



**Planning Commission Staff Report
Item # 1, September 17, 2026
Text Amendment PA-2600302
Prepared by: Henna Khan**

PROJECT SUMMARY

Applicant Information

Project Applicant: San Joaquin County Community Development Department

Project Site Information

Project Location: Countywide
Supervisory District: All

Environmental Review Information

CEQA Determination: Notice of Exemption (Attachment A, Environmental Review)

Project Description

This project is a Development Title Text Amendment to update tables and text within Series 200, 400, 500, 600, 700, 800, and 900 including:

- Pre-application review for General Plan amendments and Zone Reclassifications
- Ancillary storage for the Trucks Services - Parking use type
- Water, wastewater, and storm drainage service for areas outside of urban communities
- Lot Line Adjustment standards for review
- Farm Employee Housing consistency with the underlying General Plan designation
- Utility-scale Solar Energy System requirements
- Various other typos, errors, and omissions.

Recommendation

1. Find that the proposed project is exempt as a “common sense” exemption under the California Code of Regulations, Title 14, Chapter 3, Section 15061(b)(3) of the California Environmental Quality Act Guidelines because the project proposes minor updates to the Development Title and would not have the potential to cause a significant physical effect on the environment (Attachment A, Environmental Review);
2. Forward to the Board of Supervisors with a recommendation to adopt the Findings for Development Title Text Amendment (Attachment D, Findings), and
3. Forward to the Board of Supervisors with a recommendation to approve Development Title Text Amendment No. PA-2600302 (Attachment C, Draft Ordinance).

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NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the **Stockton Record**: August 28, 2026.

Number of Public Hearing notices: 20

Date of Public Hearing notice mailing: August 28, 2026.

Referrals and Responses

Agency Referrals	Response Date - Referral	Agency Referrals	Response Date - Referral
County Departments		Local Agencies	
Ag Commissioner		Administrators Office	
Assessor		City of Escalon	
Community Development		City of Galt	
Building Division		City of Lathrop	
Fire Prevention Bureau		City of Lodi	
Code Enforcement		City of Manteca	
Public Works		City of Mountain House	
Environmental Health	August 18, 2026	City of Oakdale	
Sheriff Office		City of Ripon	
Federal Agencies		City of Riverbank	
US Dept of the Interior Fish and Wildlife		City of Stockton	
F.E.M.A.		City of Tracy	
		County Counsel	
		Mosquito & Vector Control	
		S.J.C.O.G.	
		San Joaquin Farm Bureau	
		San Joaquin Air Pollution Control District	
		Miscellaneous	
		P.G.&E.	August 27, 2026
		Sierra Club	
		CA Native American Heritage Commission	
		CA Tribal TANF Partnership	
		California Valley Miwok Tribe	June 26, 2026
		North Valley Yokuts Tribe	
		United Auburn Indian Community	

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ANALYSIS

Background

On November 29, 2022, the Board of Supervisors adopted a comprehensive update to the Development Title (Title 9), which became effective on December 29, 2022. Since that time, staff has identified a number of items throughout the document that affect the ability to implement the 2022 Development Title and the intent of departmental policies and practices. As such, this Development Title Text Amendment is intended to serve as a fifth general cleanup.

Development Title Text Amendment

The proposed Development Title Text Amendments include revisions to text and tables to correct various typographical errors, formatting issues, omitted information, and incorrect references or application types, as well as the changes summarized below.

Series 200: Base Zones

Use Tables

This amendment is intended to provide clarification and clear direction throughout the use tables organized by zone, including:

- Use Type titles
- Permitted and unpermitted uses
- Level of review for permitted uses
- Additional Regulation and Notes

Additionally, Use Type titles have been simplified for consistency with other formatting, as follows:

- **Old:**
 - Animal Care, Sales, and Services
 - Boarding and Breeding
 - Large
 - Small
- **New:**
 - Animal Care, Sales, and Services
 - Boarding and Breeding, Large
 - Boarding and Breeding, Small

These changes in Use Type titles are also included in Series 900: General Terms for consistency.

The amendment also identifies where some Use Types, such as Offices, may be permitted and the level of review for these uses, as the land use tables were inadvertently left incomplete.

Series 400: Additional Uses and Development Regulations

This amendment proposes the following changes:

- ***Farm Employee Housing*** – Clarification added that Farm Employee Housing must be consistent with the underlying General Plan Designation pursuant to General Plan LU-7.8, which states that the County shall allow the development of farm employee housing and farm labor camps in all areas designated General Agriculture (A/G), Agriculture Industrial (A/I), Limited Agriculture (A/L), and Agriculture-Urban Reserve (A/UR) where there is a demonstrated need for such housing.

- Utility-scale Solar Energy Systems – Clarification added regarding applicability of the Farmland Protection subsection, updated and simplified fencing and landscaping requirements, and the addition of screening requirements if deemed necessary by the Zoning Administrator.
- Wireless Telecommunication Facilities – Clarification added regarding the level of review required and approval body for Type 3 applications.

Series 500: Subdivision Regulations

Lot Line Adjustment

This amendment proposes a comprehensive update to the Lot Line Adjustment section for ease-of-use that clarifies the standards of review related to:

- The number of lots allowed within an adjustment
- Encroachment requirements
- Frontage requirements
- Public service requirements for parcels reduced below 2 acres
- Minimum parcel sizes and standards for non-conforming parcels
- Regulations for non-buildable parcels
- Standards for yards and lot widths
- Other applicable requirements relating to the General Plan and Building Code
- Requirements related to parcels under Williamson Act Contract

Additionally, related Williamson Act regulations applicable to Lot Line Adjustment applications have been updated within Series 700: Supplemental Development Regulations for consistency.

Time Extensions

Series 500 is focused on subdivision requirements but currently contains time extension requirements for both subdivision and non-subdivision development applications that contradict regulations contained in Series 800: Administration and Permits. As such, the regulations pertaining to non-subdivision time extension applications are proposed to be removed from Series 500 to eliminate confusion. Subsequently, related time extension regulations included in Series 800 have been updated to clarify that they do not apply to subdivision approvals.

Series 600: Infrastructure Standards and Service Financing

Water, Wastewater, and Storm Drainage

In response to issues with real-world application of current infrastructure standards, the Community Development Department, Department of Public Works, and Environmental Health Department have proposed updates to the standards for water, wastewater, and storm drainage service. The updates allow exceptions to public services for developments located outside urban communities on properties already zoned Freeway Service Commercial or Commercial Recreation.

Series 800: Administration and Permits

Pre-Application Review

This amendment proposes to add a required Pre-Application Review for all General Plan Amendments and Zone Reclassification applications for consistency with General Plan and Development Title Text Amendment No. PA-2600004 which was approved by the Board of Supervisors on June 30, 2026.

Series 900: General Terms:

In addition to changes in Use Type titles, as noted above, various Use Type definitions have been updated, simplified, or expanded for clarification.

Other

On addition to the previously noted changes, the amendment proposes to fix various typographical errors, formatting issues, and previously omitted information.

Findings

In order to approve the subject Development Title Text Amendment, the Board of Supervisors must make several findings in the affirmative. These findings include that the project is consistent with the General Plan goals, unless the goals themselves are to be amended. Required findings are discussed in Attachment C, and staff recommends that all findings can be made in the affirmative.

Notice of Exemption

California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the Text Amendment is exempt from CEQA.

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RECOMMENDATION

It is recommended that the Planning Commission:

1. Find that the proposed project is exempt as a “common sense” exemption under the California Code of Regulations, Title 14, Chapter 3, Section 15061(b)(3) of the California Environmental Quality Act Guidelines because the project proposes minor updates to the Development Title and would not have the potential to cause a significant physical effect on the environment (Attachment A, Environmental Review);
2. Forward to the Board of Supervisors with a recommendation to adopt the Findings for Development Title Text Amendment (Attachment D, Findings), and
3. Forward to the Board of Supervisors with a recommendation to approve Development Title Text Amendment No. PA-2600302 (Attachment C, Draft Ordinance).

Attachments:

Attachment A – Environmental Review
Attachment B – Agency Response Letters
Attachment C – Draft Ordinance
Attachment D - Findings

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Community Development Department

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Attachment A **Environmental Review**

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Community Development Department

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Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF EXEMPTION

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

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

☒ County Clerk, County of San Joaquin

Project Title: Development Title Text Amendment No. PA-2600302

Project Location – County: San Joaquin County

Project Description: Development Title Text Amendment application: This project is a Development Title Text Amendment to update tables and text within Series 200, 400, 500, 600, 700, 800, and 900 regarding:

- Pre-application review for General Plan amendments and Zone Reclassifications
- Ancillary storage for the Trucks Services - Parking use type
- Water, wastewater, and storm drainage service for areas outside of urban communities
- Lot Line Adjustment standards for review
- Farm Employee Housing consistency with the underlying General Plan designation
- Utility-scale Solar Energy System Requirements
- Various other typos, errors, and omissions.

Project Proponent(s): San Joaquin County Community Development Department

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project: Henna Khan, Assistant Planner
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (Section 15061(b)(3))

Exemption Reason:
Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA. This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." There is no possibility that this project may have a significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:
Henna Khan Phone: (209) 468-8477 Fax: (209) 468-3163 Email: hennakhan@sjgov.org

Signature: _____ Date: _____

Name: Sean Cardenas Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

*Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*

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Attachment B **Agency Response** **Letters**

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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

August 18, 2026

To: San Joaquin County Community Development Department
Attention: Henna Khan

From: Sastina Thammavongsa; (209) 616-3068 *ST*
Registered Environmental Health Specialist

RE: **PA-2600302 (TA), Referral, SU2601490**
Countywide, Development Title Text Amendment

The Environmental Health Department has the following comment: All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.



*Pacific Gas and
Electric Company*

Pacific Gas and Electric Company
Eduardo Pimentel
Land Management
850 Stillwater Rd
Sacramento, CA 95605

August 27, 2026

San Joaquin County
Community Development Department
Henna Khan

Re: PA-2600302 (TA)

Dear Henna,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2600302 (TA) received on 8/19/2026. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (925)266-2415 or Eduardo.Pimentel@pge.com

Sincerely,

Eduardo Pimentel

PG&E Plan Review Team
Land Management

CALIFORNIA VALLEY MIWOK TRIBE



June 26, 2026

San Joaquin County
Community Development Department
Henna Khan, Project Planner
1810 E. Hazel Ave
Stockton, California 95205-6298
Email: hennakhan@sjgov.org

Re: Application No. PA-2600302 (TA), A Development Title Text Amendment application, Stockton, San Joaquin County, California

Dear Henna Khan,

It is the understanding of the California Valley Miwok Tribe that application No. PA-2600302 (TA), is a Development Title Text Amendment application to update tables and text within Series 200, 400, 500, 600, 700, 800, and 900 pertaining to pre-application review requirements for all General Plan amendments and Zone Reclassifications; ancillary storage for the Trucks Services – Parking use type; water. Wastewater, and storm drainage service requirements for areas outside of urban communities. Stockton, San Joaquin County, California Project APN Address: 155-180-02 / 1810 E. Hazelton Ave, Stockton, San Joaquin Co., CA.

It is further understood by the Tribe that the project site is Countywide, and that this project as described is exempt from CEQA.

The California Valley Miwok Tribe has no comments or concerns regarding application No. PA-2600302 (TA) in Stockton, San Joaquin County, California

Applicant: Megan Aguirre

Silvia Burley
Chairperson

California Valley Miwok Tribe 14807 Avenida Central, La Grange, California 95329
Official Website: <https://californiavalleymiwok.us> Office Ph: 209-931-4567 Email: office@cvmt.net

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Attachment C **Draft Ordinance**

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BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN,
STATE OF CALIFORNIA

ORDINANCE NO.
AN ORDINANCE AMENDING TITLE 9 OF THE ORDINANCE CODE OF THE COUNTY OF SAN
JOAQUIN RELATING TO VARIOUS SECTIONS OF THE DEVELOPMENT TITLE

The Board of Supervisors of the County of San Joaquin ordains as follows:

Section 1. Table 9-200.020-1: Uses in Residential Zones, Section 9-200.020 - Land Use Regulations, Chapter 9-200 - Residential Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-200.020-1: USES IN RESIDENTIAL ZONES							
P = Permitted Use (Building Permit may be required); T=Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted							
Use Types	R-R	R-VL	R-L	R-M	R-MH	R-H	Additional Regulations
Residential							
Farm Employee Housing	See subclassifications below						
Large	-	-	-	-	-	-	
Non-Residential							
Animal Care, Sales, and Services	See subclassifications below						
Boarding and Breeding	See subclassifications below						
<u>Boarding and Breeding, Large</u>	A	-	-	-	-	-	
<u>Boarding and Breeding, Small</u>	A	-	-	-	-	-	
<u>Veterinary, Large</u>	-	-	-	-	-	-	
Large Animal	-	-	-	-	-	-	
Small Animal	-	-	-	-	-	-	
<u>Veterinary, Small</u>	-	-	-	-	-	-	
Equipment Sales, Repair, and Storage	See subclassifications below						
Heavy Equipment, Repair	-	-	-	-	-	-	
Fuel Sales	See subclassifications below						
Trucks	-	-	-	-	-	-	

Section 2. Table 9-200.020-3: Temporary Uses & Structures in Residential Zones, Section 9-200.020 - Land Use Regulations, Chapter 9-200 - Residential Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-200.020-3: TEMPORARY USES & STRUCTURES IN RESIDENTIAL ZONES							
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted							
Temporary Use or Structure	R-R	R-VL	R-L	R-M	R-MH	R-H	Regulations (Section)
Special Events and Sales	<u>See subclassifications below</u>						9-409.440, Special Events and Sales
Special Outdoor Event	T	T	-	-	-		<u>9-409.440, Special Events and Sales</u>
Special Indoor Event	T	T	-	-	-		<u>9-409.440, Special Events and Sales</u>
Seasonal Sales	-	-	-	-	-		<u>9-409.450, Temporary Uses</u>

