

NEGATIVE DECLARATION

2017032007

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

 X County Clerk, County of San Joaquin

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

PROJECT TITLE: A ONE-YEAR TIME EXTENSION APPLICATION NO. PA-1600179 (SA, TE)

PROPONENT: John A Anagnos

PROJECT LOCATION: The project site is on the north side of Highway 12, 1,735 feet west of the intersection with Alpine Road, Lodi. (APN/Address: 051-350-08, -08/7871 East State Route 12 Highway, Lodi) (Supervisory District: 4)

PROJECT DESCRIPTION: A One-Year Time Extension application for a previously approved Site Approval application to build a small winery in three (3) phases over ten (10) years. Phase One includes the construction of a 24,000 square foot multi-purpose winery building with a 12,000 square foot ground floor, 6,000 square foot basement, and a 6,000 square foot second floor to be used for production, a wine tasting room, administration, and storage. Phase Two, with Building Permits to be issued within five (5) years, includes the construction of a 12,000 square foot storage building. Phase Three, with Building Permits to be issued within ten (10) years, includes the construction of a 12,000 square foot storage building. No marketing events are proposed with this application. This parcel is not under a Williamson Act contract.

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

Based on the attached Initial Study, it has been found that the project will not have a significant effect on the environment.

Date:

Contact Person: Teddie Hernandez

Phone: (209) 468-8359

DECLARATION OF POSTING

APPLICATION FILE NO(S): **PA-1600179 (SA, TE)**

ENVIRONMENTAL DOCUMENTS:

_____ NEGATIVE DECLARATION	Posted on _____
_____ NOTICE OF DETERMINATION	Posted on _____
_____ NOTICE OF EXEMPTION	Posted on _____
_____ NOTICE OF PREPARATION/AVAILABILITY	Posted on _____
_____ NOTICE OF COMPLETION	Posted on _____

I declare, under penalty of perjury, that the environmental documents checked above were filed and posted for public inspection on the dates noted and with the following public agencies:

_____ San Joaquin County Clerk
c/o Community Development
Department
1810 E. Hazelton Avenue
Stockton, CA 95205

_____ California Office of
Planning and Research
P. O. Box 3044
Sacramento, CA 95812-3044
SCH# _____

Executed at Stockton, California

by _____
Deputy County Clerk
San Joaquin County

SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

INITIAL STUDY

FILE NO: PA-1600179 (SA) (TE)

PROJECT/APPLICANT: John A. Anagnos \ Mike Smith Engineering, Inc.

PROJECT DESCRIPTION: A One -year time extension for a previously approved site approval application to build a small winery in 3 phases over 10 years. Phase 1 includes the construction of a 24,000 square foot winery multipurpose winery building with a 12,000 square foot ground floor, 6,000 square foot basement, and a 6,000 square foot second floor to be used for production, a wine tasting room, administration and storage. Phase 2, with building permits to be issued within 5 years, includes the construction of a 12,000 square foot storage building. Phase 3, with building permits to be issued within 10 years, is the construction of a 12,000 square foot storage building. No marketing events are proposed with this application. This parcel is not under Williamson Act contract.

RECOMMENDED ENVIRONMENTAL DETERMINATION:

The proposed project could not have a significant effect on the environment, and a Negative Declaration will be prepared.

X

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A Negative Declaration will be prepared.

The proposed project may have a significant effect on the environment, an Environmental Impact Report is required.

ASSESSOR PARCEL NO: 051-350-07,08

ACRES: 17.48

GENERAL PLAN: A/G

ZONING: A-G 40

CURRENT SITE CONDITIONS (topography, uses): Relatively flat, agriculture land with an existing single family residence.

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S): A small winery with a 24,000 square foot multi-purpose building and two (2) 12,000 square foot storage buildings.

SURROUNDING LAND USES:

North: Agricultural with scattered residences/Mokelumne River

South: Agricultural with scattered residences/State Route 12 Highway

East: Agricultural with scattered residences

West: Agricultural with scattered residences

GENERAL CONSIDERATIONS:

- 1. Does it appear that any environmental feature of the project will generate significant public concern or controversy?
 Yes No Nature of concern(s): _____
- 2. Will the project require approval or permits by agencies other than the County?
 Yes No Agency name(s): Alcohol Beverage Control
- 3. Is the project within the Sphere of Influence, or within two miles, of any city?
 Yes No City: Lodi

ENVIRONMENTAL IMPACTS:

"Yes" may only be checked in situations where there is substantial evidence to indicate that there may be a significant adverse impact on the environment if there is no change in the project description. (CEQA Guidelines, Sec. 15064)

See the "Discussion" section at the end of the Initial Study for explanation of any impacts checked "Yes", or any "No" answer marked with an asterisk (*).

