

NEGATIVE DECLARATION

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

 County Clerk, County of San Joaquin

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

PROJECT TITLE: A Site Approval application NO. PA-1800318 (SA)

PROPOSER: Jeremy Trettevik

PROJECT LOCATION: The project site is on the south side of Acampo Road, and the west side of Elliott Road, Acampo. (APN/Address: 017-270-12/12080 East Acampo Road, Acampo) (Supervisory District: 4)

PROJECT DESCRIPTION: A Site Approval application for a small winery and tasting room on a 16.41 acre parcel in the AG-40 zone. This project includes three (3) phases. Phase One, to be completed in twelve (12) months, includes the construction of a 2,800 square foot tasting room, an 8,000 square foot production facility, two (2) 2,000 square foot covered outdoor seating areas, and a 1,500 square foot covered crushing pad. Phase Two, to be completed in five (5) years, includes the construction of two (2) 6,000 square foot expansions to the production facility. Phase Three, to be completed in ten years, includes the construction of two (2) 6,000 square foot expansions to the production facility. Operations are planned for seven (7) days a week, eight (8) hours per day, with a maximum of 100 customers per shift and five (5) employees per shift. The project has conceptual landscape plans and 150 planned parking stalls. The site will utilize a private well and septic system, and be provided access from Acampo Road. No marketing events are proposed at this time. 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) and OS/RC (Resource Conservation).

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: Christine Luckasen

Phone: (209) 468-0214

SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

INITIAL STUDY

FILE NO: PA-1800318

PROJECT/APPLICANT: Jeremy & Choral Trettevik

PROJECT DESCRIPTION: A Site Approval application for a small winery and tasting room on a 16.41-acre parcel in the AG-40 zone. This project includes three (3) phases. Phase One, to be completed in 18 months, includes the construction of a 2,800 square foot tasting room, an 8,000 square foot production facility, two (2) 2,000 square foot covered outdoor seating areas, and a 1,500 square foot covered crushing pad. Phase Two, to be completed in five (5) years, includes the construction of two (2) 6,000 square foot expansions to the production facility. Phase Three, to be completed in ten (10) years, includes the construction of two (2) 6,000 square foot expansions to the production facility. Operations are planned for seven (7) days per week, eight (8) hours per day, with a maximum of 100 customers per shift and five (5) employees per shift. This parcel has a General Plan designation of General Agriculture (A/G) and Resource Conservation (OS/RC), and a zoning of General Agriculture, 40-acre minimum (AG-40). This parcel is not under a Williamson Act contract. This parcel is located on the southwest corner of Acampo Road and Elliott Road, Acampo.

RECOMMENDED ENVIRONMENTAL DETERMINATION:

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

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. **X**

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

ASSESSOR PARCEL NO: 017-270-12

ACRES: 16.41

GENERAL PLAN: A/G | OS/RC

ZONING: AG-40

CURRENT SITE CONDITIONS (topography, uses): Relatively flat land with a vineyard.

POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S): A small winery and tasting room with 37,500 square feet of building, to be completed in three phases over ten (10) years.

SURROUNDING LAND USES:

North: Agricultural with scattered residences

South: Agricultural with scattered residences, Mokelumne River

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): _____

3. Is the project within the Sphere of Influence, or within two miles, of any city?

Yes No City: **None**

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.)

PLEASE SEE INITIAL STUDY ATTACHMENT PA-1800318.

Prepared by: Christine Luckasen

Title: Assistant Planner

Date: April 26, 2019

INITIAL STUDY CONTINUED
PA-1800318
JEREMY & CHORAL TRETTEVIK

PROJECT DESCRIPTION: A Site Approval application for a small winery and tasting room on a 16.41-acre parcel in the AG-40 zone. This project includes three (3) phases. Phase One, to be completed in 18 months, includes the construction of a 2,800 square foot tasting room, an 8,000 square foot production facility, two (2) 2,000 square foot covered outdoor seating areas, and a 1,500 square foot covered crushing pad. Phase Two, to be completed in five (5) years, includes the construction of two (2) 6,000 square foot expansions to the production facility. Phase Three, to be completed in ten (10) years, includes the construction of two (2) 6,000 square foot expansions to the production facility. Operations are planned for seven (7) days per week, eight (8) hours per day, with a maximum of 100 customers per shift and five (5) employees per shift. This parcel has a General Plan designation of General Agriculture (A/G) and Resource Conservation (OS/RC), and a zoning of General Agriculture, 40-acre minimum (AG-40). This parcel is not under a Williamson Act contract. This parcel is located on the southwest corner of Acampo Road and Elliott Road, Acampo.