Section 3. Table 9-201.020-1: Uses in Commercial Zones, Section 9-201.020 - Land Use Regulations, Chapter 9-201 - Commercial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-201.020-1: USES IN COMMERCIAL ZONES										
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted										
Use Types	C-L	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	Additional Regulations
Residential										
Non-Residential										
Animal Care, Sales and Services	<u>See subclassifications below</u>									
Boarding and Breeding	<u>See subclassifications below</u>									
<u>Boarding and Breeding, Large</u>	-	C	C	-	C	-	C	-	C	
<u>Boarding and Breeding, Small</u>	-	A	A	-	A	-	A	-	A	
<u>Veterinary, Large</u>	-	-	-	-	-	-	<u>A</u>	-	<u>A</u>	
Large Animal	-	-	-	-	-	-	<u>A</u>	-	<u>A</u>	
Small Animal	-	<u>A</u>	<u>A</u>	-	<u>Z</u>	-	<u>A</u>	-	-	
<u>Veterinary, Small</u>	-	<u>A</u>	<u>A</u>	-	<u>Z</u>	-	<u>A</u>	-	-	
Animal Raising	<u>See subclassifications below</u>									
Exotic	-	-	-	-	-	-	-	-	-	
Construction Services	<u>See subclassifications below</u>									
General	-	A	A	-	<u>Z</u>	-	A	-	-	

Section 4. Table 9-201.020-2: Accessory Uses & Structures in Commercial Zones, Section 9-201.020 - Land Use Regulations, Chapter 9-201 - Commercial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-201.020-2: ACCESSORY USES & STRUCTURES IN COMMERCIAL ZONES										
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted										
Accessory Use or Storage	<u>C-L</u>	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	Additional Regulations
Accessory Dwelling Unit	-	-	-	-	-	-	-	-	-	
Accessory Short-term Rentals	-	-	-	-	-	-	-	-	-	
Antennae, Radio/TV Dish	<u>P</u>	P	P	P	P	P	P	-	P	
Agricultural Building	<u>P</u>	P	P	P	P	P	P	P	P	
Agricultural Equipment Storage	<u>P</u>	P	P	P	P	P	P	P	P	
Barn	-	-	-	-	-	-	-	-	-	
Biomass Energy Production	-	-	-	-	-	-	-	-	-	
Boathouse, Private	-	-	-	-	-	-	-	-	-	
Caretaker Residence	<u>P</u>	P	P	P	P	P	P	P	P	
Coop	-	-	-	-	-	-	-	-	-	
Distilled Spirits Storage	-	-	-	-	-	-	-	-	-	
Dock, Private	-	-	-	-	-	-	-	-	-	
Firewood Sales	-	-	-	-	-	-	-	-	-	
Garage, Private	-	-	-	-	-	-	-	-	-	
Greenhouse, Private	-	-	-	-	-	-	-	-	-	
Guesthouse	-	-	-	-	-	-	-	-	-	
Home Occupation	-	-	-	-	-	-	-	-	-	
Horse Raising	-	-	-	-	-	-	-	-	-	

Owner-Operator Truck Parking	⌋	-	-	-	-	-	-	-	-	
Packing Shed	⌋	-	-	-	-	-	-	-	-	
Pet Grooming and Training	⌋	-	-	-	-	-	-	-	-	
Pump/Pumphouse	<u>P</u>	P	P	P	P	P	P	P	P	
Residential Solar Energy System, Small	⌋	⌋	⌋	⌋	⌋	⌋	⌋	⌋	⌋	
Silo	⌋	-	-	-	-	-	-	-	-	
Stable, Private	⌋	-	-	-	-	-	-	-	-	
Swimming Pool & Equipment	⌋	-	-	-	-	-	-	-	-	
Water Storage Facility	⌋	-	-	-	-	-	P	-	P	
Wind Energy Machine, Private	<u>P</u>	P	P	P	P	P	P	P	P	
Wine Tasting Room	⌋	-	-	-	-	-	-	-	-	
Workshop/Hobby Shop	<u>P</u>	P	P	P	P	P	P	P	P	

Section 5. Table 9-201.020-3: Temporary Uses & Structures in Commercial Zones, Chapter 9-201 - Commercial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-201.020-3: TEMPORARY USES & STRUCTURES IN COMMERCIAL ZONES										
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted										
Temporary Use or Structure	<u>C-L</u>	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	Additional Regulations
Auction, Agricultural Machinery	⌋	-	T	-	T	-	T	-	T	
Auction, Livestock	⌋	-	-	-	-	-	T	-	-	
Car Wash, Private	⌋	-	-	-	-	-	-	-	-	
Commercial Filming	<u>P</u>	P	P	P	P	P	P	P	P	
Corporation Yard	<u>T</u>	T	T	T	T	T	T	T	T	

Farmers' Market, Certified	⌋	-	-	-	-	-	-	-	-	
Garage/Yard Sales	P	P	P	P	P	P	P	P	P	
Produce Stand	⌋	-	-	-	-	-	-	-	-	
Public Display of Fireworks	I	T	T	T	T	T	T	T	T	
Real Estate Sales	P	P	P	P	P	P	P	P	P	
Special Events and Sales	See subclassifications below									
Seasonal Sales	I	T	T	T	T	T	T	T	T	9-409.440, Special Events and Sales 9-409.450, Temporary Uses
Special Outdoor Event	⌋	-	T	-	T	-	T	T	-	
Special Indoor Event	I	T	T	T	T	T	T	T	T	
Storage Structure	I	T	T	T	T	T	T	T	T	
Subdivision Sales Office	⌋	-	-	-	-	-	-	-	-	
Temporary Work Trailer	I	T	T	T	T	T	T	T	T	
Temporary Real Estate Sales	⌋	-	-	-	-	-	-	-	-	
Temporary Structure	⌋	-	-	-	-	-	-	-	-	

Section 6. Table 9-202.020-1: Uses in Industrial Zones, Section 9-202.020 - Land Use Regulations, Chapter 9-202 - Industrial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-202.020-1: USES IN INDUSTRIAL ZONES						
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted						
Use Types	I-W	I-P	I-L	I-G	I-T	Additional Regulations
Residential						
Farm Employee Housing	-	-	-	-	-	
Large	⌋	⌋	⌋	⌋	⌋	
Non-Residential						
Animal Care, Sales, and Services	See subclassifications below					

Boarding and Breeding	See subclassifications below					
<u>Boarding and Breeding, Large</u>	A	-	A	A	-	
<u>Boarding and Breeding, Small</u>	Z	-	Z	Z	-	
<u>Veterinary, Large</u>	=	=	=	=	=	
<u>Large Animal</u>	-	-	-	-	-	
<u>Small Animal</u>	-	-	A	A	-	
<u>Veterinary, Small</u>	=	=	A	A	=	
Offices	=	=	=	=	-	

Section 7. Table 9-202.020-3: Temporary Uses & Structures in Industrial Zones, Section 9-202.020 - Land Use Regulations, Chapter 9-202 - Industrial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-202-020-3: TEMPORARY USES & STRUCTURES IN INDUSTRIAL ZONES						
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted						
Temporary Use or Structure	Industrial Zones					Additional Regulations
	I-W	I-P	I-L	I-G	I-T	
Seasonal Sales	T	T	T	T	T	9-409.450, Temporary Uses
Special Events and Sales	<u>See subclassifications below</u>					
<u>Seasonal Sales</u>	I	I	I	I	I	<u>9-409.440, Special Events and Sales</u>
<u>Special Outdoor Event</u>	-	-	-	-	-	<u>9-409.450, Temporary Uses</u>
<u>Special Indoor Event</u>	-	-	-	-	-	

Section 8. Table 9-203.020-1: Uses in Agricultural Zones, Section 9-203.020 - Land Use Regulations, Chapter 9-203 - Agricultural Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-203.020-1: USES IN AGRICULTURAL ZONES						
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted						
Use Types	AG	AI	AL	AU	Additional Regulations	
Residential						
Non-Residential						

Animal Care, Sales, and Services	See subclassifications below				
Boarding and Breeding	See subclassifications below				
<u>Boarding and Breeding, Large</u>	A	C	C	-	
<u>Boarding and Breeding, Small</u>	A	A	A	-	
Veterinary	See subclassifications below				
Large Animal	A	A	A	A	
Small Animal	-	-	-	-	
<u>Veterinary, Large</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Veterinary, Small</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Automotive Sales and Services	See subclassifications below				
Towing and Impound	-	-	-	-	
Fuel Sales	See subclassifications below				
Trucks	-	-	-	-	
Industry	See subclassifications below				

Section 9. Table 9-203.020-3: Temporary Uses & Structures in Agricultural Zones, Section 9-203.020 - Land Use Regulations, Chapter 9-203 - Agricultural Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-203.020-3: TEMPORARY USES & STRUCTURES IN AGRICULTURAL ZONES					
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted					
Use Types	AG	AI	AL	AU	
Seasonal Sales	P	P	P	P	Includes Christmas tree and pumpkin sales; see Section 9-409.450 (b)(4)
Special Events and Sales	See subclassifications below				Section 9-409.450 (b)(5)
Seasonal Sales	P	P	P	P	<u>9-409.440, Special Events and Sales</u> <u>9-409.450, Temporary Uses</u>
Special Outdoor Event	T	T	T	T	
Special Indoor Event	T	T	T	T	

					Includes Christmas tree and pumpkin sales; see Section 9-409.450 (b)(4)–
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Section 10. Table 9-204.020-1: Uses in Airport, Mixed Use, and Public Facilities Zones, Section 9-204.020 - Land Use Regulations, Chapter 9-204 - Airport, Mixed Use, and Public Facilities Zones, Series 200 - Based Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-204.020-1: USES IN AIRPORT, MIXED USE, AND PUBLIC FACILITIES ZONES				
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted				
Use Types	P-F	M-X	AP-X	Additional Regulations
Residential				
Farm Employee Housing	-	-	-	
Large	-	-	-	
Non-Residential				
Animal Care, Sales, and Services	See subclassifications below			
Boarding and Breeding	-	-	-	
Boarding and Breeding, Large	-	-	-	
Boarding and Breeding, Small	-	-	-	
Veterinary	-	-	-	
Veterinary, Large Animal	-	-	-	
Veterinary, Small Animal	-	-	-	
Retail Sales and Services	See subclassifications below			
Convenience Store	-	SPP <u>Z</u>	<u>SPP</u>	
Market	-	- <u>Z</u>	-	

Section 11. Table 9-204.020-2: Accessory Uses & Structures in the Airport, Mixed Use, and Public Facilities Zones, Section 9-204.020 - Land Use Regulations, Chapter 9-204 - Airport, Mixed Use, and Public Facilities Zones, Series 200 - Based Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-204.020-2: ACCESSORY USES & STRUCTURES IN THE AIRPORT, MIXED USE, & PUBLIC FACILITIES ZONES				
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C				

= Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted				
	P-F	M-X	AP-X	Additional Regulations
Accessory Short-term Rentals	-	-	-	

Section 12. Table 9-204.020-3: Temporary Uses & Structures in Other Zones, Section 9-204.020 - Land Use Regulations, Chapter 9-204 - Airport, Mixed Use, and Public Facilities Zones, Series 200 - Based Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-204.020-3: TEMPORARY USES & STRUCTURES IN OTHER ZONES				
P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table; "-" = Not permitted				
Temporary Use or Structure	P-F	M-X	AP-X	Additional Regulations
Special Events and Sales	<u>See subclassifications below</u>			9-409.450, Temporary Uses
<u>Seasonal Sales</u>	T	T	T	<u>9-409.440, Special Events and Sales</u>
<u>Special Outdoor Event</u>	T	T	T	
<u>Special Indoor Event</u>	T	T	T	
				<u>9-409.450, Temporary Uses</u>

Section 13. Section 9-409.020: Accessory Dwelling Units; Junior Accessory Dwelling Units, Chapter 9-409 - Standards for Specific Uses and Activities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-409.020 ACCESSORY DWELLING UNITS; JUNIOR ACCESSORY DWELLING UNITS

- (I) **ADU Permit Applications.** Requests for approvals of ADUs and JADUs may be initiated by the property owner or the property owner's authorized agent by submitting a building permit application ~~and an ADU/JADU application~~ to the Community Development Department. Applications must be complete and confirm that the proposed ADU/JADU complies with all of the requirements in this section. No public hearing is required. A fee, as specified by resolution of the Board of Supervisors, shall be required for the building permit. All of the following minimum requirements shall be met when filing a building application, ~~and an ADU/JADU application~~:
- (2) **Owner Occupancy - JADUs Only.** If the JADU shares sanitation facilities with the primary residence, ~~t~~The owner of the property shall occupy either the existing single-family dwelling or the proposed JADU for a period exceeding 90 days per year.

Section 14. Section 9-409.230: Farm Employee Housing, Chapter 9-409 - Standards for Specific Uses and Activities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-409.230 FARM EMPLOYEE HOUSING

- (c) **Other Codes.** Farm Employee Housing ~~shall~~ must be a consistent use with the underlying General Plan Designation and conform with all the requirements of the Environmental Health Department that are applicable to agricultural uses in Agricultural Zone in which the property is located. All Farm Employee Housing must satisfy building, fire, and safety standards, such as fire lane widths, minimum fire flows, and emergency egress, as established through State of California's Fire and Building Codes and as amended by the County.

Section 15. Section 9-409.360: Produce Stands and Agriculture Stores, Chapter 9-409 - Standards for Specific Uses and Activities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-409.360 PRODUCE STANDS AND AGRICULTURAL STORES

Produce Stands and Agricultural Stores must be located, developed, and operated in compliance with the following standards, where allowed by the 200 Series, Base Zones.

- (c) **Small Agricultural Stores.** Small Agricultural Store operations require a Zoning Compliance Review and shall be subject to the following development standards:
- (3) **Conversion of Produce Stands to Small Agricultural Stores.** A Produce Stand existing on or before May 25, 2000, which is housed in a structure that exceeds 1,500 square feet and that conformed to the Development Title requirements at the time it was established may continue to use the existing building only when:
- (A) The Produce Stand owner or operator has obtained a Business License amendment; and
 - (B) The Produce Stand owner or operator has obtained an ~~Administrative Use Permit~~ Zoning Compliance Review for a Small Agricultural Store.

