



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: Use Permit No. PA-1900304

PROJECT LOCATION: The project site is located on the north side of East Peltier Road, 1.7 miles east of North State Route 99, Acampo, San Joaquin County. (APN/Address: 005-260-61/7099 East Peltier Road, Acampo) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Use Permit application to expand an existing Small Winery on a 4.38-acre parcel to a Medium Winery in two (2) phases over five (5) years. Phase 1 includes the construction of a 13,800 square foot building for fermentation, storage, laboratory, breakroom and restroom. Phase 2 includes the construction of a 7,200 square foot storage building. Also proposed is an above ground waste tank and a fire suppression water tank. The winery is open to the public seven (7) days a week during peak season and five (5) days a week during the off-season, for six (6) hours per day. The winery is currently approved for Marketing Events (maximum of twelve [12] annually) with a maximum of 150 attendees, Small-scale Accessory Events (maximum of one [1] daily) with a maximum of eighty (80) attendees, and Wine Release Events (maximum of four [4] annually) with a maximum of 150 attendees at any given time. Indoor and outdoor amplified music is permitted at events with the condition the event ends by 9:00 p.m. No changes in events are proposed with this application. The project site utilizes a private well for water supply, an onsite septic system for sewage disposal, and on-site natural drainage for storm water. Access is from two (2) driveways off of East Peltier Road.

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

PROPONENT: Lani Jean / Dillon & Murphy

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 9, 2020

Contact Person:

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