REVISED 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 wine storage building, 450 square foot wine tasting room, 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.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology / Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ 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

1/28/2022

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
I. AESTHETICS.					
Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒	☐
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?	☐	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒	☐

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 barn into an off-site wine cellar, 450 square feet of an existing 1,350 square foot attached garage into a wine tasting room. 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.

II. AGRICULTURE AND FORESTRY RESOURCES.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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?	☐	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	☐
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))?	☐	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒	☐
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?	☐	☐	☐	☒	☐

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.

III. AIR QUALITY.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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?	☐	☐	☐	☒	☐
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?	☐	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒	☐
d) Result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒	☐

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.

IV. BIOLOGICAL RESOURCES.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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?	☐	☒	☐	☐	☐
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?	☐	☐	☐	☒	☐
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?	☐	☐	☐	☒	☐
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?	☐	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	☐
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?	☐	☐	☐	☒	☐

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.

V. CULTURAL RESOURCES.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to§ 15064.5?	☐	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐	☐

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.

VI. ENERGY.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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?	☐	☐	☒	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐	☐

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.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐	☐
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.	☐	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐	☐
iv) Landslides?	☐	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐	☐
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?	☐	☐	☐	☒	☐
d) Be located on expansive soil and create direct or indirect risks to life or property?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒	☐

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
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?	☐	☐	☒	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	☐

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 (CO2) and, to a lesser extent, other GHG pollutants, such as methane (CH4) and nitrous oxide (N2O) 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 CO2 equivalents (MTCO2e/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.11 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.

IX. HAZARDS AND HAZARDOUS MATERIALS.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐

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.

X. HYDROLOGY AND WATER QUALITY.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐	☐
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:	☐	☐	☐	☒	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☐	☒	☐
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	☐	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒	☐

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.

XI. LAND USE AND PLANNING.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
Would the project:					
a) Physically divide an established community?	☐	☐	☐	☒	☐
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?	☐	☐	☒	☐	☐

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..

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

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
XIII. NOISE.					
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?	☐	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐

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. Mitigation measures recommended in the noise study include:

- Conclude amplified sound, crowd activities, parking activities, and on-site traffic activities should conclude by 10:00 P.M.
- Event parking areas should maintain a minimum separation of 100 feet from the outdoor activity area of nearby residences.
- Event on-site drive aisles should maintain a minimum separation of 55 feet from the outdoor activity area of nearby residences.
- Event sound system should contain no more than (1) subwoofer.
- Sound levels should not exceed 75 dB at a point fifty (50) feet in front of the speakers, and 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.

- Acoustically-lined speaker enclosures open only to the side facing the audience should be used to mitigate noise impacts in the southerly direction, and be oriented to the west.

These recommendations will be incorporated into the project's Conditions of Approval, and included in the Mitigation Monitoring and Reporting Plan (MMRP). 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.

XIV. POPULATION AND HOUSING.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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)?	☐	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☐

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.

XV. PUBLIC SERVICES.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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?	☐	☐	☒	☐	☐
Police protection?	☐	☐	☒	☐	☐
Schools?	☐	☐	☒	☐	☐
Parks?	☐	☐	☒	☐	☐
Other public facilities?	☐	☐	☒	☐	☐

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.

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

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
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?	☐	☐	☒	☐	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☐	☒	☐

Impact Discussion:

a-d) The Department of Public Works was sent a referral on December 31, 2020 and the determined that the project will not cause significant impacts to North Tretheway Road.

Level of Service has been used in the past in California Environmental Quality Act (CEQA) documents to identify the significance of a project's impact on traffic operating conditions. As noted in the California Governor's Office of Planning and Research (OPR) document Technical Advisory on Evaluating Transportation Impacts in CEQA. K.D. Anderson & Associates performed a Vehicle Miles Traveled (VMT) analysis for the project and concluded the following:

"The OPR Small Project criteria is applicable to this project, as noted in Table below. As shown there are 24 events subject to limitation under the ordinance, and these events could generate 3,520 annual daily trips. Assuming that trips from small accessory events limited to 80 persons make up the balance of the site traffic for the year (i.e., 341 days). The project's total annual daily traffic could be 29,436 trips.

On an annual basis the 110 daily trips identified as presumably insignificant by OPR would generate 38,500 annual daily trips (i.e., 110 times 365 is 38,500). While the number of small accessory events is not limited, it is highly unlikely that such events will reach this 341 event level. However, under these assumptions, the project would generate 80.3 average daily trips (i.e., 29,436 / 365 = 80.3). As the project would be expected to generate fewer than 110 average daily trips, its VMT impacts can be presumed to be less than significant.

ANNUAL DAILY TRIP GENERATION

Description	Number Annually	Attendees	Daily Trips per event	Annual Daily Trips	Equivalent Annual events without VMT impact
Small Accessory event	Unlimited	80	76	25,976	341
Large Scale Accessory event	10	100	95	950	10
Marketing Event	10	150	143	1,430	10
Wine Release Event	4	300	285	1,140	4
Average 80.6 daily trips				29,436	365
Total allowable under OPR guidance				38,500[1]	

[1] 110 Daily trips times 365 days is 38,500 annual daily trips

With proposed improvements, hosting events at the project site as anticipated would not have an appreciable impact on the operation of or safety on the roads providing access to the site. Minimum San Joaquin County standards for operating Level of Service will be maintained, and the project does not cause any new safety issues or exacerbate current deficiencies at any location. Proposed site access will meet minimum sight distance requirements, and with event signing the access can be used safely by guests without interfering with travel by current residents of N. Tretheway Road. The project's CEQA impacts on regional VMT can be presumed to be less than significant under OPR guidance".

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
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	☐	☐	☐	☒	☐
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.	☐	☐	☐	☒	☐

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.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
Would the project:					
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?	☐	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐	☐
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?	☐	☐	☒	☐	☐
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?	☐	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒	☐

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.

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

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.

