



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-2100039

PROJECT LOCATION: The project site is located on the north side of State Route 120, 797 feet west of Van Allen Rd., east of Escalon, San Joaquin County. (APN/Address: 205-080-04 / 20679 E. State Route 120 Hwy., Escalon) (Supervisorial District: 4)

PROJECT DESCRIPTION: Use Permit application to convert a small winery to a large winery with added events, to expand a produce stand into a large agricultural store, and to add food manufacturing, in 2 phases over 5 years. The small winery, which was originally approved with Site Approval No. PA-1900083, is currently under construction. (Use Type: Wineries and Wine Cellars - Winery, Large; Agricultural Processing – Preparation Services and Food Manufacturing; Produce Sales - Agricultural Store, Large)

PHASE 1 includes:

- Increasing annual winery production capacity to a minimum of 100,000 gallons; and,
- Converting an existing 1,687-square-foot agricultural building to a large agricultural store and preparation / food manufacturing facility.

PHASE 2 includes:

- Converting the 1,687-square-foot agricultural product store from Phase 1 to a wine tasting room; and
- Constructing a 3,280-square-foot agricultural products store to include preparation and food manufacturing.

The project proposes daily winery and agricultural store operations for 13 hours per day (6:30 a.m. to 7:30 p.m.). Agricultural processing and food manufacturing operations are proposed for 5 days weekly for 14 hours per day (5:30 a.m. to 7:30 p.m.). Winery events for which the winery is currently approved are: 12 annual Small-scale Accessory Winery Events with a maximum of 80 attendees and 4 annual Wine Release events with a maximum of 150 attendees. This application proposes to increase the maximum number of attendees at Wine Release events to 300, to add 12 annual Large-scale Accessory Winery events with a maximum of 116 attendees, and to add 20 annual Marketing Events with a maximum of 300 attendees. Proposed hours for all events are 10:00 a.m. to 10:00 p.m. with the exception of Accessory Winery Events hours which are 5:00 p.m. to 9:00 p.m. The application also proposes having outdoor, amplified sound and/or music at Marketing Events and Large-scale Accessory Winery Events. Outdoor amplified music must end by 9:00 p.m. All events with 150 or more attendees will utilize portable toilets.

The project site is accessed from State Route 120 Highway and services are provided by an existing on-site well and septic system that will remain in use. An existing storm drain basin and rainwater collection tank will be utilized for storm water.

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

PROPONENT: John Jr. & Mary Lynne Franzia Trust / Latitude 37 Partners, LLC

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: February 24, 2022

Contact Person:

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