



MITIGATED NEGATIVE DECLARATION

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

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

County Clerk, County of San Joaquin

PROJECT TITLE: Use Permit No. PA-2000192

PROJECT LOCATION: The project site is located on the west side of N. Tretheway Rd., 4,392 feet north of E. Kettleman Ln., Lodi, San Joaquin County. (APN/Address: 051-200-53 / 16201 N. Tretheway Rd., Lodi) (Supervisory District: 4)

PROJECT DESCRIPTION: A Use Permit application for an off-site wine cellar on an 8.24-acre parcel. The project includes conversion of an existing 1,980-square-foot barn into an off-site wine cellar; 450 square-feet of an existing 1,350-square-foot attached garage into a wine tasting room; and the utilization of an outdoor area (approximately 6,955 square-feet in size) to be used for events. Operations are planned for 4 days per week, Thursday through Sunday, during the hours of 10:00 a.m. - 6:00 p.m. There will be 2 employees, and approximately 10 customers per day. The site will utilize a private well and septic system and onsite storm water drainage. The site will utilize a private well and septic system, and onsite stormwater drainage. The site plan proposes direct access from N. Tretheway Rd. (Use Type: Wineries and Wine Cellars - Wine Cellar, Off-Site)

Proposed events per calendar year are as follows: a maximum of 10 marketing events with a maximum of 150 attendees per event; small scale accessory events (a maximum of 1 per day with up to 80 attendees); 4 wine release events (up to 232 attendees at any given time); and large scale accessory events (a maximum of 10 times per year with up to 232 attendees). Amplified music is proposed for all events with the exception of small scale accessory winery events. No amplified music is permitted with Small-Scale Accessory Winery Events.

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

PROPONENT: Bill A. Jr. & Robin C. Cook Trust / Cookstone Estate Winery

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: April 30, 2021

Contact Person:
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