



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: 2022080068

PROJECT TITLE: Use Permit No. PA-2200025

PROJECT LOCATION: The project site is at the southeast corner of N. Kennefick Rd. and E. Peltier Rd., northeast of Acampo, San Joaquin County. (APN/Address: 017-150-01, -02 / 22150 N. Kennefick Rd., Acampo) (Supervisory District: 4)

PROJECT DESCRIPTION: Use Permit application to expand an existing large winery in 2 phases over 5 years. Phase 1 includes construction of a 7,200-square-foot office/storage room; construction of a 6,250-square-foot tasting room; and the addition of winery events. Currently, the winery is not approved for any type of winery events. This Use Permit proposes the following events:

- Marketing Events: A maximum of 20 events per calendar year, with a maximum of 100 attendees.
- Small-scale Accessory Winery Events: A maximum of 24 events per calendar year, with a maximum of 80 attendees
- Wine Release Events: A maximum of 4 two-day events per calendar year, with a maximum of 100 attendees.

Outdoor amplified sound is not proposed for any winery events.

Phase 2 includes construction of a 5,000-square-foot storage building. (Use Type: Wineries and Wine Cellars – Winery, Large)

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

PROPONENT: Rodney and Gayla Schatz / Operative Office

This is to advise that the San Joaquin County Planning Commission has approved the above described project on October 6, 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.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:  _____

Date: 10/18/20 _____

Name: Allen Asio

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____