

**INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

[Pursuant to Public Resources Code Section 21080(c) and California Code of Regulations, Title 14, Sections 15070-15071]

**LEAD AGENCY:** San Joaquin County Community Development Department

**PROJECT APPLICANT:** Cook/Dillon & Murphy

**PROJECT TITLE/FILE NUMBER(S):** PA-2000192 (UP)

**PROJECT DESCRIPTION:** This project is a Use Permit application for an off-site wine cellar on an 8.24 acre parcel. The project includes conversion of an existing 1,980 square foot barn into an off-site wine cellar, 450 square feet of an existing 1,350 square foot attached garage into a wine tasting room, and the utilization of an outdoor area (approximately 6,955 square feet in size) to be used for events. Operations are planned for four (4) days per week, Thursday through Sunday, during the hours of 10:00 a.m. - 6:00 p.m. There will be 2 employees, and approximately ten (10) customers per day. The site will utilize a private well and septic system and onsite storm water drainage. The site will utilize a private well and septic system, and onsite stormwater drainage. The site plan proposes direct access from North Tretheway Road. (Use Type: Wineries and Wine Cellars - Wine Cellar, Off-Site)

Proposed events per calendar year are as follows: a maximum of ten (10) marketing events with a maximum of 150 attendees per event, small scale accessory events (a maximum of 1 per day with up to 80 attendees), four (4) wine release events (up to 232 attendees at any given time), and large scale accessory events (a maximum of ten [10] times per year with up to 232 attendees). Amplified music is proposed for all events with the exception of small scale accessory winery events. No amplified music is permitted with Small-Scale Accessory Winery Events.

The project site is located on the west side of North Tretheway Road, 4,392 feet north of East Kettleman Lane, Lodi

**ASSESSORS PARCEL NO(S):** 051-200-53

**ACRES:** 8.24-acres

**GENERAL PLAN:** A/G (General Agriculture)

**ZONING:** AG-40 (General Agriculture, 40-acre minimum)

**POTENTIAL POPULATION, NUMBER OF DWELLING UNITS, OR SQUARE FOOTAGE OF USE(S):**

An Off-Site Wine Cellar with a 1,980 square foot tasting room and wine storage building, and a 6,955 square foot outdoor area for permitted events.

**SURROUNDING LAND USES:**

**NORTH:** Agricultural with scattered residences

**SOUTH:** Agricultural with scattered residences

**EAST:** Agricultural with scattered residences

**WEST:** Agricultural with scattered residences

**REFERENCES AND SOURCES FOR 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. Additional standard sources which should be specifically cited below include on-site visits by staff; staff knowledge or experience; and independent environmental studies submitted to the County as part of the project application. Copies of these reports can be found by contacting the Community Development Department.

**TRIBAL CULTURAL RESOURCES:**

**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

No

**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): CalRecycle

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

Yes  No

City:

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "**Potentially Significant Impact**" as indicated by the checklist on the following pages.

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

**DETERMINATION:** (To be completed by the Lead Agency) 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 by 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.

*Giuseppe Sanfilippo*

Signature: Giuseppe Sanfilippo  
Associate Planner

4/29/2021  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

**ISSUES:**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b><u>I. AESTHETICS.</u></b>					
Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

(a-d) The project is a Use Permit application for an off-site wine cellar on an 8.24 acre parcel. The project includes conversion of an existing 1,980 square foot garage into a tasting room and off-site wine cellar and use of an outdoor area (approximately 6,955 square feet in size) to be used for events. The outdoor area is proposed to be used for a maximum of ten (10) marketing events with a maximum of 150 attendees per event, small scale accessory events (a maximum of 1 per day with up to 80 attendees), four (4) wine release events (up to 232 attendees at any given time), and large scale accessory events (a maximum of ten [10] times per year with up to 232 attendees). The proposed outdoor event area is approximately 300 feet from East Tretheway Road, and screened by an existing grape vineyard. The project site is not located along a designated scenic route pursuant to 2035 General Plan Figure 12-2, and the surrounding area is a mixture of agricultural, and residential uses. As a result, the proposed project is not anticipated to have an impact on aesthetics.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**II. AGRICULTURE AND FORESTRY RESOURCES.**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

(a-e) This project is a Use Permit application for an off-site wine cellar on an 8.24 acre parcel. The project includes conversion of an existing 1,980 square foot barn into an off-site wine cellar, 450 square feet of an existing 1,350 square foot attached garage into a wine tasting room, and the utilization of an outdoor area (approximately 6,955 square feet in size) to be used for events. A portion of the existing vineyard will be removed for the required parking and maneuvering areas, however the site will still be predominately planted in grapes. The project will utilize existing structures, and no new structures are proposed. All development will be subject to Winery and Wine Cellar setbacks pursuant to Development Title Section 9-1075.7(c)(2) and 9-1075.7(c)(3). Additionally, the development will be subject to a front yard setback of 134' pursuant to approved Deviation application PA-2000137. The project site is designated S (Farmland of Statewide Importance) and P (Prime Farmland). As a result, the not affect crop production on adjacent parcels

The project site is designated S (Farmland of Statewide Importance) and P (Prime Farmland). The project will not affect crop production on adjacent parcels. The proposed project does not conflict with any existing or planned uses as the zoning and General Plan designations will remain the same. Therefore, this project will not set a significant land use precedent in the area. There are no applicable Master Plans, Specific Plans, or Special Purpose Plans in the vicinity. Referrals have been sent to the Farm Bureau for review.



Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**III. AIR QUALITY.**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

(a-d) This project is a Use Permit application for an off-site wine cellar on an 8.24 acre parcel. The project includes conversion of an existing 1,980 square foot barn into an off-site wine cellar, 450 square feet of an existing 1,350 square foot attached garage into a wine tasting room, and the utilization of an outdoor area (approximately 6,955 square feet in size) to be used for events. No new buildings are proposed with this application. The San Joaquin Valley Unified Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. A project referral was sent to the SJVAPCD on December 31, 2020, and no response has been received. At the time of development, the applicant will be required to meet the requirements for emissions and dust control as established by SJVAPCD. As a result, any impacts to air quality will be reduced to a less-than-significant level.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**IV. BIOLOGICAL RESOURCES.**

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

(a-f) The Natural Diversity Database does lists the Swainson's hawk (*Buteo Swainsoni*), vernal pool tadpole shrimp (*Lepridurus packardi*), and the Sanford's Arrowhead (*Sagitaria Sanfordii*) as rare, endangered, or threatened species as potentially occurring in or near the site. Referrals have been sent to the San Joaquin Council of Governments (SJCOG) for review. SJCOG has determined that the project is subject to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), and the applicant has confirmed participation. As a result, the proposed project is consistent with the SJMSCP, as amended, and this will be 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. The applicant has confirmed they will participate in the SJMSCP, and by participating in the plan this would reduce potential impacts on special-status plant and animal species to a less-than-significant level.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**V. CULTURAL RESOURCES.**

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- (a-c) This project is a Use Permit application for an off-site wine cellar on an 8.24 acre parcel. The project includes conversion of an existing 1,980 square foot barn into an off-site wine cellar, 450 square feet of an existing 1,350 square foot attached garage into a wine tasting room, and the utilization of an outdoor area (approximately 6,955 square feet in size) to be used for events. No new buildings are proposed with this application. As a result, no impact on cultural resources is anticipated. Should human remains be discovered during any ground disturbing activities, all work shall stop immediately in the vicinity (e.g. 100 feet) of the finds until they can be verified. The County coroner shall be immediately contacted in accordance with Health and Safety Code section 7050.5(b). Protocol and requirements outlined in Health and Safety Code sections 7050.5(b) and 7050.5(c) as well as Public Resources Code section 5097.98 shall be followed.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**VI. ENERGY.**

Would the project:

- |  |                          |                          |                                     |                          |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Impact Discussion:**

- (a,b) The California Energy Code (also titled The Energy Efficiency Standards for Residential and Non-residential Buildings) was created by the California Building Standards Commission in response to a legislative mandate to reduce California's energy consumption. The code's purpose is to advance the state's energy policy, develop renewable energy sources and prepare for energy emergencies. These standards are updated periodically by the California Energy Commission. The code includes energy conservation standards applicable to most buildings throughout California. These requirements will be applicable to the proposed project, and will be triggered at the time of building permit application, ensuring that any impact to the environment due to wasteful, inefficient, or unnecessary consumption of energy will be less than significant and preventing any conflict with state or local plans for energy efficiency and renewable energy.

**VII. GEOLOGY AND SOILS.**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil and create direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

(a-f) The Soil Survey of San Joaquin County classifies the soil on the parcel as *Kingdon fine sandy loam, 0 to 2 percent slopes*; and *San Joaquin loam, thick surface, 0 to 2 percent slopes*.

*Kingdon fine sandy loam's* permeability is moderate and available water capacity is high. This unit is suited for irrigated crops, orchards and vineyards. *Kingdon fine sandy loam* has a storie index rating of 95 and a land capability of IVc nonirrigated and I irrigated.

*San Joaquin loam, thick surface, 0 to 2 percent slopes* has very slow permeability and available water capacity is very low. This unit is suited for irrigated pasture. *San Joaquin loam, thick surface, 0 to 2 percent slopes* has a storie index rating of 32 and a land capability of IVs nonirrigated and IIIs irrigated.

The proposed project will not cause the risk of injury or death as a result of a rupture of a known earthquake fault, seismic activity, or landslides because there are no faults located near the project site, and the site is relatively flat. The proposed project will not result in substantial soil erosion or the loss of topsoil. The proposed project will not destroy a unique paleontological resource or site or unique geological feature. The proposed project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**VIII. GREENHOUSE GAS EMISSIONS.**

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Impact Discussion:**

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO<sub>2</sub>) and, to a lesser extent, other GHG pollutants, such as methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO<sub>2</sub> equivalents (MTCO<sub>2</sub>e/yr).

As noted previously, the proposed project will be subject to the rules and regulations of the SJVAPCD. The SJVAPCD has adopted the Guidance for Valley Land- use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA and the District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency.<sup>11</sup> The guidance and policy rely on the use of performance-based standards, otherwise known as Best Performance Standards (BPS) to assess significance of project specific greenhouse gas emissions on global climate change during the environmental review process, as required by CEQA. To be determined to have a less-than-significant individual and cumulative impact with regard to GHG emissions, projects must include BPS sufficient to reduce GHG emissions by 29 percent when compared to Business As Usual (BAU) GHG emissions. Per the SJVAPCD, BAU is defined as projected emissions for the 2002-2004 baseline period. Projects which do not achieve a 29 percent reduction from BAU levels with BPS alone are required to quantify additional project-specific reductions demonstrating a combined reduction of 29 percent. Potential mitigation measures may include, but not limited to: on-site renewable energy (e.g. solar photovoltaic systems), electric vehicle charging stations, the use of alternative-fueled vehicles, exceeding Title 24 energy efficiency standards, the installation of energy-efficient lighting and control systems, the installation of energy-efficient mechanical systems, the installation of drought-tolerant landscaping, efficient irrigation systems, and the use of low-flow plumbing fixtures.

It should be noted that neither the SJVAPCD nor the County provide project-level thresholds for construction-related GHG emissions. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. As such, the analysis herein is limited to discussion of long-term operational GHG emissions.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**IX. HAZARDS AND HAZARDOUS MATERIALS.**

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- (a-g) Construction activities for project development typically involve the use of toxic or hazardous materials such as paint, fuels, and solvents. The project would not result in, create or induce hazards and associated risks to the public because the project's construction activities would be subject to federal, state, and local laws and requirements designed to minimize and avoid potential health and safety risks associated with hazardous materials. No significant impacts are anticipated related to the transport, use, or storage of hazardous materials during construction activities are anticipated.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
<b><u>X. HYDROLOGY AND WATER QUALITY.</u></b>					
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- (a-e) The project site is located in the Flood Zone X flood designations. A referral was sent to the Department of Public Works Flood Control Division for comments. If approved, any new developments will have to comply with Development Title Section 9-1605 regarding flood hazards

The proposed project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality, conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

The project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge, substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of

existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows. Additionally, the proposed project would not risk release of pollutants in flood hazard, tsunami, or seiche zones.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Analyzed In The Prior EIR</b>
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**XI. LAND USE AND PLANNING.**

Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

(a,b) This project is a Use Permit application for an off-site wine cellar on an 8.24 acre parcel. The project includes conversion of an existing 1,980 square foot barn into an off-site wine cellar, 450 square feet of an existing 1,350 square foot attached garage into a wine tasting room, and the utilization of an outdoor area (approximately 6,955 square feet in size) to be used for events. The project site is surrounded by agricultural uses, and will not physically divide an established community.

The project site has a General Plan designation of A/G (General Agriculture) and a zoning designation of General Agriculture, 40-acre minimum), and an Off-Site Wine Cellar is conditionally permitted in that zone with an approved Use Permit application. The zoning and the General Plan for the project site will remain the same if the project is approved. Additionally, the proposed project will have a less than significant impact to surrounding parcels and will not create premature development pressure on surrounding agricultural lands to convert land from agricultural uses to non-agricultural uses. Therefore, this project is not a growth-inducing action.

