

SAN JOAQUIN COUNTY PLANNING COMMISSION AGENDA

Public Health/Planning Auditorium
San Joaquin County Department of Public Health Services
1601 East Hazelton Avenue, Stockton, California

THURSDAY, September 20, 2012
6:30 P.M.

- **Flag Salute**
 - **Roll Call**
 - **Minutes From May 3, 2012**
 - **Action on Requests for Continuances or Withdrawals (if needed)**
 - **Explanation of Hearing Procedures**
 - **Action Items**
1. **USE PERMIT APPLICATION NO. PA-1200126 OF WATTS TRUST (C/O MIKE SMITH ENGINEERING)** to expand the production capacity of an existing small winery into a large winery in two phases over a ten year period and to add 30 marketing events for the winery. The production capacity would increase from 36,000 gallons of wine per year to 200,000 gallons of wine per year. Phase One, building permits to be issued within 18 months from the effective date of approval, includes the construction of six 3,000 gallon tanks and the addition of thirty marketing events per year with a maximum attendance of 100 people per marketing event. Phase Two, building permits to be issued within ten years from the effective date of approval, includes the construction of a 12,000 square foot case and barrel storage building and a 2,500 square foot wine tasting room. The project site is located at the southeast corner of State Route 12 and Locust Tree Road, east of Lodi (Supervisory District 4).

Environmental Determination: An Initial Study has been prepared indicating the project will not have a significant impact on the environment, and a Negative Declaration has been prepared for the project.
 2. **SITE APPROVAL APPLICATION NO. PA-1200063 OF VERNON AND JENISE VIERRA (C/O ST. JORGE WINERY)** to expand an existing small winery and increase the number of marketing events and attendees per marketing event. (Use Type: Wineries and Wine Cellars–Winery, Small) The expansion includes the construction of a 5,652 square foot wine garden, a 300 square foot commercial kitchen, a 1,600 square foot storage building, a 336 square foot wine storage building, a 288 square foot covered patio, a 420 square foot restroom facility, and increase the number of marketing events from the previously approved four marketing events to twenty-four marketing events per year and increase the number of attendees from the previously approved 25 people to 150 people per marketing event. The project site is located on the west side of Bender Road, 375 feet north of Taddei Road, northwest of Lodi (Supervisory District 4).

Environmental Determination: An Initial Study has been prepared indicating the project will not have a significant impact on the environment, and a Mitigated Negative Declaration has been prepared for the project.

- The Public is welcome to address the Planning Commission on items of interest to the public that are **NOT** listed on the Agenda. Comments to the Commission are limited to a maximum of 5 minutes.
- Other Business:
 - A. Report by the Winery Ordinance Task Force
 - B. Determination of Duration of Special Events
- Director's Report (Scheduling of Future Meetings – as needed)
- Adjournment

NOTE: If you need disability-related modification or accommodation in order to participate in this meeting, please contact the Clerk of the Planning Commission at (209) 468-3134 at least 48 hours prior to the start of the meeting (Government Code Section 54954.2[a]). Materials related to an item on this agenda submitted to the Planning Commission after distribution of the packet are available for public inspection at the Community Development Department at 1810 E. Hazelton Avenue during normal business hours.

PETER JOHNSON, Chairman

* * *

KERRY SULLIVAN, Secretary