



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060

(831) 454-2580 FAX: (831) 454-2131

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

www.sccoplanning.com

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at www.sccoplanning.com under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Todd Sexauer of the Environmental Review staff at (831) 454-3511.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Shawver at (831) 454-3137 to make arrangements.

PROJECT: LESTER WINERY

APP #: 151101

APN(S): 107-111-32, -76, -77, -79, -80

PROJECT DESCRIPTION: This is a proposal to convert approximately 1,920 square feet of an existing 4,800 square foot agricultural barn into a winery with 5,000 gallons of wine production and a tasting room. The project includes public wine tasting Saturday and Sunday between 12-5 pm and wine tasting by appointment only on Fridays, Passport Days and Corralitos Wine Trail Day between 12-5 pm; winery and club events at the tasting room (up to 16 per year with up to 50 guests between 12-5 pm) Friday, Saturday, and Sunday; outdoor special events (up to 10 per year with up to 200 guests) Friday, Saturday, Sunday between 12-9 pm with live music between 4-9 pm (with clean up between 9-10 pm); excluding public wine tasting and winery and club events during outdoor special events. Requires a Commercial Development Permit, a Map Correction to Minor Land Division 99-0840 (to modify an approved building envelope), Agricultural Buffer Setback Reduction (from 200 feet to 122 feet to Adjacent APN: 107-111-32), and Archaeological and Geologic Report Review.

PROJECT LOCATION: The proposed project is located on the east side of Pleasant Valley Road (adjacent to 2000 Pleasant Valley Road) approximately 1,000 feet north of Del Valle Road within the community of Watsonville in unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

EXISTING ZONE DISTRICT: SU, RA, CA

APPLICANT: Lester Properties, LLC

OWNER: Lester Properties, LLC

PROJECT PLANNER: Sheila McDaniel

EMAIL: Sheila.McDaniel@santacruzcounty.us

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD: January 12, 2017 through January 31, 2017

This project will be considered at a public hearing by the Zoning Administrator. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.



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MITIGATED NEGATIVE DECLARATION

Project: Lester Winery

APN(S): 107-111-32, -76, -77, -79, -80

Project Description: This is a proposal to convert approximately 1,920 square feet of an existing 4,800 square foot agricultural barn into a winery with 5,000 gallons of wine production and a tasting room. The project includes public wine tasting Saturday and Sunday between 12-5 pm and wine tasting by appointment only on Fridays, Passport Days and Corralitos Wine Trail Day between 12-5 pm; winery and club events at the tasting room (up to 16 per year with up to 50 guests between 12-5 pm) Friday, Saturday, and Sunday; outdoor special events (up to 10 per year with up to 200 guests) Friday, Saturday, Sunday between 12-9 pm with live music between 4-9 pm (with clean up between 9-10 pm); excluding public wine tasting and winery and club events during outdoor special events. Requires a Commercial Development Permit, a Map Correction to Minor Land Division 99-0840 (to modify an approved building envelope), Agricultural Buffer Setback Reduction (from 200 feet to 122 feet to Adjacent APN: 107-111-32), and Archaeological and Geologic Report Review.

Project Location: The proposed project is located on the east side of Pleasant Valley Road (adjacent to 2000 Pleasant Valley Road) approximately 1,000 feet north of Del Valle Road within the community of Watsonville in unincorporated Santa Cruz County. Santa Cruz County is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

Owner and Applicant: Lester Properties, LLC

Staff Planner: Sheila McDaniel, (831) 454-2255

Email: Sheila.McDaniel@santacruzcounty.us

This project will be considered at a public hearing by the Zoning Administrator. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

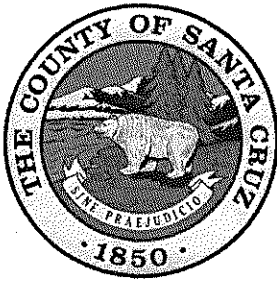
California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Clerk of the Board located at 701 Ocean Street, 5th Floor, Santa Cruz, California.