The proposed project will not be a conflict with any existing or planned uses or set a significant land use precedent. There are no Master Plans, Specific Plans, or Special Purpose Plans, or any other applicable plan adopted by the County applicable to the project.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**XII. MINERAL RESOURCES.**

Would the project:

- |  |                          |                          |                                     |                          |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Impact Discussion:**

- (a,b) The proposed project will not result in the loss of availability of a known mineral resource of a resource recovery site because the site does not contain known mineral resources. San Joaquin County applies a mineral resource zone (MRZ) designation to land that meets the significant mineral deposits definition by the State Division of Mines and Geology. The project site is not in an area designated MRZ, and the parcel has no active mineral extraction. Therefore, the proposed project applications will have less than a significant impact on the availability of mineral resources or mineral resource recovery sites within San Joaquin County.

**XIII. NOISE.**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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Would the project result in:

- |   |                          |                          |                                     |                          |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) For a project within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Impact Discussion:**

- a-c) Marketing Events, Wine Release Events, Large Scale Accessory Winery Events, and Industry Events can potentially have outdoor amplified sound with an approved land use permit. No outdoor amplified sound may be permitted at Small-scale Accessory Winery Events. The nearest residence is located on an adjacent parcel to the south, approximately 500 feet south of the proposed Off-Site Wine Cellar event area. Pursuant to Development Title Section 9-1025.9(a)(1), a residential use is a noise sensitive land use, and all winery Event noise must comply with regulations contained in Section 9-1075.9(f). The events must also comply with Development Title Section 9-1025.9 regarding stationary noise standards (50 dB Hourly Equivalent Sound Level daytime, 45 dB Hourly Equivalent Sound Level nighttime, 70 dB maximum sound daytime, 65 dB maximum sound nighttime) and outdoor amplified sound shall be permitted between the hours of 10:00 a.m. and 9:00 p.m. Pursuant to Development Title Section 9-1075.9(f)(2), a noise study shall be required prior to permitting outdoor amplified sound to ensure compliance with the Noise Standards specified in Section 9-1025.9. As a result, a noise study was required to identify possible mitigation measures for any amplified noise source impacts and ensure compliance with the Development Title regulations.

A noise study was conducted by Bollard Acoustical Consultants, Inc. dated July 16, 2020. The noise analysis was conducted during a simulated event at the event area. The music was played at an amplitude that is generally typical of outdoor events.

The noise study analyzed the noise level at five (5) noise measurement sites while music was playing, and concluded the winery can comply with the county noise level standards provided the events terminate prior to 10:00 p.m. However, pursuant to Development Title Section 9-1075.9(f)(1), outdoor amplified sound must terminate by 9:00 pm, which has been included in the recommended Conditions of Approval. No additional mitigation measures are required and compliance with the winery ordinance will sufficiently prevent noise-related impacts. Therefore, impacts related to noise are expected to be less than significant. Additionally, Marketing Events, Accessory Wine Events, and Industry Events must comply with Development Title Section 9-1025.9 regarding stationary noise standards (50 dB Hourly Equivalent Sound Level daytime, 45 dB Hourly Equivalent Sound Level nighttime, 70 dB maximum sound daytime, 65 dB maximum sound nighttime). Each of the noise level standards shall be reduced by 5 dB for noise primarily consisting of speech or music. Therefore, any impacts from this project are anticipated to be less than significant.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Analyzed In The Prior EIR</b>
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**XIV. POPULATION AND HOUSING.**

Would the project:

- |   |                          |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Impact Discussion:**

- (a,b) The proposed request will not alter the location, distribution, density or growth rate of the human population in the area. The proposed project will not affect housing or create a demand for additional housing. The proposed project will not result in displacement of housing or people. Therefore, there will be no impact on existing housing and population.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**XV. PUBLIC SERVICES.**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

- (a) The project site is served by the San Joaquin County Sheriff's Department for Law Enforcement, and the Mokelumne Fire District for fire protection. The proposed project will not result in substantial adverse physical impacts to existing service ratios, response times or other performance objectives for fire protection, police protection, schools, parks or other public facilities, as it will not result in a development requiring additional responsibilities for these public services. Therefore, the proposed project will have no impact on these services.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**XVI. RECREATION.**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Impact Discussion:**

a,b) The proposed project will not substantially increase the use of existing neighborhood and regional parks because no increase in housing or people is associated with this application. Additionally, the project does not include recreation facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Impacts to recreation opportunities are anticipated to be less than significant.



Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**XVII. TRANSPORTATION.**

Would the project:

a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

a-d) The Department of Public Works was sent a referral on December 31, 2020 and determined that the project will not cause significant impacts to North Tretheway Road. Based on project square footage, it was determined that this project will generate less than 110 automobile trips per day and, therefore, is considered a small project according to the Technical Advisory on Evaluating Transportation Impacts in CEQA, as published by the California Office of Planning and Research (OPR) in December 2018. According to this OPR guidance, a small project that generates or attracts “fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact” with regards to Vehicle Miles Traveled (VMT). Therefore, this project is anticipated to have a less than significant impact on traffic.

The project is not expected to conflict with a program plan, ordinance, or policy addressing the vehicle circulation system. There will be no changes to the geometric design of roads or to emergency access routes. The proposed project is not expected to result in inadequate emergency access.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**XVIII. TRIBAL CULTURAL RESOURCES.**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Impact Discussion:**

a) This project is a Use Permit application for an off-site wine cellar on an 8.24 acre parcel. The project includes conversion of an existing 1,980 square foot barn into an off-site wine cellar, 450 square feet of an existing 1,350 square foot attached garage into a wine tasting room, and the utilization of an outdoor area (approximately 6,955 square feet in size) to be used for events. A referral was sent to the United Auburn Indian Community (UAIC), North Valley Yokuts Tribe, the California Valley Miwok Tribe, and the Buena Vista Rancheria on December 31, 2020 for review.

If any suspected Tribal Cultural Resources (TCR) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Tribal Representative from culturally affiliated tribes shall be immediately notified and shall determine if the find is a TCR pursuant to Public Resources Code Section 21074. The Tribal Representative will make recommendations regarding the treatment of the discovery. Preservation in place is the preferred alternative under CEQA and UAIC protocols, and every effort must be made to preserve the resources in place, including through project redesign. Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of CEQA, including AB 52, has been satisfied. The contractor shall implement any measures deemed by the lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including but not limited to, facilitating the appropriate tribal treatment of the find, as necessary.

Additionally, should human remains be discovered during any ground disturbing activities, all work shall stop immediately in the vicinity (e.g. 100 feet) of the finds until they can be verified. The County coroner shall be immediately contacted in accordance with Health and Safety Code section 7050.5(b). Protocol and requirements outlined in Health and Safety Code sections 7050.5(b) and 7050.5(c) as well as Public Resources Code section 5097.98 shall be followed.

As a result of existing Health and Safety Code regulations, any impact to tribal cultural resources is anticipated to be less than significant.

**XIX. UTILITIES AND SERVICE SYSTEMS.**

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

(a-e) There are no public services available in this area for water, sewer, or storm water drainage. Parcels zoned as agricultural may use private, on-site services. Any new development will have to be accommodated by an on-site well for water, and septic system for sewage, which must be constructed under permit from the Environmental Health Department. Stormwater drainage will have to be retained on-site. The Department of Public Works will determine the specifications of the stormwater drainage system prior to issuance of a building permit.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**XX. WILDFIRE.**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Impact Discussion:**

a-d) This project is a Use Permit application for an off-site wine cellar on an 8.24 acre parcel. The project includes conversion of an existing 1,980 square foot barn into an off-site wine cellar, 450 square feet of an existing 1,350 square foot attached garage into a wine tasting room, and the utilization of an outdoor area (approximately 6,955 square feet in size) to be used for events.

The proposed project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The proposed project will not expose project occupants to pollutant concentrations from wildfire, or expose people or structures to significant risks such as downstream flooding, post-fire slope instability, or drainage changes.

The project site is accessed by North Tretheway Road. Therefore, the project will not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or may result in impacts to the environment. As a result, the proposed project will have a less than significant impact wildfire hazards.

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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**XXI. MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

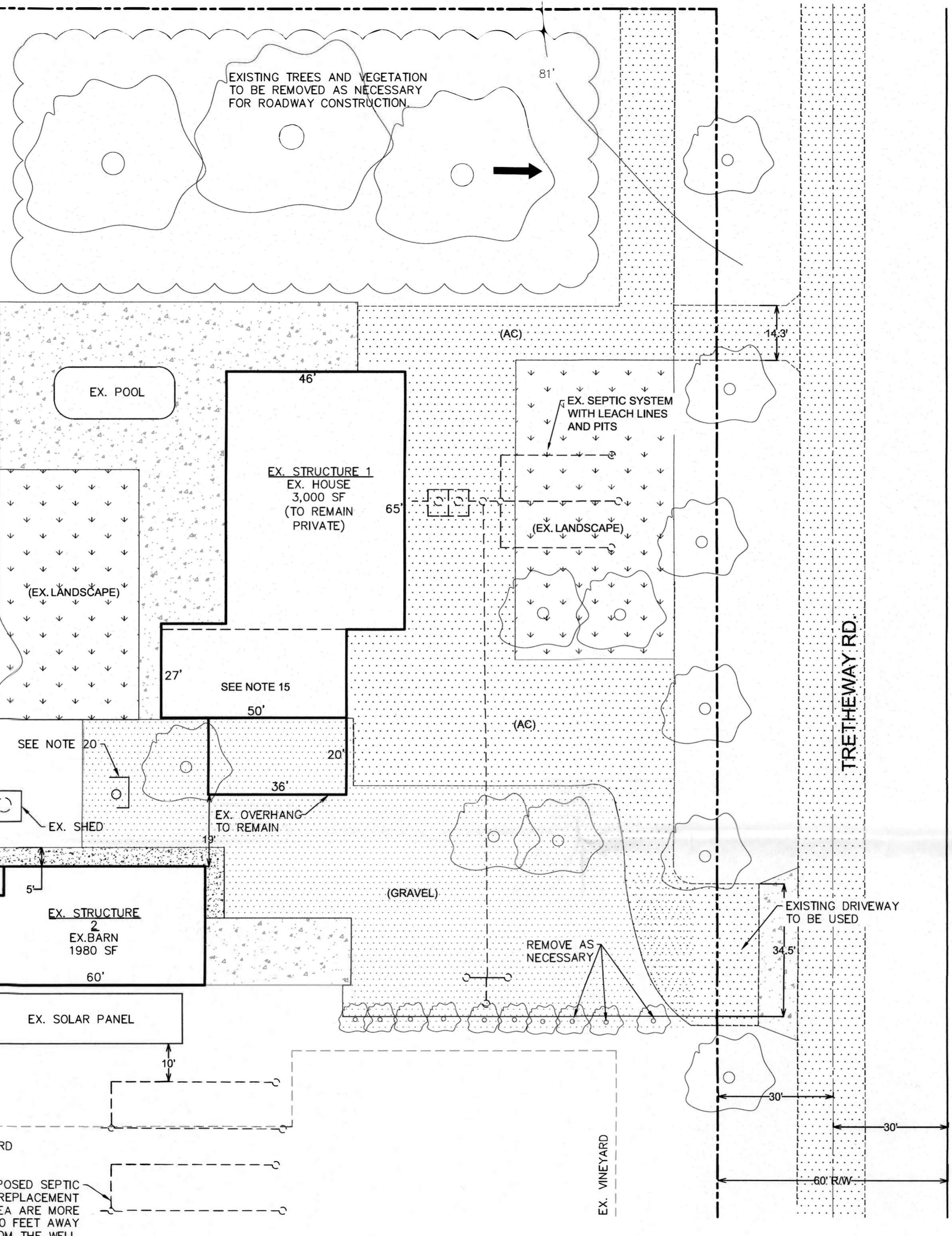
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Impact Discussion:**

