

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-0900037

Lead Agency: San Joaquin County - Community Development Department

Contact Name: Sol Jobrack

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Project Location: 16400 North Alpine Road, Lodi San Joaquin County
City *County*

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

The proposed project is a Revisions of Approved Actions application to establish 170 annual winery events at an existing approved small winery with a tasting room on a 16-acre parcel. Events will vary in size from a maximum of 80 to 100 attendees depending on the type of event. This application does not propose the construction of any additional buildings. The proposed events are an accessory use to the existing winery. The surrounding area is a mixture of agricultural uses and scattered residences. Pursuant to 2035 General Plan Figure 12-2, the project site is not located along a designated scenic route. The surrounding area is a mixture of agricultural uses and scattered residences. As a result, the proposed project is not anticipated to have an impact on aesthetics.

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

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 on an adjacent parcel approximately 215 feet southeast of the event areas. Pursuant to Development Title Section 9-404.040, a residential use is considered a noise sensitive land use. Outdoor amplified sound may be conditionally permitted with an approved land use permit at Marketing Events and Industry Events for on-site wine cellars subject to regulations contained in Development Title Section 9-410.100. The events must also comply with Development Title Section 9-404.040 regarding stationary noise standards (55 db hourly equivalent sound level daytime, 45 db hourly equivalent sound level nighttime, 75 db maximum sound daytime, 65 db maximum sound nighttime) and outdoor amplified sound shall be permitted between the hours of 10:00 am and 9:00 pm Sunday through Thursday and 10:00 am to 10:00 pm Friday and Saturday (Development Title Section 9-410.100(f)(1). Pursuant to Development Title Section 9-410.100(f)(3) a Noise Study shall be required prior to permitting outdoor amplified sound to ensure compliance with the Noise Standards specified in Development Title Section 9-404.040. As a result, a noise study is required to identify possible mitigation measures for any amplified noise source impacts.

A noise study was conducted by Saxelby Acoustics dated August 25, 2022. The noise study was conducted during a simulated event at the event areas. Music was played at an amplitude that is generally typical of outdoor events.

The noise study analyzed the noise level at eight 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 pm. This has been included in the recommended Conditions of Approval. Therefore, impacts related to noise are expected to be less than significant with mitigation.

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.

San Joaquin County Community Development Department