1. Water

1. a. The project site is located in the Flood Zone X Other Flood Areas 0.2 Percent Annual Chance Flood Hazard flood designation. If approved, any new development will have to comply with Development Title Section 9-1605 regarding flood hazards. A referral was mailed to the Central Valley Regional Water Quality Control Board on January 11, 2019, and no project specific conditions were required.

2. Earth

2. c. The soil types are *Bruella sandy loam, hard substrum, 0 to 2 percent slopes*, and *Tokay fine sandy loam, 0 to 2 percent slopes*. *Bruella sandy loam, hard substrum, 0 to 2 percent slopes* is moderately well drained, and permeability is moderately slow. This unit is suited to irrigated row, field, orchard, and vineyard crops. *Bruella sandy loam* has a storie index rating of 60 and a land capability of IIs-3 irrigated, and IVs-3 nonirrigated. *Tokay fine sandy loam* is well drained and permeability is moderately rapid. This unit is well suited for irrigated crops, orchards, or vineyards. *Tokay fine sandy loam* has a storie index rating of 95 and a land capability of I irrigated, and IVc-1 nonirrigated.

If approved, this project is not expected to significantly impact the surrounding properties and will not be a conversion of prime farmland as the General Plan designation and zoning designation will remain the same.

3. Plant/Animal Life

3. a.&b. The Natural Diversity Database list the *Democerus Californicus dimorphus* (valley elderberry longhorn beetle), the *Dendroica petechial* (yellow warbler), the *Ambystoma Californiense* (California tiger salamander), and the *Lepidurus packardi* (Vernal tadpole shrimp), as rare, endangered, or threatened species as potentially occurring in or near the project area. If SJCOG determines that the applicant may participate in the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), and if the applicant chooses to participate, then the proposed project is consistent with the SJMSCP, as amended, as reflected in the conditions of project approval for this proposal. Pursuant to the Final EIR/EIS for San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), dated November 15, 2000, and certified by SJCOG on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant. If the applicant chooses not to participate, then the applicant will be required to

participate in a similar mechanism that provides the same level of mitigation.

4. Air/Climate

4. a. This project is a small winery that will be permitted to produce a maximum of 36,000 gallons of wine a year. A referral was mailed to the San Joaquin Air Pollution Control District on January 11, 2019. This project will be subject to the District requirements regarding fugitive dust emissions and emissions standards for hazardous air pollutants. With the rules and regulations of the San Joaquin Air Pollution Control District, the impact to air quality will be less than significant.

5. Noise

5. a. Development Title Section 9-1025.9 lists the Residential use type as a noise sensitive land use. The nearest residence is located approximately 450 feet west of the project site. Development Title Section Table 9-1025.9 Part II states that the maximum sound level for stationary noise sources during the daytime is 70 dB and 65dB for nighttime. This applies to outdoor activity areas of the receiving use, or applies at the lot line if no activity area is known. The proposed project would be subject to these Development Title standards. Therefore, noise impacts from the proposed project are expected to be less than significant.

8. Utilities and Public Services

8. a. The proposed project will not be required to be served by public services. Water will be provided by an on-site well. Sewer services will be through a septic system. Storm water drainage will be retained on-site with a retention basin. The Environmental Health Department and the Public Works Department will determine the feasibility of these systems. Therefore, the impact on public services will be less than significant.

9. Transportation/Circulation

9. a. The Department of Public Works states that the proposed project would have a less than significant impact on traffic on the local streets because the development project is not expected to exceed fifty (50) vehicles during any hour. Projects that have a traffic volume of less than fifty (50) trips per hour have a less than significant impact on traffic.

13. Land Use

13. a. & b. The proposed project is a small winery and tasting room on a 16.41-acre parcel in the AG-40 zone. This project includes three (3) phases. Phase One, to be completed in 18 months, includes the construction of a 2,800 square foot tasting room, an 8,000 square foot production facility, two (2) 2,000 square foot covered outdoor seating areas, and a 1,500 square foot covered crushing pad. Phase Two, to be completed in five (5) years, includes the construction of two (2) 6,000 square foot expansions to the production facility. Phase Three, to be completed in ten (10) years, includes the construction of two (2) 6,000 square foot expansions to the production facility. The Use Type for this project is Wineries and Wine Cellars – Winery, Small, which may be conditionally permitted in the AG-40 zone with an approved Site Approval application. Therefore, this project is not a growth-inducing action nor in conflict with existing or applicable Master Plans, Specific Plans, or Special Purpose Plans in the vicinity.