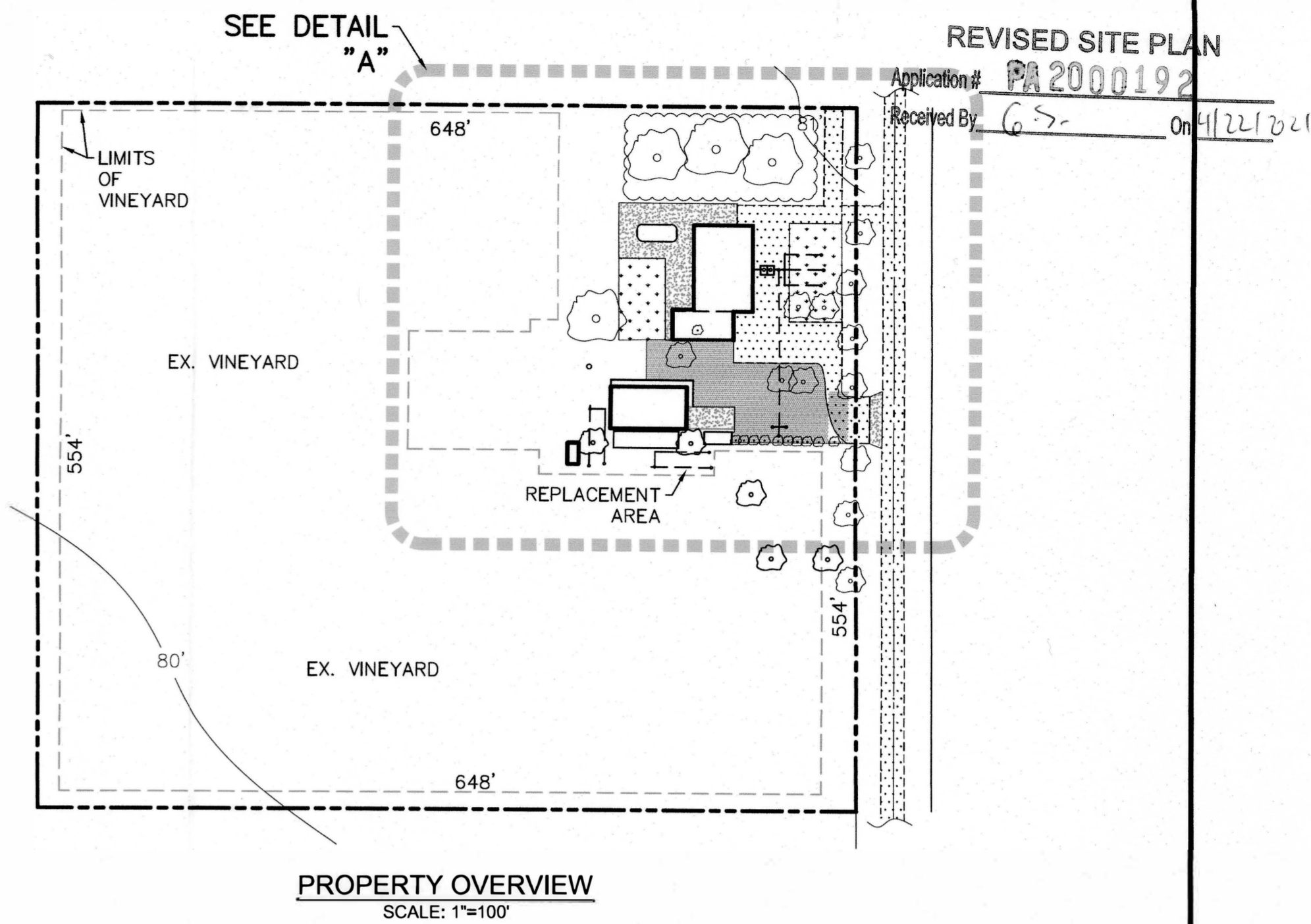
The proposed application does not have the potential to degrade the environment or eliminate a plant or animal community. The project would not result in significant cumulative impacts or cause substantial adverse effects on human beings, either directly or indirectly.

**NOTES:**

1. APN: 051-200-53
2. WATER: WELL
3. SANITARY SEWER: SEPTIC
4. STORM DRAINAGE: NATURAL DRAINAGE
5. SITE ADDRESS: 16201 N. TRETHERWAY RD. LODI, CA. 95240
6. FLOOD ZONE: ZONE X, MAP NO. 06077C0195F DATED OCTOBER 16, 2009.
7. ALL IMPROVEMENTS ARE EXISTING, UNLESS NOTED.
8. THE PROPOSED INTERIOR PARKING STALLS SHALL BE 9'X18'. THE END STALLS SHALL BE 10'X18'.
9. THE ARE NO PROPOSED NEW STRUCTURE.
10. AREAS ABOVE THE PROPOSED SEPTIC SYSTEM SHALL BE LANDSCAPE.
11. THE PROPOSED LEACH LINES ARE 100' LONG WITH PITS. THERE IS A 12' SEPARATION BETWEEN LEACH LINES.
12. THE REPLACEMENT LEACH FIELD IS SIZED FOR 100% REPLACEMENT AND MAINTAINS THE 5' SET FROM THE PROPERTY LINE.
13. THE PROJECT SHALL COMPLY WITH THE 2010 CBC, APPENDIX J.
14. ALL ACCESSIBILITY STRIPING SHALL BE PER CBC, CHAPTER 11B, SECTION 11B-502.
15. THE EXISTING FOUR CAR GARAGE SHALL BE RE-PURPOSED ALONG WITH THE THE PROPOSED WINERY IMPROVEMENTS. 450 SQ. FT. OF GARAGE WILL BE IMPROVED AND MAY BE USED FOR WINE TASTING AND/OR ANCILLARY USE, WITH THIS APPLICATION. THE EXISTING GARAGE IS 1350 SQUARE FEET.
16. AN EXISTING RESTROOM (TO BE EXPANDED) SHALL BE UPDATED TO CURRENT CBC, CPC, CEC CODES. THE EXISTING SEPTIC SYSTEM SHALL BE OPENED PUMPED AND BACKFILLED UNDER PERMIT AND INSPECTION BY THE ENVIRONMENTAL HEALTH DEPARTMENT. THE EXISTING SEPTIC SYSTEM SHALL BE REPLACED WITH A PERMITTED SYSTEM FROM SAN JOAQUIN COUNTY ENVIRONMENTAL HEALTH.
17. THE PROPOSED TEMPORARY EVENT TENT AREA SHALL NOT BE USED DAILY. ADEQUATE SANITARY FACILITIES AND PARKING AREAS SHALL BE PROVIDED IF AN EVENT WILL SURPASS THE ALLOWED DAILY CAPACITY. ANY NECESSARY PERMITS ENSURING PUBLIC SAFETY SHALL BE PROCURED, INCLUDING FIRE DEPARTMENT APPROVAL.
18. THE EXISTING BARN SHALL BE REMODELED FOR A WINE TASTING FACILITY.
19. BASED ON A WINERY REQUIRING 2.5 STALLS FOR EVERY 1,000 SF, THE PROPOSED SITE REQUIRES ONLY 8 PARKING STALLS.
20. EXISTING ELECTRICAL PANELS TO BE ENCLOSED AT THE TIME OF DEVELOPMENT.
21. THE PROPOSED OUTDOOR EATING AREA SHALL BE WITHIN THE PROPOSED EVENT TENT AREA & THE OPEN AREA BETWEEN STRUCTURE 1 AND 2.
22. ADHERING TO THE FIRE APPARATUS ACCESS ROAD STANDARDS FOR SINGLE PARCELS WITH 2 OR FEWER STRUCTURES A FIRE ACCESS ROAD LONGER THAN 500' A REDUCTION IN WIDTH IS ALLOWED, THEREFORE THE LAST REMAINING ACCESS ROADWAY IS 16' WIDE.
23. LEACH LINES SHALL NOT BE UNDER CONCRETE, PAVEMENT, ROADWAY, DRIVEN OVER OR PARKED ON OR USED AS A STORAGE AREA.
24. PEDESTRIANS SHALL BE DRIVEN FROM PARKING LOT TO SITE, ADA STALLS TO THE WINE CELLAR.



**DETAIL "A"**  
SCALE: 1"=20'



**PROPERTY OVERVIEW**  
SCALE: 1"=100'

**OWNER**

BILL A. COOK, JR. AND ROBIN C. COOK, TRUSTEES  
OF THE COOK FAMILY LIVING TRUST DATED 3/25/94  
16201 N. TRETHERWAY ROAD  
LODI, CA. 95240  
(209) 610-9973

**ENGINEER**

DILLON & MURPHY  
C/O JOE MURPHY, CESAR PALACIOS  
P.O. BOX 2180 (MAIL)  
847 N. CLUFF AVENUE, SUITE A2, LODI, CA. 95241  
(209) 334-6613

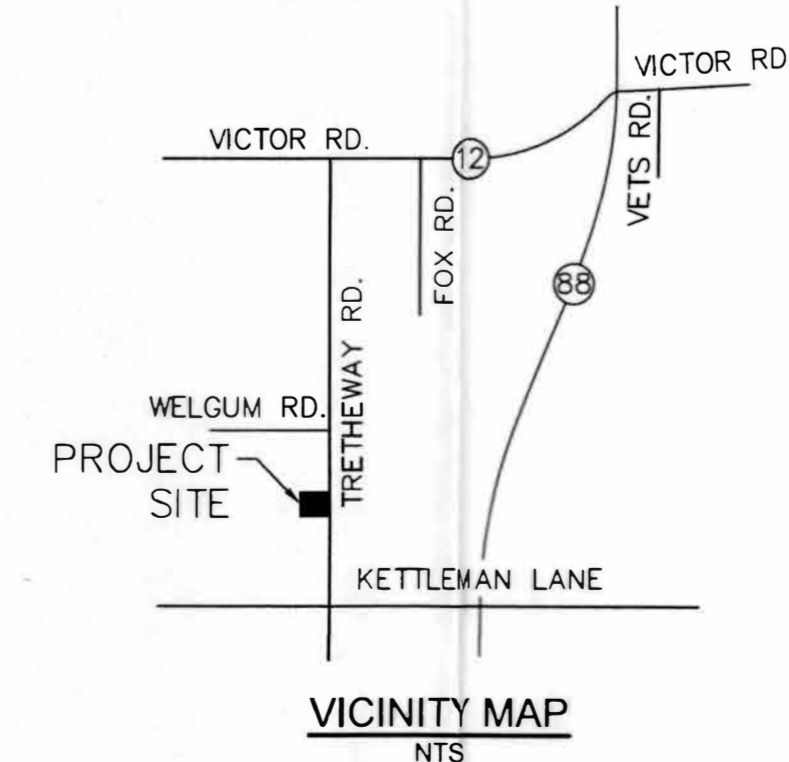
**LEGEND**

- AB AGGREGATE BASE
  - AC ASPHALT CONCRETE
  - BLDG. BUILDING
  - CONC. CONCRETE
  - EX. EXISTING
  - HC HANDICAPPED (ACCESSIBLE) PARKING
  - LAND. LANDSCAPE
  - R/W RIGHT-OF-WAY
- 
- [Symbol] EX. LANDSCAPE
  - [Symbol] EX. CONC.
  - [Symbol] EX. GRAVEL
  - [Symbol] EX. TREE
  - [Symbol] EX. CONTOUR
  - [Symbol] CIRCULATION ARROWS
  - [Symbol] PROPOSED LANDSCAPE
  - [Symbol] EX. AC
  - [Symbol] PROPOSED ALL WEATHER ROAD
  - [Symbol] PROPOSED PARKING TO BE CHIP-SEALED OR ALTERNATIVE SURFACING MATERIAL.
  - [Symbol] PROPOSED CONC.



Know what's below.  
Call before you dig.

PROPOSED STRUCTURES - PARKING								
STRUCTURE NUMBER	PROPOSED USE	AREA (SQ. FT.)	HIGHEST FLOOR	EMPLOYEES	OVERALL HEIGHT	MINIMUM PARKING	PROPOSED PARKING	HANDICAP PARKING
N/A	N/A	N/A	N/A	0	N/A	8	116	5



**VICINITY MAP**  
NTS

**DM**  
**DILLON & MURPHY**  
ENGINEERING

847 N. CLUFF AVENUE  
SUITE A-2, LODI, CA 95240  
(209) 334-6613

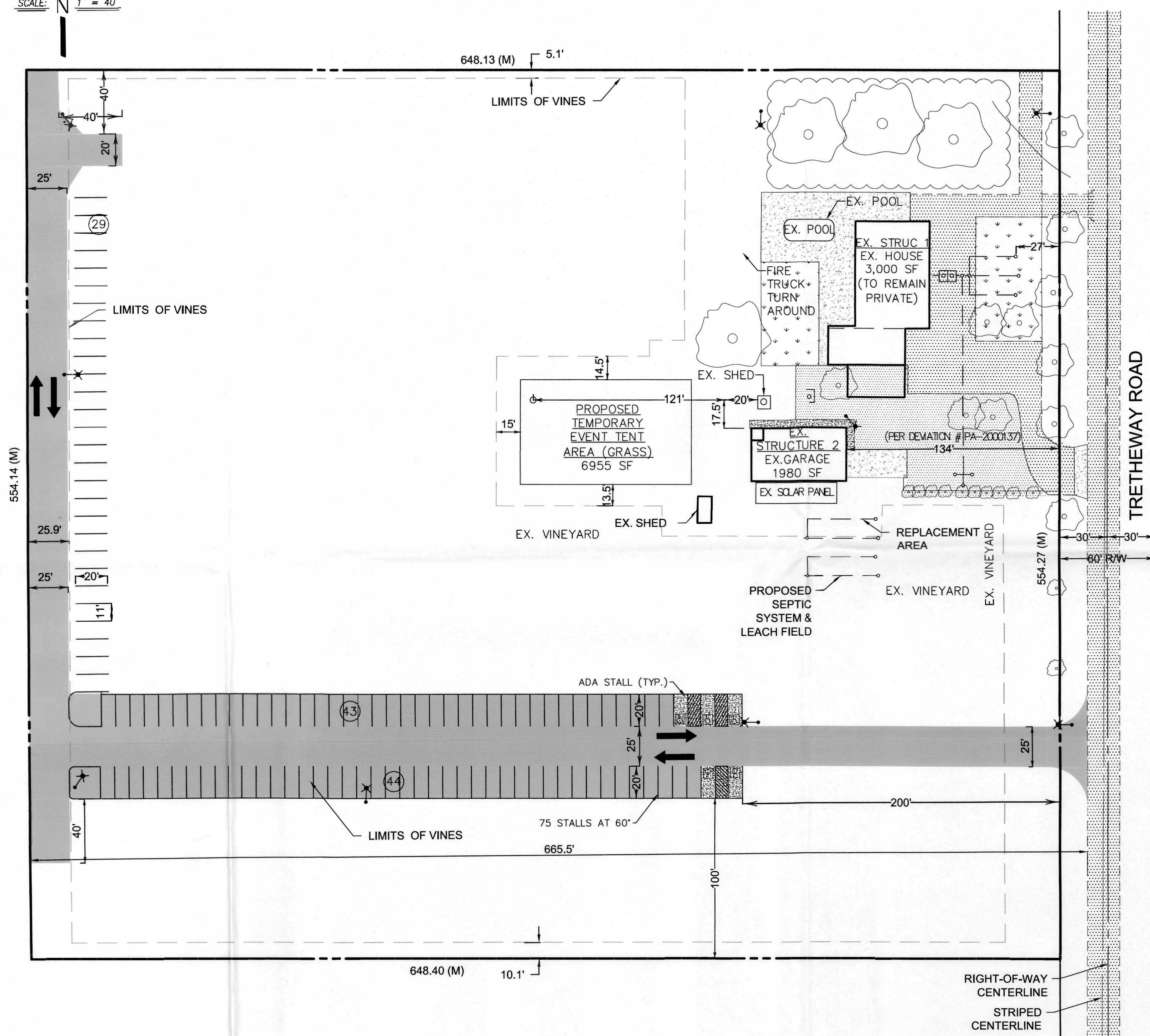
16201 TRETHERWAY RD.  
LODI, CA. 95240

SAN JOAQUIN COUNTY  
SITE PLAN

SAN JOAQUIN COUNTY, CALIFORNIA  
MARCH, 2021

REV. NO.	DESCRIPTION	DATE	SCALE: AS SHOWN	SHEET
	DRAWN BY: CP			1
	DESIGNED BY: CP			OF 2 SHEETS
	CHECKED BY: JM			JOB NO. 19116
	AS BUILT BY:			

