

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021050020

Project Title: PA-2000192 (UP) Use Permit for Off-Site Wine Cellar

Lead Agency: San Joaquin County, CDD

Contact Name: Giuseppe Sanfillippo

Email: gsanfillippo@sjgov.org Phone Number: 209-468-0227

Project Location: Lodi San Joaquin
City *County*

Project Description (Proposed actions, location, and/or consequences).

The applicant has submitted a Use Permit for an off-site wine cellar on an 8.24 acre parcel. The project includes conversion of an existing 1,980 square foot garage into an off-site wine cellar, convert a 450 square foot portion of a 1,350 square foot attached garage to a tasting room, and use 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Natural Diversity Database does not list any 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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

[Empty box for describing areas of controversy]

Provide a list of the responsible or trustee agencies for the project.

Cal Trans District 10
Fish and Game Region 2
Central Valley Regional Water Quality
Control Board

[Empty box for listing responsible or trustee agencies]