

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION**  
**FOR MEETING OF: JANUARY 13, 2015**

**Item 3 - Public Hearing – UP-14;10-1.** Request from WV Estate, LLC (Jay Wilderotter), for a Use Permit to allow the construction of a 5-suite Bed and Breakfast Inn facility and separate manager's residence. The project includes a request to allow up to 24 commercial weddings per year with up to 100 attendees per County Code Section 19.48.140. (APN 007-130-004).

**Applicant:** Jay Wilderotter

**Supervisorial District V**

**Location:** 10508 Dickson Road, approximately one-half mile west of the intersection with Shenandoah Road in the Shenandoah Valley area.

**Environmental Document:** Mitigated Negative Declaration

- A. General Plan Designation of Area:** A-I, Agricultural-Intensive (one family per 20 acre population density).
- B. Present Zoning:** "A," Agricultural District
- C. Acreage Involved:** 20.57 acres.
- D. Description:** The project site is currently developed with a 2,288 square-foot single-family residence and 864 square-foot garage which would be demolished to accommodate structures proposed by the project. Use Permit to allow the construction of a 13,626 square-foot 5-suite Bed and Breakfast Inn facility (including a 5,000 square-foot court yard with pool, spa, and bocce courts, 6 parking spaces, and 20-foot-wide loop road around the inn), and 1,666 square-foot manager's residence. The project also includes a request to allow up to 24 commercial weddings per year with up to 100 attendees per County Code Section 19.48.140.

Amador County Code Section 19.08.065 (attached) defines a Bed and breakfast inn as "a lodging house providing room and breakfast to guests staying thirty days or less." Section 19.48.140 (attached) allows for Bed and Breakfast Inns to be established in the "R1," "R2," "R3," "RE," "A," "AG," "C1," "C2," "X," "R1A," and "PD" zone districts subject to first obtaining a use permit, and establishes criteria for bed and breakfast inns that host commercial weddings.

- E. TAC Review and Recommendations:** The Amador County Technical Advisory Committee (TAC) met on this proposal at their October 20, 27, and November 3, 2014 meetings. The TAC members have no technical objections to the Planning Commission approving this use permit subject to the attached Conditions of Approval.
- F. Planning Commission Action and Findings:** If the Planning Commission moves to approve the

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use permit request, the following findings are recommended for adoption:

1. The granting of this Use Permit is sanctioned by County Code Section 19.48.180 (Bed & Breakfast Inn Use Permit requirements) and is consistent with County Code Section 19.56.040 (Use Permit Findings) in that the project proposed, with conditions as submitted by staff, will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County; and
2. A review of the Use Permit request was conducted by the Technical Advisory Committee who, through their own research and the Environmental Checklist, found this project will not have a significant effect on the environment due to the mitigation measures and conditions incorporated and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.

**USE PERMIT CONDITIONS OF APPROVAL &  
MITIGATION MONITORING PROGRAM  
FOR  
THE GRAND RESERVE INN BED & BREAKFAST**

**ADDRESS:** 10508 Dickson Road, Plymouth, CA 95669

**PHONE:** (209) 483-9170

**APN:** 007-130-004

**USE PERMIT NO.:** UP-14;10-1

**PLANNING COMMISSION DATE OF APPROVAL:**

**PROJECT DESCRIPTION AND LOCATION:** Use Permit to allow the construction of a 13,626 square-foot 5-suite Bed and Breakfast Inn facility and 1,666 square-foot manager's residence. The project includes a request to allow up to 24 commercial weddings per year with up to 100 attendees per County Code Section 19.48.140. The project will include a 5,000 square-foot court yard with pool, spa, and bocce courts, 6 parking spaces, and 20-foot-wide loop road around the facility.

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**CONDITIONS OF APPROVAL:**

1. *No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the California Department of Fish and Wildlife Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from the California Department of Fish and Wildlife. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
2. *This Use Permit shall not become valid, nor shall any uses commence until such time as the Permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use shall commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.*
3. *The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.*
4. *The project shall be substantially the same as approved. Any substantial changes must be submitted for approval by the Amador County Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.*
5. Only short-term lodging, 30 days or less, shall be provided and the owner or manager shall

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be required to occupy the property. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

6. Adequate dust-free, off street parking shall be provided for a minimum of six vehicles (one for each of the five guest rooms and one additional space for the owner or manager). THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
7. Only breakfast shall be served and food service shall be restricted to guests only, not the general public. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
8. The detached second dwelling may be occupied by the owner/manager, but shall not be used as a Bed and Breakfast Inn unit, and shall not be used by guests for any other purpose.
9. The Bed and Breakfast Inn shall be restricted to one advertising sign which may be either freestanding or affixed to the main building. The sign shall not have an advertising surface of one side greater than sixteen square feet. Non-flashing illumination shall be permitted. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
10. Prior activation of the Use Permit, the applicant shall obtain a food facility permit for the Bed and Breakfast Inn from the Environmental Health Department. The food facility permit shall remain in effect for the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
11. Food service for weddings shall be provided by caterers holding valid permits issued by the Environmental Health Department in the jurisdiction of origin. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
12. Prior activation of the Use Permit, the applicant must obtain a permit for a Cal-Code Water System permit from the Environmental Health Department. The permit must remain in effect for the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
13. Prior to activation of the Use Permit the applicant shall submit to the Amador County Environmental Health department for review and approval a signed and stamped written statement by a qualified and knowledgeable consultant, such as a registered professional engineer, certified engineering geologist, or registered environmental health specialist, certifying that the on-site sewage system(s) intended to serve all proposed uses have been evaluated and may reasonably be expected to function in a sanitary manner with the intended uses. The certification shall include all projected wastewater flows generated by each source (with the exception of winery process wastewater) and design capacity of each wastewater system serving these uses. Any wastewater system construction, alteration or expansion required to achieve such certification must be done under permit and inspection by the Environmental Health Department. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

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14. Provide documentation that facilities available to wedding attendees equal or exceed the Minimum Plumbing Facilities outlined in table 422.1 of the State Plumbing Code for public use at assembly places. Existing facilities may be supplemented by chemical toilets supplied by an approved vendor. Sanitary operation of all wastewater facilities shall be required for the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
15. The proposed pool and spa associated with this facility must be constructed in compliance with codes applicable to public pools. Annual operating permits must be maintained for the pool and spa for the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
16. Prior to activation of the Use Permit the permittee shall provide documentation to the Amador County Environmental Health Department that the site is in full compliance with the requirements of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is triggered, the emergency response portion shall include a plan for the evacuation of attendees in the event of a hazardous materials incident. The permittee shall substantially comply with all requirements of the Unified Program throughout the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
17. Commercial weddings held at the facility shall be limited to 100 attendees per event, with a maximum of 24 commercial weddings held per year. A minimum of one on-site parking space per two attendees shall be provided and maintained in a dust-free manner. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
18. Other events, such as birthday parties, graduation parties, corporate meetings, etc., must be incidental events conducted by guests of the Bed and Breakfast Inn and not the general public. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
19. In accordance with California Fire Code Chapter 5, 2013 Edition, and Amador Fire Protection District requirements, the project shall meet the following conditions:
  - a. Annexation into the County's Community Facilities District #2006-1, pursuant to County Code Chapter 17.14.
  - b. Fire apparatus access shall be 20 feet in width to within 150 feet of all structures, event locations, and parking. *Section 503.1.1 California Fire Code.*
  - c. If gates are across fire apparatus access they shall be two feet wider than the access and a minimum of 30 feet back from intersecting roadway. *Title 14 section 1273.11.*

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- d. If gates are across fire apparatus access, provide Knox® access control. Order forms are available at the AFD office. *Section 503.6 California Fire Code.*
- e. Provide emergency fire water storage in an amount equal to the minimum amount calculated in accordance with *NFPA Standard 1142* maintained in an approved water storage supply. *Section 507.2.2 California Fire Code.*
- f. Provide a six (6") inch fire water hydrant supplied from the storage supply above with female swivel National Standard Fire Thread and cap at a location a minimum of 50 feet from and within ¼ mile of any building, facility, or event area to be protected. A turnout shall be provided at the hydrant location so as to not obstruct other traffic with a parked fire engine. *Section 507 California fire Code and NFPA standards 22 and 24.*
- g. Parking shall be on a non-combustible surface. *Section 3.14 Title 19 CCR.*
- h. Tents and canopies shall be used only in accordance with *Chapter 31 California Fire Code.*

THE AMADOR FIRE PROTECTION DISTRICT WILL MONITOR CONDITIONS 19(a) through 19(h).

- 20. A minimum of one parking space for Bed and Breakfast Inn guests shall meet the accessibility requirements of the Americans with Disabilities Act, with continuous ADA accessibility to the facility entrance. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
- 21. Construction activities involving grading and excavation shall be conducted between April 1 and November 1 when major storms are not likely to occur, unless grading for emergency construction is authorized by the Department of Transportation and Public Works. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
- 22. As part of the Erosion Control Plan required to be submitted with any grading permit application, submit to the Building Department and the Department of Transportation and Public Works an updated drainage study, or equivalent, prepared by a Registered Civil Engineer. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
- 23. Design of the drainage plan shall be in conformance with criteria as designated in County Code Chapter 17.90, including rights-of-way, channels, swales and appurtenances as needed to provide adequate positive storm drainage facilities. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

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24. No drainage work shall be done without a minimum 48-hour notice to the Public Works Inspector. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
25. Prior to issuance of a Building Permit, the permittee shall obtain an encroachment permit from the Department of Transportation and Public Works for the construction of a commercial driveway encroachment to Dickson Road including any required appurtenances. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
26. Prior to obtaining a Certificate of Occupancy, the commercial driveway encroachment to Dickson Road shall be constructed and shall conform to Public Works Standard PW-6A for a Standard Commercial Driveway Approach to Local Road. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
27. Prior to issuance of a Building Permit, the permittee shall obtain an encroachment permit from the Department of Transportation and Public Works for the construction of a commercial driveway encroachment to Dickson Way including any required appurtenances. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
28. Prior to obtaining a Certificate of Occupancy, the commercial driveway encroachment to Dickson Way shall be constructed and shall conform to Public Works Standard PW-6A for a Standard Commercial Driveway Approach to Local Road. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
29. Prior to issuance of the Use Permit, Dickson Road and Dickson Way from the intersection with Shenandoah Road to the last proposed driveway on the project site shall conform to the requirements in County Code Chapter 15.30. In particular, the permittee shall construct all-weather shoulders and other road improvements to achieve two nine-foot lanes required for opposing vehicles to pass safely. Improvements shall be centered on the existing road and constructed neatly along even lines and grades. The all-weather shoulders shall be Hot Mix Asphalt or compacted Class II Aggregate Base conforming to County Code Chapter 17.90 and Caltrans Specifications. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
30. Submit street and drainage improvement plans prepared by a Registered Civil Engineer for improvements to Dickson Road and Dickson Way in accordance with County Code Chapter(s) 15.30, 12.08 and/or 17.90. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
31. To ensure performance of the Permittee's obligation to construct the required public road improvements, the Permittee shall provide the County a good and sufficient security (Performance Security), as defined and provided for in Government Code Sections 66499, *et*