SCALE: N 1" = 40'



- LEGEND**
- AB AGGREGATE BASE
  - AC ASPHALT CONCRETE
  - BLDG. BUILDING
  - CONC. CONCRETE
  - EX. EXISTING
  - ADA ACCESSIBLE PARKING
  - LAND. LANDSCAPE
  - R/W RIGHT-OF-WAY

- PROPOSED ALL WEATHER ROAD
- PROPOSED CONC.
- EX. LANDSCAPE
- EX. CONC.
- EX. GRAVEL
- EX. AC
- EX. TREE
- LIGHT-POLE



**DM**  
**DILLON & MURPHY**  
ENGINEERING

847 N. CLUFF AVENUE  
SUITE A-2, LODI, CA 95240  
(209) 334-6613

16201 TRETHEWAY RD.  
LODI, CA. 95240

SAN JOAQUIN COUNTY  
SITE PLAN

SAN JOAQUIN COUNTY, CALIFORNIA  
MARCH, 2021

REV. NO.	DESCRIPTION	DATE	SCALE: AS SHOWN	SHEET
			DRAWN BY: CP	2
			DESIGNED BY: CP	OF 2 SHEETS
			CHECKED BY: JM	JOB NO. 19116
			AS BUILT BY:	

S:\2019\19116\19116\_SitePlan.dwg Plot Date: 3/22/2021 10:42:22 AM

PA2000192

## Environmental Noise Assessment

# Winery Events at 16201 N. Tretheway Road

Lodi (San Joaquin County), California

BAC Job # 2020-073

Prepared For:

**Bill Cook**

16201 N. Tretheway Road  
Lodi, CA 95240

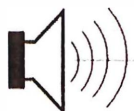
Prepared By:

**Bollard Acoustical Consultants, Inc.**



Dario Gotchet, Senior Consultant

July 16, 2020



**BOLLARD**

Acoustical Consultants



## Introduction

The project proposes to hold winery events on a property located at 16201 N. Tretheway Road in Lodi (San Joaquin County), CA. The project area and site plan are shown on Figures 1 and 2, respectively.

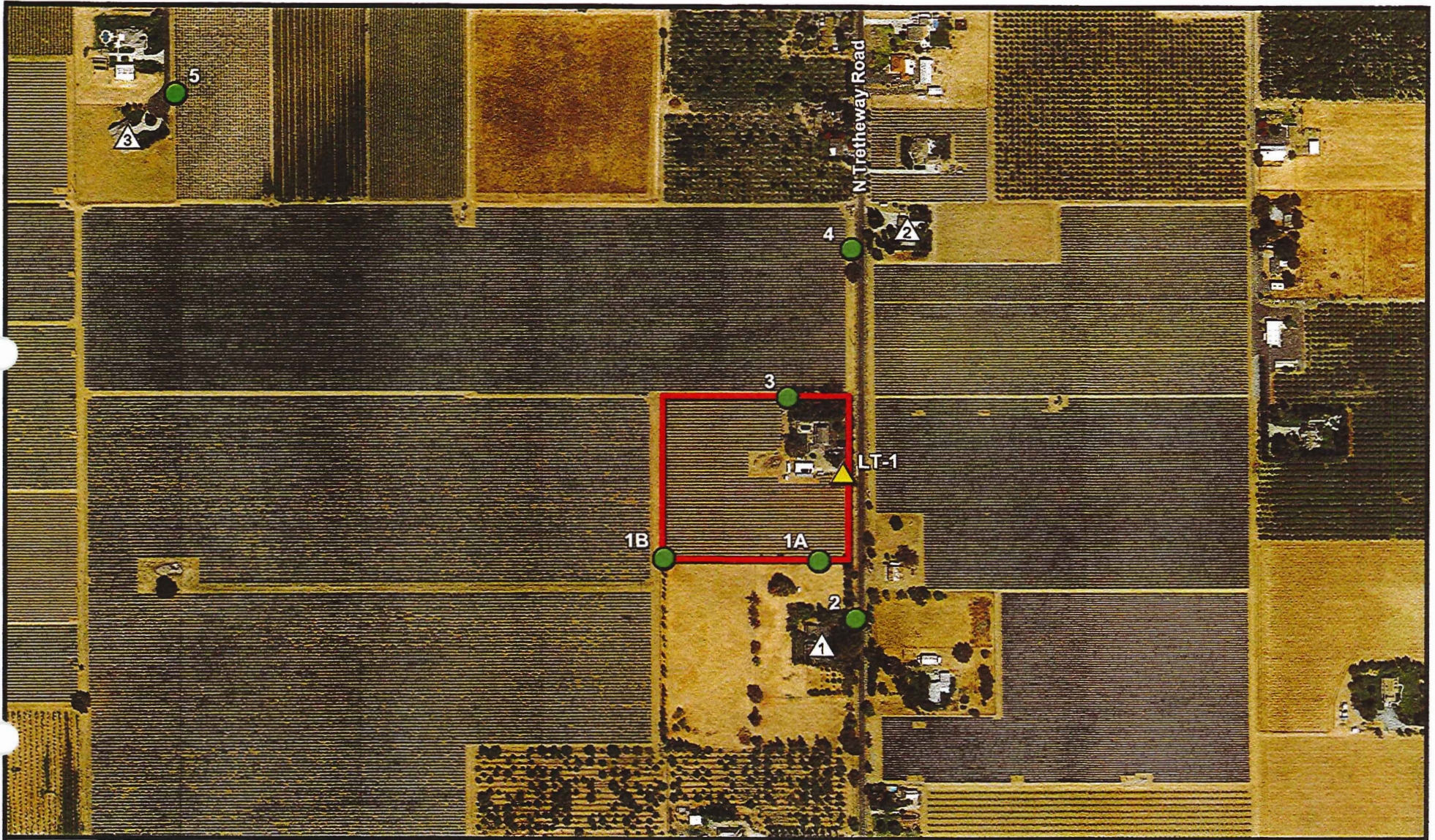
The project applicant has submitted a site approval pre-application for an off-site wine cellar to the San Joaquin County Community Planning Department. The project proposes to convert an existing 1,980 square foot garage into a tasting room and an outdoor area (approximately 6,955 square feet in size) to be used for various events. Typical winery operations are planned for 4 days per week (Thursday through Sunday), 8 hours per day, with 2 employees, and an average of 10 customers per day. According to the project pre-application submitted to the County, the facility also proposes to have the following events:

- Marketing Events – Maximum of 10 per year with up to 150 attendees per event
- Small Accessory Events – Maximum of 1 per day with up to 80 attendees per event
- Wine Release Events – Maximum of 4 per year with up to 300 attendees per event
- Large Accessory Events – Maximum of 10 per year with up to 100 attendees per event
- Private Events (i.e. parties and receptions) – Up to 200 persons per event.





Due to the potential noise generation of the various events relative to nearby noise-sensitive uses, the San Joaquin County Community Planning Department has requested an environmental noise assessment to ensure that the applicable noise standards are satisfied. In response to this request, the project applicant has retained Bollard Acoustical Consultants, Inc. (BAC) to prepare this noise assessment. Specifically, the purposes of this assessment are to predict event-related noise levels at the nearest residences, to compare those event-related noise levels against the applicable San Joaquin County noise standards, and to recommend noise mitigation measures for any identified potentially significant noise impacts resulting from the project. The primary noise sources associated with the project have been identified as event amplified music and speech, crowd noise, parking area movements, and on-site vehicle circulation.

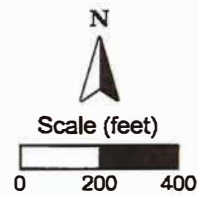
## Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.



**Legend**

-  Project Property Boundaries (Approximate)
-  Event Music Simulation Measurement Locations
-  Long-Term Ambient Noise Measurement Location
-  Noise-Sensitive Receivers (Residences)

