

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

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

X

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: 2021110173

PROJECT TITLE: Use Permit No. PA-2100022

PROJECT LOCATION: The project site is located on the north side of E. Armstrong Rd., 680 feet east of N. Pearson Rd., Lodi, San Joaquin County. (APN/Address: 058-110-44, -45, & -46 / 3726 E. Armstrong Rd., Lodi) (Supervisorial District: 4)

PROJECT DESCRIPTION: Use Permit application to establish a small winery and brewery to be constructed in 2 phases over 5 years. Phase 1 includes the construction of a 4,000-square-foot wine production and beer production building, and a 3,000-square-foot tasting room for wine and beer with outdoor seating area. Phase 2 includes the construction of a 4,000-square-foot multipurpose building to be used for events, and a 4,000-square-foot production building. The existing single-family home and agriculture structures will be demolished as part of Phase 1. The winery is proposing to be open to the public 7 days a week, for 8 hour a day. No amplified outdoor music is proposed with this application. The winery is proposing the following events:

- Marketing Events: 12 annual events with up to of 120 attendees
- Small-scale Accessory Winery Events: 60 annual events with a maximum of 80 attendees
- . Wine Release Events: 4 annual events with a maximum of 150 attendees at any given time

(Use Types: Wineries & Wine Cellars - Winery, Small; Agricultural Processing - Food Manufacturing)

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

PROPONENT: Jatinder Dhillon / 40Forty, LLC

This is to advise that the San Joaquin County Planning Commission has approved the above described project on March 3, 2022, 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:	Jon D	Date:		
Name:	Domenique Martorella	Title: [Deputy County Clerk	
	Signed by Lead Agency			
Date Receive	ed for filing at OPR:			