

# 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-1800203 (VR), PA-1800238 (UP) Variance and Use Permit for Off-Site Wine Cellar

Lead Agency: San Joaquin County, CDD

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Project Location: Manteca San Joaquin  
*City County*

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

PA-1800203 is a Variance application to reduce the required setback for a Front (east) setbacks: From 200 feet (Development Title Section 9-410.080(e)(1) to 22 feet for existing parking, and to 110 feet for existing buildings utilized for the project. Side (north) setbacks: From 100 feet (Development Title Section 9-410.080(e)(2)(B)) to 48 feet to accommodate existing structures and permanent parking utilized for the project. Side (south) setbacks: From 300 feet (Development Title Section 9-410[e][2][A]) to 38 feet to accommodate existing structures and existing permanent parking utilized for the project. This application does not propose to reduce the rear setback requirement of 100 feet (Development Title Section 9-410.080(e)(2)(B)). The project site is under a Williamson Act contract. (Use Type: Wine Facility-Off Site Wine Cellar)

PA-1800238 is a Use Permit application for an Off-Site Wine Cellar to include a one (1) acre vineyard, the utilization of an existing 2,400 square foot building with a 2,400 square foot patio cover as a wine tasting room, and the utilization of an existing 400 square foot building as a wine storage room.

On an annual basis, The project proposes ten (10) marketing events for a maximum of 130 attendees. 45 Small-Scale Accessory Winery Events with a maximum of 80 attendees. The project also proposes a maximum of four (4) Wine Release Events for a maximum of 130 attendees. Indoor amplified music is proposed for all events with the exception of small-scale accessory winery events. No outdoor amplified sound is proposed with this application

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 lists the Swainson's hawk (*Buteo Swainsoni*) 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.

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

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