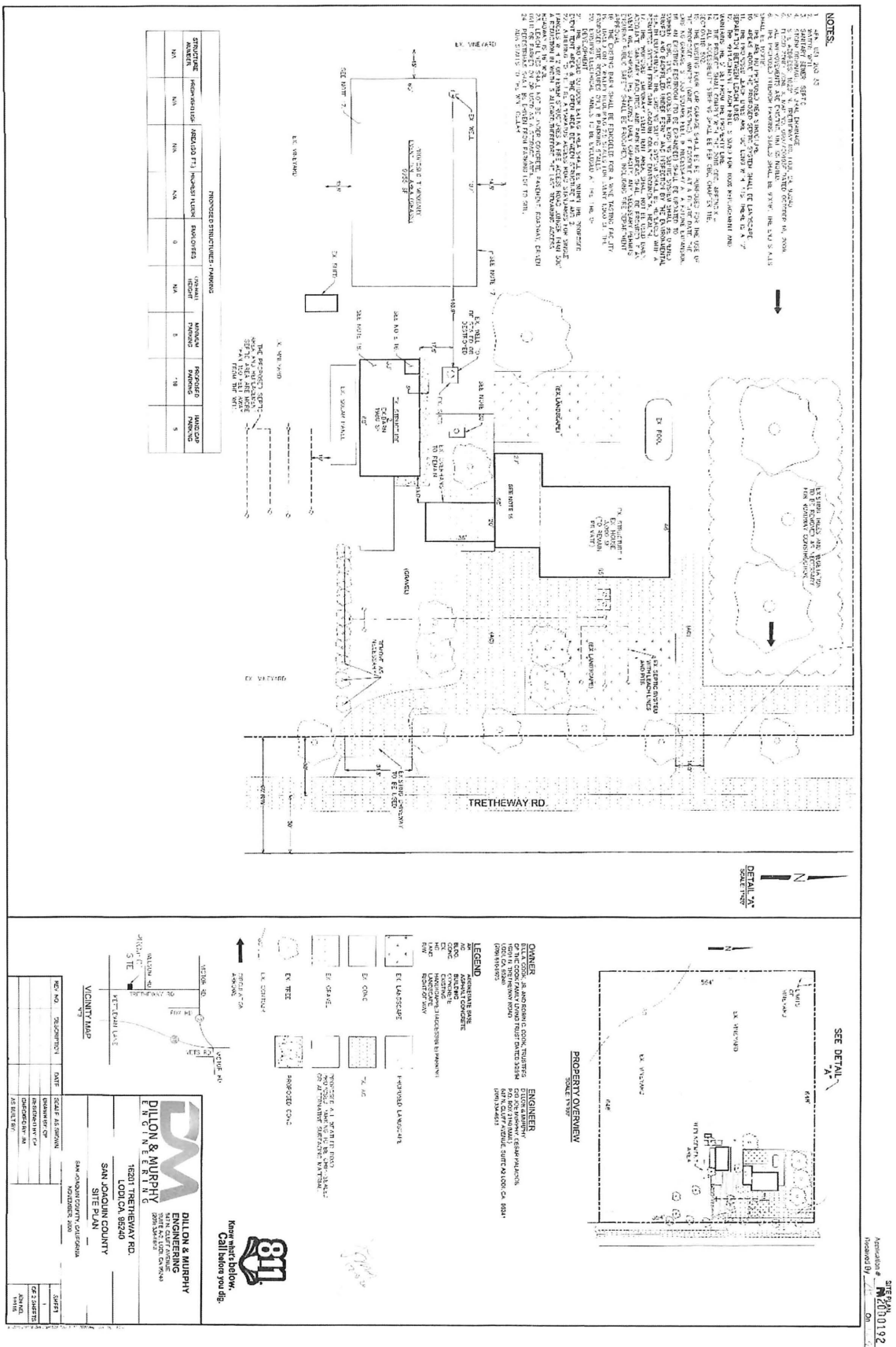
The project site is accessed by North Tretheway Road. Therefore, the project will not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or may result in impacts to the environment. As a result, the proposed project will have a less than significant impact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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	Analyzed In The Prior EIR
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?	☐	☐	☐	☒	☐
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)?	☐	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒	☐

Impact Discussion:

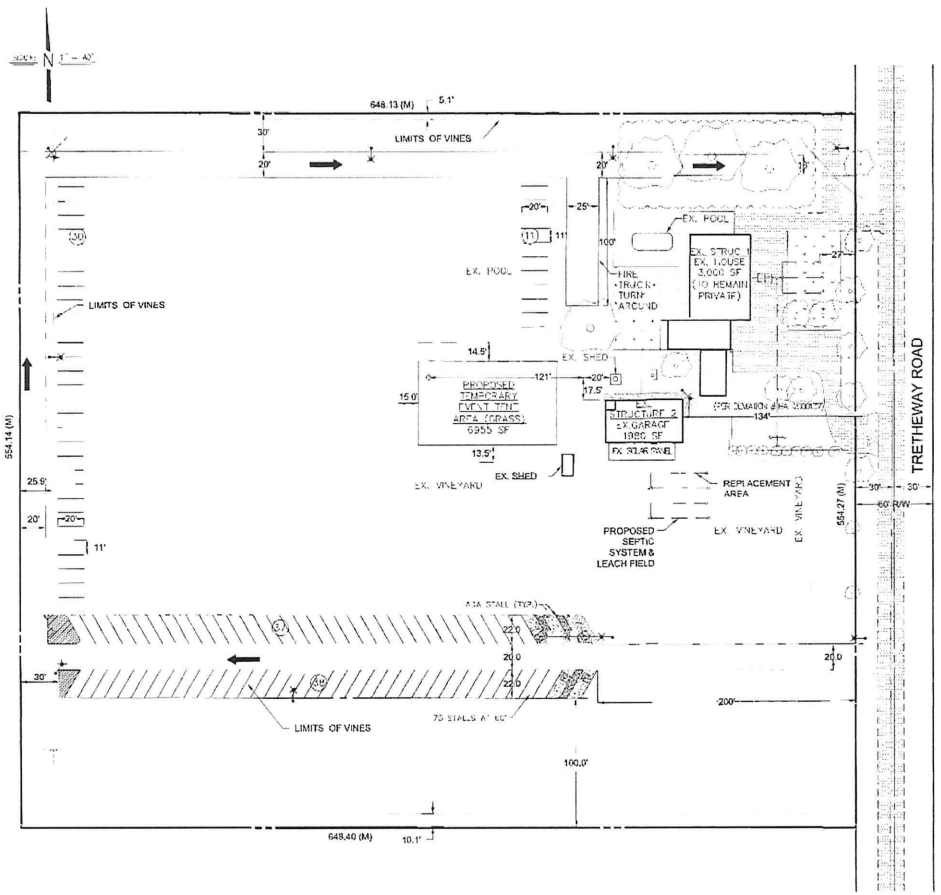
The proposed application does not have the potential to degrade the environment or eliminate a plant or animal community. The project would not result in significant cumulative impacts or cause substantial adverse effects on human beings, either directly or indirectly.

