium Winery in two (2) phases over five (5) years. Phase 1 includes the construction of a 13,800 square foot building for fermentation, storage, laboratory, breakroom and restroom. Phase 2 includes the construction of a 7,200 square foot storage building. Also proposed is an above ground waste tank and a fire suppression water tank. The winery is open to the public seven (7) days a week during peak season and five (5) days a week during the off-season, for six (6) hours per day. The winery is currently approved for Marketing Events (maximum of 12 annually) with a maximum of 150 attendees, Small-scale Accessory Events (maximum of 1 daily) with a maximum of 80 attendees, and Wine Release Events (maximum of 4 annually) with a maximum of 150 attendees at any given time. Indoor and outdoor amplified music is permitted at events with the condition the event ends by 9:00 p.m. No changes in events are proposed with this application. The project site utilizes a private well for water supply, an onsite septic system for sewage disposal, and on-site natural drainage for storm water. Access is from two (2) driveways off of E. Peltier Road.