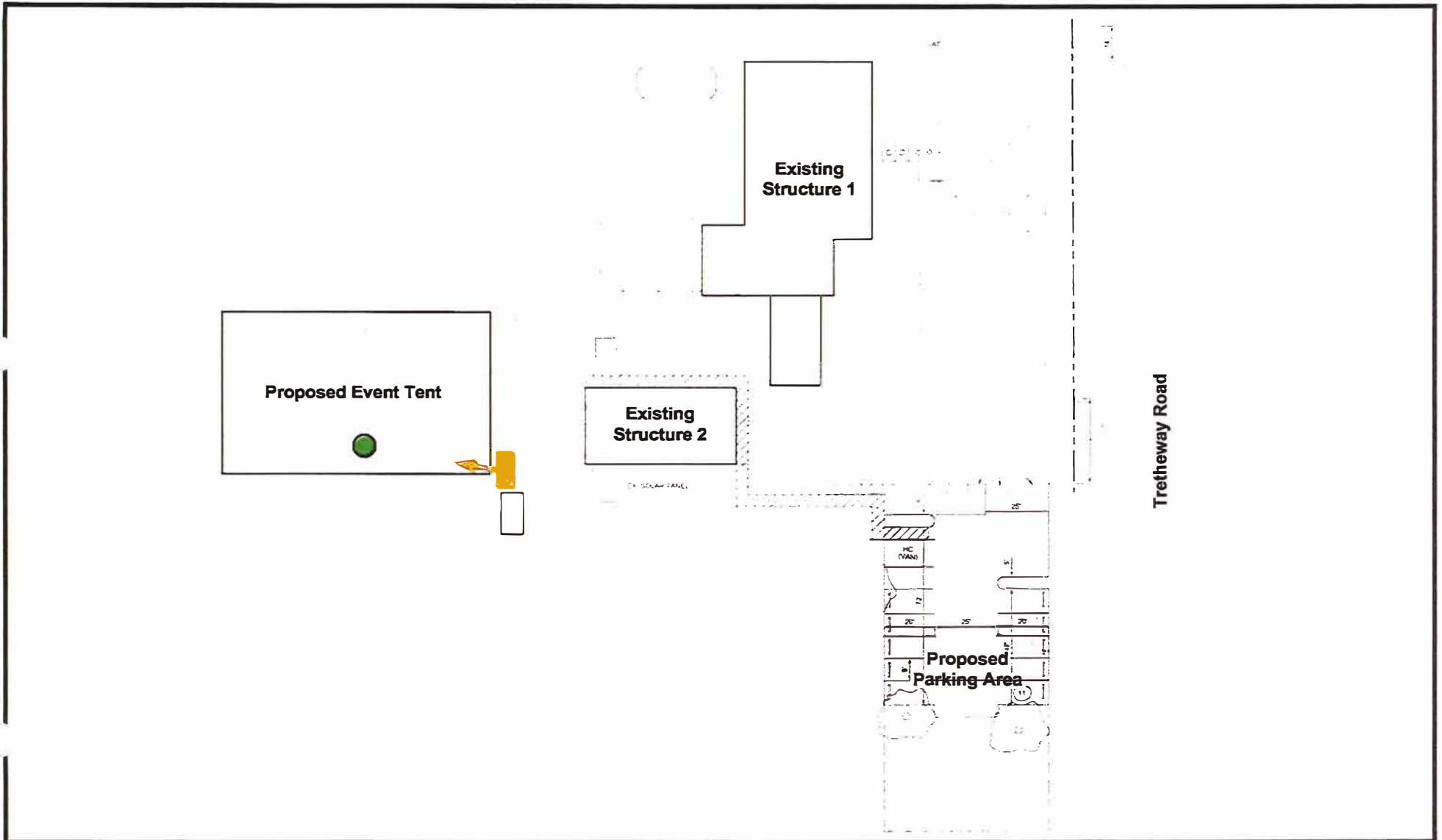


Winery Events at 16201 N. Tretheway Road  
Lodi (San Joaquin County), California



Project Area

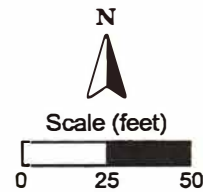
Figure 1





**Legend**

-  Speaker Location Facing West
-  Reference Noise Measurement Location



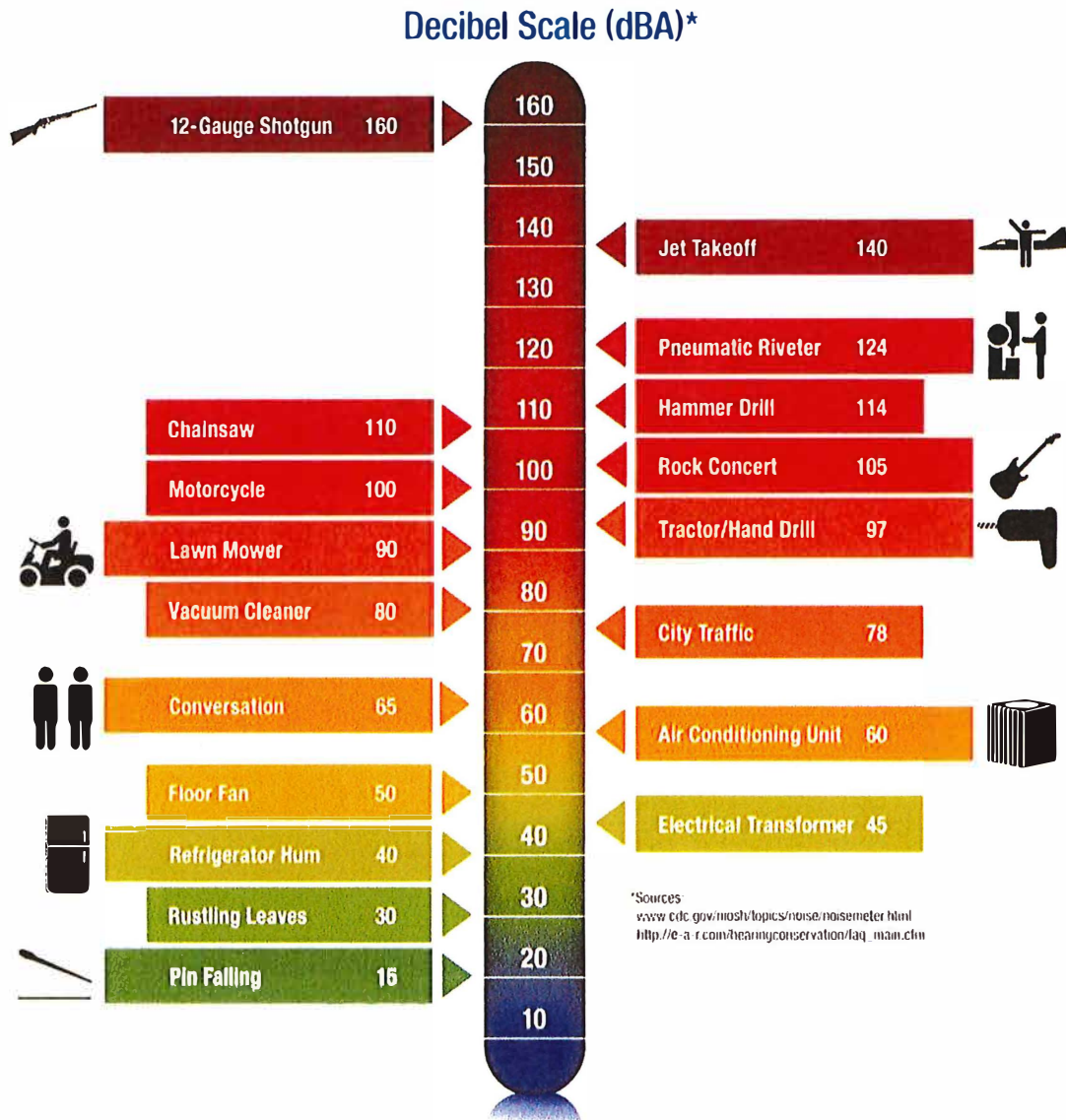
Winery Events at 16201 N. Tretheway Road  
Lodi (San Joaquin County), California

Site Plan

**Figure 2**



**Figure 3  
Noise Levels Associated with Common Noise Sources**



The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighting the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level ( $L_{eq}$ ) over a given time period (usually one hour). The  $L_{eq}$  is the foundation of the Day-Night Average Level noise descriptor,  $L_{dn}$  or DNL, and shows very good correlation with community response to noise.

The Day-Night Average Level (DNL) is based upon the average noise level over a 24-hour day, with a +10-decibel weighting applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because DNL represents a 24-hour average, it tends to disguise short-term variations in the noise environment. DNL-based noise standards are commonly used to assess noise impacts associated with traffic, railroad, and aircraft noise sources.

## Criteria for Acceptable Noise Exposure

### San Joaquin County General Plan and Municipal Code

The noise section of the San Joaquin County General Plan Public Health and Safety Element establishes acceptable noise level limits for non-transportation (stationary) noise sources affecting noise-sensitive uses (e.g., residential development, lodging, hospitals, nursing homes, schools, day care centers). The San Joaquin County Municipal Code (Development Title, Chapter 9-1025.9) also establishes acceptable noise level limits for stationary noise sources affecting noise-sensitive uses, which are identical to those identified in the General Plan. Both General Plan and Municipal Code noise level standards are presented in Table 1.

**Table 1**  
**Non-Transportation Performance Standards for Sensitive Uses at Outdoor Activity Areas<sup>1</sup>**

Noise Level Descriptor	Daytime (7 AM to 10 PM) <sup>2</sup>	Nighttime (10 PM to 7 AM) <sup>2</sup>
Hourly $L_{eq}$ , dB	50	45
Maximum Level ( $L_{max}$ ), dB	70	65

Notes: These standards apply to new or existing residential areas affected by new or existing non-transportation sources.

<sup>1</sup> Where the location of outdoor activity areas is unknown or is not applicable, the standard shall be applied at the property line of the receiving land use.

<sup>2</sup> Each of the criteria shall be reduced by 5 dB for impulsive noise, tonal noise, or noise consisting primarily of speech and/or music.

Sources: San Joaquin County General Plan, Public Health and Safety Element, Table PHS-1; San Joaquin County Municipal Code, Chapter 9-1025.9, Table 9-1025.9 Part II.

### Noise Standards Applied to the Project

As mentioned previously, the primary noise sources associated with the project have been identified as event amplified music and speech, crowd noise, parking area movements, and on-site vehicle circulation. According to the project applicant, all proposed events on the project

property will conclude by 10:00 p.m. As a result, the San Joaquin County *daytime* noise level limits shown in Table 1 would be applicable to the project. However, footnote 2 of Table 1 states that the County’s noise standards shall be reduced by 5 dB for noise consisting primarily of speech and/or music (i.e., event amplified music/speech and crowd noise). Based on the information above, the following noise level standards presented in Table 2 would be applicable to the project noise sources.

**Table 2  
San Joaquin County Noise Level Standards Applicable to the Project<sup>1</sup>**

Noise Source	Unadjusted County Daytime Noise Level Standards		Applicable (adjusted) County Daytime Noise Level Standards <sup>1</sup>	
	L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>
Amplified Music/Speech Crowd Noise	50	70	45	65
Parking Area Noise On-Site Vehicle Circulation	50	70	50	70

<sup>1</sup> The standards applicable to music and speech are 5 dB lower per footnote 2 of Table 1.  
Sources: San Joaquin County General Plan, Public Health and Safety Element, Table PHS-1; San Joaquin County Municipal Code, Chapter 9-1025.9, Table 9-1025.9 Part II.

The applicable San Joaquin County daytime noise level limits shown in Table 2 were applied to project noise sources and assessed at the outdoor activity areas of nearby residences.

## Existing Ambient Noise Environment at the Project Site

The existing ambient noise environment at the project site is defined primarily by noise from traffic on N. Tretheway Road, and to a lesser extent by agricultural activities. To generally quantify the existing ambient noise environment at the project site, BAC conducted a long-term (96-hour) ambient noise level survey from June 25-28, 2020. The long-term noise survey location is shown on Figure 1, identified as site LT-1. Photographs of the noise survey location are provided in Appendix B.

A Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter was used to complete the noise level measurement survey. The meter was calibrated immediately before and after use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all specifications of the American National Standards Institute requirements for Type 1 sound level meters (ANSI S1.4).

The results of the long-term ambient noise survey are shown numerically and graphically in Appendices C and D (respectively) and are summarized in Table 3.

**Table 3  
Long-Term Noise Level Measurement Results – June 25-28, 2020<sup>1</sup>**

Site Description <sup>2</sup>	Date	DNL	Average Measured Hourly Noise Levels, dBA			
			Daytime <sup>3</sup>		Nighttime <sup>4</sup>	
			L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>
Site LT-1: Southeast end of project site approximately 65' from centerline of N. Tretheway Road	6/25/20	58	54	77	50	74
	6/26/20	62	58	79	55	74
	6/27/20	57	55	77	49	75
	6/28/20	55	53	76	47	71

<sup>1</sup> Detailed summaries of the noise monitoring results are provided in Appendices C and D.  
<sup>2</sup> Long-term ambient noise monitoring location is identified on Figure 1.  
<sup>3</sup> Daytime hours: 7:00 a.m. to 10:00 p.m.  
<sup>4</sup> Nighttime hours: 10:00 p.m. to 7:00 a.m.  
Source: Bollard Acoustical Consultants, Inc. (2020)

As shown in Table 3, measured hourly average and maximum noise levels at the project ranged from 53 to 58 dB L<sub>eq</sub> and 76 to 79 dB L<sub>max</sub> during daytime hours (7:00 a.m. to 10:00 p.m.). The Table 3 data also indicate that measured hourly average and maximum noise levels during nighttime hours ranged from 47 to 55 dB L<sub>eq</sub> 71 to 75 dB L<sub>max</sub>. The measured daytime noise levels frequently exceeded the County's noise performance standards identified in Table 1. As a result, if the project noise generation satisfies the Table 1 standards then the project is not expected to result in a significant increase in ambient noise levels.

## Evaluation of Project Noise Generation

### Event Amplified Music Noise Levels

The project proposes to have amplified music and speech during events held on the property. According to the project applicant, the event sound system setup would be located near the proposed event tent and be oriented with speakers facing west/northwest. Figure 2 shows the approximate location of the proposed sound system setup (with speaker orientation) and event tent.

To quantify the noise levels generated from amplified event music, BAC conducted short-term noise level measurements on Wednesday, June 24, 2020 during a simulated event with amplified music. Larson Davis Laboratories Models 820 and 831 precision integrating sound level meters were used for the noise level measurements during the event simulation. The meters were calibrated before use and placed on a tripod 5 feet above ground at five (5) locations. The noise measurement locations were intended to quantify event music noise exposure at the nearest property lines to the north and south of the project property, as well as at nearby residences. The event music simulation noise measurement locations (sites 1-5) and nearest residences (receivers 1-3) are shown on Figure 1.

The sound system was set to produce sound levels typical or slightly above what would be produced by amplified music playing at an event, as reported by the project applicant. The

simulation utilized a reference music level of 80 dB  $L_{eq}$  (average) at a distance of 50 feet from the speakers. While music was being played, short-term noise level measurements were conducted at the reference position 50 feet in front of the speakers, as well as at sites 1-5. This reference was selected based on feedback from the project applicant regarding their typical music sound levels during events. Appendix B shows photographs of the sound system setup and measurement locations.

The simulation consisted of playing digital recordings of typical music which might be used during an event using four 1,100 Watt Yamaha DXR12 speakers and a 950 Watt Yamaha DXS15 Subwoofer, all with built-in amplifiers, and an MP3 player as the music source. The sound system speakers were positioned where the event music setup would typically be positioned at events (west of the main house in tent area) and oriented west. Table 4 summarizes the noise level measurement results.

**Table 4**  
**Summary of Event Music Simulation Noise Measurement Results – June 24, 2020**

Site	Description <sup>1</sup>	$L_{eq}$	$L_{max}$	Observations
Ref.	50 ft in front of sound system speakers	80	85	Typical levels of music at events
1A	Along southern project property line – 300 ft	53	56	Music clearly audible – standards not applicable at this location
1B	Along southwestern project property line – 480 ft	51	55	Music clearly audible – standards not applicable at this location
2	Closest residence to south (receiver 1) – 540 ft	50	54	Music clearly audible – standards applicable here.
3	Near northern project property line – 260 ft	57	62	Music clearly audible – standards not applicable at this location
4	Closest residence to north (receiver 2) – 800 ft	42	47	Only low frequency bass tones audible at this site...levels were faint.
5	Closest residence to northwest (receiver 3) – 2,400 ft	45	50	Music inaudible over ambient
<sup>1</sup> Measurement location description and distances from BAC sound system. Figure 1 shows the locations of the measurement sites. Source: <i>Bollard Acoustical Consultants, Inc. (2020)</i>				

The results of the event music simulation shown in Table 4 indicate that measured average sound levels ( $L_{eq}$ ) were below the adjusted San Joaquin County 45 dB  $L_{eq}$  daytime noise level standard at sites 4 and 5 (representative of receivers 2 and 3), but exceeded the County's adjusted standard at site 2 (representative of receiver 1). The Table 4 data also indicate that measured maximum sound levels during the simulation were well below the County's adjusted daytime noise level standard of 65 dB  $L_{max}$  at all the locations near residential receivers (sites 2, 4 & 5).