ATTACHMENT: (MAP[S] OR PROJECT SITE PLAN[S])



SITE PLAN
Application # PA2000192
Received By ____ On ____

SITE PLAN
JUNE, 2020



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

811 Know what's below. Call before you dig.

DILLON & MURPHY ENGINEERING
617 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-8613

16201 TRETHEWAY RD.
LODI, CA. 95240

SAN JOAQUIN COUNTY
SITE PLAN

SAN JOAQUIN COUNTY, CALIFORNIA
NOVEMBER, 2020

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:	

Environmental Impact	Mitigation Measure	Timing & Method	Responsible Party
Animal Habitat	Participation in the San Joaquin County Multi Species Habitat Conservation Plan (SJMSCP)	At the time of Building Permit	Applicant to contact SJCOG, present Certificate of Payment prior to release of Building Permit(s)
Noise	• Conclude amplified sound, crowd activities, parking activities, and on-site traffic activities should conclude by 10:00 P.M. • Event parking areas should maintain a minimum separation of 100 feet from the outdoor activity area of nearby residences. • Event on-site drive aisles should maintain a minimum separation of 55 feet from the outdoor activity area of nearby residences. • Event sound system should contain no more than (1) subwoofer. • Sound levels should not exceed 75 dB at a point fifty (50) feet in front of the speakers, and 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. • Acoustically-lined speaker enclosures open only to the side facing the audience should be used to mitigate noise impacts in the	At every approved event with Outdoor Amplified Sound	Applicant

	southerly direction, and be oriented to the west.		

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)

N

Scale (feet)

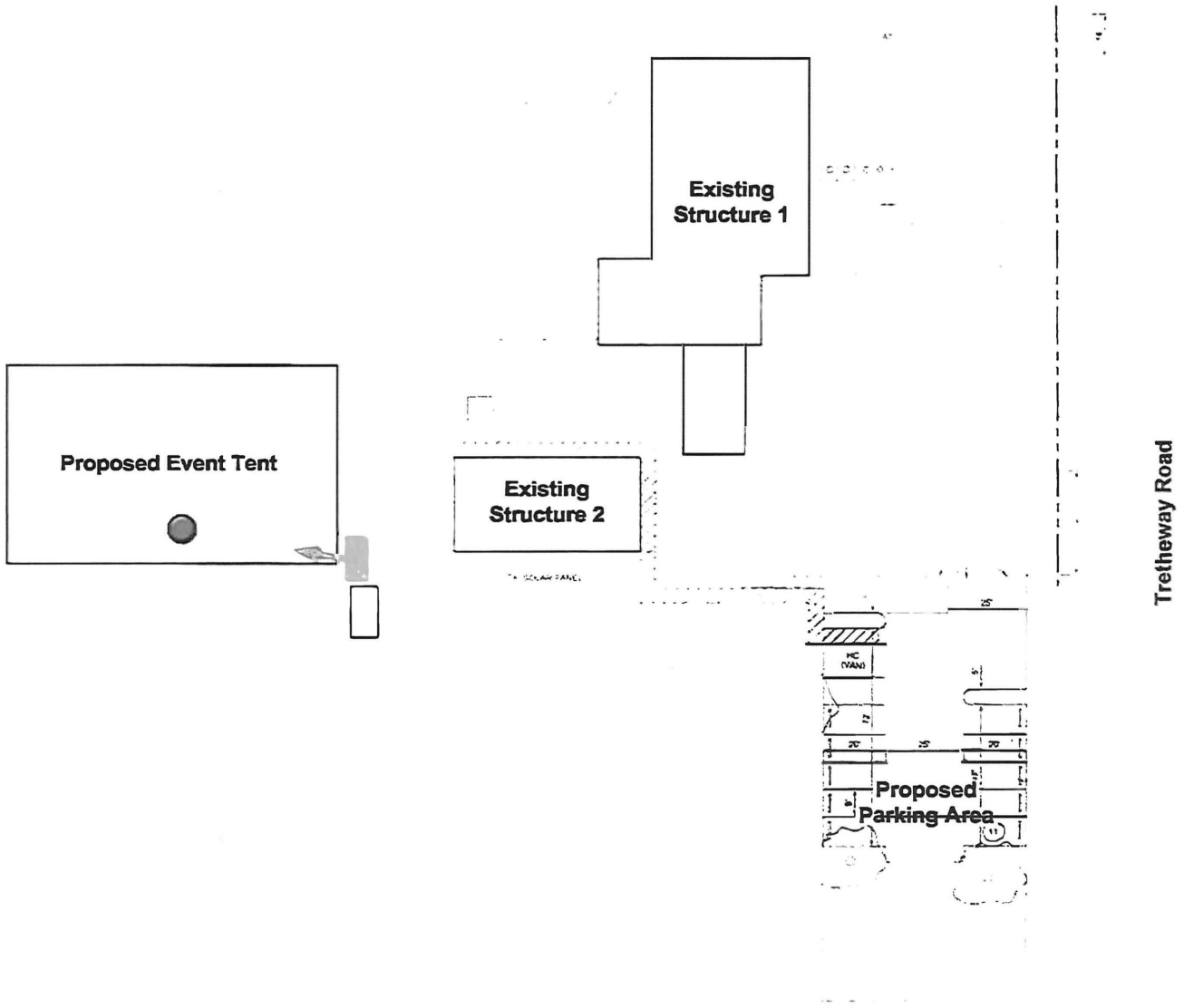
0 200 400

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

Project Area

Figure 1

BOLLARD Acoustical



Legend

Speaker Location Facing West

Reference Noise Measurement Location

N

Scale (feet)