Review Period Ends: January 31, 2017

Date: _____

TODD SEXAUER, Environmental Coordinator
(831) 454-3511



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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Date: 12/21/2016

**Application
Number:** 151101

Project Name: Lester Winery

Staff Planner: Sheila McDaniel

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Lester Properties, LLC

APN(s): 107-111-32, -76,-77,-79,-80

OWNER: Lester Properties, LLC

SUPERVISORAL DISTRICT: 2

PROJECT LOCATION: The proposed project is located on the east side of Pleasant Valley Road (adjacent to 2000 Pleasant Valley Road) approximately 1000 feet north of Del Valle Road within the community of Watsonville in the unincorporated County of Santa Cruz (Location Map attached as Figure 1) The County of Santa Cruz is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

SUMMARY PROJECT DESCRIPTION: Proposal to convert approximately 1,920 square feet of an existing 4,800 square foot agricultural barn into a winery with 5,000 gallons of wine production and a tasting room. The project includes public wine tasting Saturday and Sunday between 12-5 pm and wine tasting by appointment only on Fridays, Passport Days and Corralitos Wine Trail Day between 12-5 pm; winery and club events at the tasting room (up to 16 per year with up to 50 guests between 12-5 pm) Friday, Saturday, and Sunday; outdoor special events (up to 10 per year with up to 200 guests) Friday, Saturday, Sunday between 12-9 pm with live music between 4-9 pm (with clean up between 9-10 pm); excluding public wine tasting and winery and club events during outdoor special events. Requires a Commercial Development Permit, a Map Correction to Minor Land Division 99-0840 (to modify an approved building envelope), Agricultural Buffer Setback Reduction (from 200 feet to 122 feet to adjacent APN 107-111-32), and Archaeological and Geologic Report Review. (Site plan attached as Figure 2).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

- | | |
|--|---|
| <input type="checkbox"/> Aesthetics and Visual Resources | <input checked="" type="checkbox"/> Land Use and Planning |
| <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population and Housing |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Mandatory Findings of Significance |

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|--|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Coastal Development Permit |
| <input type="checkbox"/> Land Division | <input type="checkbox"/> Grading Permit |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Riparian Exception |
| <input checked="" type="checkbox"/> Development Permit | <input type="checkbox"/> LAFCO Annexation |
| <input type="checkbox"/> Sewer Connection Permit | <input checked="" type="checkbox"/> Other: Agricultural Buffer Reduction Determination |

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
None	None

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



TODD SEXAUER, Environmental Coordinator

1-11-16

Date



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II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS:

Parcel Size (acres): Approximately 193 acres
 Existing Land Use: Vineyard, Residential
 Vegetation: Grape vines, grasses, trees
 Slope in area affected by project: 0 - 30% 31 - 100% N/A
 Nearby Watercourse: Stream 425 (per GIS)
 Distance To: Approximately 200 feet to southeast

ENVIRONMENTAL RESOURCES AND CONSTRAINTS:

Water Supply Watershed:	No	Fault Zone:	County Fault Zone
Groundwater Recharge:	Yes, portion	Scenic Corridor:	No
Timber or Mineral:	No	Historic:	No
Agricultural Resource:	Yes, portion	Archaeology:	See report
Biologically Sensitive Habitat:	No	Noise Constraint:	Yes, see report
Fire Hazard:	Yes, portion	Electric Power Lines:	No
Floodplain:	No	Solar Access:	N/A
Erosion:	No	Solar Orientation:	South
Landslide:	No	Hazardous Materials:	No
Liquefaction:	Moderate	Other:	No

SERVICES:

Fire Protection:	Pajaro Fire Protection District	Drainage District:	Outside drainage district
School District:	N/A	Project Access:	Pleasant Valley Road
Sewage Disposal:	Septic	Water Supply:	Central Water

PLANNING POLICIES:

Zone District:	SU, RA, CA	Special Designation:	
General Plan:	R-R, AG, R-M		
Urban Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside		
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside		