

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: San Joaquin County - Community Development Dept. Contact Person: Alisa Goulart
Mailing Address: 1810 East Hazelton Avenue Phone: 209-468-0222
City: Stockton Zip: 95205 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Escalon, CA
Cross Streets: Van Allen Road, Carrolton Road, Van Glahn Road Zip Code: 95320
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 44.62
Assessor's Parcel No.: 205-080-04 Section: 35 Twp.: 1S Range: 8E Base:
Within 2 Miles: State Hwy #: State Route 120 Waterways: Lone Tree Creek
Airports: Railways: Schools: Van Allen El; Gateway

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Neg Dec [X] Mit Neg Dec
[] Supplement/Subsequent EIR (Prior SCH No.)
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 3,280 Acres 3.5 Employees 22
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Winery and Residence / AG-40 / A/G

Project Description: (please use a separate page if necessary)

Please see attached project description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>CV</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>2</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 2-24-22 Ending Date 3-25-22

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Paul Franzia</u>
Address: _____	Address: <u>20679 State Route 120</u>
City/State/Zip: _____	City/State/Zip: <u>Escalon, CA 95320</u>
Contact: _____	Phone: <u>209-595-8348</u>
Phone: _____	

Signature of Lead Agency Representative: Alisa Goulet Date: 2-24-2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PA-2100039 Use Permit
Project Description

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.