0 25 50

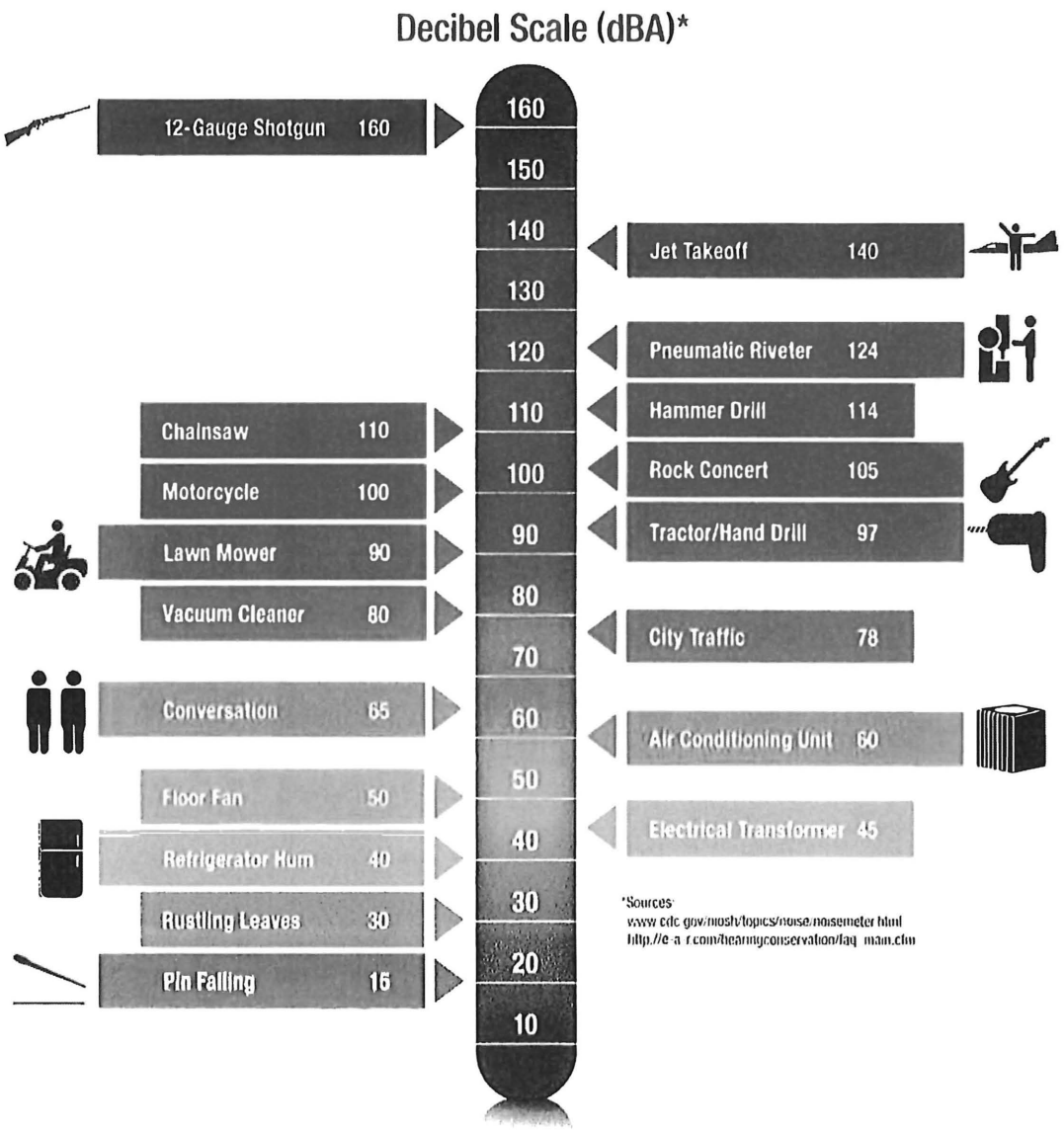
Winery Events at 16201 N. Tretheway Road
Lodi (San Joaquin County), California

Site Plan

Figure 2

BOLLARD Acoustical

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[1]

Noise Level Descriptor	Daytime (7 AM to 10 PM)[2]	Nighttime (10 PM to 7 AM)[2]
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.

[1] 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.

[2] 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[1]

Noise Source	Unadjusted County Daytime Noise Level Standards		Applicable (adjusted) County Daytime Noise Level Standards[1]	
	L_{eq}	L_{max}	L_{eq}	L_{max}
Amplified Music/Speech Crowd Noise	50	70	45	65
Parking Area Noise On-Site Vehicle Circulation	50	70	50	70

[1] 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 appliable 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[1]

Site Description[2]	Date	DNL	Average Measured Hourly Noise Levels, dBA			
			Daytime[3]		Nighttime[4]	
			L_{eq}	L_{max}	L_{eq}	L_{max}
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

[1] Detailed summaries of the noise monitoring results are provided in Appendices C and D.
[2] Long-term ambient noise monitoring location is identified on Figure 1.
[3] Daytime hours: 7:00 a.m. to 10:00 p.m.
[4] 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_{eq} and 76 to 79 dB L_{max} 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_{eq} 71 to 75 dB L_{max}. 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[1]	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

[1] Measurement location description and distances from BAC sound system. Figure 1 shows the locations of the measurement sites.

Source: Bollard Acoustical Consultants, Inc. (2020)

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[1]	Distance from Center of Event Tent Area (ft)[2]	Predicted Event Crowd Noise Levels (dBA)		Applicable County Daytime Noise Standards (dBA)	
		L_{eq}	L_{max}	L_{eq}	L_{max}
1	640	39	59		
2	900	36	56	45	65
3	2,500	27	47		

[1] Residential receiver locations are shown on Figure 1.
[2] 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:

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

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:

<u>Event Music/Speech Noise Levels</u>

- 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 with comments or questions regarding this evaluation.

Appendix A
Acoustical Terminology

Acoustics The science of sound.

Ambient Noise 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.

Attenuation The reduction of an acoustic signal.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Decibel or dB 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.

CNEL 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.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

IIC 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.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean-square (RMS) sound level measured over a given period of time.

Loudness A subjective term for the sensation of the magnitude of sound.

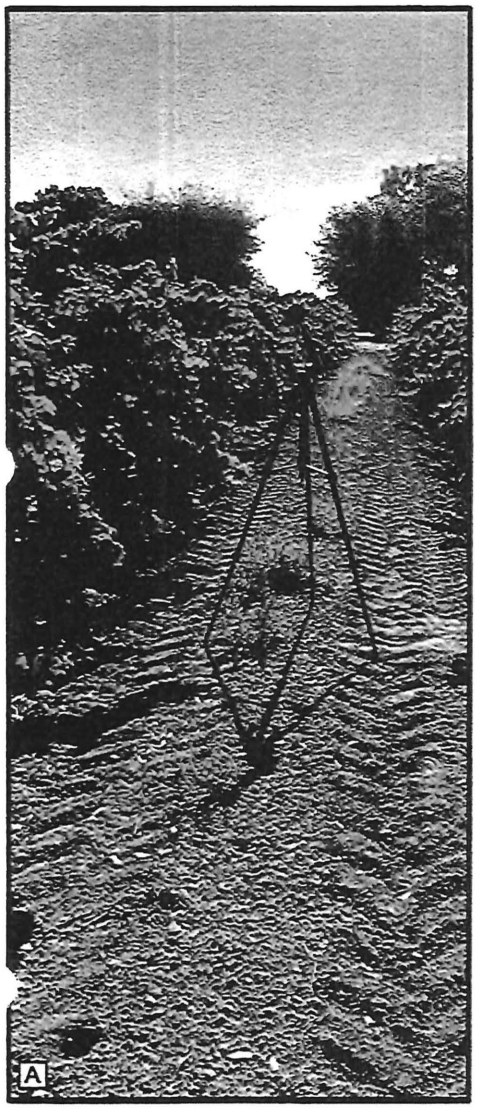
Masking The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.