Sources: The following sources of information have been used in determining environmental impacts:

Original source materials and maps on file in the Community Development Department including: all County and City general plans and community plans; assessor parcel books; various local and FEMA flood zone maps; service district maps; maps of geologic instability; maps and reports on endangered species such as the Natural Diversity Data Base; noise contour maps; specific roadway plans; maps and/or records of archeological/historic resources; soil reports and maps; etc. Many of these original source materials have been collected from other public agencies or from previously prepared EIR's and other technical studies. Copies of these reports can be found by contacting the Community Development Department.

1. Water:

- a. Is any portion of the project subject to flood hazard?
Flood zone: _____ **X** Yes No
- b. Will the project result in reduction of surface or ground water quality or quantity? Yes No
- c. Will the project result in increases to surface, channel or stream volumes, or alterations to drainage patterns and streams? Yes No
- d. Will the project result in erosion of or sedimentation to a channel, river, or body of water? Yes No

Other sources used: _____

2. Earth:

- a. Will the project result in or be subject to potentially hazardous geologic

or soils conditions on or immediately adjoining the site (slides, springs, erosion, liquefaction, earthquake faults; steep slopes, septic tank limitations)?

Yes No

b. Will the project involve substantial grading which could result in secondary impacts (consider amount, steepness, and visibility of proposed slopes; consider effect of grading on trees and creek channels)?

Yes No

c. Will there be conversion of prime farmland (over 40 acres and not shown for development in the General Plan)?

Yes No *

Other sources used: San Joaquin County Soil Survey

3. Plant/Animal Life:

a. Will there be a reduction or disturbance to any habitat for plants and animals (including removal or disturbance of trees, riparian areas, or migration routes)?

Yes No *

b. Will the project impact any rare, endangered, threatened, or recreational species located on or near the site? (Check the Natural Diversity Data Base)

Yes No *

Other sources used: Natural Diversity Database

4. Air/Climate:

a. Will the project make a significant contribution to the deterioration of existing air quality, including creation of objectionable odors; will future project residents be subjected to significant pollution levels?

Yes No

b. Will the project result in any impact to current climatic conditions? (Consider the introduction of water features, loss of wetland, etc.)

Yes No

Other sources used: _____

5. Noise:

a. Will the project expose people to high noise or vibration levels (over 65db/Ldn for residential uses or 75db/Ldn for industrial uses at the property line)? (Check 2010 projected noise contours.)

Yes No

b. Will the project result in increased noise or vibration levels?

Yes No

Other sources used: _____

6. Energy/Natural Resources:

a. Will the project use substantial amounts of fuel or energy, require a substantial increase in demand upon existing sources, or require the development of new sources of energy?

Yes No

b. Will the project affect the potential use, extraction, conservation, or depletion of a natural resource (other than agricultural land)?

Yes No

Other sources used: _____

7. Hazards:

- a. Will the project create a risk of explosion; release, generate or store Any hazardous substances; or cause other dangers to public health and safety? Yes No
- b. Are there any known hazardous substances located within 500 feet of the boundaries of this project, if in an existing or proposed residential area (this could include possible groundwater contamination)? Yes No
- c. Will the project result in interference with, or need, for emergency plans? Yes No

Other sources used: _____

8. Utilities and Public Service:

- a. **Will the project require alteration of, addition to, or the need for new utility systems (water, sewer, drainage, solid waste), including a sphere of Influence or district boundary change? Yes No *
- b. **Will the project result in the need for or the expansion of the following services: fire and police protection, schools, parks and recreation, libraries, roads, flood control, solid waste or other public works facilities, public transit, or governmental services? Yes No
- c. Will the project adversely impact existing recreational/park opportunities or require new park/recreation opportunities? Yes No

Note: ** "Yes" answers to these two questions and 9 (b) below will require additional discussion, but do not necessarily indicate a potentially significant impact.