Section 16. Section 9-409.430: Solar Energy Systems, Chapter 9-409 - Standards for Specific Uses and Activities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-409.430 SOLAR ENERGY SYSTEMS

- (b) **Utility-scale Solar Energy Systems.**

- (5) **Farmland Protection.** In Agricultural Zones, Utility-Scale Solar Energy Systems shall be sited to minimize any loss of Prime Agricultural Land. ~~If the system is located on a site under a California Land Conservation Act (Williamson Act) contract, the system must be listed as an agricultural or compatible use and allowed by the type of contract. For projects located on a site under a Williamson Act contract, the total site area for a Utility-Scale Solar Energy Systems and other compatible uses shall not be greater than 15 percent of the parcel or 5 acres, whichever is less. The Planning Commission may approve unless the Review Authority approves a larger site area upon making the following finding that:~~
- ~~(A) such a such site~~ The development will not adversely affect agricultural production on the parcel where the facility is to be located.
- (6) **Fencing.** Fencing shall be required around the perimeter of a ground-mounted Utility-Scale Solar Energy System. ~~The fencing may be located within a required setback area, provided it is setback at least 15 feet from a front or street side lot line. The fencing must be consistent with the applicable zone standards included in Development Title Section 9-400.040 - Fencing and Screening.~~

- (10) **Landscape Buffer.** A 10-foot-wide landscape buffer shall be maintained along any facility fencing ~~and between such fencing and the adjacent to a public right-of-way and adjacent abutting parcels developed with~~ residential and agricultural uses.
- (16) **SCREENING.** Screening consistent with Section 9-400.040(d)(1)-(2) may be required by the Zoning Administrator

Section 17. Section 9-411.030: Required Permits and Approvals, Chapter 9-411 - Wireless Telecommunication Facilities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-411.030 REQUIRED PERMITS AND APPROVALS

- (c) **Type 3 WCF Permit.** A Type 3 WCF Permit is a ~~discretionary~~ ministerial permit, subject to the Zoning Administrator's Planning Commission's review and approval, that is required for any new facilities and major collocations or modifications to existing facilities, including:

Section 18. Section 9-411.090: Notice; Decisions; Appeals, Chapter 9-411 - Wireless Telecommunication Facilities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-411.090 NOTICE; DECISIONS; APPEALS

- (b) **Required Findings.** The Approval Authority may approve or conditionally approve an application for a WCF Permit only when the Approval Authority makes the findings required for each permit type.
- (3) **Type 3 WCF Permit.** The Zoning Administrator Planning Commission shall approve or conditionally approve a Type 3 WCF Permit after a duly-noted public hearing, upon finding that:

Section 19. Section 9-511.030: Initial Review and Approval Standards, Chapter 9-511 - Lot Line Adjustment, Series 500 - Subdivision Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-511.030 INITIAL REVIEW AND APPROVAL STANDARDS

- (a) **Referral for Comment.** Upon determining that an application is complete, the Community Development Department shall refer the application for comments to other public agencies as deemed necessary.
- (b) **Standards for Review.** The Zoning Administrator shall approve the lot line adjustment if it meets the following standards at the time the filed application is deemed complete.
- ~~(1) The lot line adjustment will result in the transfer of property between at least two, but no more than four, existing adjoining legal parcels. Parcels are adjoining only if each of the parcels proposed for adjustment abuts at least one of the other parcels involved;~~
- ~~(2) The lot line adjustment will not create a greater number of parcels than originally existed;~~
- ~~(3) The lot line adjustment should not increase the number of parcels that do not meet the minimum parcel size for their zone. Parcels that equal or exceed the minimum parcel size established by the applicable zone shall not be reduced by the lot line adjustment to below the minimum parcel size unless an equal number of parcels involved in the lot line adjustment that are (a) located within the same zone and (b) are smaller than such minimum parcel size prior to the lot line adjustment will be increased by the lot line adjustment to exceed the minimum parcel size;~~
- ~~(4) No public utility easement shown on a Final Map or Parcel Map will be adversely affected by the lot line adjustment;~~

- ~~(5) All parcels shall conform to the zone minimum of the parcel area before and after adjustment or at least not increase the number of existing, nonconforming parcels, unless compliance with such requirements is waived by variance in conjunction with the approval of the lot line adjustment. Nonconforming parcels shall not be transferred from one zone classification to another zone classification.~~
- (1) **Number of Lots.** The Lot Line Adjustment is between four (4), or fewer existing adjoining parcels and the application approval will not result in more lots that currently exist.
- (2) **Encroachment.** The application approval will not result in an encroachment into, but not limited to, any public easement, right-of-way, required yard, or required areas for wells, septic tanks, or leach fields;
- (3) **Frontage.** Parcels that have frontage on a County, city, or state-maintained roadway must continue to have such frontage after the adjustment, unless the Zoning Administrator determines that the use of a private right-of-way, in accordance with Section 9-608.150, would create a better use of land that is consistent with this Title;
- (4) **Public Services.** Public Services as addressed by Series 600 of this Title are provided to all parcels reduced to less than 2 acres;
- (5) **Zoning Minimum.** All parcels shall conform to the zone minimum of the parcel area before and after adjustment, or at least not increase the number of existing, nonconforming parcels. Nonconforming parcels shall not be transferred from one zone classification to another zone classification;
- (6) **Non-buildable Parcels.** A lot line adjustment cannot create non-buildable parcels or adjust existing non-buildable parcels to become buildable.
- (7) **Yards and Lot Widths.** Adjusted parcels shall meet all minimum yard and lot width requirements, or at least not increase the degree of nonconformity;
- (8) ~~(6)~~ **Williamson Act Contract.** If the parcel(s) or a portion of the parcel(s) to be adjusted are under a Williamson Act Contract or Farmland Security Zone Contract, the property owner shall apply to rescind the current contracts and enter into new contracts prior to recording the Notice of Lot Line Adjustment. Lot line adjustments involving parcels that are all wholly under the same Williamson Act Contract or Farmland Security Zone Contract are exempt from this requirement.
- (A) The Notice of Lot Line Adjustment shall not be recorded until the Williamson Act Contract or Farmland Security Contract has been ~~deemed~~ complete ~~for processing~~. Filing fees are required for this application. This requirement is pursuant to Government Code Section 51257.
- (9) **Other Requirements.** Building code requirements and all other requirements of the General Plan and zone in which the subject properties are located are met.

Section 20. Section 9-514.030: Time Extensions, Chapter 9-514 - Time Extensions, Series 500 - Subdivision Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-514.030 TIME EXTENSIONS

- ~~(c) **Time Extensions for Other Development Applications.** Time Extensions for approved development applications may be granted by the Review Authority for a period or periods not to exceed two years.~~

Section 21. Section 9-602.050: Water Systems in Areas Outside of Urban Communities, Chapter 9-602 - Water Systems, Series 600 - Infrastructure Standards and Service Financing, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-602.050 WATER SYSTEMS IN AREAS OUTSIDE OF URBAN COMMUNITIES

- (c) **Commercial Recreation & Freeway Service Commercial Zone.** Development projects within a Commercial Recreation (C-R) and Freeway Service Commercial (C-FS) zones shall be served by a public water system. For C-FS properties, the public water system must be planned to serve all C-FS development on one at least each side of the freeway service area. Exceptions may be granted for parcels outside of an Urban Community, City Fringe Area, or utility special district subject to the general requirements of the Development Title and the approval of the Environmental Health Department and Department of Public Works provided:
- (1) Development is proposed on a parcel containing 5 gross acres or more; or
 - (2) Development is proposed on a parcel containing less than 5 gross acres with a private development agreement with an adjacent developed commercial site with existing on-site services to provide water services
- (d) ~~**Commercial Recreation Zone.** Development projects within a Commercial Recreation (C-R) zone outside of urban communities shall be served by a public water system.~~

Section 22. Section 9-604.040: Wastewater Disposal In Areas Outside of Urban Communities, Chapter 9-602 - Water Systems, Series 600 - Infrastructure Standards and Service Financing, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-604.040 WASTEWATER DISPOSAL IN AREAS OUTSIDE OF URBAN COMMUNITIES

- (c) **Commercial Recreation & Freeway Service Commercial Zone.** Development projects within a Commercial Recreation (C-R) and Freeway Service Commercial (C-FS) zones shall be served by a public wastewater disposal system. For C-FS properties, the public wastewater disposal system must be planned to serve at least each one side of the freeway service area. Exceptions may be granted for parcels outside of an Urban Community, City Fringe Area, or utility special district subject to the general requirements of the Development Title and the approval of the Environmental Health Department and Department of Public Works provided:
- (1) Development is proposed on a parcel containing 5 gross acres or more; or
 - (2) Development is proposed on a parcel containing less than 5 gross acres with a private development agreement with an adjacent developed commercial site with existing on-site services to provide wastewater disposal services
- (d) ~~**Commercial Recreation Zone.** Development projects within a Commercial Recreation (C-R) zone that is outside of urban communities shall be served by a public wastewater disposal system planned to serve the entire C-R zone.~~

Section 23. Section 9-606.040: Drainage In Areas Outside of Urban Communities, Chapter 9-602 - Water Systems, Series 600 - Infrastructure Standards and Service Financing, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-606.040 DRAINAGE IN AREAS OUTSIDE OF URBAN COMMUNITIES

- (c) **Commercial Recreation & Freeway Service Commercial Zones.** Development within Commercial Recreation (C-R) and Freeway Service Commercial (C-FS) zones outside of an urban community shall be served by a public drainage system. For C-FS properties, the public drainage system must discharge into a terminal drain and be planned for at least each to serve all C-FS development on one side of the freeway that discharges into a terminal drain. Exceptions may be granted for parcels outside of an Urban Community, City Fringe Area, or utility special district subject to the general requirements of the Development Title and the approval of the Environmental Health Department and Department of Public Works provided:
- (1) Development is proposed on a parcel containing 5 gross acres or more; or
 - (2) Development is proposed on a parcel containing less than 5 gross acres with a private development agreement with an adjacent developed commercial site with existing on-site services to provide water services

~~(d) **Commercial Recreation Zone.** Development within a Commercial Recreation (C-R) Zone that are outside of urban communities shall be served by a public drainage system planned to serve the entire commercial recreation area.~~

Section 24. Section 9-702.070: Lot Line Adjustments, Chapter 9-702 - Agriculture Preserves, Series 700 - Supplemental Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-702.070 LOT LINE ADJUSTMENTS

To facilitate a lot line adjustment on contracted land, property owners must submit a Rescission of Planning Activity for any current contracts and simultaneously ~~submit~~ complete a new Williamson Act contract application prior to recordation of the Notice of Lot Line Adjustment.

Section 25. Section 9-802.030: Pre-Application Review, Chapter 9-802 - Common Procedures, Series 800 - Administration and Permits, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-802.030 PRE-APPLICATION REVIEW

- (3) **Purpose.** Pre-Application Review is a requirement for General Plan Amendment and Zone Reclassification applications, and an optional review process for other discretionary permits. This review's purpose is to provide information on relevant policies, zoning regulations, and procedures. This review is intended for large, complex projects and/or potentially controversial projects.

Section 26. Section 9-802.110: Expiration and Extension, Chapter 9-802 - Common Procedures, Series 800 - Administration and Permits, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-802.110 EXPIRATION AND EXTENSION

(d) **Time Extensions.** All approvals, except subdivision approvals, may be extended by the Zoning Administrator.

Section 27. Section 9-901.050: Non-Residential Use Types, Chapter 9-901 - Use Type Classifications, Series 900 - General Terms, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-901.050 NON-RESIDENTIAL USE TYPES

~~**Boarding and Breeding.** The provision of shelter and care of animals on a commercial basis, including keeping, feeding, exercising, grooming, training, breeding, and incidental medical care. This classification includes animal rescues, kennels, pet motels, and shelters, but excludes Stables, which are separately classified.~~

~~**Large.** Facilities for 10 or more dogs, cats, and other domesticated animals.~~

~~**Small.** Facilities for less than 10 dogs, cats, and other small, domesticated animals.~~

Boarding and Breeding, Large. The provision of shelter and care of animals on a commercial basis, including keeping, feeding, exercising, grooming, training, breeding, and incidental medical care, for facilities with 10 or more dogs, cats, and other domesticated animals. This classification includes animal rescues, kennels, pet motels, and shelters, but excludes Stables, which are separately classified.

Boarding and Breeding, Small. The provision of shelter and care of animals on a commercial basis, including keeping, feeding, exercising, grooming, training, breeding, and incidental medical care, for facilities with less than 10 dogs, cats, and other small, domesticated animals. This classification includes animal rescues, kennels, pet motels, and shelters, but excludes Stables, which are separately classified.

Veterinary. Medical and health services for animals. Grooming and temporary boarding of domestic animals may be included if incidental to the hospital use. This use type excludes Animal Boarding.

Large Animal. Establishments providing services for large animals such as cattle and sheep, or horses. Typical uses include cattle spraying operations, sheep dipping and sheering services, and veterinary offices for livestock.

Small Animal. Establishments providing services for household pets, such as dogs and cats. Typical uses include veterinary offices, pet clinics, and animal hospitals.

Veterinary, Large. Medical and health services for large animals, such as cattle, sheep, or horses. Grooming and temporary boarding of domestic animals may be included if incidental to the hospital use. Typical uses include cattle spraying operations, sheep dipping and shearing services, and veterinary offices for livestock. This use type excludes Animal Boarding.

Veterinary, Small. Medical and health services for household pets, such as dogs and cats. Grooming and temporary boarding of domestic animals may be included if incidental to the hospital use. Typical uses include veterinary offices, pet clinics, and animal hospitals. This use type excludes Animal Boarding.

Firewood Sales. Sales of wood from trees grown on-site or within a five mile radius of the premises.

Fuel Sales. An establishment selling gasoline or alternative fuels, which may include the sale of related items and services. The following are the categories of this use type.

Recharging Facility. A facility offering equipment to recharge electric-powered vehicles. Trucks. Diesel and gasoline sales for trucks.

Trucks. Diesel and gasoline sales for trucks.