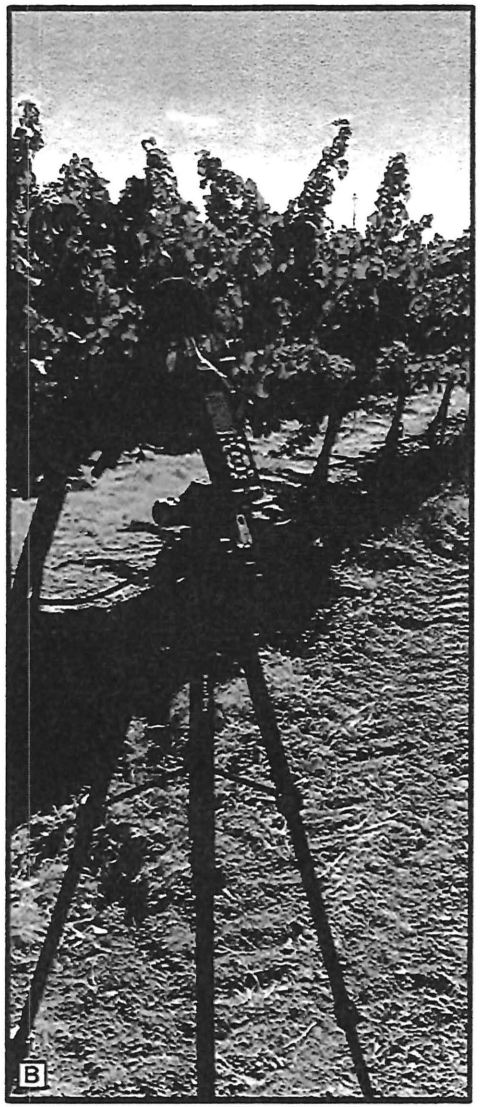
Noise Unwanted sound.

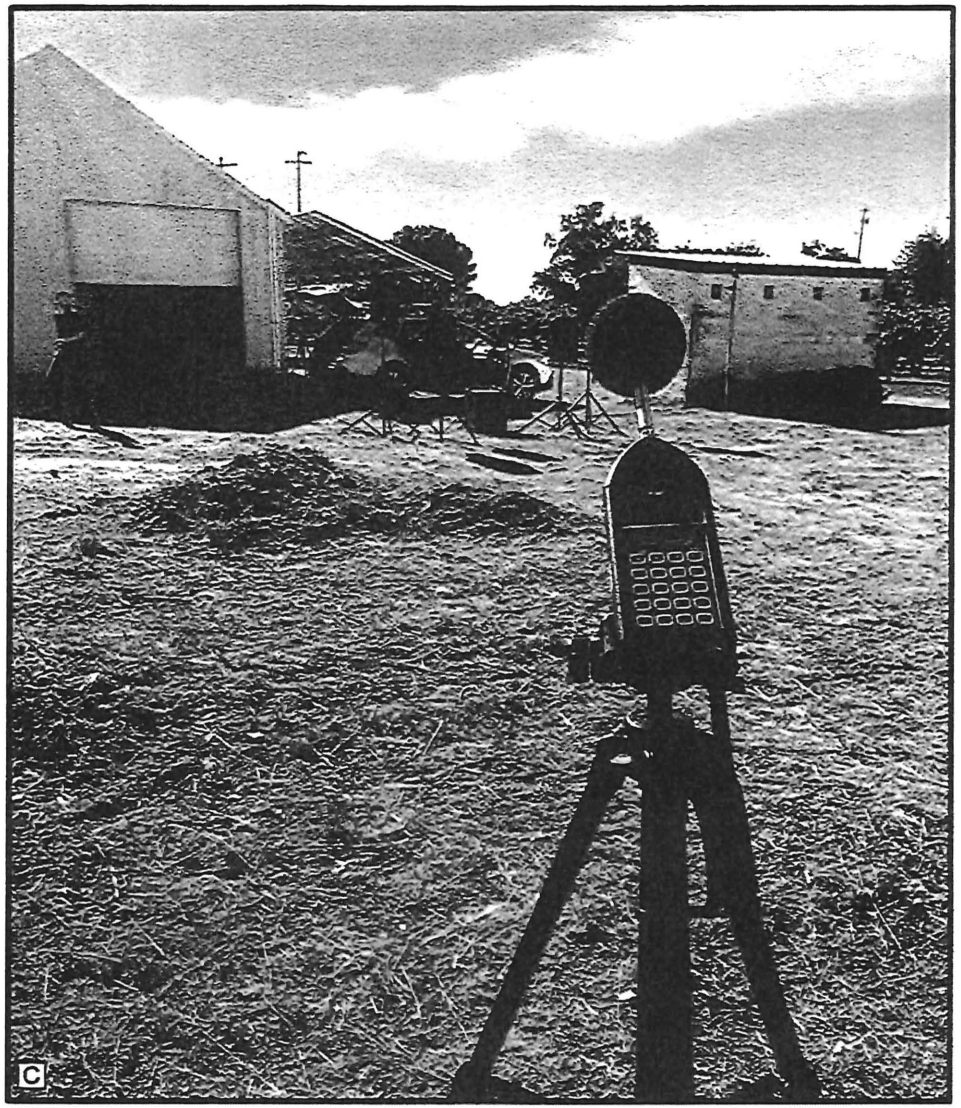
Peak Noise The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.

RT_{60} The time it takes reverberant sound to decay by 60 dB once the source has been removed.

STC 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.







Legend

A Site 1A: 38° 7'38.99"N, 121°10'43.94"W

B Site 1B: 38° 7'39.01"N, 121°10'50.07"W

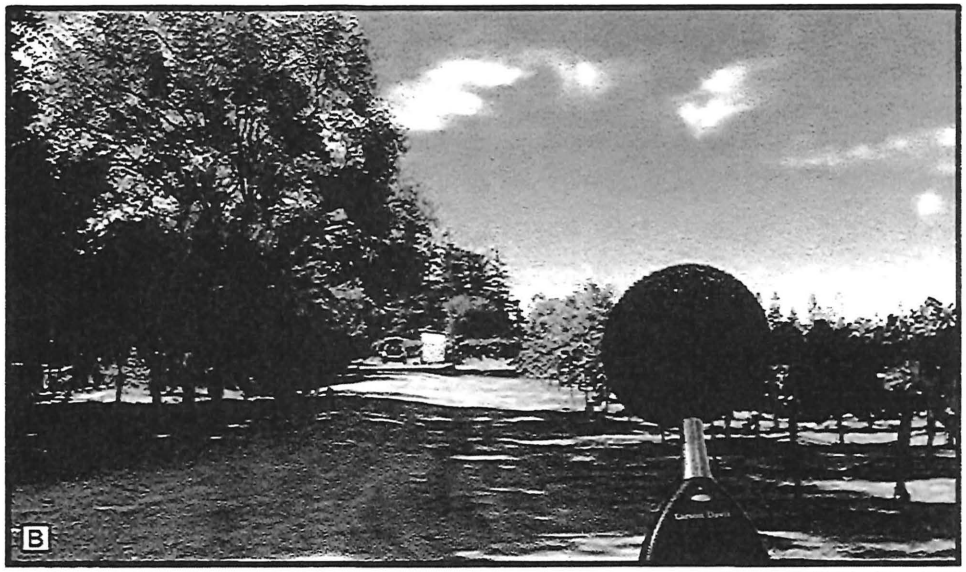
C Event Music Simulation Location: 38° 7'41.81"N, 121°10'45.87"W

