SAN JOAQUIN COUNTY
Community Development Department

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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Page: 1 of 2 Fee: $3093.75
Steve J. Bestolarides
San Joaquin County Clerk
By Deputy: jstevens

NOTICE OF DETERMINATION

TO: ☒ Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, California 95812-3044

☒ County Clerk, County of San Joaquin

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

SUBJECT: **Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number: 2026060271

PROJECT TITLE: Conditional Use Permit No. PA-2500204

PROJECT LOCATION: The project site is on the northwest corner of West Turner Road and North Davis Road, Lodi, San Joaquin County. (APN/Address: 013-050-15, -16, -17 / 1973 W. Turner Rd., Lodi) (Supervisorial District: 4)

PROJECT DESCRIPTION: Conditional Use Permit application for the expansion of an existing 1,837 square-foot Large Winery established under UP-98-003. The project will take place in two phases over five years. Phase One, to be completed in 3 years, includes the permitting of the following existing structures:

Five 256-square-foot shade structures
324-square-foot shade structure
2,240-square-foot shade structure with two shipping containers
2,800-square-foot roof cover
8,000-square-foot storage building

Phase Two, to be completed in 5 years, includes the construction of the following:
8,000-square-foot wine processing building
9,600-square-foot roof cover with solar array
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 permit PA-0200114. No changes are proposed to the previously approved events. The winery is accessed from West Turner Road and is served by on-site well and septic systems, and natural storm drainage. The parcel is under Williamson Act contract WA-98-6.

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

PROPONENT: Spenker Ranch, Inc. / Michael W. Smith

This is to advise that the San Joaquin County Planning Commission has approved the above described project on October 1, 2026, 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.

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

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: _____ Date: 10/16/26

Name: Sean Cardenas Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 10/16/26