Medical Services. State-licensed facilities providing medical, surgical, mental health, or emergency medical services. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs, as well as training, research, and administrative services for patients and employees. The following are the categories of this use type.

Clinic. A facility providing medical, mental health, or surgical services exclusively on an out-patient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks, plasma, dialysis centers, and emergency medical services offered exclusively on an out-patient basis, as well as medical and dental services provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals.

Offices. Offices of firms, organizations, or public agencies providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, and legal offices. This classification also includes banks, check cashing facilities, employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, and offices for elected officials, and offices in a mixed-use building for medical and dental services provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals but excludes Laboratories and Medical Services.

Truck Services. Establishments that provide services for the trucking industry, including sales and repair of heavy trucks, trailers, and related equipment. The following are the categories of this use type.

Parking. A commercial operation for the parking or storage of heavy trucks and trailers. Typical uses include truck storage yards. This use type may also include the storage of containers as an ancillary use.

Section 28. This Ordinance shall take effect and be in force thirty (30) days after its adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published once (1) in the Record, a newspaper of general circulation published in the County of San Joaquin, State of California, with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of San Joaquin, State of California, on this _ of ____ to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

SUKHMINDER S. DHALIWAL
Chairman, Board of Supervisors
County of San Joaquin
State of California

ATTEST: RACHÉL DeBORD
Clerk of the Board of Supervisors
County of San Joaquin
State of California

By: _____
Deputy Clerk





SAN JOAQUIN
—COUNTY—
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment D **Findings**

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Findings

Basis for Development Title Text Amendment (PA-2600302)

1. The proposed amendment is consistent with the General Plan and any applicable Master Plan.
 - This project includes minor updates to the Development Title. Proposed updates to the Development Title include updates to tables and text within Series 200, 400, 500, 600, 700, 800, and 900 regarding pre-application review requirements for General Plan Amendments and Zone Reclassifications for consistency with the General Plan pursuant to General Plan LU-2.14 and Development Title Text Amendment No. PA-2600004, which was approved by the Board of Supervisors on June 30, 2026. The proposed updates also include ancillary storage for the Truck Services – Parking use type; water, wastewater, and storm drainage service for areas outside of urban communities; Lot Line Adjustment standards for review; Farm Employee Housing consistency with the underlying General Plan designation pursuant to General Plan LU-7.8; Utility-Scale Solar Energy System requirements; and various other typos, errors, and omissions. There are no applicable Master Plans.
2. The proposed amendment is necessary for public health, safety, and general welfare or will be of benefit to the public.
 - The Development Title Text Amendments are a benefit to the public because the amendments are proposed to provide better clarification and address typos, errors, omissions and inconsistencies.
3. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
 - California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed Text Amendment to address updates to tables and text, as well as various other typos, errors, omissions, and inconsistencies has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the Development Title Text Amendment is exempt from CEQA.



**Planning Commission Staff Report
Item # 2, September 17, 2026
Conditional Use Permit No. PA-2500204
Prepared by: Jessica Leal**

PROJECT SUMMARY

Applicant Information

Property Owner: Spenker Ranch Inc.
Project Applicant: Michael Smith

Project Site Information

Project Address: 1973 W Turner Rd, Lodi
Project Location: On the northwest corner of West Turner Road and North Davis Road, Lodi.

Parcel Number (APN):	013-050-15, -16, & -17	Water Supply:	Private (On-Site Well)
General Plan Designation:	A/G	Sewage Disposal:	Private (On-Site Septic)
Zoning Designation:	AG-40	Storm Drainage:	Private (Natural Storm Drainage)
Project Size:	7 acres	100-Year Flood:	No
Parcel Size:	152.65 acres	Williamson Act:	Yes
Community:	None	Supervisory District:	4

Environmental Review Information

CEQA Determination: Mitigated Negative Declaration (Attachment C)

Project Description

This project is a Conditional Use Permit for the expansion of an existing large winery. The expansion is proposed to be completed in two phases over five years, as follows:

Phase One includes the permitting of the following structures:

- Five 256-square-foot shade structures
- A 324-square-foot shade structure
- A 2,240-square-foot shade structure comprised of 2 shipping containers and a connecting roof cover to be utilized as a maintenance building and storage
- A 2,800-square-foot shade structure
- An 8,000-square-foot winery storage building

Phase Two includes the construction of the following:

- An 8,000-square-foot wine processing building
- A 9,600-square-foot shade structure with solar array
- 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 250 people under permit PA-0200114. No changes are proposed to the previously approved events.

(Use Type: Wine Facility – Large Winery)

Recommendation

It is recommended that the Planning Commission:

1. Adopt the Mitigated Negative Declaration (Attachment C);
2. Adopt the Mitigation Monitoring and Reporting Program (Attachment D),
3. Adopt the Findings for the Williamson Act Principles of Compatibility and Conditional Use Permit No. PA-2500204 (Attachment E); and
4. Approve Conditional Use Permit PA-2500204 subject to the Conditions of Approval (Attachment F).

NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: August 28, 2026.

Number of Public Hearing notices: 144

Date of Public Hearing notice mailing: August 28, 2026.

Referrals and Responses:

- **Early Consultation Date:** October 20, 2025
- **Project Referral with Environmental Determination Date:** August 5, 2026

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
County Departments		
Ag Commissioner		
Assessor		
Community Development		
Building Division	10/20/2025	8/11/2026
Fire Prevention Bureau		
Public Works	12/30/2025	
Environmental Health	10/29/2025	8/5/2026
Sheriff Office		
Supervisor: District 4		
Mosquito Abatement		
Air Pollution Control District	7/1/2026	
State Agencies		
CA Native American Heritage Commission		
CA Tribal TANF Partnership		
CA Valley Miwok Tribe		
CA Department of Water Resources		
CA Department of Alcoholic Beverage Control		
CA Food & Agriculture		
Fish & Wildlife, Division: Region 2	11/17/2025	
CA Department of Conservation		
Federal Agencies		
F.E.M.A.		
US Fish & Wildlife		
Alcohol and Tobacco Tax and Trade Bureau		

Agency Referrals	Response Date - Early Consultation	Response Date - Referral
Local Agencies		
Woodbridge Irrigation District		
Woodbridge Fire District		
S.J.C.O.G.	10/21/2025	8/6/2026
Farm Bureau		
Lodi Unified School District		
Lodi District Grape Growers Association		
Miscellaneous		
Sierra Club		
P.G.&E.	11/18/2025	8/14/2026
Sierra Club		
North Valley Yokuts Tribe		
Buena Vista Rancheria		
United Auburn Indian Community		
Building Industry Association		
Builders Exchange		

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ANALYSIS

Background

On May 7, 1998, the Planning Commission approved Use Permit No. UP-98-0003 for the conversion of an existing 1,837 square-foot shop building into a small winery. Permits were issued and the use was established. On February 7, 2002, the Planning Commission approved a Revisions of Approved Actions application for Use Permit No. UP-98-0003, which included the addition of a maximum of 12 marketing events with 250 attendees annually.

On May 16, 2002, the Planning Commission approved Use Permit No. PA-0200114 for the expansion of the existing small winery into a large winery and the addition of four on-premises signs. The permits were issued and the expansion was completed. On September 5, 2002, the Planning Commission approved a Revision of Approved Actions application for PA-0200114 that revised the traffic flow pattern to allow ingress from Turner Road and egress from Davis Road instead of overall access from Turner Road.

Williamson Act Contract

The project site is under Williamson Act Contract WA-98-0006. All Williamson Act contracts are rolling contracts that are renewed annually for the applicable 10 or 20-year term.

Pursuant to Development Title Section 9-702, land use approved for the parcels under contract must be compatible with the intent of preservation. Development Title Section 9-702.060 includes a list of uses that the Board of Supervisors has deemed compatible with the Williamson Act. The use type Wine Facility – Large Winery is included in this list. However, pursuant to Development Title Section 9-702(d), prior to approving a Conditional Use Permit for a project that is subject to a Williamson Act contract, the Planning Commission must make three findings in the affirmative. Similar findings were made previously with the original winery approval and subsequent expansion. Staff has reviewed the proposed expansion with the required findings and determined that all findings can be made in the affirmative. Draft findings are included in Attachment E.

Environmental Review

An initial study for the project was prepared for the project. The initial study concluded that any impacts associated with the winery expansion may be reduced to less than significant levels with the incorporation of mitigation measures. The applicant has agreed to participate in the San Joaquin Council of Government's San Joaquin Multi-Species and Habitat Conservation Plan (SJMSCP), and participation in the plan was assumed in the initial study. The mitigated negative declaration (MND) was posted for review and public comment on August 5, 2026. A Mitigation Monitoring and Reporting Program (MMRP) has been drafted (Attachment D), and adoption of the MND and MMRP is included in staff's recommendation. The MMRP includes participation in the SJMSCP.

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RECOMMENDATION

Action

It is recommended that the Planning Commission:

1. Adopt the Mitigated Negative Declaration (Attachment C);
2. Adopt the Mitigation Monitoring and Reporting Program (Attachment D),
3. Adopt the Findings for the Williamson Act Principles of Compatibility and Conditional Use Permit No. PA-2500204 (Attachment E); and
4. Approve Conditional Use Permit PA-2500204 subject to the Conditions of Approval (Attachment F).

Attachments:

Attachment A – Site Plan

Attachment B – Agency Response Letters

Attachment C – Environmental Document

Attachment D – Mitigation Monitoring and Reporting Program

Attachment E – Findings for Williamson Act and Conditional Use Permit

Attachment F – Conditions of Approval

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Planning · Building · Code Enforcement · Fire Prevention

Attachment A **Site Plan**

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SPENKER RANCH INC.

1973 W TURNER RD

LODI, CA 95242

PROJECT DATA		EXISTING BUILDINGS:	
PROJECT OWNER	SPRENNER RANCH INC. 10000 W. 10TH AVE. LORD, CA 94032	BUILDING #1	TACKLE ROOM, STORAGE OCCUPANCY
PROJECT LOCATION	1475 CALVERT RD. LORD, CA 94032	BUILDING #2	SHOP, RESTROOM OCCUPANCY
APN	018-080-117 018-080-15		

CODE COMPLIANCE

ALL WORK PERFORMED SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO:

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA GREEN BUILDING CODE (CGBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA HISTORICAL BUILDING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE

EXISTING BUILDINGS:			FUTURE BUILDINGS:		
BUILDING #1			BUILDING #22		
TASTING ROOM, STORAGE			POLE BARN STYLE ROOF COVER		
MP/SH	AG	1644 SF.	OCCUPANCY	A3	
CRST TYPE	VB		CRST TYPE	VB	
SPRINKLERS	N		SPRINKLERS	NONE	
STORIES	ONE		STORIES	ONE	
AREA			AREA	2800 SF.	
BUILDING #2			BUILDING #23		
SHOP, RESTROOM			MINERY PROCESSING BUILDING		
MP/SH	VB		CRST TYPE	1F2	
CRST TYPE	N		CRST TYPE	NONE	
SPRINKLERS	NONE		SPRINKLERS	NONE	
STORIES	ONE		STORIES	ONE	
AREA	648 SF.		AREA	6500 SF.	
BUILDING #3			BUILDING #24		
MODULAR OFFICE			ROOF COVER, SOLAR PANEL		
OCCUPANCY	B		SUPPORT STRUCTURE		
CRST TYPE	VB		OCCUPANCY	1F2	
SPRINKLERS	NONE		CRST TYPE	NONE	
STORIES	ONE		SPRINKLERS	NONE	
AREA	1344 SF.		STORIES	ONE	
BUILDING #4			BUILDING #25		
STALL BARN AND NOT USED			ROOF COVER, TANKER, ROOF SERVICE		
OCCUPANCY	NONE		N/ CONVECTIONAL KITCHEN-NO INSIDE		
CRST TYPE	VB		OCCUPANCY	B	
SPRINKLERS	NONE		CRST TYPE	1F2	
STORIES	ONE		SPRINKLERS	NONE	
AREA	672 SF.		STORIES	ONE	
BUILDING #5			BUILDING #26		
STORAGE FOR AG OPERATION AND NOT USED AS PART OF MINERY OPERATIONS			CONTAINERS WITH A FIRE RISK STORAGE - MAINTENANCE BUILDING		
OCCUPANCY	NONE		OCCUPANCY	B	
CRST TYPE	VB		CRST TYPE	1F2	
SPRINKLERS	NONE		SPRINKLERS	NONE	
STORIES	ONE		STORIES	NONE	
AREA	672 SF.		AREA	2240 SF.	
BUILDING #6			BUILDING #27		
BARN, CASE STORAGE			BARN, CASE STORAGE		
OCCUPANCY	B		OCCUPANCY	B	
CRST TYPE	VB		CRST TYPE	1F2	
SPRINKLERS	NONE		SPRINKLERS	NONE	
STORIES	ONE		STORIES	ONE	
AREA	6000 SF.		AREA	6000 SF.	
BUILDING #7			BUILDING #28		
REFRIGERATION SERVICE (ROOF ONLY)			REFRIGERATION SERVICE (ROOF ONLY)		
OCCUPANCY	M		OCCUPANCY	M	
CRST TYPE	VB		CRST TYPE	VB	
SPRINKLERS	NONE		SPRINKLERS	NONE	
STORIES	ONE		STORIES	ONE	
AREA	824 SF.		AREA	824 SF.	
BUILDING #8, THRU #10			BUILDING #29, THRU #31		
OUTSIDE SEATING (ROOF ONLY)			OUTSIDE SEATING (ROOF ONLY)		
OCCUPANCY	NONE		OCCUPANCY	NONE	
CRST TYPE	VB		CRST TYPE	VB	
SPRINKLERS	NONE		SPRINKLERS	NONE	
STORIES	ONE		STORIES	ONE	
AREA	1000 SF.		AREA	1000 SF.	