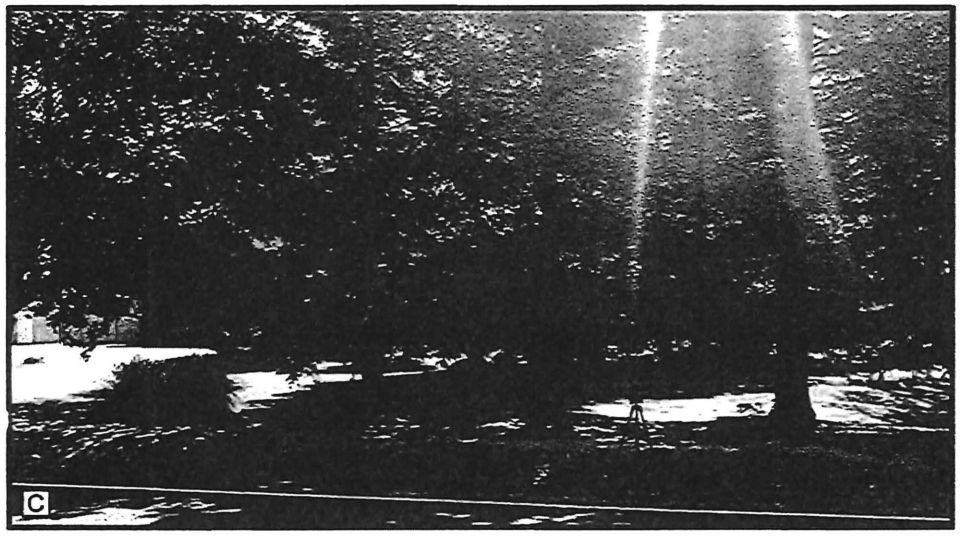
Winery Events at 16201 N. Tretheway Road
Lodi (San Joaquin County), California

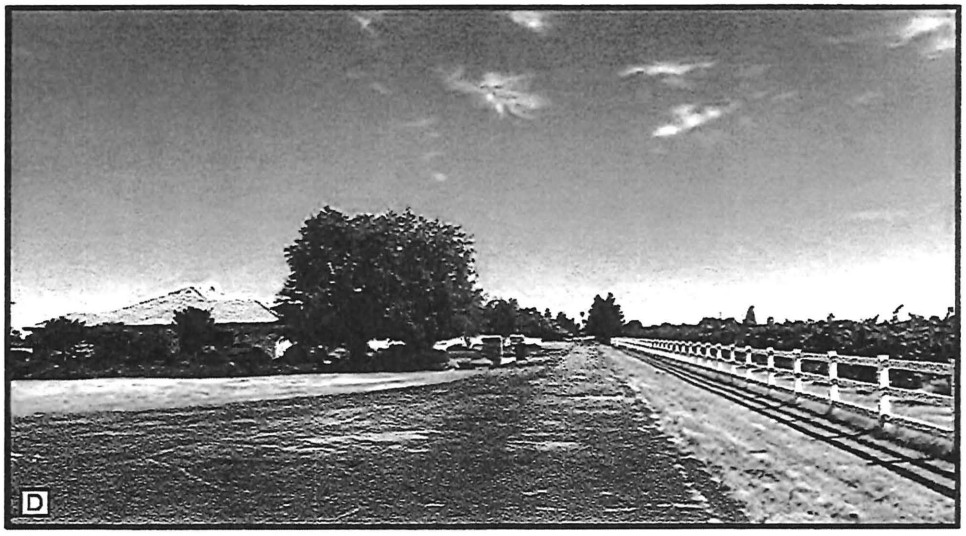
Photographs of Survey Locations

Appendix B-1

BOLLARD Acoustical







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

BOLLARD Acoustical

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

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Acoustical Consultants

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

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Acoustical Consultants

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

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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

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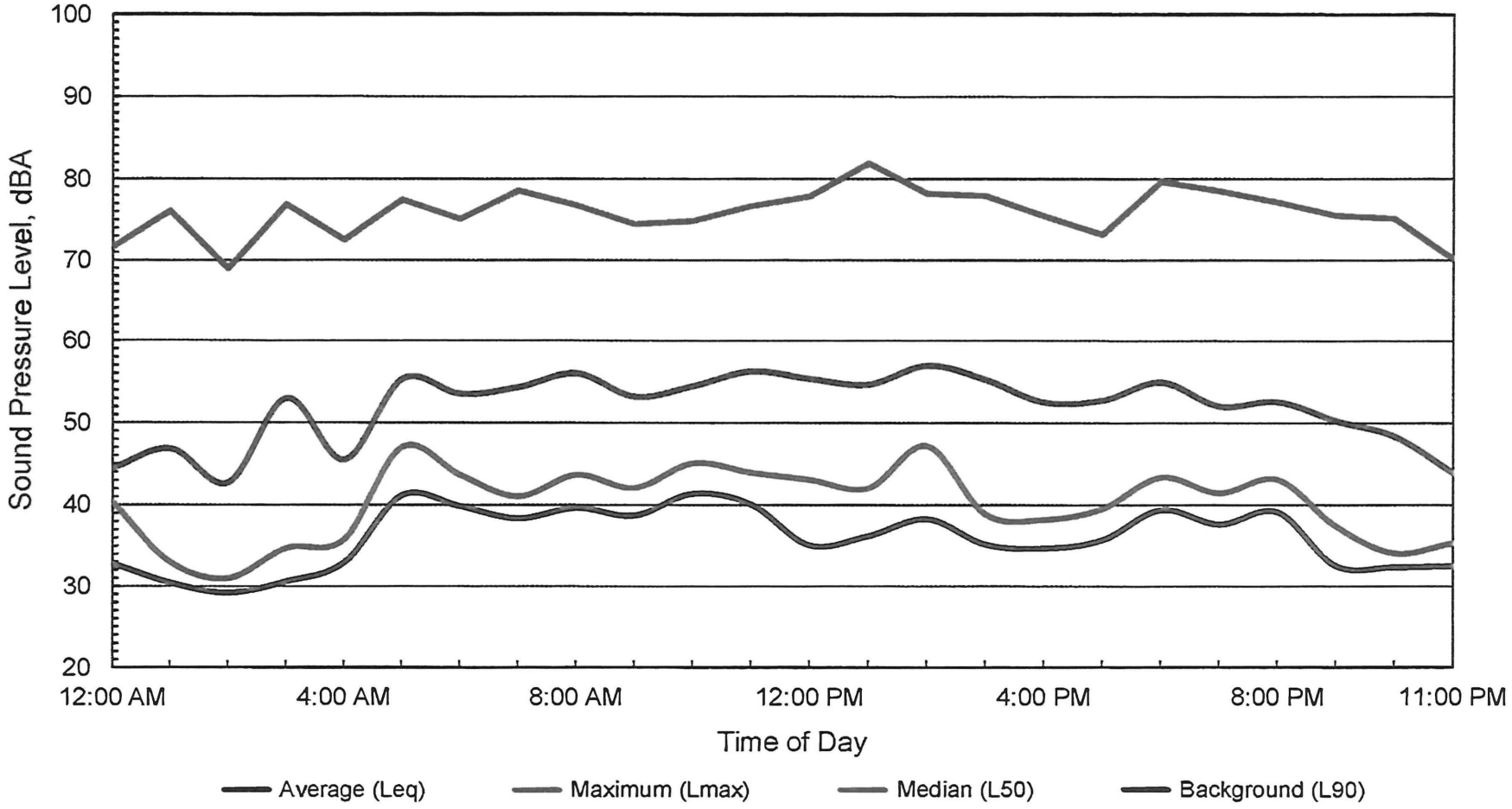
Appendix D-1
Ambient Noise Monitoring Results - Site LT-1
Winery Events at 16201 N. Tretheway Road - Lodi (San Joaquin County), California
Thursday, June 25, 2020



