



APPLICATION REFERRAL: Public Hearing

Project Planner: Jessica Leal Phone: (209) 468-3140 Fax: (209) 468-3163 Email: jleal@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500204 (C)**

PROPERTY OWNER: Spenker Ranch, Inc.
1973 W. Turner Rd.
Lodi, CA 95242

APPLICANT: Michael W. Smith
P.O. Box 611
Lodi, CA 95241

PROJECT DESCRIPTION: A Conditional Use Permit application for the expansion of an existing Large Winery established under Use Permit No. UP-98-0003. The project will be completed in two phases over 5 years. Phase 1 includes the conversion of an existing 8,000 square foot building from an agricultural building to a wine processing facility and storage. Phase 2 includes the following: permitting six existing 324 square foot roof covers to shade outdoor customers, construction of an 8,000 square foot storage building, construction of a 2,800 square foot roof cover for outdoor wine tasting, construction of a 9,600 square foot roof cover with roof-mounted solar, and the installation of a 320 square foot shipping container to be utilized as a commercial kitchen. This project was previously approved for 12 marketing events for a maximum of 300 people under Use Permit No. UP-98-0003. No changes are proposed to the previously approved events. (Use Type: Wine Facility – Large Winery)

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 northwest corner of West Turner Road and North Davis Road, Lodi. (APN/Address: 013-050-15, -16, -17 / 1973 W. Turner Rd., Lodi) (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 (Phone: [209] 468-3140 or via email at jleal@sjgov.org) no later than July 3, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: June 5, 2026

TO:

SJC Supervisor: District 4
SJC Agricultural Commissioner
SJC Assessor
SJC Building Division / Plan Check
SJC Environmental Health
SJC Fire Prevention Bureau
SJC Mosquito Abatement
SJC Public Works
SJC Sheriff Communications Director
Air Pollution Control District
North Valley Yokuts Tribe
Alcohol and Tobacco Tax and Trade Bureau

San Joaquin Council of Governments
CA Dept. of Water Resources
CA Dept. of Alcoholic Beverage Control
CA Dept. of Conservation
CA Fish & Wildlife Region: 2
CA Native American Heritage Commission
CA Food & Agriculture
Federal Emergency Management Agency
US Fish & Wildlife
California Valley Miwok Tribe
United Auburn Indian Community
Lodi Grape Growers Association

Woodbridge Fire District
Woodbridge Irrigation District
Lodi Unified School District
PG&E
Building Industry Association
Builders Exchange
Carpenters Union
Farm Bureau
Sierra Club
California Tribal TANF Partnership
Buena Vista Rancheria