

Community Development Department

Planning · Building · Neighborhood Preservation

NOTICE OF EXEMPTION

TO:

X

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

X

County Clerk, County of San Joaquin

Project Title: Deviation No. PA-2000137

Project Location - Specific: The project site is located on the west side of N. Tretheway Rd., 0.7 miles north of E.

Kettleman Ln., Lodi. (APN/Address: 051-200-53/16201 N. Tretheway Rd., Lodi) (Supervisorial District: 4)

Project Location - City: Lodi

Project Location - County: San Joaquin County

Project Description: Deviation application to reduce the required front yard setback for a building to be considered for use as an off-site wine cellar from 200 feet to 134 feet. Development Title Section 9-1075.7(c)(1) states that new buildings and the use of existing buildings to be utilized for off-site wine cellars are to be setback a minimum of 200 feet from any road. This property is not under Williamson Act contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

Project Proponent(s): Bill Cook / Dillon & Murphy

Name of Public Agency Approving Project: San Joaquin County Community Development Department

Name of Person or Agency Carrying Out Project:

Alisa Goulart, Associate Planner

San Joaquin County Community Development Department

Exemption Status:

Categorical Exemption. (Section 15305, Class 5)

Exemption Reason:

Processed under the provisions of the California Code of Regulations Section 15305, which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305. Class 5 Categorical Exemption states that projects consisting of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments, side yard and setback variances not resulting in the creation of any new parcel are exempt from CEQA review.

Lead Agency Contact Person:

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

Signature:	Jam D	Date:	0-23-20
Name:	Domenique Martorella	Title:	Deputy County Clerk
	Signed by Lead Agency		
Date Received for filing at OPR:			