Computed DNL = 58 dB

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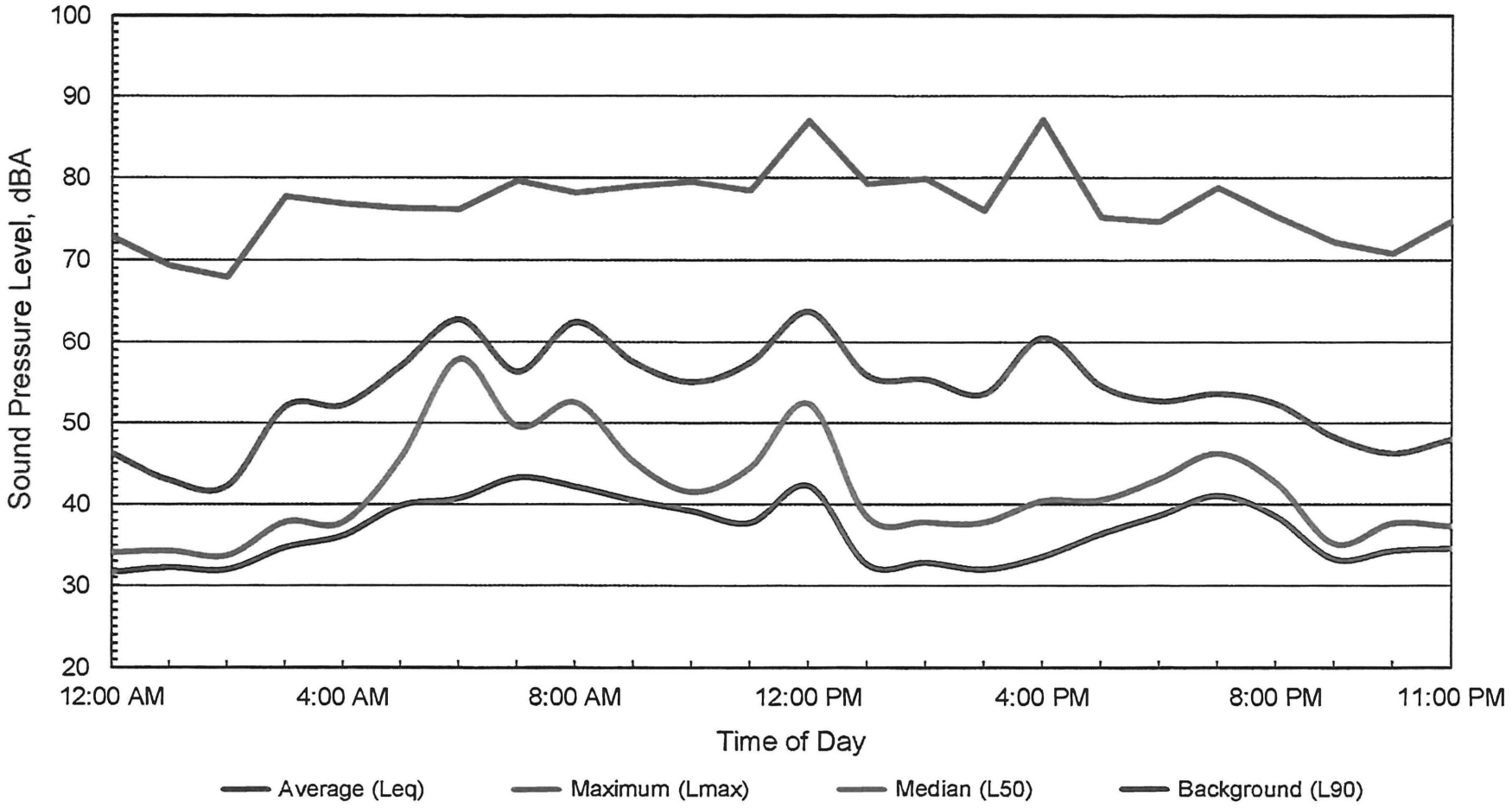
Appendix D-2
Ambient Noise Monitoring Results - Site LT-1
Winery Events at 16201 N. Tretheway Road - Lodi (San Joaquin County), California
Friday, June 26, 2020