SITE PLAN

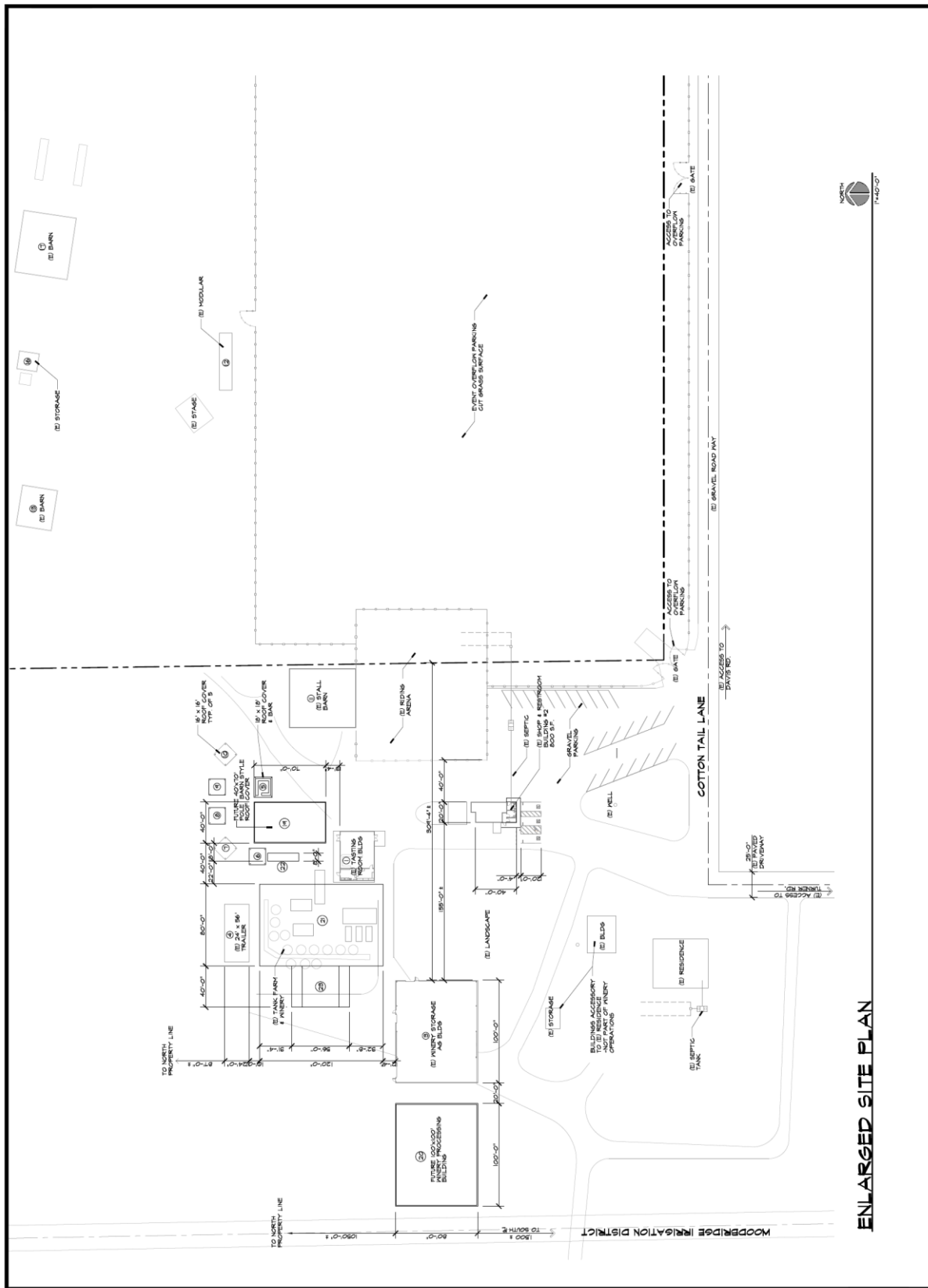
TITLE	COVER SHEET PROJECT DATA SITE PLAN VICINITY MAP
-------	--

PROJECT:
PROPOSED FACILITY EXPANSION FOR:
SPENKER RANCH INC.
PROJECT LOCATION:
19175 W TURNER RD
LODI, CA 95242



DATE	1/30/25
CHECKED	MS
SCALE	AS NOTED
JOB NO.	25017
SHEET	

MIKE SMITH
ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 334-2332





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Attachment B **Agency Response Letters**

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Community Development Department

Planning · Building · Neighborhood Preservation

To: Development Services: Jessica Leal Date: 10/20/25
(Contact person)

From: Fire Prevention: Steve Butler
(Contact person)

209-468-3166

Subject: PA-2500204
(Planning application referral number)

Project Summary: PROJECT DESCRIPTION: A Conditional Use Permit application for the expansion of an existing 1,837 square-foot Large Winery established under UP-98-003. The project proposes the added use of an existing 8,000 square foot building for wine processing and storage, and 1,944 existing shade structures for outdoor customers. Additionally, the project proposes the construction of a 2,800 square foot roof cover for outdoor wine tasting, a 9,600 square feet roof cover for solar, and a 320 square foot shipping container with a commercial kitchen. The project will take place in 2 phases over 5 years. Phase 1, to be completed in 3 years, includes the permitting of an existing 8,000 square foot building. Phase 2, to be completed in 5 years, includes the permitting of six 324 square foot shade structures, and the construction of a 2,800 square foot roof cover, a 9,600 square foot roof cover with solar array, and 320 square foot shipping container. cwThis project was previously approved for 12 marketing events for a maximum of 300 people under permit PA-0200114

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

The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. The Fire Prevention Division has reviewed this application and there does not appear to be any major problems associated with the proposed project as submitted. 2. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B. NFPA 22 for Static Water 3. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California | <ol style="list-style-type: none"> Building Code and the California Electrical Code. 4. CFC, Section 503 Fire Apparatus Access Roads - Shall be provided as required by this section. 503.1.2 - A secondary access may be required. 5. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section. 6. CFC, Section 609 Commercial Kitchen Hoods – Provide fire protection for the commercial kitchen |
|--|--|

exhaust hood (CFC
904.12.6).

7. CFC, Section 5001.3.3.1
Properties of Hazardous
Materials – A complete list of
hazardous materials used
and or stored at this site shall
be provided.
8. A complete review, at
building permit submittal, will
require compliance with
applicable codes and
ordinances

From: [Donaldson, Hailey@Wildlife](mailto:Donaldson_Hailey@Wildlife)
To: [Leal, Jessica \[CDD\]](mailto:Leal_Jessica [CDD])
Cc: [Wood, Dylan@Wildlife](mailto:Wood_Dylan@Wildlife); Wildlife R2 CEQA; [Sheva, Tanya@Wildlife](mailto:Sheva_Tanya@Wildlife); [Kilgour, Morgan@Wildlife](mailto:Kilgour_Morgan@Wildlife)
Subject: CDFW Comments on PA-2500204 (C) - Request for Comments
Date: Monday, November 17, 2025 1:06:49 PM
Attachments: [Outlook-m13xvfkf.png](#)

Dear Jessica Leal:

The California Department of Fish and Wildlife (CDFW) received and reviewed the Request for Comments from the San Joaquin Community Development Department for the PA-2500204 (C) (Project) in San Joaquin County pursuant the California Environmental Quality Act (CEQA) statute and guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental review efforts, focusing specifically on Projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) The Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), related authorization as provided by the Fish and Game Code will be required. CDFW also administers the Native Plant Protection Act, Natural Community Conservation Program, and other provisions of the Fish and Game Code that afford protection to California's fish and wildlife resources.

PROJECT DESCRIPTION SUMMARY

The Project site is located at 1973 West Turner Road, Lodi, CA 95242; Assessor's Parcel Numbers: 013-050-15 & 013-050-17.

The Project consists of the expansion of an existing 1,837 square-foot large winery to include the use of an existing 8,000 square foot building for wine processing and storage, and 1,944 existing shade structures for outdoor customers. Additionally, the project proposes the construction of a 2,800 square foot roof cover for outdoor wine tasting, a 9,600 square foot roof cover for solar, and a 320 square foot shipping container with a commercial kitchen. The project will take place in 2 phases over 5 years. Phase 1, to be completed in 3 years, includes the permitting of an existing 8,000 square foot building. Phase 2, to be completed in 5 years, includes the permitting of six 324 square foot shade structures, and the construction of a 2,800 square foot roof cover, a 9,600 square foot roof cover with solar array, and 320 square foot shipping container. 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 Project description should include the whole action as defined in the CEQA Guidelines section 15070 and should include appropriate detailed exhibits disclosing the Project area including temporary impacted areas such as equipment staging area, spoils areas, adjacent infrastructure development, and access and haul roads if applicable.

ENVIRONMENTAL SETTING

CDFW recommends that the environmental document includes a complete environmental assessment of the existing biological conditions within the Project area including but not limited to the type, quantity and locations of the habitats, flora and fauna. Maps and information regarding any survey efforts should be included within the environmental document. Any surveys of the biological conditions and related environmental analysis should be completed by qualified personnel with sufficient experience in the work performed for the Project. CDFW recommends that the California Natural Diversity Database (CNDDB), as well as previous studies performed in the area, be consulted to assess the potential presence of sensitive species and habitats.

To identify a correct environmental baseline, the environmental document should include a complete and current analysis of endangered, threatened, candidate, and

locally unique species potentially present in or near the Project area. CDFW recommends placing special emphasis on evaluating the presence and status of sensitive habitats and any biological resources that are rare or unique to the area. For this Project this includes, but is not limited to oak woodlands that may be present within the Project boundaries or its vicinity.

Species-specific surveys should be conducted at the right time to ascertain the presence of species within the Project vicinity. Results from recent surveys conducted within the Project limits and its vicinity should be included within the environmental document. We recommend using the widely accepted survey protocols. Additional information regarding survey protocols can be obtained at <https://wildlife.ca.gov/Conservation/Survey-Protocols>. Project site assessments for rare plants and rare natural communities follow CDFW's 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. The guidance document is available here: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=18959&inline>.

IMPACT ANALYSIS AND MITIGATION MEASURES

The environmental document should clearly identify and describe all short-term, long-term, permanent, or temporary impacts to biological resources under CDFW's jurisdiction, including all direct and foreseeable indirect impacts caused by the proposed Project. The environmental document should define the threshold of significance for each impact and describe the criteria used to determine each threshold (CEQA Guidelines, § 15064, subd. (f)).

CDFW is concerned based on the information provided in the environmental document that the proposed Project may result in direct, indirect and cumulative adverse impacts to biological resources within the Project area. The Project area may reduce riparian and terrestrial habitats, including habitats for sensitive species with the system and could result in the direct "take" of State-listed species. The lead agency should consider: (1) the Project's cumulative impacts to natural resources and determine if that contribution would result in a significant impact. (2) present, past, and probable future projects producing related impacts to resources; And (3) reducing vegetation and habitat within the area and the potential cumulative effects.

CDFW recommends that the environmental documentation identify habitats and provide a discussion of how the proposed Project will affect their function and value, and provide scientifically supported discussion of the significance of the project's

impacts and any proposed avoidance, minimization, and/or mitigation measures to address the Project's impact upon fish and wildlife and their habitat. CDFW recommends that the environmental documentation identify natural habitats and provide a discussion of how the proposed Project will affect their function and value. The environmental document should incorporate mitigation performance standards that would ensure that any significant impacts are reduced as expected. Mitigation measures proposed in the environmental document should be made a condition of approval of the Project. Please note that obtaining a permit from CDFW by itself with no other mitigation proposal may constitute mitigation deferral.

Jurisdictional Delineation and Wetlands

The environmental document should identify all the activities under CDFW's jurisdiction per section 1602 of the Fish & G. Code. These areas include those affecting all perennial, intermittent, and ephemeral rivers, streams, and lakes, including ponds and drainages, in the State and any habitats supported by these features such as wetlands and riparian habitats. The environmental document should include a delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed Project including an estimate of impact to each habitat type. Please note that the CDFW definition of wetlands as well as extent of the jurisdictional areas differ from other agencies such as the U.S. Army Corps of Engineers or the Regional Water Quality Control Board.

Crotch's Bumble Bee

In June 2019, the California Fish and Game Commission granted Crotch's bumble bee (*Bombus crotchii*) (CBB) candidate species protection under CESA. The candidacy designation temporarily affords CBB broad CESA protections (including prohibitions against "take" without permit authorization) throughout the entirety of California while CDFW conducts a species status review to confirm whether (and where) listing is warranted and to recommend management and recovery actions. Projects with potential impacts to CBB are encouraged to avoid take or to obtain an ITP from CDFW in order to comply with CESA. In the event that CDFW does confirm that listing is warranted for CBB in the future when the Project's construction phase is set to occur and take of CBB is unavoidable, then the Project proponent can obtain an ITP from CDFW to obtain take coverage.

CDFW recommends that the following mitigation measures for CBB be included in the environmental document:

1. Crotch's Bumble Bee Protocol Survey. If Project Activities are proposed to occur during the active season for CBB, Project Proponent shall develop a Pre-Construction Survey Plan for CBB and submit it to the San Joaquin Community Development Department for acceptance, developed in coordination with CDFW (see <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213150&inline>). A total of three surveys shall be conducted prior to any ground-disturbing Project Activities or vegetation removal that will take place during the active season for CBB (March 1 through October 31), or until all flowering vegetation is largely desiccated, to determine if any active nests are within the Project Area. Each survey shall be spaced two to four weeks apart, unless otherwise authorized in writing by San Joaquin Community Development Department in coordination with CDFW, with the last survey taking place within 72 hours prior to construction activity. The Qualified Biologist shall perform meandering transects through the planned construction footprint, plus a 50-foot buffer where accessible, between 9:00 am and 1:00 pm where feasible and at least one hour after sunrise and at least two hours before sunset, to visually survey the area for CBB activity. The duration of the survey will be the minimum amount of time necessary to adequately survey the area, typically at least one hour of surveying per three acres of potential habitat, excluding capture, chilling, photo, identification, and release time. For each sampling event, the Qualified Biologist shall survey suitable habitat using non-lethal photo voucher and netting methods, developed in coordination with CDFW (see <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213150&inline>). If a suspected or confirmed CBB is identified during any of these surveys, the Qualified Biologist shall notify CDFW within 48 hours.