Based on the results presented in Table 4, amplified music from proposed events held at the winery could potentially exceed the adjusted San Joaquin County daytime noise level standard of 45 dB  $L_{eq}$  at the outdoor activity area (rear yard) of the closest residence to the south (receiver 1). In order to satisfy the County's adjusted daytime noise level standard at this residential receiver, the following event music mitigation measures are recommended:



1. Speakers should be oriented to the west, as proposed.
2. All amplified music must conclude by 10:00 p.m., as proposed.
3. A maximum of 1 subwoofer should be used during amplified music events.
4. Overall average sound levels from the music should not exceed 75 dB at a point 50 feet in front of the speakers.
5. Custom speaker enclosures (i.e. acoustically-lined plywood boxes open only on the side facing the audience) should be utilized to minimize sound flanking in the southerly direction.
6. Winery staff should periodically monitor sound levels at the 50-foot reference distance during events to ensure compliance with the 75 dBA average noise level requirement is being maintained.

**Event Crowd Noise Levels**

According to information obtained from the project applicant, the number of guests on the property during events will not exceed 300 people (Wine Release Events). This analysis evaluates the noise generation potential of a worst-case large crowd of 300 guests within the proposed outdoor event tent area, shown on Figure 2.

In order to quantify event-generated crowd noise from the outdoor event tent area at nearby residential receivers, BAC utilized reference file data for persons speaking in normal, raised and loud voices (normal voice = 57 dB per person at 3 feet; raised voice = 64 dB per person at 3 feet) and persons clapping (light clap = 55 dB per person at 10 feet; normal clap = 65 dB per person at 10 feet; enthusiastic clap = 75 dB per person at 10 feet). Using the provided reference file data, conservatively assuming 100% of the crowd is conversing simultaneously, that clapping would occur 2% of the hour, and assuming standard spherical spreading loss (-6 dB per doubling of distance), data were projected from the effective noise center of the outdoor event tent area to the outdoor activity areas (rear yards) of nearby residential receivers. The results of those projections relative to the applicable San Joaquin County noise level limits are summarized in Table 5.

**Table 5  
Predicted Worst-Case Exterior Event Crowd Noise Levels at Nearby Residential Receivers**

Receiver <sup>1</sup>	Distance from Center of Event Tent Area (ft) <sup>2</sup>	Predicted Event Crowd Noise Levels (dBA)		Applicable County Daytime Noise Standards (dBA)	
		L <sub>eq</sub>	L <sub>max</sub>	L <sub>eq</sub>	L <sub>max</sub>
1	640	39	59		
2	900	36	56	45	65
3	2,500	27	47		

<sup>1</sup> Residential receiver locations are shown on Figure 1.  
<sup>2</sup> Distances were measured from the center of the outdoor event tent area to the outdoor activity areas of the residential receivers.  
 Source: Bollard Acoustical Consultants, Inc. (2020)

As indicated in Table 5, worst-case event crowd noise exposure is predicted to satisfy the applicable San Joaquin County daytime hourly average ( $L_{eq}$ ) and maximum ( $L_{max}$ ) noise level standards at nearby residential receivers. As a result, provided that event crowds not exceed a total of 300 guests at any given time (as proposed), no further consideration of event crowd noise mitigation measures would be warranted for the project relative to the applicable San Joaquin County daytime noise level standards.

### Event Parking Area Noise Levels

As a means of determining potential noise exposure due to event parking lot activities, BAC utilized specific parking lot noise level measurements conducted by BAC. Specifically, a series of individual noise measurements were conducted of multiple vehicle types arriving and departing a parking area, including engines starting and stopping, car doors opening and closing, and persons conversing as they entered and exited the vehicles. The results of those measurements revealed that individual parking lot movements generated mean noise levels of 70 dB SEL at a reference distance of 50 feet. The maximum noise level associated with parking lot activity typically did not exceed 65 dB  $L_{max}$  at the same reference distance.

According to the project site plan, the project proposes a parking area adjacent to N. Tretheway Road. However, based on documentation provided by the project applicant (Site Approval Pre-Application Memorandum prepared by the San Joaquin County Community Development Department), it is likely that the proposed parking area will need to be relocated in order to comply with criteria contained in Section 9-1075.5(h) of the San Joaquin County Municipal Code. Therefore, the final location of the parking area was not known at this time this analysis was prepared.

Based on a worst-case assumption of a 300-person event, it was assumed for purposes of this study that the project parking area (regardless of location) could accommodate up to approximately 150 vehicles (2 people per vehicle). For a conservative assessment of parking area noise generation, it was assumed that the parking area could fill or empty during a peak hour of event operations. However, it is likely that parking area activity would be considerably more spread out. Parking area noise exposure was determined using the following equation:

$$\text{Peak Hour } L_{eq} = 70 + 10 \cdot \log(N) - 35.6$$

Where 70 is the SEL for a single automobile parking operation, N is the number of parking area operations in a peak hour, and 35.6 is 10 times the logarithm of the number of seconds in an hour.

Using the equation provided above, the cited parking area vehicle capacity assumption, and measured BAC parking lot noise measurement data, and assuming standard spherical spreading loss (-6 dB per doubling of distance), worst-case parking area noise levels are predicted to be 50 dB  $L_{eq}$  and 59 dB  $L_{max}$  at a distance of 100 feet from the center of the parking area. Thus, should the center of the project parking area be proposed within 100 feet from the outdoor activity area of a nearby residential receiver, it is possible that parking area noise levels associated with winery events could exceed the unadjusted San Joaquin County daytime noise level standard of 50 dB  $L_{eq}$ .

In order to satisfy the San Joaquin County 50 dB  $L_{eq}$  daytime noise level standard at the nearest residential receivers, it is recommended that the project parking area maintain a minimum separation of 100 feet from the outdoor activity areas of nearby residences. Provided that the project implements the above recommendation, no further consideration of parking area noise mitigation measures would be warranted.

### **Event On-Site Traffic Circulation Noise Levels**

According to the project applicant, the project may include a drive aisle on the property in order to accommodate overflow vehicles from the parking area. However, the location of the drive aisle is not known at this time.

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA RD-77-108) was utilized to determine worst-case on-site vehicle circulation noise generated by a 300-person wine event upon the nearest residential receivers. Conservatively assuming a vehicle speed of 25 mph through the on-site drive aisle, 150 vehicle trips in a worst-case hour (2 people per vehicle), the FHWA Model predicts a traffic noise level of 50 dB  $L_{eq}$  at a distance of 55 feet. The predicted maximum noise level is conservatively estimated to be 10 dB higher than predicted hourly average noise level (60 dB  $L_{max}$ ). Thus, should an on-site drive aisle be proposed within 55 feet from the outdoor activity area of a nearby residential receiver, it is possible that on-site vehicle circulation noise levels associated with winery events could exceed the unadjusted San Joaquin County daytime noise level standard of 50 dB  $L_{eq}$ .

In order to satisfy the unadjusted San Joaquin County 50 dB  $L_{eq}$  daytime noise level standard at the nearest residential receivers, it is recommended that the project on-site drive aisle (if proposed) maintain a minimum separation of 55 feet from the outdoor activity area of nearby residences. Provided that the project implements the above recommendation, no further consideration of drive aisle noise mitigation measures would be warranted.

## **Conclusions & Recommendations**

Noise exposure from amplified music, crowd noise, and on-site vehicle movements associated with winery events proposed at 16201 N. Tretheway Road in Lodi, California are predicted to satisfy the applicable San Joaquin County daytime noise level limits at the closest residential receivers provided that the following recommendations are implemented:

### Event Music/Speech Noise Levels

- Event sound system speakers should be oriented to the west (as proposed) and include an enclosure/barrier that effectively screens speakers from view of the nearest residence to the south.
- Event sound system should contain no more than one subwoofer.
- Event management should procure a sound level meter and limit the sound output of the amplified music and speech to an average of 75 dB at a position of 50 feet in front of the speakers. In addition, event management should periodically monitor sounds levels at the 50-foot reference distance during events to ensure compliance is being maintained.

Parking Area Noise Generation

- Event parking areas should maintain a minimum separation of 100 feet from the outdoor activity area of nearby residences.

Parking Area Noise Generation

- If proposed, event on-site drive aisles should maintain a minimum separation of 55 feet from the outdoor activity area of nearby residences.

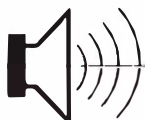
All Event Activities

- Event amplified music and speech, crowd activities, parking activities, and on-site traffic circulation should conclude by 10:00 p.m. (i.e., prior to nighttime hours), as proposed.

This concludes BAC's environmental noise assessment for the winery events proposed to be held at 16201 N. Tretheway Road in Lodi, (San Joaquin County) California. Please contact BAC at (916) 663-0500 or [dariog@bacnoise.com](mailto:dariog@bacnoise.com) with comments or questions regarding this evaluation.

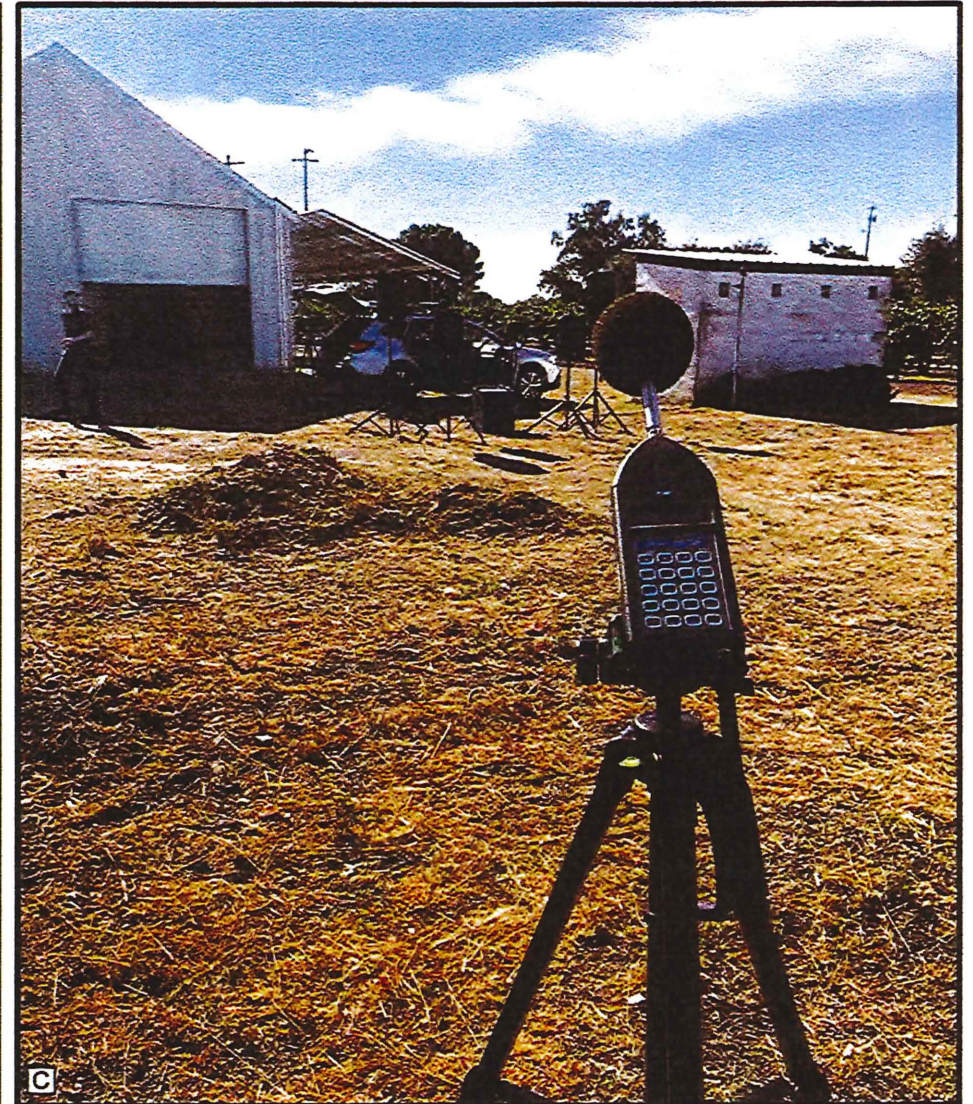
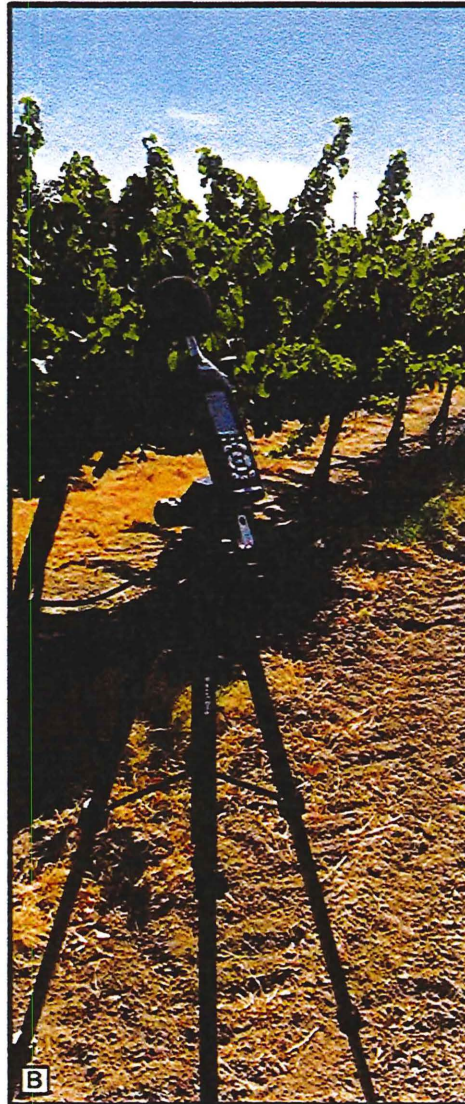
## Appendix A Acoustical Terminology

<b>Acoustics</b>	The science of sound.
<b>Ambient Noise</b>	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
<b>Attenuation</b>	The reduction of an acoustic signal.
<b>A-Weighting</b>	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
<b>Decibel or dB</b>	Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
<b>CNEL</b>	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
<b>Frequency</b>	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
<b>IIC</b>	Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.
<b>L<sub>dn</sub></b>	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
<b>L<sub>eq</sub></b>	Equivalent or energy-averaged sound level.
<b>L<sub>max</sub></b>	The highest root-mean-square (RMS) sound level measured over a given period of time.
<b>Loudness</b>	A subjective term for the sensation of the magnitude of sound.
<b>Masking</b>	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
<b>Noise</b>	Unwanted sound.
<b>Peak Noise</b>	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.
<b>RT<sub>60</sub></b>	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
<b>STC</b>	Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.