Computed DNL = 62 dB

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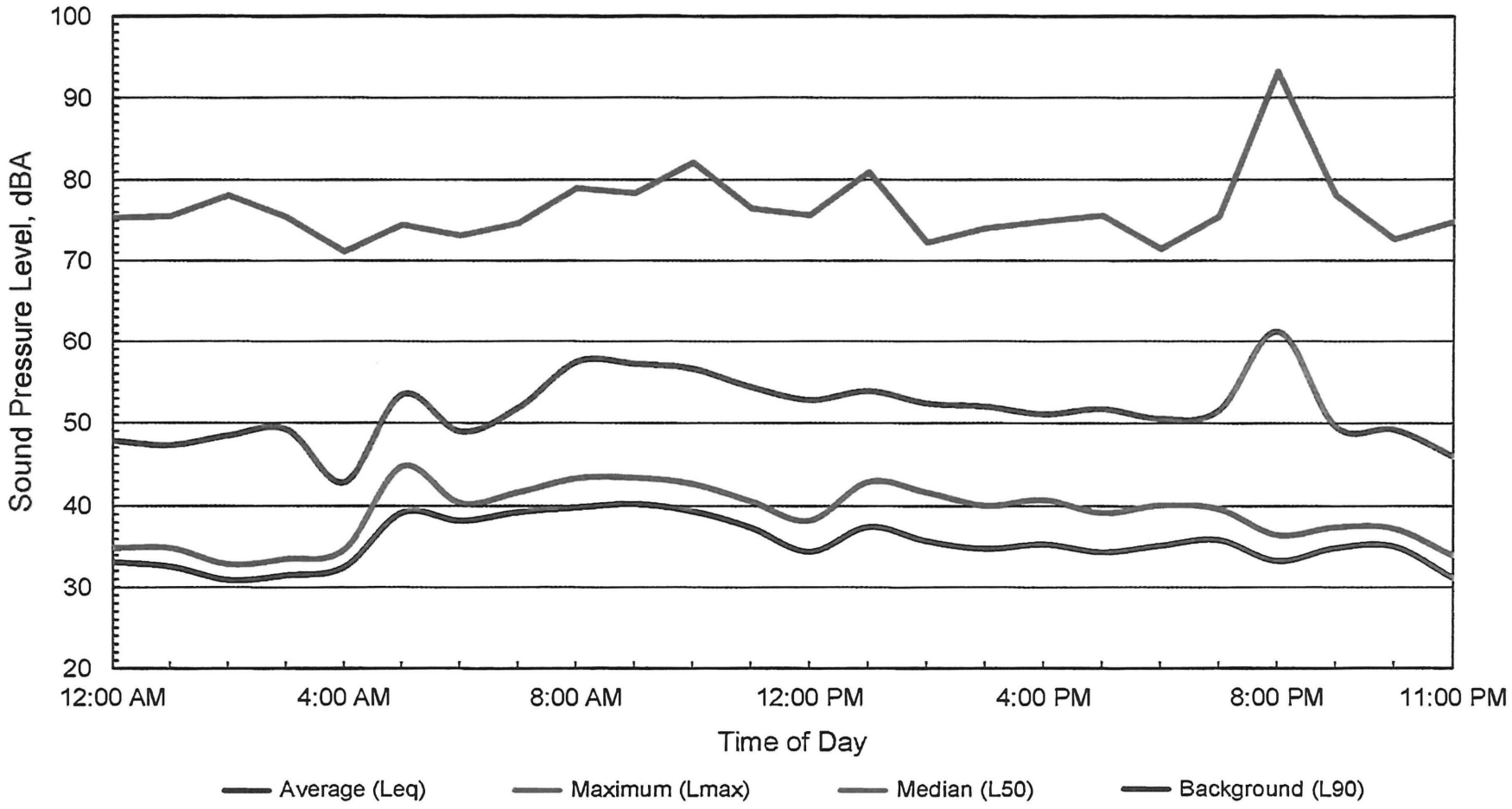
Appendix D-3
Ambient Noise Monitoring Results - Site LT-1
Winery Events at 16201 N. Tretheway Road - Lodi (San Joaquin County), California
Saturday, June 27, 2020



Computed DNL = 57 dB

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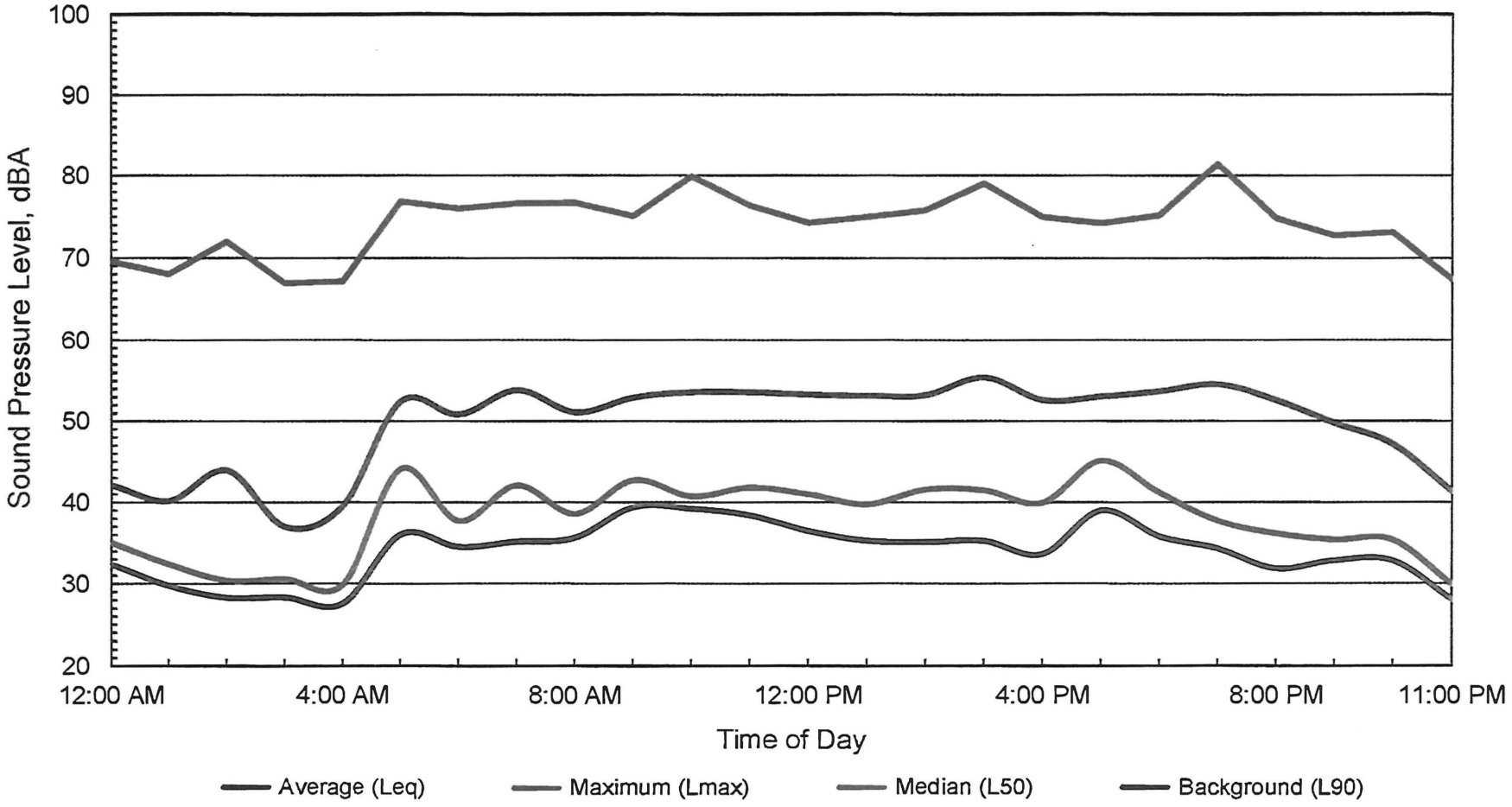
Appendix D-4
Ambient Noise Monitoring Results - Site LT-1
Winery Events at 16201 N. Tretheway Road - Lodi (San Joaquin County), California
Sunday, June 28, 2020



Computed DNL = 55 dB

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