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*seq.*, in an amount equal to one-hundred percent (100%) of the total estimated cost of the public road improvements. The total estimated cost shall include a ten percent (10%) contingency. The total estimated cost of the public road improvements shall be determined in writing by a Registered Civil Engineer or Licensed General Contractor and is subject to the approval of the County Director of Transportation and Public Works. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

32. Obtain permits from the County and other jurisdictions as required by the County Director of Transportation and Public Works for the construction of road improvements including any required appurtenances. Permittee must provide County with Certificate of Workmen's Compensation Insurance. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
33. Prior to issuance of a Building Permit, the permittee shall provide a SUPPLEMENTAL Recorded Roadway Maintenance Agreement for Shenandoah Valley Knolls Subdivision providing that the permittee, and their successors, is solely responsible for the costs for road maintenance of the improvements required by the Use Permit for Dickson Road and Dickson Way. The permittee shall include a clause to warrant and agree to remedy at its sole expense any defect in the specific improvements required by the Use Permit arising from faulty or defective material or workmanship for a period of one (1) year after issuance of the Use Permit. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
34. The permittee shall pay the actual costs of Plan Checking, Inspection, and Testing as provided in County Code Chapter 17.40 prior to issuance of the Use Permit. Five percent (5%) of a Registered Civil Engineer's Estimate of the Improvement Costs shall be deposited with the Department of Transportation and Public Works (2 1/2 % at the time of submission and 2 1/2 % prior to inspection and testing). THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
35. Prior to issuance of a Building Permit, the developer shall pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee in accordance with Section 7.80 of the County Code at the rate(s) in effect at the time of payment. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
36. Prior to issuance of a demolition or building permit, the applicant shall provide a statement, for the review and approval of the Planning Department, that if historic, archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the developer shall immediately notify the Planning Department of the discovery. In such case, the developer shall, at their expense, retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the Planning Department for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken.



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THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

37. Outdoor use of amplified music shall cease at 9:00 p.m. Sunday through Thursday, and 10:00 p.m. Friday and Saturday. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
38. Pursuant to County Code Section 19.48.140A.7, a NOTE shall prominently be placed on the issued Use Permit warning the Permittee that the permit was approved with full knowledge of agricultural, industrial, or commercial uses on adjacent or nearby properties.

**MITIGATED NEGATIVE DECLARATION/INITIAL ENVIRONMENTAL STUDY**

**Project Title:** Grand Reserve Inn

**Lead Agency Name and Address:** Amador County Planning Department

**Contact Person/Phone Number:** Chuck Beatty  
209-223-6380

**Project Location:** 10508 Dickson Road (APN 007-130-004)

**Project Sponsor's Name and Address:** Jay Wilderotter, WV Estate, LLC  
PO Box 1549, Zephyr Cove, NV 89448

**General Plan Designation(s):** A-I, Agricultural-Intensive

**Zoning:** "A," Agricultural

**Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)** Demolition of a 2,288 square-foot single-family dwelling and 864 square-foot garage, and construction of a 13,626 square-foot 5-suite bed and breakfast facility and 1,666 square-foot manager's residence. The project will include a 5,000 square-foot court yard with pool, spa, and bocce courts, 6 parking spaces, and 20-foot-wide loop road around the facility.

**Surrounding land uses and setting: Briefly describe the project's surroundings:** The project is located in the Shenandoah Valley of Amador County surrounded by parcels 10 to 40 acres in size which are used for single-family homes and agriculture, primarily vineyards.

**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding discussion on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology / Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of the initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/>	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 <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<input type="checkbox"/>	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 <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	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.

\_\_\_\_\_  
Signature – Name, Chairman Planning Commission

\_\_\_\_\_  
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.

<b>1. AESTHETICS – Would the Project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Scenic Vistas:** The most significant views of the area are vineyards located on gently rolling topography, commercial wine production facilities with structures up to 17,000 square feet, and single-family homes. Existing views would not be significantly obstructed by the project due to the requirements outlined in County Code for setbacks and height limitations in the zoning district. Project implementation would not have a substantial adverse effect on a scenic vista. The impact is less than significant.

**Scenic Resources within a Scenic Highway:** The project is not located within a designated or eligible State Scenic Highway corridor; therefore, there is no impact.

**Visual Character:** The project would permanently alter the appearance of the site by replacing an existing 2,288 square-foot dwelling with a 13,626 square-foot bed and breakfast inn, 1,666 square-foot caretaker's home, and related facilities. The project would be located at the highest point on the property, at 1,523 feet MSL, which is also the second highest point within one mile of the site (the other being 1,550 feet, located approximately 1,500 feet north east of the site). This site gives the proposed two-story main building the potential to be one of the most visible in the area with above-grade heights between 32 and 40 feet. It would also be the largest structure in the Dickson Road/Shenandoah Valley Knolls neighborhood. The visual impact of all structures in the area is reduced by the abundance of vineyards, with vine heights in the five- to six-foot range. The impact to visual character will be less than significant.

**Light and Glare:** Although there will be the potential for increase in outdoor lighting from the new structures and appurtenances, this increase is not anticipated to be substantial. Impacts due to light and glare are less than significant.

**Mitigation: None required.**

**Source: Amador County Planning Department.**

**Project Name: Wilderotter Bed & Breakfast** **INITIAL STUDY/NEGATIVE DECLARATION**

<p><b>2. AGRICULTURE AND FOREST RESOURCES</b> – 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 CA Dept. 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:</p>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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 CA Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Conversion of farmland:**

The proposed project is located in an area designated as Prime Farmland as defined by the Farmland Mapping and Monitoring Program. The parcel is currently planted with approximately 15 acres of vineyard, of which 0.25 acres would be eliminated by this project. This loss is considered a less than significant impact.

**Conflict with a Williamson Act contract:**

The proposed project is not located on land zoned for agriculture or under a Williamson Act contract. There is no impact.

**Conflict with zoning for, or cause rezoning of, forest land:**

No forest or timber land zoning has been established at the project site or in the project vicinity. There is no impact.

**Loss conversion of forest land:**

No forest land is present at the project site or in the project vicinity. No forest land would be affected by the project. There is no impact.

**Loss or conversion of farmland, to non-agricultural use:**

The project would not involve other changes that could result in the conversion of farmland to non-agricultural use. There is no impact.

**Mitigation: None required.**

**Source: Amador County Important Farmland Map 2010; Amador County General Plan; Planning Department; California Department of Conservation, Division of Farmland Mapping and Monitoring.**

3. <b>AIR QUALITY</b> – 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:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is on-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Air Quality Plan:** Amador County does not have an air quality plan. There is no impact.

**Project Name: Wilderotter Bed & Breakfast**

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**Air Quality Standards:** The project will not cause a violation of an air quality standard or contribute substantially to an existing air quality violation. Conditions to control fugitive dust emissions may be imposed at the time any building permits are issued. Outdoor fires ignited on the property must comply with the rules and regulations of the Amador Air District. All air contaminants that may be generated by activities on this property must comply with the Rules and Regulations of the Amador Air District. There is no impact.

**Increase in Criteria Pollutant:** Amador County is a Non-attainment area for the State of California's 1-Hour Ozone Standard (0.09 ppm) and the US EPA's 8-Hour Ozone Standard (0.08 ppm). Construction activities and fires occurring on this property would be of short duration. No net cumulative increase in ozone precursor emissions is expected from this action. All air contaminants generated by activities on this property must comply with the Rules and Regulations of the Amador Air District. There is no impact.

**Sensitive Receptors:** Substantial air pollutant concentrations will not be generated by construction activities on this property related to this project. This project will not expose sensitive receptors to substantial pollutant concentrations. There is no impact.

**Objectionable Odors:** Substantial quantities of objectionable odor should not be generated by the current activities on the property, or by the uses allowed under the requested Use Permit. All air contaminants generated by activities on this property must comply with the Rules and Regulations of the Air District. There is no impact.

**Mitigation: None required.**

**Source: Amador Air District, Amador Planning Department, California Air Resources Board.**

4. <b>BIOLOGICAL RESOURCES</b> – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



<b>Project Name: Wilderotter Bed &amp; Breakfast</b>	<b>INITIAL STUDY/NEGATIVE DECLARATION</b>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Candidate, Sensitive, or Special Status Species:** A review of Exhibit 4.4-4, Special-Status Species Occurrences, from the Amador County General Plan Draft EIR (October, 2014) indicates there are occurrences of the northwestern pond turtle approximately one mile west and 1.5 miles southwest of the project site. There are no occurrences of candidate, sensitive, or special status species, indicated on the project site. Due to the lack of habitat for these species on the property, it is unlikely that either would be found on this project site. The impact to Candidate, Sensitive, and Special Status Species is less than significant.

**Riparian Habitat and other Sensitive Natural Communities:** The project site is not located within a designated Flood Hazard Area as shown on the effective FEMA Flood Insurance Rate Map, and there are no perennial or seasonal streams on site. The project is not located in an area that has been identified to include sensitive natural communities in local or regional plans, policies, or regulations. The impact is expected to be less than significant.

**Federally Protected Wetlands:** There are no federally protected wetlands located on this project site or in close proximity of this project. There is no impact.

**Movement of Fish and Wildlife:** The project is located on a 20-acre site that includes approximately 14 acres of vineyard. While the vineyard fruit and canopy may provide food and shelter for migratory birds, the routine maintenance of the vines and annual foliage removal makes them unlikely nesting or nursery sites. The project will not significantly impact the movement of native resident or migratory fish or wildlife or their corridors and nursery sites. The impact is less than significant.

**Biological Resource Policies and Natural Community Conservation Plan:** Amador County does not have any local policies or ordinances protecting biological resources. There is no impact.

**Habitat Conservation Plan and Natural Community Conservation Plan:** Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. There is no impact.

**Mitigation:** None required.

**Source:** Amador County General Plan and Municipal Codes; Planning Department; and Amador County General Plan Draft EIR (October, 2014).

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<b>5. CULTURAL RESOURCES – Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Historic Resources:** A review of Exhibit 4.5-1, Known Cultural Resources, of the Amador County General Plan Draft EIR (October, 2014) indicates no occurrence of historic resources on the project site. It is anticipated implementation of the project would not affect historic resources. However, implementation of Mitigation Measure 5.1, outlined below, would reduce any potential impacts to unknown resources to less than significant. Therefore, the impact is less than significant with mitigation incorporated.

**Archaeological Resources:** A review of Exhibit 4.5-1, Known Cultural Resources, of the Amador County General Plan Draft EIR (October, 2014) indicates no occurrence of archaeological resources on the project site. It is anticipated implementation of the project would not affect archeological resources. However, implementation of Mitigation Measure 5.1, outlined below, would reduce any potential impacts to unknown resources to less than significant. Therefore, the impact is less than significant with mitigation incorporated.

**Paleontological Resources and Geological Features:** There are no known unique paleontological or geological resources associated with this project site. It is anticipated implementation of the project would not affect paleontological or geological resources. However, implementation of Mitigation Measure 5.1 will reduce any potential impacts to unknown resources to less than significant. Therefore, the impact is less than significant with mitigation incorporated.