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Acoustical Consultants



**Legend**

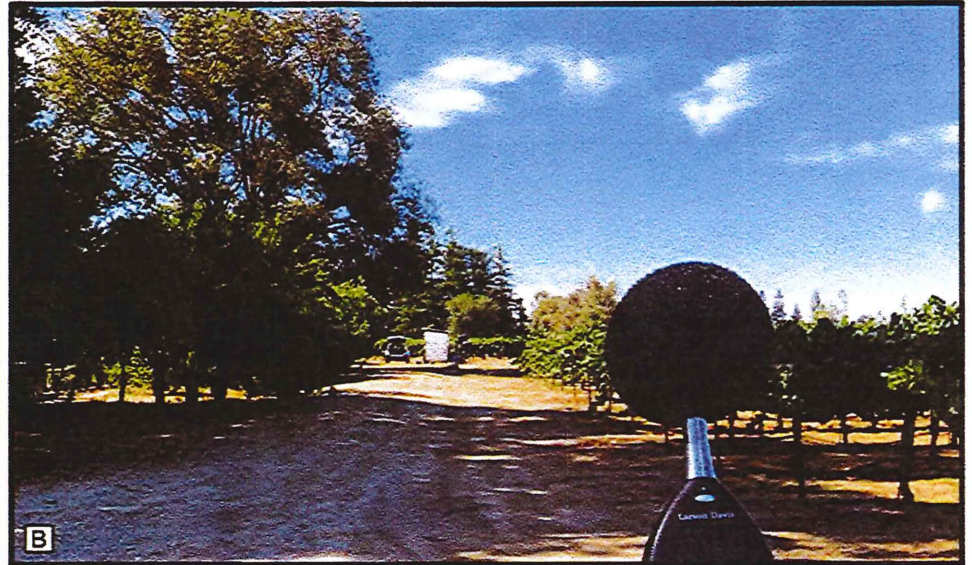
- A** Site 1A:  $38^{\circ} 7'38.99''\text{N}$ ,  $121^{\circ}10'43.94''\text{W}$
- B** Site 1B:  $38^{\circ} 7'39.01''\text{N}$ ,  $121^{\circ}10'50.07''\text{W}$
- C** Event Music Simulation Location:  $38^{\circ} 7'41.81''\text{N}$ ,  $121^{\circ}10'45.87''\text{W}$

Winery Events at 16201 N. Tretheway Road  
Lodi (San Joaquin County), California

Photographs of Survey Locations

Appendix B-1





**Legend**

- [A] Site 2: 38° 7'36.97"N, 121°10'42.22"W
- [B] Site 3: 38° 7'44.41"N, 121°10'45.21"W
- [C] Site 4: 38° 7'49.28"N, 121°10'41.88"W
- [D] Site 5: 38° 7'54.65"N, 121°11'11.15"W

Winery Events at 16201 N. Tretheway Road  
Lodi (San Joaquin County), California

Photographs of Survey Locations

Appendix B-2



**Appendix C-1**  
**Ambient Noise Monitoring Results - Site LT-1**  
**Winery Events at 16201 N. Tretheway Road - Lodi (San Joaquin County), California**  
**Thursday, June 25, 2020**

Hour	Leq	Lmax	L50	L90
12:00 AM	44	72	40	33
1:00 AM	47	76	33	30
2:00 AM	43	69	31	29
3:00 AM	53	77	35	31
4:00 AM	46	73	36	33
5:00 AM	55	78	47	41
6:00 AM	54	75	44	40
7:00 AM	54	79	41	38
8:00 AM	56	77	44	40
9:00 AM	53	75	42	39
10:00 AM	55	75	45	41
11:00 AM	56	77	44	40
12:00 PM	55	78	43	35
1:00 PM	55	82	42	36
2:00 PM	57	78	47	38
3:00 PM	55	78	39	35
4:00 PM	53	75	38	35
5:00 PM	53	73	40	36
6:00 PM	55	80	43	39
7:00 PM	52	79	41	38
8:00 PM	53	77	43	39
9:00 PM	50	76	37	33
10:00 PM	48	75	34	32
11:00 PM	44	70	35	32

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	57	50	54	55	43	50
Lmax (Maximum)	82	73	77	78	69	74
L50 (Median)	47	37	42	47	31	37
L90 (Background)	41	33	37	41	29	34

Computed DNL, dB	58
% Daytime Energy	81%
% Nighttime Energy	19%

GPS Coordinates	38° 7'41.70"N
	121°10'42.91"W



**Appendix C-2**  
**Ambient Noise Monitoring Results - Site LT-1**  
**Winery Events at 16201 N. Tretheway Road - Lodi (San Joaquin County), California**  
**Friday, June 26, 2020**

Hour	Leq	Lmax	L50	L90
12:00 AM	46	73	34	32
1:00 AM	43	69	34	32
2:00 AM	42	68	34	32
3:00 AM	52	78	38	35
4:00 AM	52	77	38	36
5:00 AM	57	76	46	40
6:00 AM	63	76	58	41
7:00 AM	56	80	50	43
8:00 AM	63	78	53	42
9:00 AM	58	79	45	40
10:00 AM	55	80	42	39
11:00 AM	58	78	45	38
12:00 PM	64	87	52	42
1:00 PM	56	79	39	33
2:00 PM	55	80	38	33
3:00 PM	54	76	38	32
4:00 PM	61	87	40	34
5:00 PM	55	75	41	36
6:00 PM	53	75	43	39
7:00 PM	54	79	46	41
8:00 PM	52	75	43	39
9:00 PM	48	72	35	33
10:00 PM	46	71	38	34
11:00 PM	48	75	37	35

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	64	48	58	63	42	55
Lmax (Maximum)	87	72	79	78	68	74
L50 (Median)	53	35	43	58	34	40
L90 (Background)	43	32	38	41	32	35

Computed DNL, dB	62
% Daytime Energy	76%
% Nighttime Energy	24%

GPS Coordinates	38° 7'41.70"N
	121°10'42.91"W

**Appendix C-3**  
**Ambient Noise Monitoring Results - Site LT-1**  
**Winery Events at 16201 N. Tretheway Road - Lodi (San Joaquin County), California**  
**Saturday, June 27, 2020**

Hour	Leq	Lmax	L50	L90
12:00 AM	48	75	35	33
1:00 AM	47	76	35	33
2:00 AM	49	78	33	31
3:00 AM	49	75	34	32
4:00 AM	43	71	35	33
5:00 AM	54	75	45	39
6:00 AM	49	73	40	38
7:00 AM	52	75	42	39
8:00 AM	57	79	43	40
9:00 AM	57	78	43	40
10:00 AM	57	82	43	39
11:00 AM	54	76	41	37
12:00 PM	53	76	38	34
1:00 PM	54	81	43	37
2:00 PM	52	72	42	36
3:00 PM	52	74	40	35
4:00 PM	51	75	41	35
5:00 PM	52	76	39	34
6:00 PM	51	71	40	35
7:00 PM	52	76	40	36
8:00 PM	61	93	37	33
9:00 PM	50	78	37	35
10:00 PM	49	73	37	35
11:00 PM	46	75	34	31

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	61	50	55	54	43	49
Lmax (Maximum)	93	71	77	78	71	75
L50 (Median)	43	37	41	45	33	36
L90 (Background)	40	33	36	39	31	34

Computed DNL, dB	57
% Daytime Energy	87%
% Nighttime Energy	13%

GPS Coordinates	38° 7'41.70"N
	121°10'42.91"W

**Appendix C-4**  
**Ambient Noise Monitoring Results - Site LT-1**  
**Winery Events at 16201 N. Tretheway Road - Lodi (San Joaquin County), California**  
**Sunday, June 28, 2020**

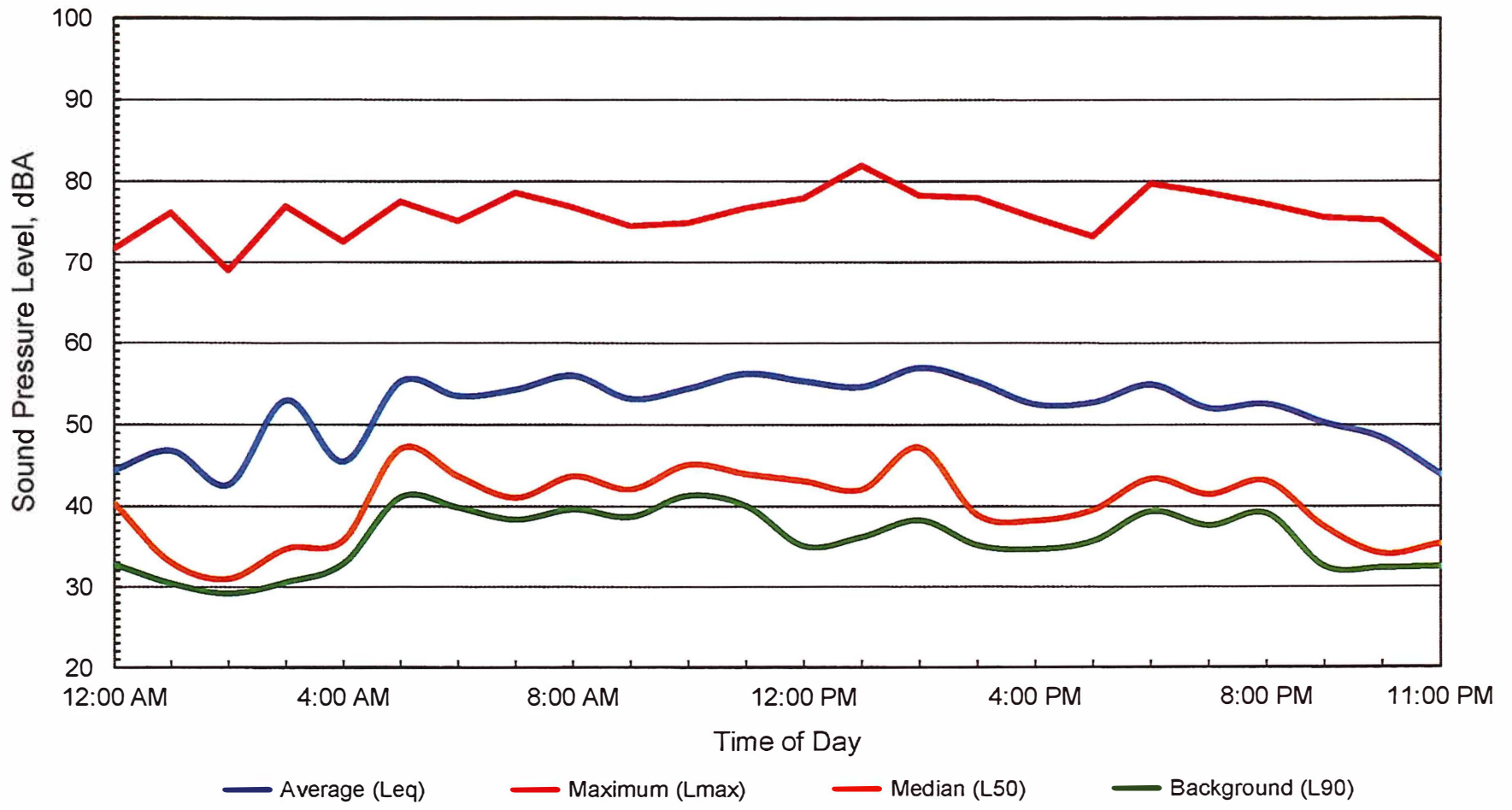
Hour	Leq	Lmax	L50	L90
12:00 AM	42	70	35	32
1:00 AM	40	68	32	30
2:00 AM	44	72	30	28
3:00 AM	37	67	31	28
4:00 AM	40	67	30	28
5:00 AM	52	77	44	36
6:00 AM	51	76	38	35
7:00 AM	54	77	42	35
8:00 AM	51	77	39	36
9:00 AM	53	75	43	39
10:00 AM	54	80	41	39
11:00 AM	54	76	42	38
12:00 PM	53	74	41	36
1:00 PM	53	75	40	35
2:00 PM	53	76	42	35
3:00 PM	55	79	41	35
4:00 PM	53	75	40	34
5:00 PM	53	74	45	39
6:00 PM	54	75	41	36
7:00 PM	55	81	38	34
8:00 PM	53	75	36	32
9:00 PM	50	73	35	33
10:00 PM	47	73	35	33
11:00 PM	41	67	30	28

