

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: PA-2500204 (C)

Lead Agency: San Joaquin County Community Development Department

Contact Name: Jessica Leal

Email: jleal@sigov.org Phone Number: 209-468-3140

Project Location: Lodi, California San Joaquin
City *County*

Project Description (Proposed actions, location, and/or consequences).

A Conditional Use Permit 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)

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

None

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A referral was sent to the San Joaquin Council of Governments (SJCOG) on October 20, 2025, for review. The San Joaquin Council of Governments (SJCOG) has determined that the project is subject to the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (SJMSCP) for any future development that results in ground disturbance. Participation in the SJMSCP provides compensation for the conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan. The applicant has confirmed participation in the SJMSCP. If the Conditional Use Permit is approved, any future ground disturbance at the site would be subject to the SJMSCP as a Conditional of Approval. As a result, the anticipated impact to Biological Resources is less than significant.

Provide a list of the responsible or trustee agencies for the project.

San Joaquin Council of Governments
Woodbridge Fire District
SJC Agricultural Commissioner
CA Dept. of Water Resources
Woodbridge Irrigation District
CA Dept. of Alcoholic Beverage Control
SJC Building Division / Plan Check
CA Dept. of Conservation
SJC Environmental Health
CA Fish & Wildlife Region: 2
SJC Fire Prevention Bureau
CA Native American Heritage
SJC Mosquito Abatement
SJC Public Works
Federal Emergency Management Agency
Farm Bureau
US Fish & Wildlife
Sierra Club
Air Pollution Control District
Department of Food & Agriculture