**Human Remains:** This site is not a known burial site or formal cemetery. In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code §7050.5 dictates all work shall stop in the vicinity of the find and the Amador County Coroner shall be contacted immediately. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission who shall notify, pursuant to PRC § 5097.98, the person believed to be the most likely descendant. The most likely descendant shall work with the contractor to develop a program for re-internment of the human remains and any associated artifacts. Additional work shall not take place within the immediate vicinity of the find until the identified appropriate actions have been implemented. Per Mitigation Measure 5.1, the impact is reduced to a less than significant level.

**Mitigation: MM 5.1** - Prior to issuance of a demolition or building permit, the applicant shall provide a statement, for the review and approval of the Planning Department, that if historic, archaeological, and/or paleontological resources are encountered during site grading or other site work, all such work shall be halted immediately within the area of discovery and the developer shall immediately notify the Planning Department of the discovery. In such case, the developer shall, at their expense, retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist shall be required to submit to the Planning Department for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding steps have been taken.

**Source:** Planning Department; Amador County General Plan Draft EIR (October, 2014).

<b>6. GEOLOGY AND SOILS – Would the project:</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Risk of Loss Injury or Death due to Geologic Hazards:** Pursuant to Division 2, Chapter 7.5, Section 2622 of the Public Resources Code (Alquist-Priolo Earthquake Fault Zoning Act), the State Geologist has determined there are no sufficiently active, or well defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Additionally, Section 4.6 (Geology, Soils, Mineral Resources, and Paleontological Resources) of the Amador County General Plan Draft EIR (October, 2014) does not include the project site as an area with historic problems for landslides or mudslides. The impact is considered less than significant.

**Soil Erosion and Loss of Topsoil:** The soil in this location is identified as SgC (Sierra coarse sandy loam, 9-16% slopes), which is defined as well-drained, with medium to very rapid runoff and moderate to very severe erosion hazard (Soil Survey, Amador County, 1993). Any grading activity moving more than 50 CY of soil will require a grading permit. Grading Permits are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40), and conditions/requirements are applied to minimize potential erosion. The issuance of a grading permit, along with implementation of Erosion Control requirements, will minimize potential erosion resulting to a less than significant impact.

**Potential Subsidence or Liquefaction:** As indicated above, the State Geologist has determined there are no sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. Additionally, Exhibit 11 of the Safety and Seismic Safety Element (1979) rates the project area as being outside of the "Known and Potential Subsidence Areas." Therefore, the impact is less than significant.

**Expansive Soils:** The project is located in an area with a rating of "moderate" on the Expansive Soils Map of the Amador County General Plan, Safety Seismic Safety Element (Exhibit 8). Therefore, the impact is less than significant.

**Soils Capable of Sewage Disposal:** The existing wastewater treatment system may not provide sufficient capacity to support the proposed use. The impact is less than significant with the implementation of mitigation measures 6.1 and 6.2:

**Mitigation:**

**Mitigation Measure 6.1 - Prior to activation of the Use Permit the applicant shall submit to the Amador County Environmental Health department for review and approval a signed and stamped written statement by a qualified and knowledgeable consultant, such as a registered professional engineer, certified engineering geologist, or registered environmental health specialist, certifying that the on-site sewage system(s) intended to serve all proposed uses have been evaluated and may reasonably be expected to function in a sanitary manner with the intended uses. The certification shall include all projected wastewater flows generated by each source (with the exception of winery process wastewater) and design capacity of each wastewater system serving these uses. Any wastewater system construction, alteration or expansion required to achieve such certification must be done under permit and inspection by the Environmental Health Department.**

**Mitigation Measure 6.2 - Provide documentation that facilities available to wedding attendees equal or exceed the Minimum Plumbing Facilities outlined in table 422.1 of the**

State Plumbing Code for public use at assembly places. Existing facilities may be supplemented by chemical toilets supplied by an approved vendor. Sanitary operation of all wastewater facilities shall be required for the life of the Use Permit.

Sources: Amador County General Plan, Safety and Seismic Safety Element (1979); Soil Survey- Amador County; Planning Department; Environmental Health Department; National Cooperative Soil Survey; Amador County General Plan Draft EIR (October, 2014), California Geologic Survey: Alquist-Priolo Earthquake Fault Zones Maps.

7. GREENHOUSE GAS EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

Greenhouse gas emissions include carbon dioxide, methane, and nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride. The most common form of greenhouse gas emissions from a project such as this would be from CO2 emissions from vehicles traveling to and from the site, and limited emissions from equipment on site during development and construction. The project has the potential to increase vehicle trips associated with a five-room bed and breakfast inn and caretaker's residence. This impact is not expected to contribute significantly to greenhouse gas levels within Amador County. The impact is less than significant.

**Plans and Policies for Greenhouse Gas Emissions:** Amador County does not currently have any adopted thresholds of significance, plans, or policies regarding greenhouse gases. New structures that may be built in the future will be required to meet CCR Title 24, Part 6, Building Energy Efficiency Standards, and would therefore be consistent with the Assembly Bill 32 Scoping Plan. Based on these facts, there will be a less than significant impact resulting from this project, to any plans and/or policies regulating Greenhouse Gas Emissions.

**Mitigation: None required.**

Sources: Amador County General Plan Draft EIR (October, 2014).

8. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Hazardous Materials Transport and Handling:** The project will congregate significant numbers of the public on agricultural land. It is not uncommon for agricultural businesses to handle substantial quantities of hazardous materials including fuels, lubricants, pesticides and fertilizers. There is some potential for exposure of the public to hazards related to these materials. The impact is less than significant with Mitigation Measure 8.1, below.

**Hazardous Materials Upset and Release:** The project does not significantly increase the risk of accident or upset conditions resulting in the release of hazardous materials into the environment. The impact is less than significant.

**Hazardous Emissions and Acutely Hazardous Materials Near Schools:** The project is not likely to emit hazardous emissions or handle hazardous, acutely hazardous materials, substances or wastes nor is the project located within one quarter mile of an existing or proposed school. There is no impact.

**Hazardous Materials Sites:** The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There is no impact.

**Hazards and Airports (Public and Private):** The project is located approximately 9.9 miles north of Westover Field. According to the Airport Land Use Plan for Westover Field the project site is not located within the area of influence for the airport. Therefore, there will be no safety hazard from Westover Field for people residing within the project. A review of county records show that the project is located 11.4 miles northeast of Eagle's Nest, a personal use private airstrip operating near the western boundary of Amador County. There is no impact.

**Emergency Response Plan and Emergency Evacuation Plan:** Amador County does not have an adopted emergency response plan or emergency evacuation plan; therefore, there is no impact.

**Wildland Fire Hazards:** According to the California Department of Forestry and Fire Protection the project is located in the State Responsibility Area for wildland fire protection and is within the Moderate Severity Zone. Any future construction is required to comply with the Wildland-Urban Interface Building Codes (adopted by reference by Amador County in Chapter 15.04 of County Codes). Therefore, the impact is less than significant.

**Mitigation:**

**Mitigation Measure 8.1 - Prior to activation of each phase of the use permit the permittee shall provide documentation to the Amador County Environmental Health Department that the site is in full compliance with the requirements of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is triggered, the emergency response portion shall include a plan for the evacuation of attendees in the event of a hazardous materials incident. The permittee shall substantially comply with all requirements of the Unified Program throughout the life of the Use Permit.**

**Source: Environmental Health Department; Planning Department; Department of Transportation and Public Works; and Cal Fire.**

9. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Water Quality Standards and Waste Discharge Requirements:** The project will not be subject to waste discharge requirements and is unlikely to significantly contribute to a violation of water quality standards. The impact is less than significant.

**Groundwater Supplies:** The project is unlikely to significantly impact groundwater supplies via extraction or the creation of extensive hard surfaces which pose a barrier to recharge. The impact is less than significant.

**Erosion/Siltation:** The project will not alter the course of surface water drainage patterns of the area, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site. The impact is less than significant.

**Flooding:** The onsite drainage patterns and impervious surface area will not be altered such that the volume or velocity of surface water runoff results in flooding on-or off-site. The impact is less than significant.

**Storm water system capacity/Polluted runoff:** The existing stormwater system consists of natural overland flow and no planned stormwater drainage systems are proposed for the site. The project area consists of residential and cultivated land use and the project residences at the current zoning and general plan densities will not provide substantial additional sources of polluted runoff. The impact is less than significant.



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**Water quality:** The project will not have an impact on the quality of surface water or ground water supplies or resources, as indicated above.

**Flood Hazard:** The project site is located in Zone X, an area outside of the 500 year flood plain as identified in the FEMA Flood Insurance Rate Map dated May 20, 2010. There is no impact.

**Dam/Levee Failure:** There is no know dam or levee that could affect the project site; there will be no impact.

**Seiche/tsunami/mudflow:** The project site would not be affected by seiche, tsunami, or mudflow; therefore, there is no impact.

**Mitigation:** None required.

**Source:** Amador County Department of Transportation and Public Works; Environmental Health Department; and Planning Department.

10. LAND USE AND PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Divide an Established Community:** The project site is in an area designated in the General Plan (A-I, Agricultural-Intensive) for parcels 20 acres or larger, and is surrounded by parcels ranging in size from 10 to 40 acres with various residential, agricultural, and open space uses. All construction is proposed to be within the applicable building setbacks for the area and will not encroach into or disrupt any established roadways, walkways, trails, streams, or drainage areas, and will not cause a physical division of an established community. There is no impact.

**General Plan and Zoning Consistency:** The General Plan designation for the area is A-I (Agricultural-Intensive), and is zoned "A," Agricultural. These land use classifications permit bed and breakfast inns (up to 5 guest rooms) with commercial weddings as conditional uses following an analysis of the impacts of the project on the environment. The number of proposed guest rooms (5) is consistent with the General Plan and Zoning Ordinance. The potential use of the bed and breakfast for weddings is subject to environmental review and mitigation measures as required by Chapters 5, 6, 8, 12, 14, and 16 of this study. The impact is less than significant with mitigation.

**Habitat Conservation Plan or Natural Community Conservation Plan:** Amador County does not have an adopted habitat conservation plan or natural community conservation plan; therefore, there is no impact.

**Mitigation: None required.**

**Source: Amador County Code, Title 19 (Zoning); Amador County General Plan; Planning Department, Environmental Health Department.**

11. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Loss of Availability of Mineral Resources and Mineral Resource Recovery Sites:** Review of the State Geologist Mineral Land Classification Map (Fiddletown quadrangle), indicates this project area is not located within a known or identified mineral resource zone. It can be reasonably concluded that current and proposed on-site and surrounding land uses (primarily residential and agricultural) will not result in any additional impacts to mineral resources. There is no impact.

**Mitigation: None required.**

**Source: Amador County General Plan, Land Use Element; State Department of Mines & Geology, Mineral Resource Zone Maps.**

12. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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existing without the project?				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Noise Levels in Excess of Standards:** The project’s construction of two residences, one designed as a five-bedroom bed and breakfast, are anticipated densities and uses in the effective zoning and general plan designations and will not result in the exposure of persons to or generation of noise levels in excess of standards established in the County’s general plan. There impact is less than significant.

**Groundborne vibrations and noise levels:** The project will not increase groundborne vibrations or noise levels; therefore, there is no impact.

