

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: Twin Oaks Valley Winery

Lead Agency: City of San Marcos Contact Person: Norm Pedersen
 Mailing Address: 1 Civic Center Drive Phone: 760-744-1050
 City: San Marcos Zip: 92069 County: San Diego

Project Location: County: San Diego City/Nearest Community: San Marcos
 Cross Streets: 1451 Mulberry Drive Zip Code: 92069

Longitude/Latitude (degrees, minutes and seconds): 33 ° 10 ' 00.91" N / 117 ° 09 ' 00.97" W Total Acres: 4.25

Assessor's Parcel No.: 182-132-09 Section: 1 Twp.: 12 South Range: 3 West Base: _____

Within 2 Miles: State Hwy #: 78 Waterways: n/a
 Airports: n/a Railways: n/a Schools: Twin Oaks Elementary, Richland Elementary School

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____ | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____ | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input checked="" type="checkbox"/> Other: <u>Winery bldg w/ tasting room, 3,500 sq ft., 3 employees</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input checked="" type="checkbox"/> Recreation/Parks | <input checked="" type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Agricultural Land | <input checked="" type="checkbox"/> Flood Plain/Flooding | <input checked="" type="checkbox"/> Schools/Universities | <input checked="" type="checkbox"/> Water Quality |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Forest Land/Fire Hazard | <input checked="" type="checkbox"/> Septic Systems | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input checked="" type="checkbox"/> Sewer Capacity | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Minerals | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Solid Waste | <input checked="" type="checkbox"/> Land Use |
| <input checked="" type="checkbox"/> Drainage/Absorption | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation | <input type="checkbox"/> Other: _____ |

Present Land Use/Zoning/General Plan Designation:

Agricultural Residential (AG) / Agriculture-1 (A-1)

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

The Twin Oaks Valley Winery project (project) is located at 1451 Mulberry Drive in the City of San Marcos (City). The project proposes development of a winery, including tasting room and production building, a processing area, an outdoor tasting patio, and associated parking. The project would be located on the northeastern corner of Assessor's Parcel Number (APN) 182-132-09, which encompasses 4.25-acres (project site). The project site is currently designated as Agricultural/Residential (AG) and has an existing residence and vineyard on-site. The winery would occupy the northeast corner of the project site and disturb approximately 17,000 square feet of land to control slopes. The building footprint is approximately 2,000 square-feet (sf). The proposed winery building would be two stories tall (approximately 33 feet in height), and the total building square footage would be 3,582-sf. The total enclosed building area would make up 3,107-sf, and the second story terrace would be approximately 475-sf. A public tasting area would encompass approximately 600 sf of the enclosed building area. The remaining 2,507-sf of enclosed building area would be wine production areas. The winery would include a 240-sf outdoor tasting area, overflow outdoor storage and production area, an indoor tasting room, a barrel room, a mechanical room, two bathrooms, and a case storage room on the first floor. The winery building's upper level would hold the building's fermentation room, office space, a bathroom, an office, and a terrace. A small surface lot would provide approximately 15 parking spots to the project. Implementation of a permanent bioretention area in the northwest corner of the project parcel would be created as part of the project. A portion of the property immediately adjacent to Mulberry Dr. will be provided to the City for the purpose of accommodating a multi-use path, as required by the City, as well as widening Mulberry Dr. along the project frontage. The project would have a maximum of 2-3 employees, and the tasting room would likely have approximately 20 guests at any one time and about 50-60 guests total per day. Hours of operation for wine tasting would be 3 p.m. to 7 p.m. Thursday through Sunday, and 3 p.m. to 8 p.m. Friday and Saturday. Special events may occasionally run until 9 p.m.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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 # 11	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 9
<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 # 5	<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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date February 13, 2023 Ending Date March 15, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Architecture, J.A., Inc.</u>
Address: <u>605 Third Street</u>	Address: <u>2296 Las Tunas Road</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Santa Barbara, California 93103</u>
Contact: <u>Vanessa Scheidel</u>	Phone: _____
Phone: <u>760-479-4159</u>	

Signature of Lead Agency Representative: Norm Pedersen

Digitally signed by Norm Pedersen
DN: cn=Norm Pedersen, email=normpedersen@san-marcos.net, c=US
Date: 2023.01.26 10:14:56 -0800

Date: 1/26/23

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