If only foraging CBB is observed (i.e., no nest is found), construction activities may proceed without the additional monitoring requirements; however, if there is a lapse in initial construction disturbance greater than two weeks, an additional clearance survey will be repeated prior to ground disturbance. If a CBB nest is found, one or more Qualified Biologist will provide biological construction monitoring as long as needed to implement applicable measures below.

If CBB nests are discovered in Project Areas, then Project Proponent will implement the following measures to minimize impacts on the nest.

If a nest is discovered within a construction or restoration area and avoidance is feasible, a non-disturbance buffer of 50 feet

shall be established around the nest until the nest senesces or becomes inactive and is no longer in use, as determined by the Qualified Biologist or until Project Activities in the Project Area are complete, whichever is first. The buffer shall be delineated using high-visibility fencing, flagging, or similar materials along with appropriate signage. The nest location will be recorded with global positioning system (GPS) and will be reported to the San Joaquin Community Development Department within 48 hours of finding the nest. The Qualified Biologist could modify the nest buffer with written approval from the San Joaquin Community Development Department in coordination with CDFW.

Threatened, Endangered, Candidate Species

The Project area as shown in the information provided includes habitat for State and federally listed species such as California black rail (*Laterallus jamaicensis coturniculus*), tricolored blackbird (*Agelaius tricolor*), Swainson's hawk (*Buteo swainsoni*), northwestern pond turtle (*Actinemys marmorata*), and burrowing owl (*Athene cunicularia*). If during the environmental analysis for the Project, it is determined that the Project may have the potential to result in "take", as defined in the Fish & G. Code, section 86, of a State-listed species, the environmental document shall disclose an Incidental Take Permit (ITP) or a consistency determination (Fish & G. Code, §§ 2080.1 & 2081) may be required prior to starting construction activities. The environmental document must include all avoidance and minimization to reduce the impacts to a less than significant level. If impacts to listed species are expected to occur even with the implementation of these measures, mitigation measures shall be proposed to fully mitigate the impacts to State-listed species (Cal. Code Regs., tit. 14, § 783.2, subd.(a)(8)).

CDFW encourages early coordination to determine appropriate measures to offset Project impacts and facilitate future permitting processes and to coordinate with the U.S. Fish and Wildlife Service to coordinate specific measures if federally-listed species are present within the Project limits.

Migratory Birds and Birds of Prey

Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) (16 U.S.C., §§ 703-712). CDFW implemented the MBTA by adopting the Fish & G. Code section 3513. Fish & G. Code sections 3503,

3503.5 and 3800 provide additional protection to nongame birds, birds of prey, their nests and eggs. Potential habitat for nesting birds and birds of prey is present within the Project area. The proposed Project should disclose all potential activities that may incur a direct or indirect take to nongame nesting birds within the Project footprint and its close vicinity. Appropriate avoidance, minimization, and/or mitigation measures to avoid take must be included in the environmental document. Measures to avoid the impacts should include species specific work windows, biological monitoring, installation of noise attenuation barriers, etc.

Additionally, CDFW recommends implementing the following nesting bird preconstruction survey measure prior to initiation of construction activities:

1. Nesting Bird Survey. If Project-related activities are scheduled between February 1 to August 31 (the typical nesting season), a focused survey for nests shall be conducted by a Qualified Biologist within no greater than fifteen (15) calendar days prior to the beginning of Project-related activities. The Qualified Biologist shall survey a minimum radius of 500-feet for migratory birds and 1/2-mile for raptors around the Project Area that can be accessed by Applicant. The results of the survey shall be provided to CDFW upon completion. If no active nests are found, Project activities may proceed as scheduled.
 1. Active Nests. If an active nest is found, active nests should be avoided, and a no disturbance or destruction buffer shall be determined and established by a Qualified Biologist. The buffer shall be kept in place until after the breeding nesting season or the Qualified Biologist confirms the young have fledged, are foraging independently, and the nest is no longer active for the season. The extent of these buffers shall be determined by the Qualified Biologist and will depend on the species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers.
 1. Project Delay. If a lapse in Project-related work of fourteen (14) calendar days or longer occurs, the Qualified Biologist shall complete another focused survey before Project work can be reinitiated.
 1. Applicant Responsibility. It is the Applicant's responsibility to comply with Fish and Game Code Sections 3503, 3503.5, and 3513, regardless of the time of year.

Swainson's Hawk

The Project site provides suitable foraging habitat for Swainson's hawk with 43 known occurrences on CNDDDB within the surrounding 5-mile radius. The primary threat to the SWHA population in California continues to be habitat loss, especially the loss of suitable foraging habitat. This impact may have been the greatest factor in reducing SWHA range and abundance in California over the last century (California Department of Fish and Game 1993, California Department of Conservation 2011). SWHA is listed as threatened under CESA and has additional protection under the Migratory Bird Treaty Act and section 3503.5 of the Fish and Game Code; therefore, impacts may be considered potentially significant unless adequate mitigation is incorporated. Projects with potential impacts to SWHA are encouraged to avoid take or to obtain an ITP from CDFW in order to comply with CESA.

Significant loss of SWHA foraging habitat has occurred in Yolo, Sacramento, and San Joaquin counties due to residential development, economic and resource availability factors, and conversion of riparian and woodland habitat to agriculture and unsuitable urban environments (CDFW 2016). Suitable foraging habitat is necessary to provide an adequate energy source for breeding SWHA adults, including support of nestlings and fledglings. If prey resources are not sufficient, or if adults must hunt long distances from the nest site, the energetics of the foraging effort may result in reduced nestling health and survival with an increased likelihood of disease and/or starvation. In more extreme cases, the breeding pair, in an effort to assure their own existence, may even abandon the nest and young (Woodbridge 1985). Routine animal grazing activities, increases in human presence, and the permanent impacts associated with solar panel installation, will permanently reduce the amount of SWHA foraging habitat. SWHA generally searches for prey by soaring above fields and solar panels reduce their ability to see and catch their prey.

CDFW recommends that the environmental document include the following SWHA measure:

1. SWHA Protocol Survey. In each year in which Project activities occur, a Qualified Biologist shall conduct a SWHA survey within a minimum 0.5-mile radius around the Project Area. The Qualified Biologist shall conduct the appropriate technique in each of the five periods below in accordance with the methodology described in the *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (Swainson's Hawk Tech. Advis. Comm., 5/2000):

- January to March 20 – One Survey, All Day
- March 20 to April 5 – Three Surveys, Sunrise to 10:00 / 16:00 to Sunset
- April 5 to April 20 – Three Surveys, Sunrise to 12:00 / 16:30 to Sunset
- April 21 to June 10 – Monitoring
- June 10 to July 30 – Three Surveys, Sunrise to 12:00 / 16:00 to Sunset

Results of each survey period shall be submitted to the San Joaquin Community Development Department. The Project applicant shall map all existing or potential nesting or foraging sites and provide these maps to the San Joaquin Community Development Department. Nesting sites, including both currently occupied nesting sites and sites known to have been occupied within the last five years, shall be noted on plans that are submitted.

Nests found within 0.50 miles should establish a 1300-foot no-disturbance buffer and should be monitored either continuously or periodically depending on the construction or maintenance activities and level of disturbance until young have fledged, are feeding independently and are no longer dependent on the nest. Additionally, CDFW recommends on-site monitoring by a Qualified Biologist familiar with the species, as buffers may need to be increased based on the birds' tolerance level to the disturbance as activities change and as the birds' transition through different stages of the nesting cycle. The Qualified Biologist could modify the nest buffer with written approval from the San Joaquin Community Development Department in coordination with CDFW.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at

the following link: <https://wildlife.ca.gov/Data/CNDDB/Plants-and-Animals>.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

Pursuant to Public Resources Code §21092 and §21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the proposed project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to R2CEQA@wildlife.ca.gov.

CDFW appreciates the opportunity to provide early comments on the Project and to assist in identifying and mitigating Project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts. Questions regarding this letter or further coordination should be directed to Hailey Donaldson, Environmental Scientist at (916) 216-6253 or hailey.donaldson@wildlife.ca.gov.

Sincerely,

Hailey Donaldson
California Department of Fish and Wildlife
Environmental Scientist
Cell: (916) 216-6253
1701 Nimbus Rd.
Rancho Cordova, CA 95670





SAN JOAQUIN
COUNTY
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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

December 30, 2025

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Jessica Leal

FROM: Shayan Rehman, Engineering Services Manager SR
Development Services Division

SUBJECT: PA-2500204 (C); A Conditional Use Permit application for the expansion of an existing 1,837 square-foot Large Winery established under UP-98-003. The project proposes the added use of an existing 8,000 square foot building for wine processing and storage, and 1,944 square foot existing shade structures for outdoor customers. Additionally, the project proposes the construction of a 2,800 square foot roof cover for outdoor wine tasting, a 9,600 square foot roof cover for solar, and a 320 square foot shipping container with a commercial kitchen. The project will take place in 2 phases over 5 years. Phase 1, to be completed in 3 years, includes the permitting of an existing 8,000 square foot building. Phase 2, to be completed in 5 years, includes the permitting of six 324 square foot shade structures, and the construction of a 2,800 square foot roof cover, a 9,600 square foot roof cover with solar array, and 320 square foot shipping container. 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; located on the northwest corner of West Turner Road and North Davis Road, Lodi.
(Supervisory District 4)

OWNER: Spenker Ranch, Inc

APPLICANT: Michael W. Smith

ADDRESS: 1973 W. Turner Road, Lodi

APN: 013-050-15, -17

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

Davis Road has an existing right-of-way width of 80 feet and a planned right-of-way width of 84-110 feet.

Turner Road has an existing right-of-way width of 60 feet and a planned right-of-way width of 84-110 feet.

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PA-2500204 (C)

RECOMMENDATIONS:

- 1) An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
- 2) The driveway approaches shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 17 prior to issuance of the occupancy permit. (Development Title Section 9-607.040)
- 3) The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
- 4) The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- 5) The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-606)
- 6) A copy of the Final Site Plan shall be submitted prior to release of building permit.
- 7) This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the building permit, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
 - a) Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2023 Storm Water Quality Control Criteria Plan (SWQCCP).
 - b) Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2023 SWQCCP
 - c) Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County's 2023 SWQCCP.
- 8) Prior to release of the building permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.

PA-2500204 (C)

- 9) Prior to release of the building permit the applicant shall submit a Storm Water Quality Control Plan (SWQCP) to Public Works that complies with all requirements of the 2023 SWQCCP
- 10) Prior to release of the building permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.

SR:GM:GG



Pacific Gas and Electric Company
PGEPlanReview@pge.com
Land Management
300 Lakeside Drive
Oakland, CA 94612

November 18, 2025

Re: Gas and Electric Transmission and Distribution

Dear Gerry Altamirano,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2500204 (C). Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects.pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (877) 259-8314 or pgeplanreview@pge.com

Sincerely,

PG&E Plan Review Team
Land Management



Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

October 29, 2025

To: San Joaquin County Community Development Department
Attention: Jessica Leal

From: Aaron Gooderham (209) 616-3062 
Senior Registered Environmental Health Specialist

RE: **PA-2500204 (C), Early Consultation, SU-2500862**
1973 W. Turner Road, Lodi

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- 1) Commercial kitchens shall be permitted as an accessory use to winery and off-site wine cellar use types in conjunction with approved Marketing Events, Industry Events, Wine Release Events, Large-scale Accessory Winery Events, or Small-scale Accessory Winery Events. Commercial kitchens shall not be used for restaurant purposes (San Joaquin County Development Title, Section 9-410.100(i)).
- 2) Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
- 3) Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - a) Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - b) Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - c) Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)

- d) Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - i) If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii) Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e) Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - i) Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
- f) Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i) Risk Management Plan requirement for covered processes



S J C O G, Inc.

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San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTL) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Jessica Leal, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: October 21, 2025
Local Jurisdiction Project Title: PA-2500204 (C)
Assessor Parcel Number(s): 013-050-15, -17
Local Jurisdiction Project Number: PA-2500204 (C)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Natural and Multi-Purpose Open Space Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Leal:

SJCOG, Inc. has reviewed the application referral for PA-2500204 (C). This project consists of a Conditional Use Permit application for the expansion of an existing 1,837 square foot Large Winery established under UP-98-003. The project proposes the added use of an existing 8,000 square foot building for wine processing and storage, and 1,944 square feet of existing shade structures for outdoor customers. Additionally, the project proposes the construction of a 2,900 square foot roof cover for outdoor wine tasting, a 9,600 square foot roof cover for solar, and a 320 square foot shipping container with a commercial kitchen. The project will take place in 2 phases over 5 years. Phase 1 to be completed in 3 years includes the permitting of an existing 8,000 square foot building. Phase 2, to be completed in 5 years, includes the permitting of six 324 square foot shade structures, and the construction of a 2,800 square foot roof cover, a 9,600 square foot roof cover with solar array, and 320 square foot shipping container. The project site is on the northwest corner of West Turner Road and North Davis Road, Lodi (APN/Address: 013-050-15, -17 / 1973 W. Turner Road, Lodi).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This project is subject to the SJMSCP and is located within the unmapped land use area. Per requirements of the SJMSCP, unmapped projects are subject to case-by-case review. This can be a 90 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

If this project is approved by the Habitat Technical Advisory Committee and the SJCOG Inc. Board, the following process must occur to participate in the SJMSCP:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or

- c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
- 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0600.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

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SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other:

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) **SJMSCP Incidental Take Minimization Measures and mitigation requirement:**
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2500204 (C)

Landowner: Spenker Ranch, Inc.

Applicant: Michael W. Smith

Assessor Parcel #s: 013-050-15, -17

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Jessica Leal

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.

CALIFORNIA VALLEY MIWOK TRIBE



June 11, 2026

San Joaquin County
Community Development Department
Jessica Leal, Project Planner
1810 E. Hazel Ave
Stockton, California 95205-6298
Email: jleal@sjgov.org

Re: Application Number PA-2500204 (C) A Conditional Use Permit application for the expansion of an existing Large Winery established under the Use Permit No. UP-98-0003. The proposed project will be completed in two phases over five years in Lodi, San Joaquin County, California.

Dear Jessica Leal,

It is the understanding of the California Valley Miwok Tribe that Application Number PA-2500204 (C). 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 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 in Lodi, San Joaquin County, California.