**Substantial Permanent Increase in Noise Levels:** The project densities and uses are consistent with the applicable zoning and general plan designations. The use of the property as a bed and breakfast inn will likely generate additional noise from increased automobile traffic, as well as the potential for amplified music from commercial weddings. For this reason, mitigation measure 12.1 is required of the project.

**Substantial Temporary or Periodic Increase in Ambient Noise Levels:** There is the potential during construction of the project, including demolition of an existing dwelling, for noise levels to increase temporarily or periodically. However, this increase is anticipated and considered to be a less than significant impact.

**Noise Levels and Public and Private Airports/Airstrips:** The project is located approximately 5.7 miles northwest of Westover Field. According to the Airport Land Use Plan for Westover Field, the project site is not located within the area of influence for the airport. The project is located 6.2 miles from Eagle’s Nest, a personal use private airstrip operating on the western boundary of Amador County. Therefore, there is little to no risk of exposure to noise from Westover Field or a private airstrip. There is no impact.

**Mitigation:**

**Mitigation Measure 12.1 – Outdoor use of amplified music shall cease at 9:00 p.m. Sunday through Thursday, and 10:00 p.m. Friday and Saturday.**

**Source: Planning Department; Amador County General Plan.**

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<b>13. POPULATION AND HOUSING – Would the project:</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Induce Substantial Population Growth:** The two proposed dwellings are consistent with the general plan density for the site, and there is no need for an expansion of infrastructure that could induce significant population growth. For these reasons, the impact is considered less than significant.

**Displace Existing Housing or People:** The project will not result in the displacement of existing housing or people; therefore, there is no impact.

**Mitigation:** None required.

**Source:** Amador County General Plan; Planning Department.

<b>14. PUBLIC SERVICES – Would the project:</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 rations, response times or other performance objectives for any of the public services:				
• Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Fire Protection:** The Amador Fire Protection District has reviewed this project and has determined that no new or altered fire facilities are required. In addition, in order to mitigate the impact on fire protection services to a less than significant level, mitigation measures 14.1 through 14.8 are recommended:

**Police Protection:** The project does not propose an increase population density of the area. The existing dwelling on the site will be replaced with another single-family dwelling and the bed and breakfast inn will serve a transient population. Additionally, the County Facility Fee is collected at the time any single family dwelling is constructed to help offset the impacts new single family dwellings have on police facilities. Therefore, the impact is less than significant.

**Schools:** Implementation of the project will not cause an significant increase in the number of students attending a school within the Amador County Unified School District. Impacts on schools are mitigated by the payment of mandatory school impact fees at the time a single family dwelling is constructed. Therefore, the impact is less than significant.

**Parks:** No new or improved parks are required as a result of this project. Impacts to recreational facilities are mitigated by the payment of the County's Recreation Impact Fee collected at the time any single family dwelling is constructed. The impact is anticipated to be less than significant.

**Other Public Facilities:** The project is consistent with the general plan and the project is not anticipated to have a significant impact on public facilities. Impact fees in addition to those outlined above may apply at the time of construction. The impact is considered to be less than significant.

**Mitigation:**

**Mitigation Measure 14.1:** Annexation into the County's Community Facilities District #2006-1, pursuant to County Code Chapter 17.14.

**Mitigation Measure 14.2:** Fire apparatus access shall be 20 feet in width to within 150 feet of all structures, event locations, and parking. *Section 503.1.1 California Fire Code*

**Mitigation Measure 14.3:** If gates are across fire apparatus access they shall be two feet wider than the access and a minimum of 30 feet back from intersecting roadway. *Title 14 section 1273.11*

**Mitigation Measure 14.4:** If gates are across fire apparatus access provide Knox® access control. Order forms are available at the AFD office. *Section 503.6 California Fire Code*

**Mitigation Measure 14.5:** Provide emergency fire water storage in an amount equal to the minimum amount calculated in accordance with *NFPA Standard 1142* maintained in an approved water storage supply. *Section 507.2.2 California Fire Code*

**Mitigation Measure 14.6:** Provide a six (6") inch fire water hydrant supplied from the storage supply above with female swivel National Standard Fire Thread and cap at a location a minimum of 50 feet from and within ¼ mile of any building, facility, or event area to be protected. A turnout shall be provided at the hydrant location so as to not obstruct other traffic with a parked fire engine. *Section 507 California fire Code and NFPA standards 22 and 24*

**Mitigation Measure 14.7:** Parking shall be on a non-combustible surface. *Section 3.14 Title 19 CCR*

**Mitigation Measure 14.8:** Tents and canopies shall be used only in accordance with *Chapter 31 California Fire Code*.

**Source:** Amador County Code; Planning Department, Amador Fire Protection District.

<b>15. RECREATION – Would the project:</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Increased Use of Parks & Construction or Expansion of Recreation Facilities:** The project is consistent with the general plan and is not anticipated to have a significant impact on recreation facilities. No new or improved parks are planned or required as a result of this project. The impact is anticipated to be less than significant.

**Mitigation:** None required.

**Source:** Amador County Planning Department, Amador County General Plan.

<b>16. TRANSPORTATION / TRAFFIC – Would the project:</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Measurement of Circulation System effectiveness:** The effectiveness of the County circulation element is measured by a project's impact to the Level Of Service (LOS) criteria adopted for roadways within Amador County. The project's impacts to LOS are discussed under section b). There is no impact.

**Level of Service Standards:** The LOS Standard criteria as established in the Circulation Element is the established congestion management program in effect for the County of Amador. While creation of one additional parcel allowed by current zoning would add potentially up to 20 Average Daily Trips to Willow Creek Road, Level Of Service would not fall below a LOS of C as a result, triggering the Significance Criteria requiring a traffic Impact Study. There is a less than significant impact.

**Change in Air Traffic Patterns:** There are no nearby airports or established air traffic patterns. There is no impact.

**Hazards due to Design Features / Incompatible Uses:** The project proposes to utilize an existing encroachment onto Willow Creek Road to access the Project. There is adequate site distance, but the encroachment will have to be improved to a Standard Road Connection. The impact is Less Than Significant With Mitigation Incorporated.

**Emergency Access:** The access to the project from the adjacent publicly maintained road (Shenandoah Road) shall conform to County Code Chapter 15.30. The impact is less than significant impact with mitigation incorporated.

**Public Transit, Bicycle, Pedestrian Facilities:** Due to the limited nature of this project, the project does not conflict with the adopted policies and programs for public transit, bicycle, or pedestrian facilities. There is no impact.

**Mitigation:**

**DRAINAGE**

**Mitigation Measure 16.1** - Construction activities involving grading and excavation shall be conducted between April 1 and November 1 when major storms are not likely to occur, unless grading for emergency construction is authorized by the Department of Transportation and Public Works.

**Mitigation Measure 16.2** - As part of the Erosion Control Plan required to be submitted with any grading permit application, submit to the Building Department and the Department of Transportation and Public Works an updated drainage study, or equivalent, prepared by a Registered Civil Engineer.

**Mitigation Measure 16.3** - Design of the drainage plan shall be in conformance with criteria as designated in County Code Chapter 17.90, including rights-of-way, channels, swales and appurtenances as needed to provide adequate positive storm drainage facilities.

**Mitigation Measure 16.4** - No drainage work shall be done without a minimum 48-hour notice to the Public Works Inspector.

**ENCROACHMENTS**

**Mitigation Measure 16.5** - Prior to issuance of a Building Permit, the permittee shall obtain an encroachment permit from the Department of Transportation and Public Works prior to the construction of a commercial driveway encroachment to Dickson Road including any required appurtenances.

**Mitigation Measure 16.6** - Prior to obtaining a Certificate of Occupancy, the commercial driveway encroachment to Dickson Road shall conform to Public Works Standard PW-6A for a Standard Commercial Driveway Approach to Local Road.

**Mitigation Measure 16.7** - Prior to issuance of a Building Permit, the permittee shall obtain an encroachment permit from the Department of Transportation and Public Works prior to the construction of a commercial driveway encroachment to Dickson Road including any required appurtenances.

**Mitigation Measure 16.8** - Prior to obtaining a Certificate of Occupancy, the commercial driveway encroachment to Dickson Way shall conform to Public Works Standard PW-6A for a Standard Commercial Driveway Approach to Local Road.

**PUBLIC ROAD IMPROVEMENTS**

**Mitigation Measure 16.9** - Prior to issuance of the Use Permit, Dickson Road and Dickson Way from the intersection Shenandoah Road to the last proposed driveway shall conform to the requirements in County Code Chapter 15.30. In particular, the permittee shall construct all-weather shoulder and other road improvements to achieve two nine-foot lanes required for opposing vehicles to pass safely. Improvements shall be centered on the existing road and constructed neatly along even lines and grades. The all-weather shoulder shall be Hot Mix



Asphalt or compacted Class II Aggregate Base conforming to County Code Chapter 17.90 and Caltrans Specifications.

**Mitigation Measure 16.10** - Submit street and drainage improvement plans prepared by a Registered Civil Engineer for improvements to Dickson Road and Dickson Way in accordance with County Code Chapter(s) 15.30, 12.08 and/or 17.90.

**Mitigation Measure 16.11** - To ensure performance of the Permittee's obligation to construct the required public road improvements, the Permittee shall provide the County a good and sufficient security (Performance Security), as defined and provided for in Government Code Sections 66499, *et seq*, in an amount equal to one-hundred percent (100%) of the total estimated cost of the public road improvements. The total estimated cost shall include a ten percent (10%) contingency. The total estimated cost of the public road improvements shall be determined in writing by a Registered Civil Engineer or Licensed General Contractor and is subject to the approval of the County Director of Transportation and Public Works.

**Mitigation Measure 16.12** - Obtain permits from the County and other jurisdictions as required by the County Director of Transportation and Public Works for the construction of road improvements including any required appurtenances. Permittee must provide County with Certificate of Workmen's Compensation Insurance.

**Mitigation Measure 16.13** - Prior to issuance of a building permit, the permittee shall provide a SUPPLEMENTAL Recorded Roadway Maintenance Agreement for Shenandoah Valley Knolls Subdivision providing that the permittee, and their successors, is solely responsible for the costs for road maintenance of the improvements required by the Use Permit for Dickson Road and Dickson Way. The permittee shall include a clause to warrant and agree to remedy at its sole expense any defect in the specific improvements required by the Use Permit arising from faulty or defective material or workmanship for a period of one (1) year after issuance of the Use Permit.

**PUBLIC WORKS FEES**

**Mitigation Measure 16.14** - The permittee shall pay the actual costs of Plan Checking, Inspection, and Testing as provided in County Code Chapter 17.40 prior to issuance of the Use Permit. Five (5%) of a Registered Civil Engineer's Estimate of the Improvement Costs shall be deposited with the Department of Transportation and Public Works (2 1/2 % at the time of submission and 2 1/2 % prior to inspection and testing).

**PUBLIC ROAD IMPACT FEE**

**Mitigation Measure 16.15** - Prior to issuance of a Building Permit, the developer shall pay the Regional Traffic Mitigation Fee and Local Traffic Impact Fee in accordance with Section 7.80 of the County Code at the rate(s) in effect at the time of payment.

