

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: PA-2100039 Use Permit for Winery Expansion and Large Agricultural Store

Lead Agency: San Joaquin County - Community Development Department

Contact Name: Alisa Goulart

Email: alisa.goulart@sjgov.org Phone Number: 209-468-0222

Project Location: Escalon, San Joaquin County
City County

Project Description (Proposed actions, location, and/or consequences).

This is a 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. – 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. – 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

SJCOG responded to this project referral that the project is subject to the SJMSCP. The applicant has confirmed that he will participate in SJMSCP. With the applicant's participation, the proposed project is consistent with the SJMSCP and any impacts to biological resources resulting from the proposed project will be reduced to a level of less-than-significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

n/a

Provide a list of the responsible or trustee agencies for the project.

San Joaquin County Community Development Department