It is further understood by the Tribe that the property is zoned AG-40. The project location is on the northwest corner of West Turner Road and North Davis Road, Lodi, California APN: 013-050-15, -16, -17 / 1973 W. Turner Rd, Lodi, CA.

The California Valley Miwok Tribe has no comments or concerns regarding application Number PA-2500204 (C) in Lodi, San Joaquin County, California.
Applicant: Michael W. Smith.

Respectfully,

A handwritten signature in blue ink, reading "Silvia Burley".

Silvia Burley
Chairperson



California Valley Miwok Tribe 14807 Avenida Central, La Grange, California 95329
Official Website: <https://californiavalleymiwok.us> Office Ph: 209-931-4567 Email: office@cvmt.net



Pacific Gas and Electric Company
Eduardo Pimentel
Land Management
850 Stillwater Rd
Sacramento, CA 95605

August 14, 2026

San Joaquin County
Community Development Department
Jessica Leal

Re: PA-2500204 (C)

Dear Jessica,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2500204 received on 8/5/2026. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (925)266-2415 or Eduardo.Pimentel@pge.com

Sincerely,

Eduardo Pimentel

PG&E Plan Review Team
Land Management





SAN JOAQUIN
—COUNTY—
Greatness grows here.

Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

August 5, 2026

To: San Joaquin County Community Development Department
Attention: Jessica Leal

From: Aaron Gooderham (209) 616-3062 *AG*
Senior Registered Environmental Health Specialist

RE: **PA-2500204 (C), Re-Referral, SU-2500862**
1973 W. Turner Road, Lodi

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

1. Commercial kitchens shall be permitted as an accessory use to winery and off-site wine cellar use types in conjunction with approved Marketing Events, Industry Events, Wine Release Events, Large-scale Accessory Winery Events, or Small-scale Accessory Winery Events. Commercial kitchens shall not be used for restaurant purposes (San Joaquin County Development Title, Section 9-410.100(i)).
2. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
3. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - a. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. – Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)
 - b. Onsite treatment of hazardous waste – Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
 - c. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County – Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)

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- d. Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - i. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to, and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - ii. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
- e. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault – Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - i. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
- f. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - i. Risk Management Plan requirement for covered processes

To: Development Services: Jessica Leal Date: 8/11/26
(Contact person)

From: Fire Prevention: Steve Butler
(Contact Person)
209-468-3166

Subject PA-2500204
(Planning application referral number)

Project Summary:

OBJECT DESCRIPTION: A 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.

PROJECT DESCRIPTION: 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)

The following California Fire Code (CFC) requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division.



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

1. The Fire Prevention Division has reviewed this application and there does not appear to be any major problems associated with the proposed project as submitted.
2. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B. (if needed) NFPA 22 and NFPA 1142 shall be used for Static Water.
3. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.
4. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.
5. CFC, Section 606 Commercial Kitchen Hoods – Provide fire protection for the commercial kitchen exhaust hood (CFC 904.13).
6. CFC, Chapter 9 – Fire Protection Systems: Any required fire protection system (i.e. fire sprinkler and suppression systems, fire alarm and detection systems, standpipes, FDC's, smoke and heat removal, fire extinguishers, etc.) shall meet all appropriate sections of this chapter.
7. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used and or stored at this site shall be provided.
8. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances.
9. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.

1810 E Hazelton Avenue | Stockton, California 95205 | (209) 468-3121 | sjgov.org/departments/cdd



SJCOG, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTL) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Jessica Leal, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: August 6, 2026
Local Jurisdiction Project Title: PA-2500204 (C)
Assessor Parcel Number(s): 013-050-15, -17
Local Jurisdiction Project Number: PA-2500204 (C)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Natural and Multi-Purpose Open Space Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Leal:

SJCOG, Inc. has reviewed the application referral for PA-2500204 (C). This project consists of a Conditional Use Permit application for the expansion of an existing 1,837 square foot Large Winery established under UP-98-003. The project will be completed in two phases over 5 years. Phase 1 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

The 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 onsite well and septic systems, and natural storm drainage. The project site is on the northwest corner of West Turner Road and North Davis Road, Lodi (APN/Address: 013-050-15, -17 / 1973 W. Turner Road, Lodi).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This project is subject to the SJMSCP and is located within the unmapped land use area. Per requirements of the SJMSCP, unmapped projects are subject to case-by-case review. This can be a 90 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

If this project is approved by the Habitat Technical Advisory Committee and the SJCOG Inc. Board, the following process must occur to participate in the SJMSCP:

- Schedule a SJMSCP Biologist to perform a pre-construction survey **prior to any ground disturbance**
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.
- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department,
Other:

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) **SJMSCP Incidental Take Minimization Measures and mitigation requirement:**
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2500204 (C)

Landowner: Spenker Ranch, Inc.

Applicant: Michael W. Smith

Assessor Parcel #s: 013-050-15, -17

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Jessica Leal

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



July 1, 2026

Jessica Leal
San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

**Project: Initial Study/Mitigated Negative Declaration for Conditional Use Permit
No. PA-2500204**

District CEQA Reference No: 20260657

Dear Ms. Leal:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Initial Study/Mitigated Negative Declaration (IS/MND) from San Joaquin County (County) for the above project. Per the IS/MND, the project consists of the expansion of an existing winery, to be completed in two phases over a five-year period (Project). Phase 1 of the Project includes the conversion of an existing 8,000 square foot agricultural building into a wine processing and storage facility. Phase 2 of the Project includes the permitting of six existing 324 square foot roof covers, the construction of an 8,000 square foot storage building, a 2,800 square foot roof cover, and a 9,600 square foot roof cover with roof-mounted solar panels, as well as the installation of a 320 square foot shipping container to be used as a commercial kitchen (Project). The Project is located at 1973 West Turner Road in Lodi, CA (APNs: 013-050-15, -16, -17).

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

The IS/MND states that “*The project was referred to the SJVAPCD for review on October 20, 2025. The agency did not respond to the referral. Therefore, the project will have a less than significant impact on air quality, criteria pollutants, sensitive receptors, and emissions.*” The District would like to clarify that the lack of a response from the District does not imply that a project is expected to have a less than significant impact on air quality. Furthermore, the District would also like to clarify that Lead Agencies are responsible for complying with CEQA by adequately assessing the potential environmental impacts from proposed projects. For development projects, the District has established guidance that is found in its Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI) located at

Samir Sheikh

Executive Director/Air Pollution Control Officer

Northern Region

4800 Enterprise Way
Modesto, CA 95356-8718

Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)

1990 E. Gettysburg Avenue
Fresno, CA 93726-0244

Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region

34946 Flyover Court
Bakersfield, CA 93308-9725

Tel: (661) 392-5500 FAX: (661) 392-5585

www.valleyair.org

www.healthyliving.com

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<https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf>. The District recommends projects' related air emissions be compared to the District significance thresholds as identified in the GAMAQI.

Based on the information in the IS/MND, the District determined this Project is not expected to exceed any of the significance thresholds. However, for future development projects, the District recommends that construction and operational related emissions be evaluated to ensure the most accurate assessment of air quality impacts.

2) Electric On-Site Off-Road and On-Road Equipment

Since the Project consists of a winery expansion, the Project may have the potential to result in increased use of off-road equipment (e.g., forklifts) and on-road equipment (e.g., mobile yard trucks with the ability to move materials). The District recommends that the IS/MND include requirements for project proponents to utilize electric or zero emission off-road and on-road equipment.

3) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the County consider incorporating solar power systems as an emission reduction strategy for the Project.

4) Electric Infrastructure

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the County and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit <https://ww2.valleyair.org/grants/charge-up> for more information.

5) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and

regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

5a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project will be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and will require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (209) 557-6446.

5b) District Rule 9510 - Indirect Source Review (ISR)

Per District Rule 9510 section 4.4.3, a development project on a facility whose primary functions are subject to District Rule 2201 or District Rule 2010 are exempt from the requirements of the rule. The District has reviewed the information provided and has determined that the primary functions of this Project are subject to District Rule 2201 (New and Modified Stationary Source Review Rule) or District Rule 2010 (Permits Required). As a result, District Rule 9510 requirements and related fees do not apply to the Project referenced above.

5c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <https://ww2.valleyair.org/compliance/demolition-renovation/>

5d) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: <https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

5e) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at:
<https://ww2.valleyair.org/dustcontrol>

5f) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

6) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Dylan Casares by e-mail at Dylan.Casares@valleyair.org or by phone at (559) 230-6574.

Sincerely,

Mark Montelongo
Director of Policy and Government Affairs



For: Daniel Martinez
Program Manager

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SAN JOAQUIN
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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment C **Environmental Document**

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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

MITIGATED NEGATIVE DECLARATION

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

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

☒ County Clerk, County of San Joaquin

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) (Supervisory District: 4)

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).

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

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.

Date: June 5, 2026

Contact Person:

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

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Attachment D **Mitigated Monitoring and** **Reporting Program**

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Mitigation Monitoring Reporting Plan – PA-2500204 (C) April 20, 2026

Impact	Mitigation Measure/ Condition	Type of Review		Agency for Monitoring and Reporting Compliance	Action Indicating Compliance or Review	Verification of Compliance or Annual Review of Conditions		
		Monitoring	Reporting			By	Date	Remarks
IV. Biological Resources	Participation in the SIMSCP	X		San Joaquin County Council of Governments	The developer shall apply to the San Joaquin Council of Governments (SICOG) for coverage under the San Joaquin County Multi-Species Open Space and Habitat Conservation Plan (SIMSCP). The project site shall be inspected by the SIMSCP biologist, who will recommend which incidental Take Minimization Measures set forth in the SIMSCP should be applied to the project and implemented. The project applicant shall pay the required SIMSCP fee, if any, and be responsible for the implementation of the specified incidental Take Minimization Measures.			
IV. Biological Resources	Crotch's Bumble Bee (CBB) Protocol Survey	X	X	California Department of Fish and Wildlife	Project Proponent shall develop a Pre-Construction Survey Plan for CBB and submit it to the San Joaquin Community Development Department for acceptance, developed in coordination with CDFW. A total of three surveys shall be conducted prior to any ground-disturbing Project Activities or vegetation removal that will take place during the active season for CBB (March 1 through October 31), to determine if any active nests are within the Project Area. If only foraging CBB is observed, construction activities may proceed without the additional monitoring requirements. If CBB nests are discovered in Project Areas and avoidance is feasible, a non-disturbance buffer of 50-feet shall be established around the nest until the nest senesces or becomes inactive and is no longer in use, as determined by the Qualified Biologist or until Project Activities in the Project Area are complete, whichever is first.			

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Attachment E **Findings for Williamson Act** **and Conditional Use Permit**

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FINDINGS

PA-2500204

SPENKER RANCH INC/ MICHAEL SMITH

Williamson Act Principles of Compatibility Findings

Pursuant to Development Title Section 9-702.060(d), in order to approve the Conditional Use Permit application for developments on parcels under a Williamson Act contract, the Planning Commission is required to make the following findings in the affirmative:

1. Conditions are included in the contract that mitigate or avoid those on-site and off-site impacts that would otherwise render the proposal inconsistent with the Williamson Act principles of compatibility.
 - **This finding can be made because the proposed winery expansion is compatible with the agricultural use of the property and is not anticipated to result in significant adverse on-site or off-site impacts that would render the project inconsistent with the Williamson Act. The project involves an expansion of an existing agricultural-related winery operation and will be integrated with the established winery facilities and agricultural uses on the property. To the extent feasible, the project will utilize existing developed areas and infrastructure and will not substantially interfere with ongoing agricultural activities. Conditions of Approval will be included, as appropriate, to mitigate or avoid potential impacts associated with the proposed use. Therefore, the proposed project is consistent with the Williamson Act principles of compatibility.**
2. The productive capability of the land has been considered as well as the extent to which the proposed use(s) may displace or impair agricultural operations.
 - **This finding can be made because the productive capability of the property, as well as the potential effects of the proposed winery expansion on existing and reasonably foreseeable agricultural operations, have been considered. The project will expand an existing agricultural-related winery operation on a property that is already developed and used for agricultural and winery-related purposes. The proposed improvements will be located in proximity to the existing winery facilities and will utilize existing developed areas and infrastructure to the extent feasible. The project will not significantly compromise the long-term productive agricultural capability of the property or other contracted land, nor will it significantly displace or impair current or reasonably foreseeable agricultural operations, including cultivation, harvesting, processing, or transportation of agricultural products. The proposed expansion will continue to support the property's established agricultural enterprise and associated processing and marketing activities. Therefore, the proposed use will not significantly impair the productive capability of the land or agricultural operations.**
3. The proposed use(s) are consistent with the intent of the Williamson Act to preserve agricultural and open-space land.
 - **This finding can be made because the proposed winery expansion is consistent with the intent of the Williamson Act to preserve agricultural and open-space land and to allow compatible agricultural-related uses. The project represents a limited expansion of an established agricultural-related winery operation rather than a conversion of the property to an unrelated non-agricultural use. The proposed improvements will be concentrated within or adjacent to areas already developed or utilized for winery-related activities and will remain associated with the property's ongoing agricultural operation. The project will not result in the significant removal of contracted land from agricultural or open-space use and will allow agricultural activities to continue on the property. Additionally, any potential impacts to species or habitat associated with the project will be addressed through compliance with the San Joaquin County Multi-Species Habitat Conservation and Open**

Space Plan, as applicable. Therefore, the proposed winery expansion is consistent with the Williamson Act's intent to preserve agricultural and open-space land while allowing compatible agricultural-related uses.