**Source: Amador County Transportation & Public Works Department.**

17. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Board?				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Exceed Wastewater Treatment Requirements:** The project will not be served by a wastewater system subject to waste discharge requirements issued by the Regional Water Quality Control Board. There is no impact.

**Construction of New Water or Wastewater Treatment Facilities:** The project will require permitting as a Cal Code water system to assure safety of water provided to the public. The water system may require some additional improvements however the scope of construction is minimal from the standpoint of potential environmental impacts. An on-site sewage system will also be required but will be somewhat limited in scope. Due to the scope of these construction projects, the impact is less than significant.

**Stormwater Drainage Facilities Impacts:** Construction of the project is not anticipated to create a significant amount of storm water runoff adversely impacting drainage systems. The existing stormwater system consists of natural overland flow and no planned stormwater drainage systems are proposed for the site. The project area consists of residential and agricultural land use. There is no impact.

**Sufficient Water Supplies Available:** The project is not located in an area of the County recognized as challenging in terms of groundwater yield. The most significant use of groundwater at this location will be for irrigation – an existing use by right. By comparison, the project is unlikely to demand unusually high amounts of water. The impact is less than significant.

**Wastewater Treatment Provider Capacity:** The project will not be served by a wastewater treatment provider. There is no impact.

**Solid Waste Disposal:** The proposed project needs will be met under currently provided services, there will be no impact.

**Compliance with Solid Waste Statutes and Regulations:** The project is unlikely to generate problematic volumes or types of solid waste. The impact is less than significant.

**Mitigation: None required.**

**Source: Amador County Environmental Health Department, Planning Department, and Public Works Department.**

<b>18. MANDATORY FINDINGS OF SIGNIFICANCE</b>	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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, 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively are 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

**Discussion/Conclusion/Mitigation:**

**POTENTIAL DEGRADATION OF THE QUALITY OF THE ENVIRONMENT:**

Based on the analysis contained in this Initial Study, impacts to Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Recreation, and Utilities and Service Systems would result in a less than significant impact on the environment.

Impacts to Cultural Resources would be significant unless mitigated. Therefore, Mitigation Measure 5.1 is required of the project.

Impacts to Geology & Soils would be significant unless mitigated. Therefore, Mitigation Measures 6.1 and 6.2 are required of the project.

Impacts to Hazards and Hazardous Materials would be significant unless mitigated. Therefore, Mitigation Measure 8.1 is required of the project.

Impacts to Noises would be significant unless mitigated. Therefore, Mitigation Measure 12.1 is required of the project.

Impacts to Public Services would be significant unless mitigated. Therefore, Mitigation Measures 14.1 through 14.8 are required of the project.

Impacts to Transportation & Traffic would be significant unless mitigated. Therefore, Mitigation Measures 16.1 through 16.15 are required of the project.

The implementation of the Mitigation Measures identified above would result in less than significant impacts to Cultural Resources, Geology & Soils, Hazards & Hazardous Materials, Noise, Public Services, and Transportation & Traffic. Therefore, the project will not degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities would be impacted. All environmental topics are either considered to have "No Impact," "Less Than Significant Impact," or "Less than Significant Impacts With Mitigation Incorporated."

#### **CUMULATIVELY CONSIDERABLE IMPACTS:**

Based on the analysis in this Initial Study Checklist, the project is consistent with the County's General Plan land use projections. The land use and density has been considered in the overall County growth. The analysis demonstrated that the project is in compliance with all applicable state and local regulations. In addition, the project would not produce impacts that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because potential adverse environmental impacts were determined to be less than significant with the implementation of mitigation measures identified in the checklist.

#### **SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS:**

As discussed in Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 of this Initial Study Checklist, the project would not expose persons to substantial adverse impacts related to aesthetics, agricultural and forest resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards or hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, or public utilities and services. The effects to these environmental issues were identified to have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated. Therefore, the project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

**SOURCE:** Sections 1 through 17 of this Initial Study.

## REFERENCES

California Air Resources Board; Amador County Air District Rules and Regulations; California Department of Conservation; California Geologic Survey; Alquist-Priolo Earthquake Fault Zones; California Department of Conservation, Division of Farmland Mapping and Monitoring; State Department of Mines & Geology; Amador County General Plan; Amador County General Plan Update Biological and Cultural Working Papers; Amador County GIS; Amador County Zoning Map; Amador County Multi-Hazard Mitigation Plan; Amador County Municipal Codes; Amador County Soil Survey; National Cooperative Soil Survey; Amador County General Plan Draft EIR (October, 2014); and Commenting Department and Agencies. All documents cited herein are available in the public domain, and are hereby incorporated by reference.

**NOTE:** Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. Appl. 4<sup>th</sup> 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4<sup>th</sup> at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4<sup>th</sup> 656.

### 19.48.140 Bed and breakfast inns.

A. The following regulations shall be applied as minimum conditions of approval in all cases where a use permit has been issued for a bed and breakfast inn:

1. Only short-term lodging shall be provided.
2. Only breakfast shall be served and service shall be restricted to guests only, not the general public.
3. Adequate parking shall be provided: A minimum of one off-street parking space per guest room plus one space for the owner or manager.
4. Owner or manager shall be required to occupy the property.
5. Bed and breakfast inns shall be required to comply with the Amador County building code and health department requirements.
6. The bed and breakfast inn shall be restricted to one advertising structure (i.e., sign) which may be either freestanding or affixed to the main building.

On parcels of five acres or more said sign shall not have an advertising surface of one side greater than sixteen square feet. On parcels less than five acres said sign advertising surfaces may, on each side, be illuminated by a single, nonflashing light source not exceeding the equivalent of one-hundred-fifty-watt light bulb aimed directly at the sign and shielded from neighboring properties. On parcels of five acres or more permitted illumination shall be of a nonflashing type, but, without restriction as to wattage unless found to be necessary.

7. Bed and breakfast inns may be approved in an existing dwelling in the following zone districts: R-1, R-2, R-3, RE, A, AG, C-1, C-2, X, R1-A and PD. Due to the fact that an existing residential dwelling in an agricultural, industrial or commercial area may be approved for conversion to a bed and breakfast inn there is a potential for a future conflict in land use. In order that future owners or patrons of bed and breakfast inns in these instances will not eventually attempt to curtail what they believe to be incompatible adjacent land uses, a notice shall be prominently placed on the issued use permit which warns the permittee that the permit was approved with full knowledge of said agricultural, industrial or commercial uses on adjacent or nearby properties.

The following regulations shall be additionally applied as minimum conditions of approval in all cases where the bed and breakfast inn will be permitted to hold commercial weddings:

8. The use permit shall contain a maximum number of allowed persons per event.
9. A minimum of one on-site parking space per two function guests shall be provided. Said parking area must be maintained in a dust-free manner.
10. The inn shall secure written verification from the Amador County Health Department that the sewage disposal facilities are sufficient to serve the maximum allowed number of function guests.
11. On-site food preparation must be in conformance with applicable state and local health codes.

B. Other use permit conditions may be applied to a bed and breakfast operation as conditions of approval, including, but not limited to, days and hours of operation, number of events per year, serving of alcohol and/or food, and playing of music. (Ord. 1256 §8, 1991).

## Chapter 19.56 USE PERMITS

### Sections:

- 19.56.010 When issued.
- 19.56.020 Application.
- 19.56.030 Public hearings.
- 19.56.040 Action by planning commission.
- 19.56.045 Effect of condition requiring zoning or general plan change.
- 19.56.050 Appeal.
- 19.56.060 Revocation.
- 19.56.065 Amendment.

### **19.56.010 When issued.**

Use permits, revocable, conditional, or valid for a term period may be issued for any of the uses or purposes for which such permits are required or permitted by the terms of this title. (Ord. 351 §14(part), 1962).

### **19.56.020 Application.**

Application for use permit shall be made to the planning commission in writing on a form prescribed by the commission and shall be accompanied by plans and elevations necessary to show the detail of the proposed use or building. Such application shall be accompanied by the required fee, no part of which shall be returnable to the applicant. (Ord. 898 §5, 1982).

### **19.56.030 Public hearings.**

The planning commission may hold a public hearing on any application for a use permit. The planning commission shall give notice thereof as required by California Government Code Section 65090 et seq., as may be amended or renumbered. (Ord. 1701 §3, 2010; Ord. 351 §14.2, 1962).

### **19.56.040 Action by planning commission.**

In order to grant any use permit, the findings of the planning commission shall be that the establishment, maintenance or operation of the use or building applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; provided, that if any proposed building or use is necessary for the public health, safety and general welfare, the finding shall be to that effect. The planning commission may designate such conditions in connection with the use permit as it deems necessary to secure the purposes of this title, and may require such guarantees and evidences that such conditions are being or will be complied with.

If the planning commission finds that the carrying out of the proposed use may cause injury or damage beyond normal wear and tear to any county road, or may impair the public's use thereof, or may endanger persons or property on or adjacent to any county road, the planning commission shall require as a condition to the issuance of any use permit that the applicant and the board of supervisors enter into an agreement which may reasonably restrict the use of said roads by the applicant in carrying out the proposed use to the extent necessary to protect said roads, persons, and property. Said agreement may require the applicant to pay for such injury or damage proximately caused by the carrying out of the permitted use and for any special maintenance of or improvements to said roads made necessary by the carrying out of the permitted use. No use permit which requires the formation of an agreement with said board of supervisors as described in this section shall be effective until said agreement has been finalized. (Ord. 537 §1, 1975; Ord. 351 §14.3, 1962).

### **19.56.045 Effect of condition requiring zoning or general plan change.**

Whenever a use permit is approved by the planning commission with a condition that a change in the parcel's zoning and/or general plan designation be approved or reviewed by the board of supervisors before the use permit becomes effective, the hearing by said board on the required zoning and/or general plan change shall be deemed to be a de novo appeal from the planning commission's granting of the use permit, so that at said hearing said board may add, delete or modify conditions of the use permit or deny said use permit in its entirety. (Ord. 1136 §1, 1987).

#### **19.56.050 Appeal.**

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- A. An interested person is any individual, public entity, public agency, corporation, or association who has, or any of whose constituents, shareholders or members has, a substantial interest which is or may be adversely affected by the action of the planning commission. The head of any county department whose department's (written and filed) policy, program, goal or position is not implemented by the planning commission's action, and any member of the board of supervisors acting in the public interest, is an interested person for the purpose set forth in this section.
- B. Any interested person not satisfied with the action of the planning commission may within ten days of said action appeal in writing to the board of supervisors. Such request shall be filed with the clerk of the board. Each person so appealing shall pay the required fee to said clerk.
- C. The board shall thereupon set a date for the public hearing on the appeal and shall decide the matter as provided herein within forty-five days from the date of the filing of the appeal. If the board fails to decide the matter within said time, the decision of the planning commission shall thereupon be deemed final.
- D. If more than one appeal has been filed, the board shall consolidate the public hearing on such appeals. The clerk of the board shall give written notice of the public hearing to all persons appealing the same matter, to all other persons who have filed with the clerk of the board a request for special notice of any such hearing, and to all other persons entitled by law to notice, and, in addition, said clerk shall also publish and post general notice as provided in Section 19.56.030.
- E. After the hearing, which shall be de novo, the board shall grant, deny, or grant with such conditions as it deems just and appropriate, the use permit as requested from the planning commission by the applicant.
- F. No use permit granted by the planning commission shall be effective until the time allowed to file an appeal from the granting thereof has passed. The timely filing of an appeal shall automatically stay the effectiveness of the use permit until such time as the matter is decided by action of the board or by the expiration of the time within which the board must act. (Ord. 1189 §2, 1988).