Other sources used: _____

9. Transportation/Circulation:

- a. Will the project generate significant traffic volumes and/or make a significant contribution to an existing circulation problem (consider existing LOS on nearby arterials and highways, road design, access, parking, accident potential)? Yes No
- b. **Will the project cause special transportation considerations (consider water-borne, rail, air, pedestrian, and bicycle traffic, and public transportation systems and parking facilities)? Yes No
- c. Will the project result in a significant increase in commuting to and from the local community? Yes No
- d. Will the project be impacted by or interfere with an airport flight path? Yes No
- e. Will the project restrict access to the surrounding area? Yes No

Other sources used (note traffic studies): _____

10. Cultural Resources:

- a. Will the proposal result in an alteration of a significant archeological, or historical site, structure, or building? Yes No

Other sources used: _____

11. Housing:

- a. Will the proposal adversely affect the existing housing stock or create a demand for additional housing (more than 50 units)? Yes No

Other sources used: _____

12. Aesthetics:

- a. Will the project obstruct any public scenic vista or view, create an aesthetically offensive site open to public view, or produce new light or glare? Yes No

Other sources used: _____

13. Land Use:

- a. Is this project a growth-inducing action: Will it encourage additional requests for related uses, or will it set a significant land use precedent in the area? Yes No *
- b. Will the project conflict with existing or planned land uses; is the project in conflict with any adopted plans? Yes No *
- c. Will the project disrupt a natural or recreation area, impact access to waterways, or allow trespass onto surrounding land? Yes No

14. Cumulative:

- a. Will the project create any impacts which may not be significant for the project alone, but may be significant when combined with other anticipated development of similar type and or location? Yes No

Other sources used: _____

15. Other Impacts: Identify any other impact(s) not noted above which may be significant, and cite source(s). NONE KNOWN.

Mandatory Findings of Significance:

(A "Yes" answer to any of the following questions requires preparation of an EIR.)

- a. Does the project have the potential to degrade the quality of the environment or curtail the diversity in the environment? Yes No
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? Yes No

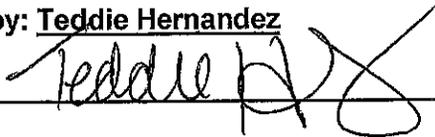
- c. Does the project have impacts which are individually limited but cumulatively considerable? Yes No
- d. Does the project have environmental impacts which will cause substantial, adverse effects on human beings, either directly or indirectly? Yes No

16. DISCUSSION OF ANY ENVIRONMENTAL IMPACTS NOTED ABOVE.

(Discuss any questions answered "Yes" above, as well as any "No" answers marked with an asterisk (*). Discuss any changes to the project which could mitigate the identified impacts. Discuss any proposed mitigation monitoring program submitted by the project applicant. Use additional attached pages if necessary.)

The project impacts are addressed in the Negative Declaration (State Clearinghouse No. 2017032007), thus the one-year time extension request is not expected to have a significant impact on the environment. All previously approved conditions of approval are still in effect.

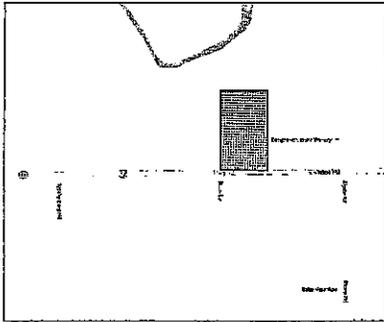
Prepared by: Teddie Hernandez



Title: Assistant Planner

Date: March 19, 2019

PROPOSED SITE PLAN APPROVAL FOR:
HIGHWAY 12 WINERY
 7871 EAST HIGHWAY 12
 LODI, CA 95240



VICINITY MAP

PROJECT DATA:

PROJECT OWNER	JOHN A. ANAGNOS 7841 E. HIGHWAY 12 LODI, CA 95240
PROJECT LOCATION	7871 EAST HIGHWAY 12 LODI, CA 95240
APN	051-550-070
PROJECT DESCRIPTION	SMALL WINERY

AREAS

BUILDING #1 - PHASE I	
GROUND FLOOR	12,000 SF
SECOND FLOOR	5,000 SF
EXHAUST	5,000 SF
TOTAL BUILDING #1	24,000 SF
BUILDING #2 - PHASE II	12,000 SF
BUILDING #3 - PHASE III	12,000 SF