Conditional Use Permit Findings

Pursuant to Development Title Section 9-804.050, in order to approve the Conditional Use Permit application, the Planning Commission is required to make the following findings in the affirmative:

1. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan, any applicable Master Plan, Special Purpose Plan, Specific Plan, and Planned development zone; and any other applicable plan adopted by the County.
 - **This finding can be made because the proposed use, Use Type: Wine Facility – Large Winery, may be conditionally permitted in the AG-40 (General Agriculture, 40-acre minimum) zone with an approved Conditional Use Permit. The project site has a General Plan designation of A/G (General Agriculture), and the AG-40 zone is an implementing zone for this designation. Additionally, the project is compatible with the Williamson Act Principles of Compatibility, and therefore, compatible with the Williamson Act. Therefore, the proposed project is consistent with the goals, policies, standards, and maps of the General Plan, and there are no Master Plans, Specific Plans, and/or Special Purpose Plans in the project vicinity.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
 - **This finding can be made because there are no new utility or roadway improvements required. The proposed winery expansion will not impact existing public utilities and will not require the use of public water or a septic system, and all storm water will be retained on site. The proposed project will be accessed from West Turner Road, a County maintained roadway.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the project site already contains an established winery operation and associated agricultural improvements, demonstrating that the property is physically capable of supporting the proposed use. The proposed expansion will be integrated with the existing winery facilities and will be designed to accommodate the proposed intensity of use while maintaining compliance with applicable setbacks, access, parking, fire protection, drainage, and other development standards. The size and configuration of the property are adequate to accommodate the proposed improvements without creating an undue conflict with ongoing agricultural activities. Therefore, the site is physically suitable for the proposed winery expansion and its anticipated intensity of development.**
4. The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
 - **This finding can be made because the proposed project is an expansion of an existing winery operation and will remain compatible with the agricultural character of the surrounding area. The improvements will be located in association with the existing winery facilities and will be designed to comply with applicable development standards. The project is not anticipated to adversely affect surrounding agricultural operations or neighboring properties. Potential impacts associated with traffic, noise, lighting, parking, and other operational characteristics will be addressed through project design and applicable Conditions of Approval. Therefore, the location, size, design, and operating characteristics of the proposed winery expansion will be compatible with surrounding properties and the existing agricultural neighborhood.**

5. The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions.
 - **This finding can be made because the proposed winery expansion is an agricultural-related use that will be subject to applicable County standards regulating noise, lighting, dust, odors, and other potential nuisances. The project is an expansion of an existing winery and is not anticipated to generate emissions or other nuisances at levels that would significantly exceed those associated with the existing operation and surrounding agricultural activities. Construction-related impacts will be temporary and will be subject to applicable regulations and Conditions of Approval. Operational impacts will be managed through the design and operation of the expanded facility. Therefore, the proposed use is not anticipated to create nuisances from odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions.**
6. The site of the proposed use is adequately served by highways, streets, water, sewer, storm drainage, and other public facilities and services.
 - **This finding can be made because the existing winery is served by established roadway access and infrastructure, and the proposed expansion will utilize and, where necessary, improve existing facilities serving the property. The project will be reviewed by the appropriate County departments and agencies to ensure that adequate access, water supply, wastewater disposal, storm drainage, fire protection, and other necessary services are available or can be provided. Any required improvements will be incorporated as Conditions of Approval. Therefore, the site is adequately served, or can be adequately served, by the necessary public and private facilities and services.**
7. The proposed use complies with all applicable provisions of this title.
 - **This finding can be made because the proposed use type Wine Facility – Large Winery may be conditionally permitted in the AG-40 (General Agriculture, 40-acre minimum) zone subject to a Conditional Use Permit and the proposed use meets the Williamson Act Principles of Compatibility. Furthermore, the use meets all standards pursuant to Development Title Sections 9-702 and will be consistent with the Development Title if the project is approved with the proposed Conditions of Approval provided by the reviewing departments and agencies.**

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SAN JOAQUIN
—COUNTY—
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment F **Conditions of Approval**

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CONDITIONS OF APPROVAL

PA-2500204

SPENKER RANCH INC/ MICHAEL SMITH

Conditional Use Permit No. PA-2500204 was approved by the Planning Commission on XXX 2026. The effective date of approval is XXX 2026. This approval will expire on XXX 2029, which is thirty-six (36) months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: Community Development Department, [209] 468-3121)

- a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-802.020)
- b. **APPROVED USE:** This approval is for an 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, as shown on the site plan dated July 29, 2026. No changes to previously permitted events are proposed with this application. (Use Type: Wine Facility – Large Winery).
 - 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 supersedes PA-0200114.

- c. **MARKETING EVENTS:** Marketing Events are subject to the following regulations:
 1. A maximum of twelve (12) marketing events are permitted annually.
 2. Marketing events must end by 10:00 p.m. (Development Title Section 9-410.100[jj])

- d. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-610.070)
- e. **PARKING:** Off-street parking shall be provided and comply with the following:
 - 1. A minimum of 41 permanent off-street vehicle parking spaces shall be provided (Development Title Section 9-406.040).
 - 2. All permanent parking lots, including internal circulation and loading areas, shall be surfaced and permanently maintained with all-weather surfacing. (Development Title Section 9-406.110)
 - 3. Each vehicle parking stall shall be an unobstructed rectangle, minimum 9 feet wide and 20 feet long. (Development Title Section 9-406.060)
 - 4. A total of eighty-three (83) parking spaces (1 space is required for every 3 attendees) shall be provided for marketing events, including an additional three (3) accessible spaces, of which one (1) shall be van accessible.
 - 5. Parking for marketing events shall be located on a maintained grass area to ensure a dust-free surface.
- f. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
 - 1. Access driveways shall have a width of no less than 25 feet. (Development Title Section 9-406.060[n])
 - 2. The last 100 feet of the 16-foot-wide one-way egress driveway to Davis Road shall be surface and permanently maintained with asphalt concrete or Portland cement concrete, and the remainder of the driveway shall be surface with aggregate base. The aggregate base shall be oiled.
- f. **LIGHTING:** Lighting shall be provided and comply with the following:
 - 1. All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted, except onto public roads, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-406.060[m][3])
- g. **SIGNS:** The following sign regulations shall apply:
 - 1. One thirty-two (32) square foot six (6) foot tall monument sign shall be permitted at the entrance of the winery on Turner Road.
 - 2. One fifty (50) square foot double-faced twenty-five (25) foot tall pole sign shall be permitted at the entrance of the winery on Turner Road.
 - 3. Two twelve (12) square foot flags shall be permitted at the entrance of the winery on Turner Road.
 - 4. One twelve (12) square foot flag shall be permitted on the northwest corner of Turner Road and Davis Road.
 - 5. All portions of a sign shall be set back a minimum of five (5) feet from future rights-of-way lines including corner cut-off (snipe) and shall not block pedestrian or vehicle rights-of-way. Development Title Section 9-408.070[j][3])

- h. **SIGNS:** Sign details shall be consistent with Chapter 9-408 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of 5 feet from existing and future right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility. (Development Title Section 9-408)
- i. **COMMERCIAL KITCHEN:** Commercial kitchens shall not be used for restaurant purposes. (Development Title Section 9-410.100[i])
- j. **CALIFORNIA FIRE CODE (CFC):** The following CFC requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:
 - 1. The Fire Prevention Division has reviewed this application and there does not appear to be any major problems associated with the proposed project as submitted.
 - 2. CFC 507 Fire Protection Water Supply - Fire flow and hydrants shall be provided for the proposed project by the use of: CFC Appendix B. (if needed) NFPA 22 and NFPA 1142 shall be used for Static Water.
 - 3. If Fire Protection Systems are required they shall be installed according to the CFC, Chapter 9 and the appropriate standards and guides adopted in Chapter 35 of the California Building Code and the California Electrical Code.
 - 4. CFC, Section 906 Portable Fire Extinguishers – Provide portable fire extinguishers as required by this section.
 - 5. CFC, Section 606 Commercial Kitchen Hoods – Provide fire protection for the commercial kitchen exhaust hood (CFC 904.13).
 - 6. CFC, Chapter 9 – Fire Protection Systems: Any required fire protection system (i.e. fire sprinkler and suppression systems, fire alarm and detection systems, standpipes, FDC's, smoke and heat removal, fire extinguishers, etc.) shall meet all appropriate sections of this chapter.
 - 7. CFC, Section 5001.3.3.1 Properties of Hazardous Materials – A complete list of hazardous materials used and or stored at this site shall be provided.
 - 8. A complete review, at building permit submittal, will require compliance with applicable codes and ordinances.
 - 9. CFC, Section 105 Permits: Operational Permit(s) may be required prior to occupancy.
- k. **COMMERCIAL BUILDING PERMIT SUBMITTAL REQUIREMENTS:**
 - 1. Application Submittal Policy:
 - i. Permit Scope: A Building Permit is required for all proposed new structures.
 - ii. Professional Credentials: All Plans must be prepared, signed, and stamped by a California-registered civil engineer or licensed architect.
 - iii. Construction Documents: Comprehensive construction plans must be provided.
 - 2. Mandatory Site Plan Elements (See Site Plan Checklist for required information)
 - i. Civil Engineering: Comprehensive storm drainage systems and grading details.

- ii. Access & Parking Infrastructure: Detailed parking and paths of travel layouts, including standard and code-compliant accessible vehicle parking stalls.
 - iii. Utilities & Landscaping: On-site electrical distribution, all existing and proposed utility services, and required landscaping.
- 3. Architectural & Systems Plan Criteria - Architectural designs must verify compliance with current California building codes. Plans must illustrate all interior and exterior spaces, including:
 - i. Spatial Classifications: Occupiable and habitable rooms, hallways, courtyards, assembly spaces, and storage areas.
 - ii. Life-Safety & Accessibility: Site amenities, public/private restroom facilities, emergency paths of travel for egress, and accessibility features.
 - iii. Mechanical, Electrical, & Plumbing (MEP): Fully integrated designs for HVAC, plumbing, and electrical systems engineered to support all proposed spaces.
- 4. Geotechnical Documentation
 - i. Soils & Foundation Investigation: foundation and soils investigation reports shall comply with Chapter 18 of the California Building Code.
- I. **MITIGATION MONITORING AND REPORTING PROGRAM (MMRP):** The project shall comply with all required mitigations included in the MMRP dated April 20, 2026.
- 2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000, see letter dated December 30, 2025)
 - a. An encroachment permit shall be required for all work within road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-607.020 and 9-607.040)
 - b. The driveway approaches shall be improved in accordance with the requirements of San Joaquin County Improvement Standards Drawing No. 17 prior to issuance of the occupancy permit. (Development Title Section 9-607.040)
 - c. The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolutions R-00-433)
 - d. The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of building permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
 - e. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of building permit. (Development Title Section 9-606)

- f. A copy of the Final Site Plan shall be submitted prior to release of building permit.
 - g. This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the building permit, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-9360):
 - 2. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2023 Storm Water Quality Control Criteria Plan (SWQCCP).
 - 3. Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2023 SWQCCP
 - 4. Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County's 2023 SWQCCP.
 - h. Prior to release of the building permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
 - i. Prior to release of the building permit the applicant shall submit a Storm Water Quality Control Plan (SWQCP) to Public Works that complies with all requirements of the 2023 SWQCCP
 - j. Prior to release of the building permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420, see letter dated August 5, 2026)
- a. Commercial kitchens shall be permitted as an accessory use to winery and off-site wine cellar use types in conjunction with approved Marketing Events, Industry Events, Wine Release Events, Large-scale Accessory Winery Events, or Small-scale Accessory Winery Events. Commercial kitchens shall not be used for restaurant purposes (San Joaquin County Development Title, Section 9-410.100(i)).
 - b. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
 - c. Before any hazardous materials/waste can be stored or used onsite, the owner/operator must report the use or storage of these hazardous materials to the California Environmental Reporting System (CERS) at cers.calepa.ca.gov/ and comply with the laws and regulations for the programs listed below (based on quantity of hazardous material in some cases). The applicant may contact the Program Coordinator of the CUPA program, Elena Manzo (209) 953-7699, with any questions.
 - 1. Any amount but not limited to the following hazardous waste; hazardous material spills, used oil, used oil filters, used oil-contaminated absorbent/debris, waste antifreeze, used batteries or other universal waste, etc. — Hazardous Waste Program (Health & Safety Code (HSC) Sections 25404 & 25180 et sec.)

2. Onsite treatment of hazardous waste — Hazardous Waste Treatment Tiered Permitting Program (HSC Sections 25404 & 25200 et sec. & California Code of Regulations (CCR), Title 22, Section 67450.1 et sec.)
3. Reportable quantities of hazardous materials-reportable quantities are 55 gallons or more of liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, with some exceptions. Carbon dioxide is a regulated substance and is required to be reported as a hazardous material if storing 1,200 cubic feet (137 pounds) or more onsite in San Joaquin County — Hazardous Materials Business Plan Program (HSC Sections 25508 & 25500 et sec.)
4. Any amount of hazardous material stored in an Underground Storage Tank – Underground Storage Tank Program (HSC Sections 25286 & 25280 et sec.)
 - A. If an underground storage tank (UST) system will be installed, a permit is required to be submitted to , and approved by, the San Joaquin County Environmental Health Department (EHD) before any UST installation work can begin.
 - B. Additionally, an EHD UST permit to operate is required once the approved UST system is installed.
5. Storage of at least 1,320 gallons of petroleum aboveground or any amount of petroleum stored below grade in a vault—Aboveground Petroleum Storage Program (HSC Sections 25270.6 & 25270 et sec.)
 - A. Spill Prevention, Countermeasures and Control (SPCC) Plan requirement
6. Threshold quantities of regulated substances stored onsite - California Accidental Release Prevention (CalARP) Program (Title 19, Section 2735.4 & HSC Section 25531 et sec.)
 - A. Risk Management Plan requirement for covered processes
4. SAN JOAQUIN COUNCIL OF GOVERNMENT (Contact: [209] 235-0600, see letter dated August 6, 2026)
 - a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). The applicant must provide a Certificate of Payment prior to issuance of any grading or building permits.
5. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (Contact: [916] 216-6253 or hailey.donaldson@wildlife.ca.gov)
 - a. The project is subject to the Department of Fish and Wildlife regulations regarding the Crotch's bumble bee. The applicant must provide a release prior to issuance off any building or grading permits.
6. SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (Contract: Dylan.Casares@valleyair.org or [559] 230-6574, see letter dated July 1, 2026)
 - a. This Project will be subject to San Joaquin Valley Air Pollution Control District rules and regulations, and will require District permits. The applicant must provide a release prior to issuance of any grading or building permits.