

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 #: _____

Project Title: PA-2000012 Use Permit for Small Winery

Lead Agency: San Joaquin County - Community Development Department

Contact Name: Alisa Goulart

Email: alisa.goulart@sjgov.org Phone Number: 209-468-0222

Project Location: Lodi, San Joaquin County
City County

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

A Use Permit to establish a small winery in 2 phases over 5 years. Phase 1 includes the construction of a 10,530 sq. ft. winery production building, with processing area, barrel storage, refrigerated storage, tanks, office, conference room, & restrooms; and, a 2,300 sq. ft. covered crush pad. Phase 2 includes the construction of a 9,930 sq. ft. multipurpose building with event space, kitchen, bar, restrooms and storage; a 1,500 sq. ft. wine tasting room; a 9,500 sq. ft. expansion to the Phase 1 winery production building; and, a water tower. The project will utilize a private, onsite well and septic system. Natural drainage is proposed for storm water. Access to the site is via a private 0.5 mile easement from N. Davis Road. Daily winery operations are planned from 9:00 a.m. to 5:00 p.m., 7 days per week. Winery events proposed include: 12 annual Marketing Events with a maximum of 300 attendees; 80 annual Small-scale Accessory Winery Events with a maximum of 80 attendees; 60 annual Large-scale Accessory Winery Events with a maximum of 300 attendees; and 4 annual Wine Release events with a maximum of 300 attendees. Outdoor amplified sound is proposed for use during Marketing Events and Large-scale Accessory events.

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

SJCOG responded to this project referral that the project is subject to the SJMSCP. The applicant has confirmed that he will participate in SJMSCP. With the applicant's participation, the proposed project is consistent with the SJMSCP and any impacts to biological resources resulting from the proposed project will be reduced to a level of less-than-significant.

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

n/a

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