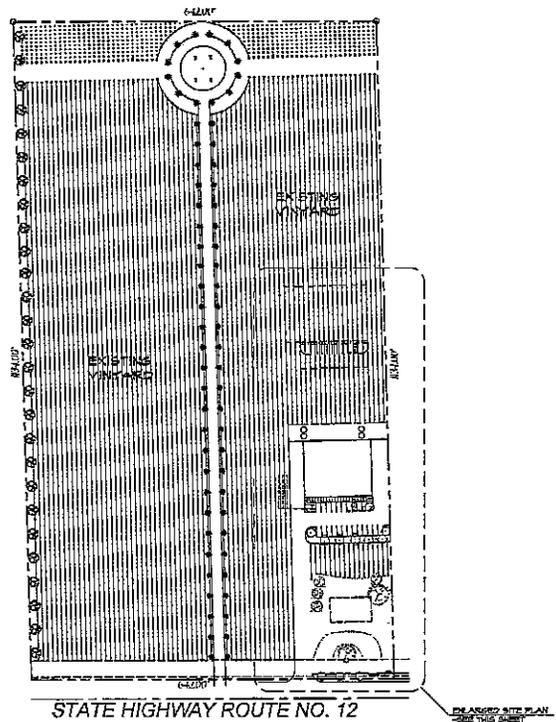
PARKING

PHASE I PARKING	21 SPACES
PHASE II PARKING	10 SPACES
TOTAL PARKING SPACES	31 SPACES

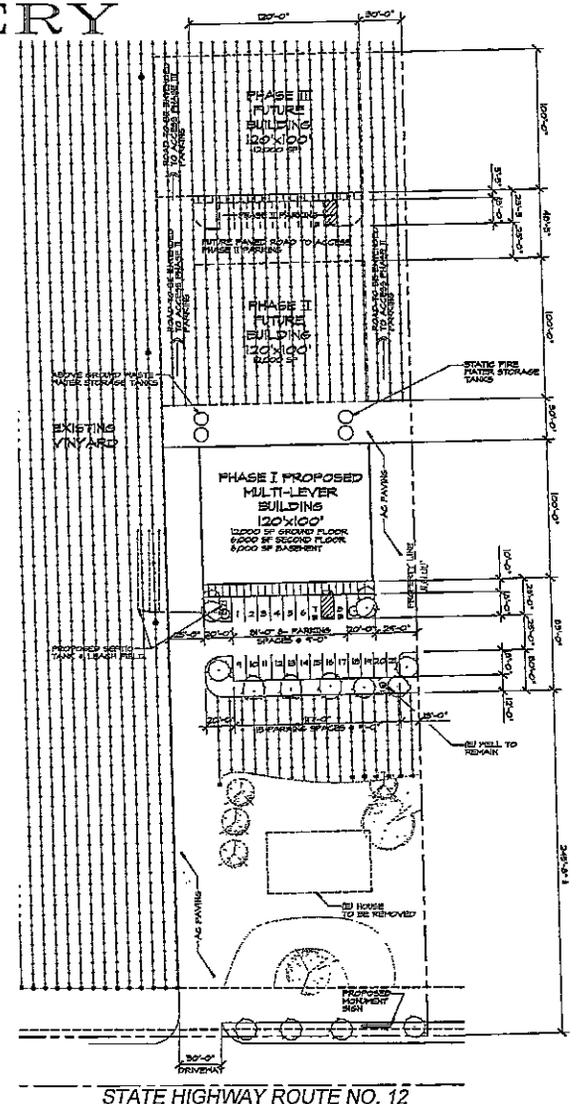
PAVING

PHASE I AC PAVING	22,500 SF
PHASE II AC PAVING	15,100 SF

NOTES:
 1. ALL STORM WATER WILL BE RETAINED ON SITE.
 2. ALL NEW IMPERVIOUS AREA WILL DRAIN TOWARDS VINEYARD.



SITE PLAN



ENLARGED SITE PLAN



MIKE SMITH ENGINEERING, INC.
 4 NORTH MAIN STREET
 LODI, CALIFORNIA 95240
 PHONE: (209) 334-2532

TITLE:
 COVER SHEET
 PROJECT DATA
 SITE PLAN

PROJECT:
 PROPOSED SITE PLAN APPROVAL FOR:
HIGHWAY 12 WINERY
 PROJECT NO. 12
 7871 EAST HIGHWAY 12
 LODI, CA 95240



DATE:
 11/6/12

BY:
 JAA

SCALE:
 AS NOTED

BY:
 JAA



