



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corrine King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

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: Variance No. PA-1800203 & Conditional Use Permit No. PA-1800238

PROJECT LOCATION: The project site is located on the west side of South Manteca Road, 2,400 feet South of East Veritas Avenue, Manteca, San Joaquin County. (APN/Address: 226-110-46 & -51 / 23601 S. Manteca Rd., Manteca.) (Supervisory District: 5)

PROJECT DESCRIPTION: A Variance application to reduce the required setback for a Front (east) setbacks: From 200 feet (Development Title Section 9-410.080(e)(1) to 22 feet for existing parking, and to 110 feet for existing buildings utilized for the project. Side (north) setbacks: From 100 feet (Development Title Section 9-410.080(e)(2)(B)) to 48 feet to accommodate existing structures and permanent parking utilized for the project. Side (south) setbacks: From 300 feet (Development Title Section 9-410[e][2][A]) to 38 feet to accommodate existing structures and existing permanent parking utilized for the project. This application does not propose to reduce the rear setback requirement of 100 feet (Development Title Section 9-410.080(e)(2)(B)). The project site is under a Williamson Act contract. (Use Type: Wine Facility-Off Site Wine Cellar). Conditional Use Permit application No. PA-1800238 is for an Off-Site Wine Cellar to include a one (1) acre vineyard, the utilization of an existing 2,400 square foot building with a 2,400 square foot patio cover as a wine tasting room, and the utilization of an existing 400 square foot building as a wine storage room. On an annual basis, the project proposes ten (10) marketing events for a maximum of 130 attendees. 45 Small-Scale Accessory Winery Events with a maximum of 80 attendees. The project also proposes a maximum of four (4) Wine Release Events for a maximum of 130 attendees. Indoor amplified music is proposed for all events except for small-scale accessory winery events. No outdoor amplified sound is proposed with this application

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

PROPONENT: Todd & Annette Roddan / Todd & Annette Roddan

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: April 4, 2023

Contact Person:

Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