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	55	50	53	52	37	47
Lmax (Maximum)	81	73	76	77	67	71
L50 (Median)	45	35	40	44	30	34
L90 (Background)	39	32	36	36	28	31

Computed DNL, dB	55
% Daytime Energy	88%
% Nighttime Energy	12%

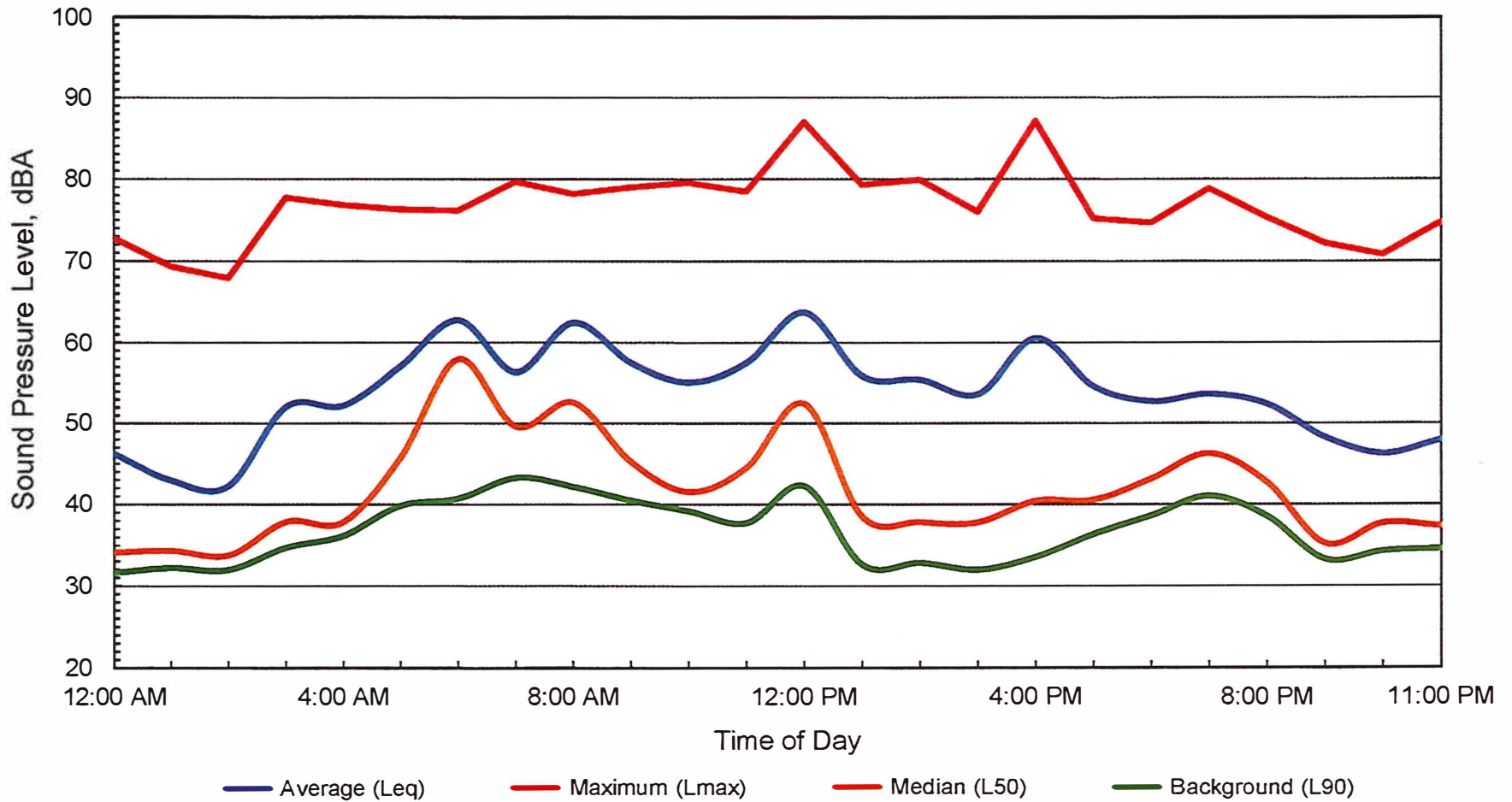
GPS Coordinates	38° 7'41.70"N
	121°10'42.91"W

**Appendix D-1**  
**Ambient Noise Monitoring Results - Site LT-1**  
**Winery Events at 16201 N. Tretheway Road - Lodi (San Joaquin County), California**  
**Thursday, June 25, 2020**



**Computed DNL = 58 dB**

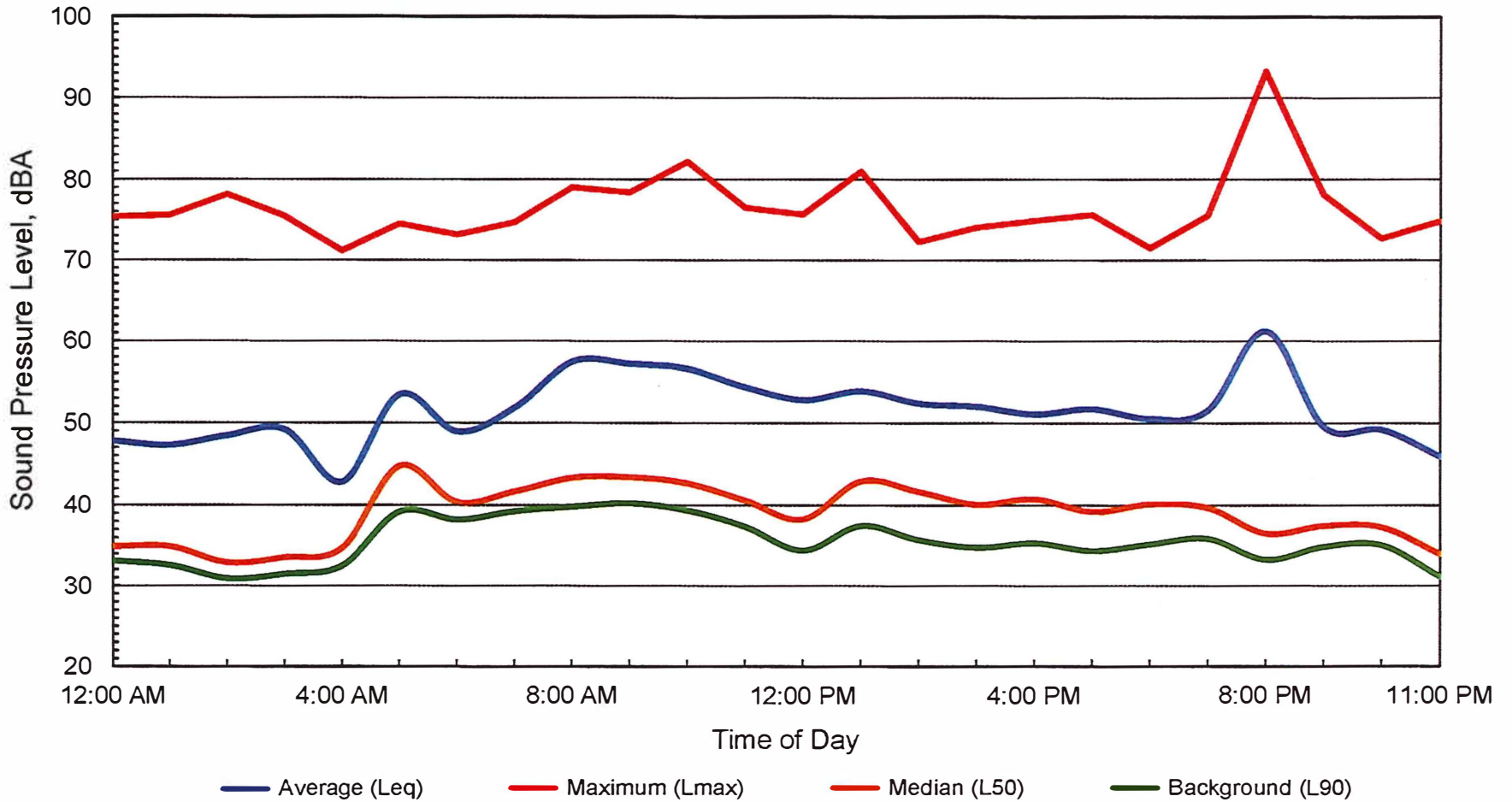
**Appendix D-2**  
**Ambient Noise Monitoring Results - Site LT-1**  
**Winery Events at 16201 N. Tretheway Road - Lodi (San Joaquin County), California**  
**Friday, June 26, 2020**



**Computed DNL = 62 dB**

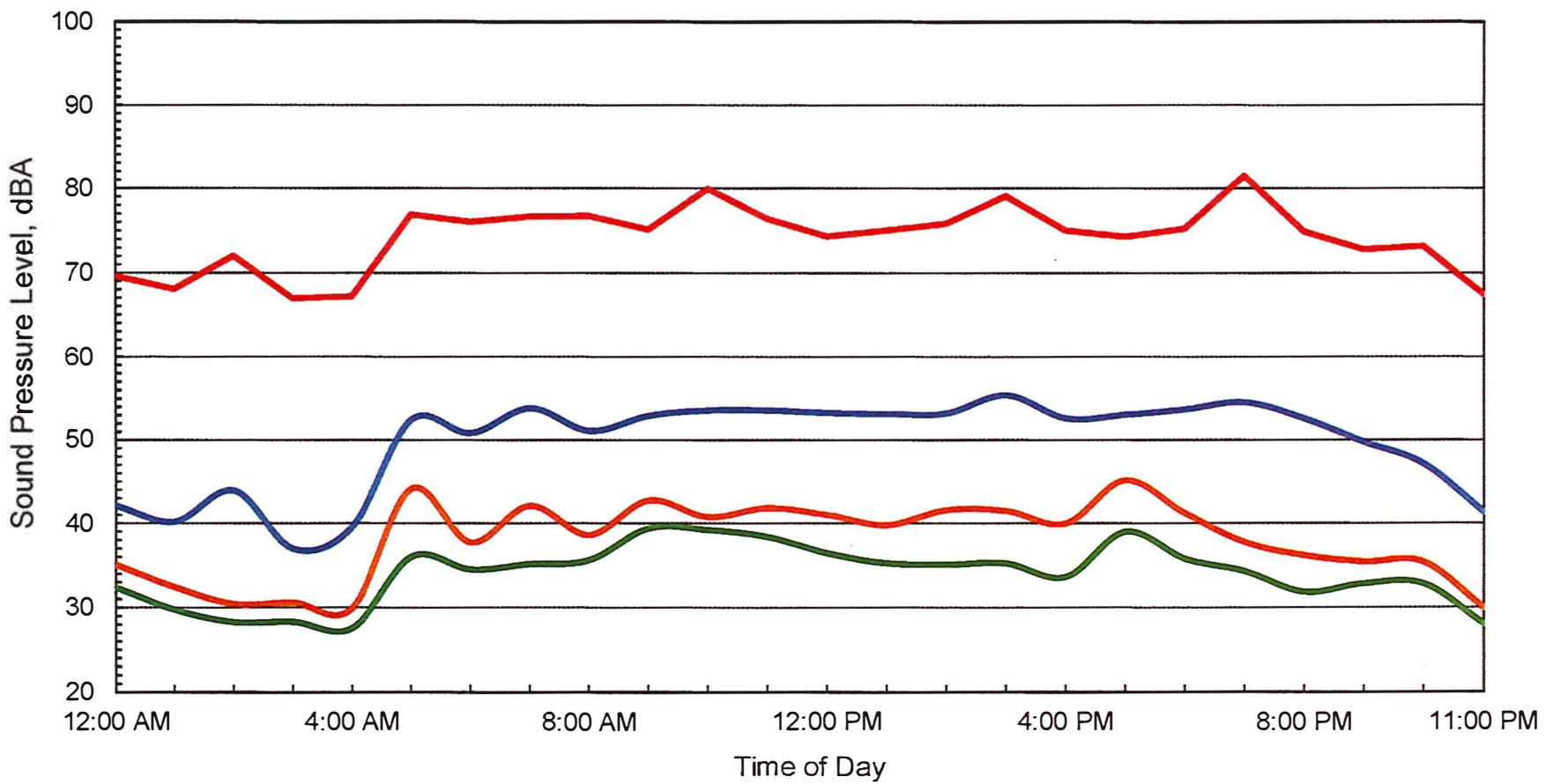


**Appendix D-3**  
**Ambient Noise Monitoring Results - Site LT-1**  
**Winery Events at 16201 N. Tretheway Road - Lodi (San Joaquin County), California**  
**Saturday, June 27, 2020**



**Computed DNL = 57 dB**

**Appendix D-4**  
**Ambient Noise Monitoring Results - Site LT-1**  
**Winery Events at 16201 N. Tretheway Road - Lodi (San Joaquin County), California**  
**Sunday, June 28, 2020**



— Average (Leq)    
 — Maximum (Lmax)    
 — Median (L50)    
 — Background (L90)

**Computed DNL = 55 dB**