#### **19.56.060 Revocation.**

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- A. In any case where the permittee has not substantially complied with the conditions of a use permit, the land use agency shall give writ ten notice by first-class mail to the permittee of the alleged noncompliance, which notice shall state with specificity the respects in which the permittee is not in compliance, and shall give the permittee thirty days from the date of mailing said notice in which to comply with use permit conditions. If the permittee is not in compliance with the use permit conditions at the end of the thirty-day period, then grounds shall exist for the land use agency to commence use permit revocation proceedings pursuant to subsection C of this section.
- B. If the use permit approval contains conditions precedent to issuance of the permit, which conditions have not been satisfied within two years after the date of approval of the use permit, the permittee shall submit to the land use agency, on or before the two-year anniversary date of approval of the use permit, a written report explaining why the conditions precedent have not been satisfied, including any supporting photographs and/or documentation, which report shall show the progress made by the permittee toward satisfaction of the conditions precedent to issuance of the use permit, and an estimate of time necessary to comply with such conditions and obtain issuance of the use permit. Failure to timely submit such report to the land use agency, or failure to demonstrate satisfactory progress toward compliance with conditions precedent to issuance of a use permit, shall constitute grounds for the land use agency to commence use permit revocation proceedings pursuant to



C. The procedure for revocation of use permits shall be as follows: upon a determination by the land use agency that grounds exist for revocation of a use permit, pursuant to either subsection A or B of this section, said agency shall send written notice by certified mail, return receipt requested, to the permittee at the last known address given by the permittee to the land use agency. Such notice shall specify the grounds upon which revocation of the use permit is sought, and shall state the date and time (not less than thirty days later than the date the notice was mailed) that the matter of the proposed revocation of the use permit shall be heard by the planning commission. At the conclusion of such hearing, the planning commission may or may not revoke the use permit. The determination of the planning commission to revoke or not revoke the use permit shall be subject to appeal by any interested party in the manner specified in Section 19.64.040 of this title. (Ord. 1384 §3, 1995).

**19.56.065Amendment.**

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In addition to those instances in which a use permit is required elsewhere in this code, a use permit shall be required for:

- A. Any substantial amendment to a prior approved use permit, including but not limited to a requested change in conditions;
- B. Any addition to or expansion of a use operating pursuant to a prior approved use permit;
- C. Any addition to or expansion of a use requiring but not operating pursuant to a use permit because said use predates the zoning requiring a use permit. (Ord. 1136 §2, 1987).



Planning Department &lt;planning@amadorgov.org&gt;

---

**FW: A great opportunity**

1 message

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**Jay Wilderotter** <jay@wilderottervineyard.com>

Wed, Jan 7, 2015 at 6:14 AM

To: "planning@amadorgov.org" &lt;planning@amadorgov.org&gt;

Cc: "Colleen Bastkowski (colleenb88@hotmail.com)" &lt;colleenb88@hotmail.com&gt;

Chuck,

This is a copy of the email Andy wrote on my behalf.

Jay Wilderotter

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**From:** Andrew Friedlander [mailto:andy@andiswines.com]**Sent:** Sunday, November 23, 2014 1:52 PM**To:** Jay Wilderotter**Cc:** Andrew Friedlander**Subject:** A great opportunity

Jay, I am planning to send this to the board of supervisors on Tuesday. Plz make any corrections/ changes you think would make this better/ stronger?.... andy

Aloha, I am writing in behalf on a wonderful project soon to be presented the the board of supervisors. The project to be developed by the Wilderotter's is exciting and desperately needed. I have known Jay Wilderotter since I arrived in Amador in 2008.

Certainly Jay is one of the many very classy individuals doing business in Shenandoah Valley. He keeps his agreements when dealing with him.

The Wilderotter's of Wilderotter Vineyard on Shenandoah School Road have purchased two 20-acre parcels located at 10508 Dickson Road & 10660 Dickson Road.

In 2015, they want to start construction on the Grand Reserve Inn on one of those parcels, an elegant 13,000 square foot Bed & Breakfast inn with five 1,000 square foot luxury guest suites, a 1,600 square foot manager's residence, as well as a pool, bocci & shuffleboard courts.

As you know, there are limited lodging options in our area today. None are of the luxury of this project. The Grand Reserve Inn will be designed to attract the affluent traveler looking for upscale lodging in Shenandoah Valley, and Plymouth. Our merchants will benefit as these guests stay longer to shop, dine, wine taste, and support local businesses.

This project will also increase the tax base in Amador county while also creating many more jobs.

The Wilderotter's have been living in Plymouth for 26 years and Jay has built a successful wine business. They are committed to enhancing the community while preserving the natural beauty of this land. Most importantly, they will continue to respect the privacy of our neighbors.

Our family supports this project as it will benefit all of Amador in so many ways.

Mahalo, andy friedlander  
Andis Wines LLC

Sent from my iPad

January 5, 2015

RECEIVED  
Amador County

JAN - 6 2015

PLANNING DEPARTMENT

Amador County Community Development Agency  
Planning Department  
Atten: Planning Commission

Re: Jay Wilderotter Use Permit  
10508 Dickson Road, Plymouth

Dear Commissioners:

We are writing this letter of comment in response to the Notice of Public Hearing/Intent to File a Negative Declaration we received as property owners at 10801 Shenandoah Road, Plymouth, CA. We purchased the property in 2006, and use it as a second home and also rent it on VRBO (Vacation Rental by Owner) on a limited basis.

While we appreciate and support the continued growth of the wine and hospitality industry in Amador County and the Shenandoah Valley specifically, we would like to voice our concern over noise, outdoor lighting and traffic issues relating to Mr. Wilderotter's Use Permit request.

What both we and our guests appreciate about our home is the tranquility and relaxation afforded by our location on Shenandoah Road. Specifically, our back deck and the main outdoor areas, as well as the majority of our vineyard, face northwest, towards the proposed project location. Our concern with Mr. Wilderotter's request is three-fold – noise, lighting and traffic. While the request is to hold 24 weddings per year, our personal experience shows us that realistically the weddings would be held mainly in the months of May through October - meaning potentially there could be an event every weekend. Though Amador County does have noise ordinances which we appreciate and require our guests to abide by, the possibility of hearing music from weddings and events until 10pm most weekends during the summer/fall seasons, coupled with already existing concerts/events would certainly affect both our lifestyle and our business. While our house is located on Shenandoah Road, we are able to see the potential building site clearly, and there is virtually nothing to block both light and sound from the proposed facility.

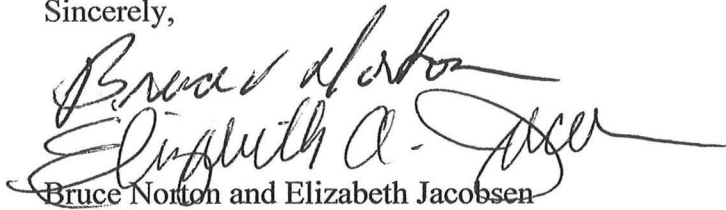
Our concerns regarding traffic include increased traffic on Dickson Road, currently private, as well as the up to 100 cars joining the existing traffic on Shenandoah Road. While this is somewhat of a separate issue overall, we have already experienced two major accidents directly in front of our property resulting in injuries, as well as damage to our fence along Shenandoah Road. We can sit on our front porch at any time of day, and often watch cars cross the double yellow line to pass once Shenandoah Road straightens out after rounding the curve just south of Runquist Winery.

As stated previously, we support well studied, continued growth in the Plymouth area and an increased tax base for the County; however we also want to maintain the small town feel and residential atmosphere that existed when we purchased the property in 2006.

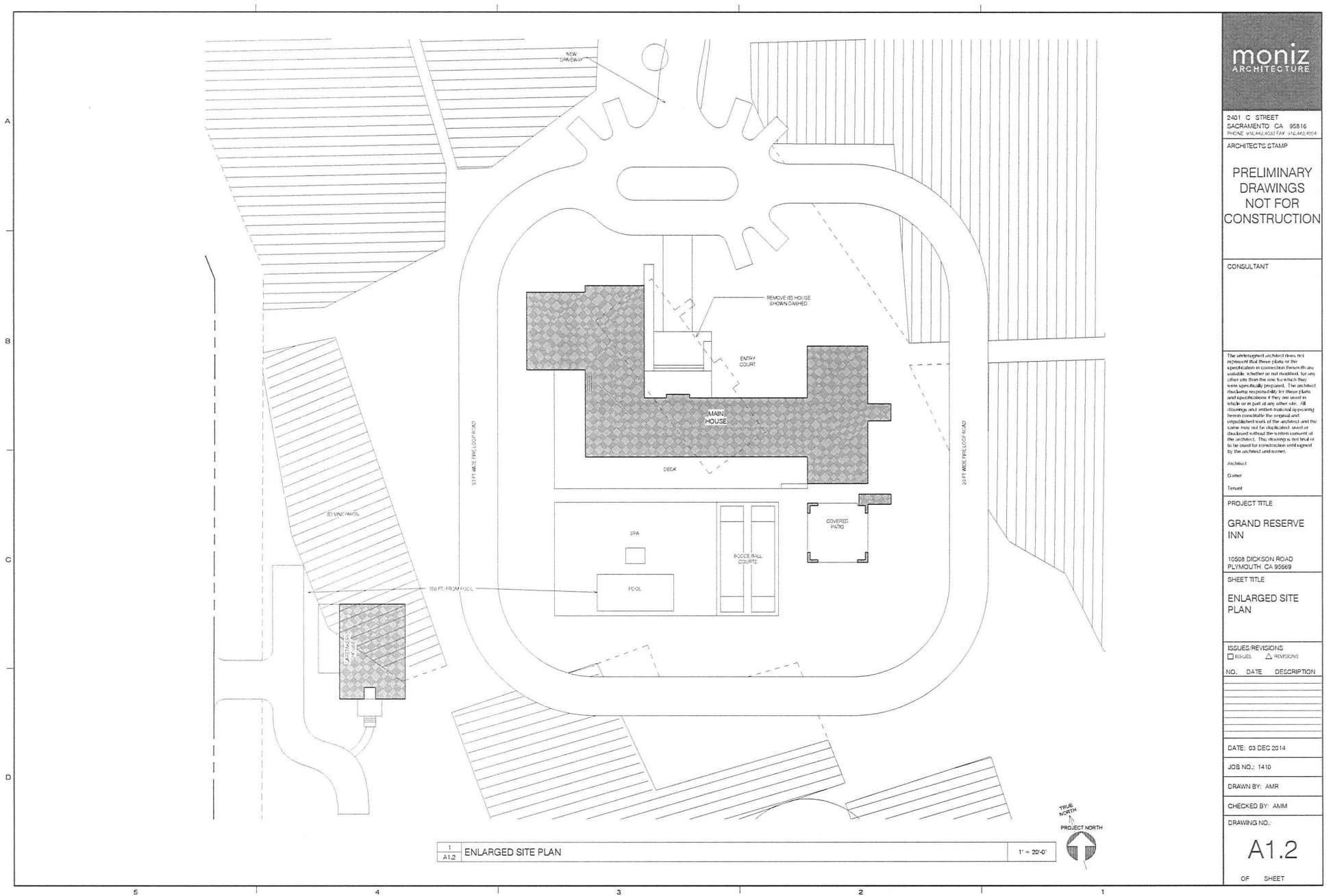
That said, we propose that the Commission restructure the request to limit weddings/events to 2 per month versus 24 per year.

