



NOTICE OF DETERMINATION

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

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

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2022020575

PROJECT TITLE: Use Permit No. PA-2100039

PROJECT LOCATION: The project site is located on the north side of East State Route 120, 0.7 miles east of Carrolton Rd., west of Escalon, San Joaquin County. (APN/Address: 205-080-04 / 20679 E. State Route 120, Escalon) (Supervisory District: 4)

PROJECT DESCRIPTION: Use Permit application to be completed in 2 phases over 5 years. The project includes:

- Expanding a small winery into a large winery
- Adding Marketing Events and Large-Scale Accessory Winery Events to approved events
- Expanding an existing produce stand into a large agricultural store
- Adding food manufacturing

(Use Types: Wineries and Wine Cellars - Winery, Large; Agricultural Processing – Preparation Services, and Food Manufacturing; Produce Sales - Agricultural Store, Large)

Phase 1 includes converting an existing 1,687-square-foot agricultural building to a large agricultural store and food manufacturing operation. 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 new, large agricultural store and food manufacturing operation.

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

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

This is to advise that the San Joaquin County Planning Commission has approved the above described project on April 21, 2022, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

