

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** PA-1800203 (VR), PA-1800238 (UP)

Lead Agency: San Joaquin County Community Development Department

Contact Person: Giuseppe Sanfilippo

Mailing Address: 1810 E. Hazelton Ave

Phone: (209) 468-0227

City: Stockton

Zip: 95205

County: San Joaquin

**Project Location:** County: San Joaquin

City/Nearest Community: Manteca

Cross Streets: South Manteca Road, East Veritas Avenue

Zip Code: 95337

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 12.99-Acres

Assessor's Parcel No.: 226-110-46, -51

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_

Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_

Railways: \_\_\_\_\_

Schools: \_\_\_\_\_

**Document Type:**

CEQA: ☐ NOP

☐ Early Cons

☐ Neg Dec

☒ Mit Neg Dec

☐ Draft EIR

☐ Supplement/Subsequent EIR

(Prior SCH No.) \_\_\_\_\_

Other: \_\_\_\_\_

NEPA: ☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

Other: ☐ Joint Document

☐ Final Document

☐ Other: \_\_\_\_\_

**Local Action Type:**

☐ General Plan Update

☐ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☐ Site Plan

☐ Rezone

☐ Prezone

☒ Use Permit

☐ Land Division (Subdivision, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☒ Other: VARIANCE

**Development Type:**

☐ Residential: Units \_\_\_\_\_

Acres \_\_\_\_\_

☐ Office: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☒ Commercial: Sq.ft. 5,200

Acres 12.99

Employees <sup>3</sup>

☐ Industrial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Educational: \_\_\_\_\_

☐ Recreational: \_\_\_\_\_

☐ Water Facilities: Type \_\_\_\_\_

MGD \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_

☐ Power: Type \_\_\_\_\_

MW \_\_\_\_\_

☐ Waste Treatment: Type \_\_\_\_\_

MGD \_\_\_\_\_

☐ Hazardous Waste: Type \_\_\_\_\_

☐ Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

☒ Aesthetic/Visual

☒ Agricultural Land

☒ Air Quality

☒ Archeological/Historical

☒ Biological Resources

☐ Coastal Zone

☒ Drainage/Absorption

☐ Economic/Jobs

☐ Fiscal

☒ Flood Plain/Flooding

☒ Forest Land/Fire Hazard

☒ Geologic/Seismic

☒ Minerals

☒ Noise

☒ Population/Housing Balance

☒ Public Services/Facilities

☒ Recreation/Parks

☒ Schools/Universities

☒ Septic Systems

☐ Sewer Capacity

☒ Soil Erosion/Compaction/Grading

☒ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☒ Vegetation

☒ Water Quality

☒ Water Supply/Groundwater

☐ Wetland/Riparian

☒ Growth Inducement

☒ Land Use

☒ Cumulative Effects

☐ Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Single Family Residence, Nursery/AG-40 (General Agriculture, 40-acre minimum/A/G (General Agriculture)

**Project Description:** (please use a separate page if necessary)

Please see attached page.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5S
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 2	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date 3-29-2023 Ending Date 4-28-2023

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Todd and Annette Rodan</u>
Address: _____	Address: <u>289 John Kamps Way</u>
City/State/Zip: _____	City/State/Zip: <u>Ripon/CA/95366</u>
Contact: _____	Phone: <u>209-610-8041</u>
Phone: _____	

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 3-29-2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

This application contains two components:

PA-1800203 is 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)

PA-1800238 is a Use Permit application 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 with the exception of small-scale accessory winery events. No outdoor amplified sound is proposed with this application