We thank you for your consideration and we hope to attend your meeting on January 13, 2015. We ask that you seriously consider the effects of light, noise and traffic on our property, and additionally review the number of events/weddings as requested.

Sincerely,

Handwritten signatures of Bruce Norton and Elizabeth Jacobsen in cursive script.

Bruce Norton and Elizabeth Jacobsen  
10801 Shenandoah Road, Plymouth



**moniz**  
ARCHITECTURE

2401 C STREET  
SACRAMENTO CA 95816  
PHONE 916.442.4533 FAX 916.442.4534

ARCHITECTS STAMP

PRELIMINARY  
DRAWINGS  
NOT FOR  
CONSTRUCTION

CONSULTANT

The undersigned architect does not represent that these plans or their specifications are correct in every detail, whether or not required, but only offer the same as they are shown on these plans. The architect's responsibility is to the client and not to the contractor. The architect's drawings and specifications are not to be used in any way other than as shown on these plans. All drawings and specifications are the property of the architect and the client. The drawings are not to be used for construction until agreed to by the architect and owner.

Architect  
Owner  
Tenant

PROJECT TITLE

GRAND RESERVE  
INN

10508 DICKSON ROAD  
PLYMOUTH CA 95669

SHEET TITLE

ENLARGED SITE  
PLAN

ISSUES/REVISIONS

□ REVISE    △ REVISION

NO. DATE DESCRIPTION

DATE: 03 DEC 2014

JOB NO.: 1410

DRAWN BY: AMR

CHECKED BY: AMM

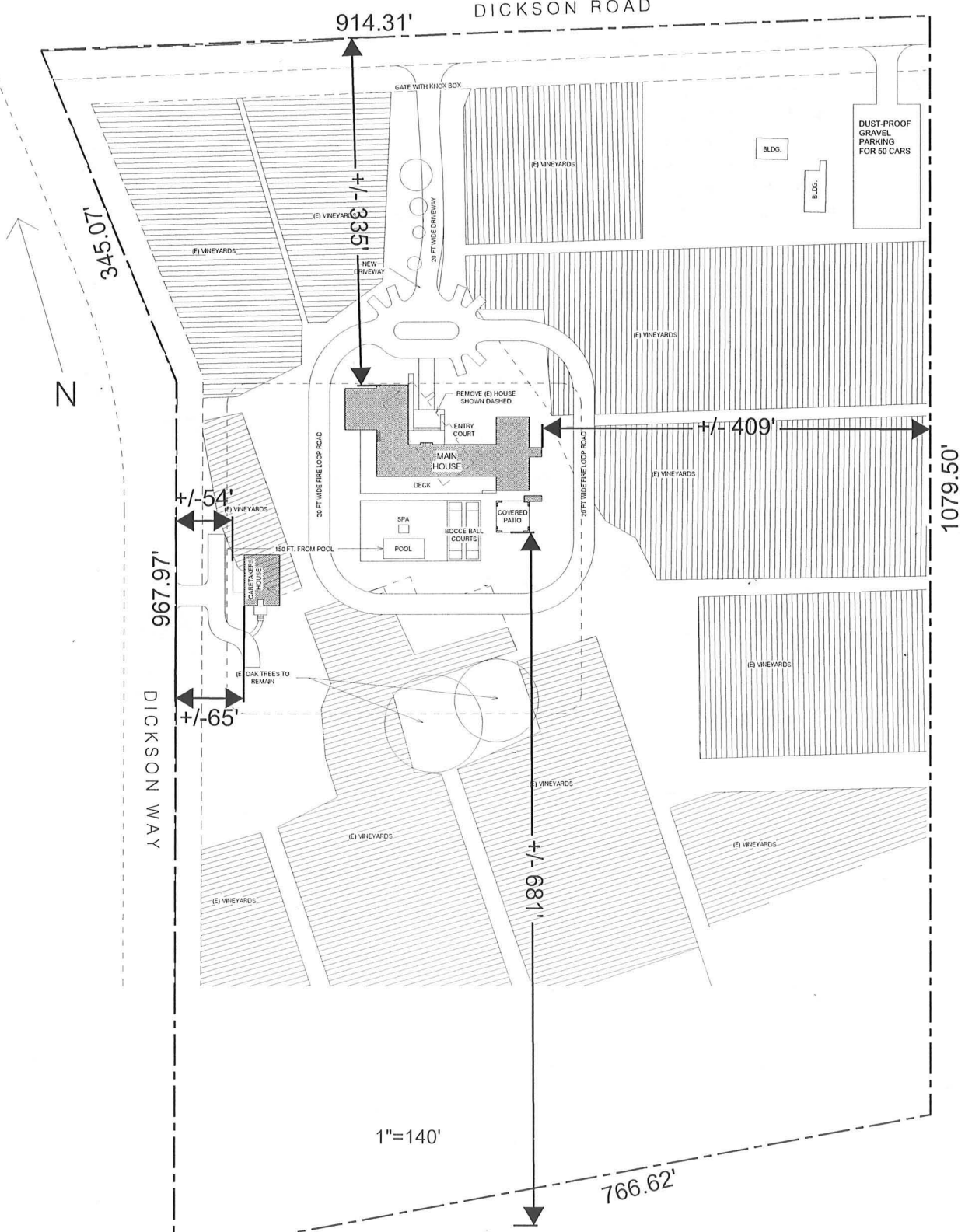
DRAWING NO.:

A1.2

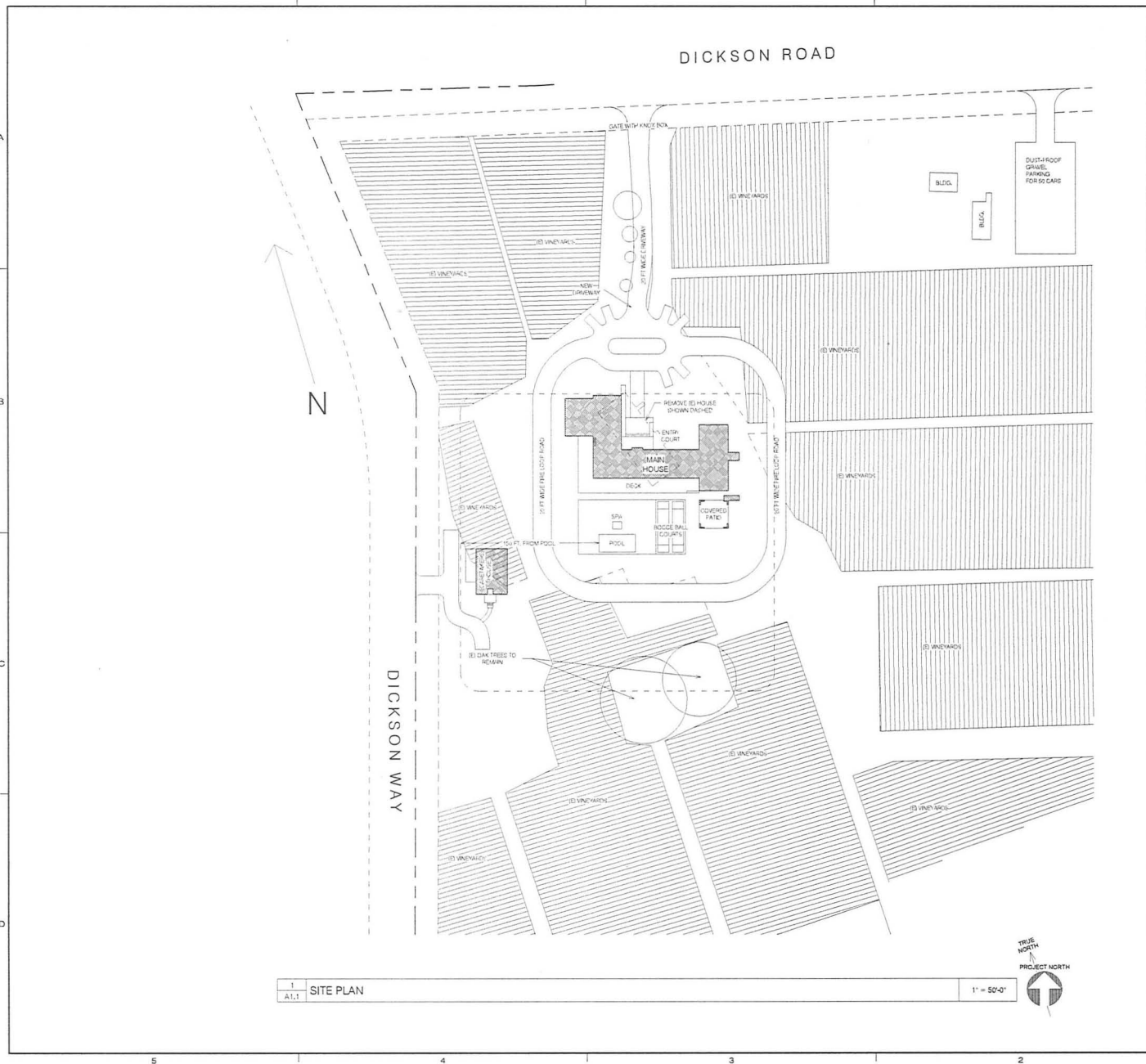
OF SHEET

### PROJECT PLOT PLAN

DICKSON ROAD



Applicant: Jay Wilderotter  
 Project: WV Estate LLC - Grand Reserve Inn  
 Parcel No. 007-130-004  
 Assessor's Map Book 7, page 13



**SITE STATISTICS**

TOTAL SITE AREA: 20.57 ACRES  
 NET GROSS SF: [blank]



2401 C STREET  
 SACRAMENTO CA 95816  
 PHONE: 916.442.4333 FAX: 916.442.8054

ARCHITECTS STAMP  
**PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION**

CONSULTANT

The undersigned architect does not represent that these plans or the specifications in connection therewith are suitable whether or not modified, but are offered only as they are shown on these plans specifically prepared. The architect disclaims responsibility for these plans and specifications if they are used in whole or in part on any other site. All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, copied or displayed without the written consent of the architect. This drawing is not to be used for construction until signed by the architect and owner.

Architect  
 Owner  
 Tenant

PROJECT TITLE  
**GRAND RESERVE INN**

10508 DICKSON ROAD  
 PLYMOUTH, CA 95669

SHEET TITLE  
**SITE PLAN**

ISSUES/REVISIONS

NO.	DATE	DESCRIPTION

DATE: 03 DEC 2014

JOB NO.: 1410

DRAWN BY: AMR

CHECKED BY: AMM

DRAWING NO.:

**A1.1**  
 OF SHEET

1 SITE PLAN  
 A1.1

1" = 50'-0"







**PLANNING DEPARTMENT  
LAND USE AGENCY**

County Administration Center  
810 Court Street • Jackson, CA 95642-2132  
Telephone: (209) 223-6380  
Website: www.amadorgov.org  
E-mail: planning @amadorgov.org

APPLICATION PROCEDURE FOR USE PERMIT

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:

  X   1. Complete the following:  
Name of Applicant Jay Wilderotter  
Mailing Address 19890 Shenandoah School Road, Plymouth, CA 95669

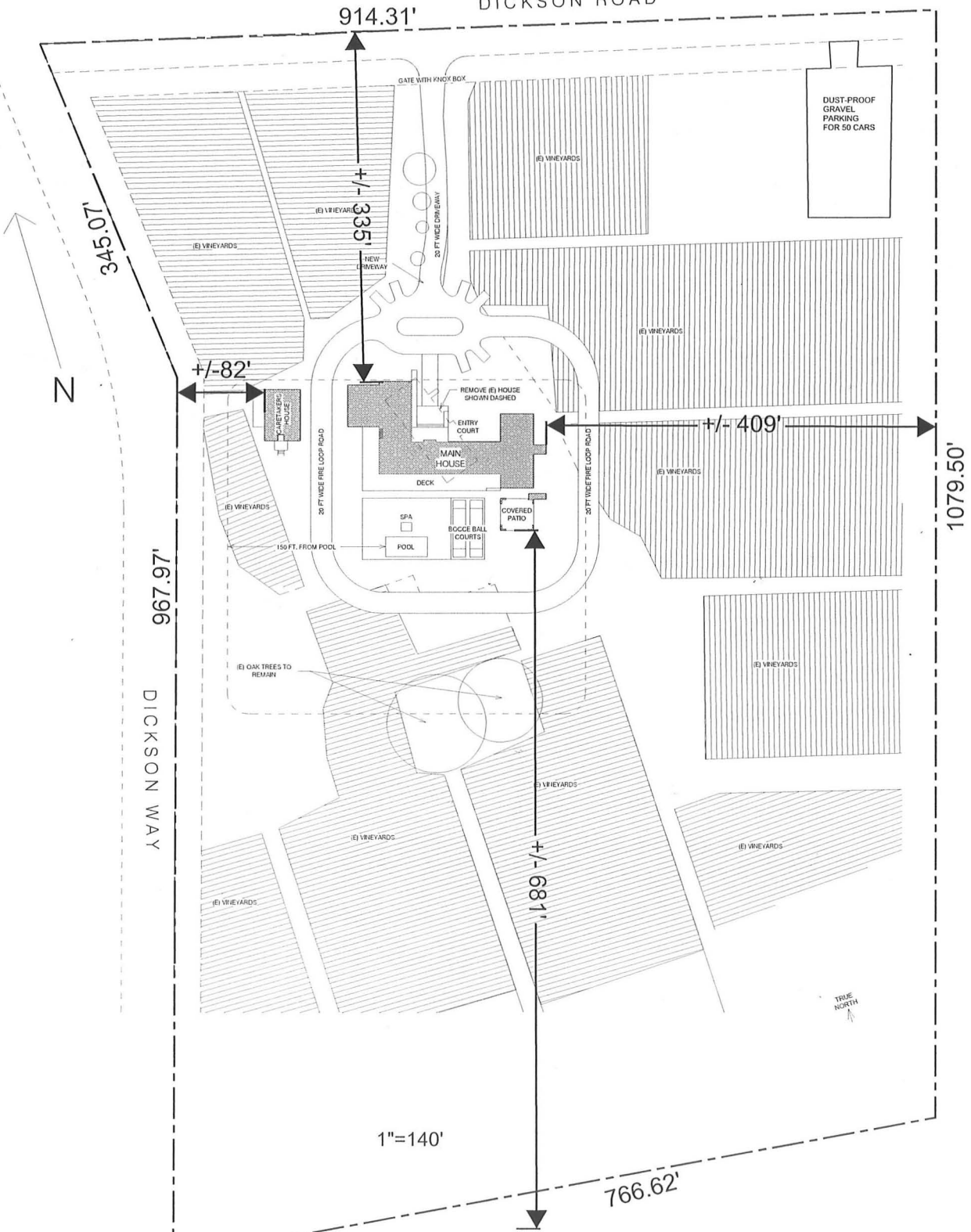
Phone Number (209) 483-9170  
Assessor Parcel Number 007-130-004

- Use Permit Applied For:
- Private Academic School
  - Private Nonprofit Recreational Facility
  - Public Building and Use(s)
  - Airport, Heliport
  - Cemetery
  - Radio, Television Transmission Tower
  - Club, Lodge, Fraternal Organization
  - Dump, Garbage Disposal Site
  - Church
  - OTHER Bed and Breakfast Inn with Weddings

- X   2. Attach a letter explaining the purpose and need for the Use Permit.
- X   3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- n/a   4. If Applicant is not the property owner, a consent letter must be attached.
- X   5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- X   6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
- X   7. Planning Department Filing Fee: § 525+328+50=\$903
- X   Environmental Health Review Fee: § 192+96=\$288
- X   Public Works Agency Review Fee: § \$500
- X   8. Complete an Environmental Information Form.
- X   9. Sign Indemnification Form.

### PROJECT PLOT PLAN

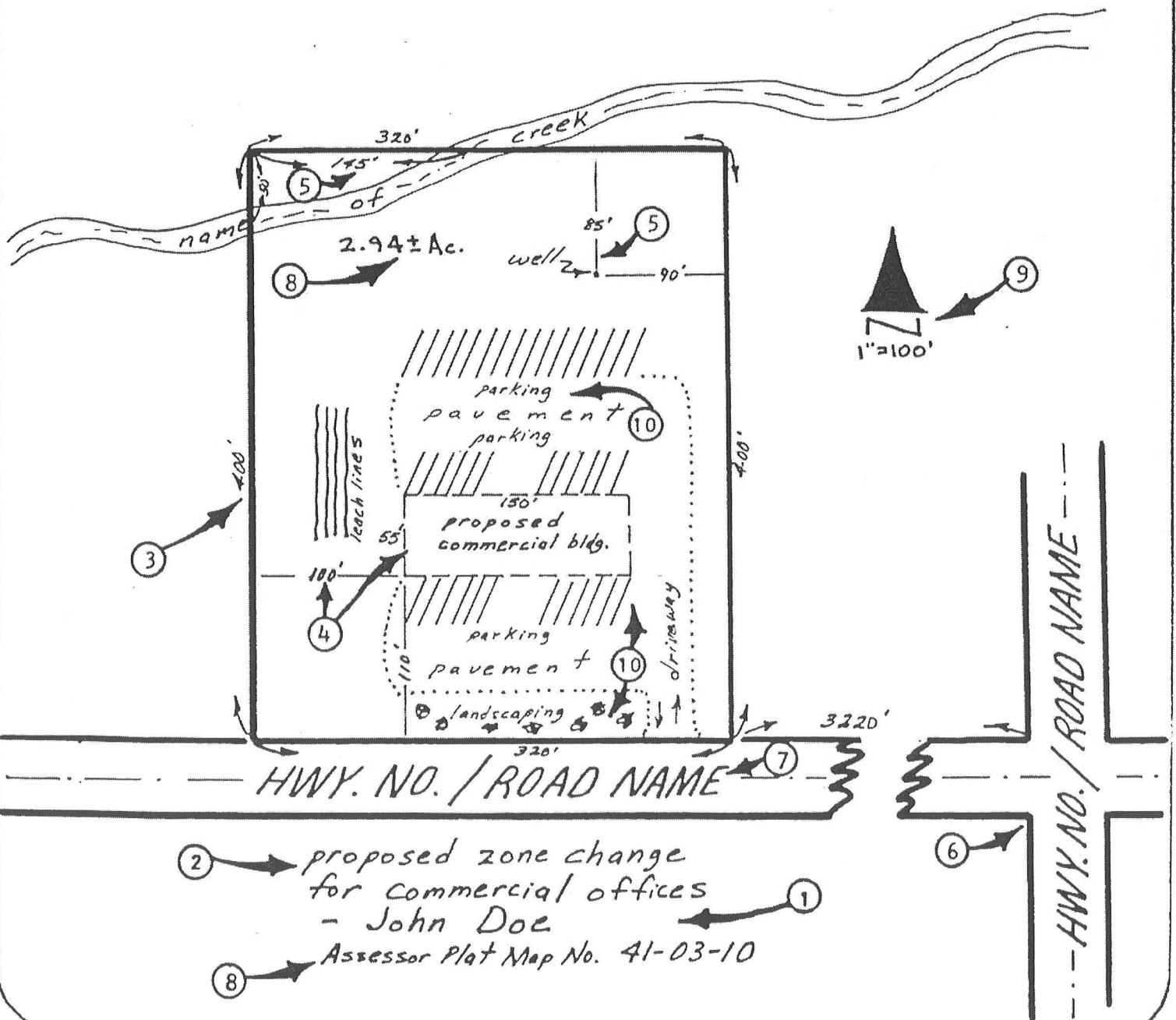
DICKSON ROAD



Applicant: Jay Wilderotter  
 Project: WV Estate LLC - Grand Reserve Inn  
 Parcel No. 007-130-004  
 Assessor's Map Book 7, page 13

PLOT PLAN GUIDELINES

1. Applicant's name
2. Project title and/or description
3. Outline of property with dimensions
4. Size, dimensions and distances from property lines of all structures on property and proposed project area
5. Location and distances from property lines and other structures of wells, creeks, rivers, etc. and other outstanding property features
6. Location, distance and names of nearest road intersection
7. Distance and name of nearest road to property
8. Parcel size and assessor plat map number
9. Scale of map and direction of north
10. Any other pertinent information pertaining to project



**ENVIRONMENTAL INFORMATION FORM**

(To be completed by applicant; use additional sheets as necessary.)  
Attach plans, diagrams, etc. as appropriate.

**GENERAL INFORMATION**

Project Name: WV Estate LLC - Grand Reserve Inn

Date Filed: October 3, 2014 File No. \_\_\_\_\_

Applicant/ Developer Jay Wilderotter Landowner same as owner

Address 19890 Shenandoah School Road Address \_\_\_\_\_  
Plymouth, CA 95669

Phone No. (209) 483-9170 Phone No. \_\_\_\_\_

Assessor Parcel Number(s) 007-130-004

Existing Zoning District A

Existing General Plan A I (Agricultural Intensive)

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies: building permit

**WRITTEN PROJECT DESCRIPTION** (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

Environmental Information Form

ADDITIONAL INFORMATION Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO

- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
19. Change in pattern, scale, or character of general area of project.
20. Significant amounts of solid waste or litter.
21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
23. Substantial change in existing noise or vibration levels in the vicinity.
24. Site on filled land or has slopes of 10 percent or more.
25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
28. Does this project have a relationship to a larger project or series of projects?

ENVIRONMENTAL SETTING

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects.
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects.
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc.

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date Oct. 3, 2014

(Signature) Jay Wilderotter

INDEMNIFICATION

Project: WV Estate LLC - Grand Reserve Inn

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:


1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:

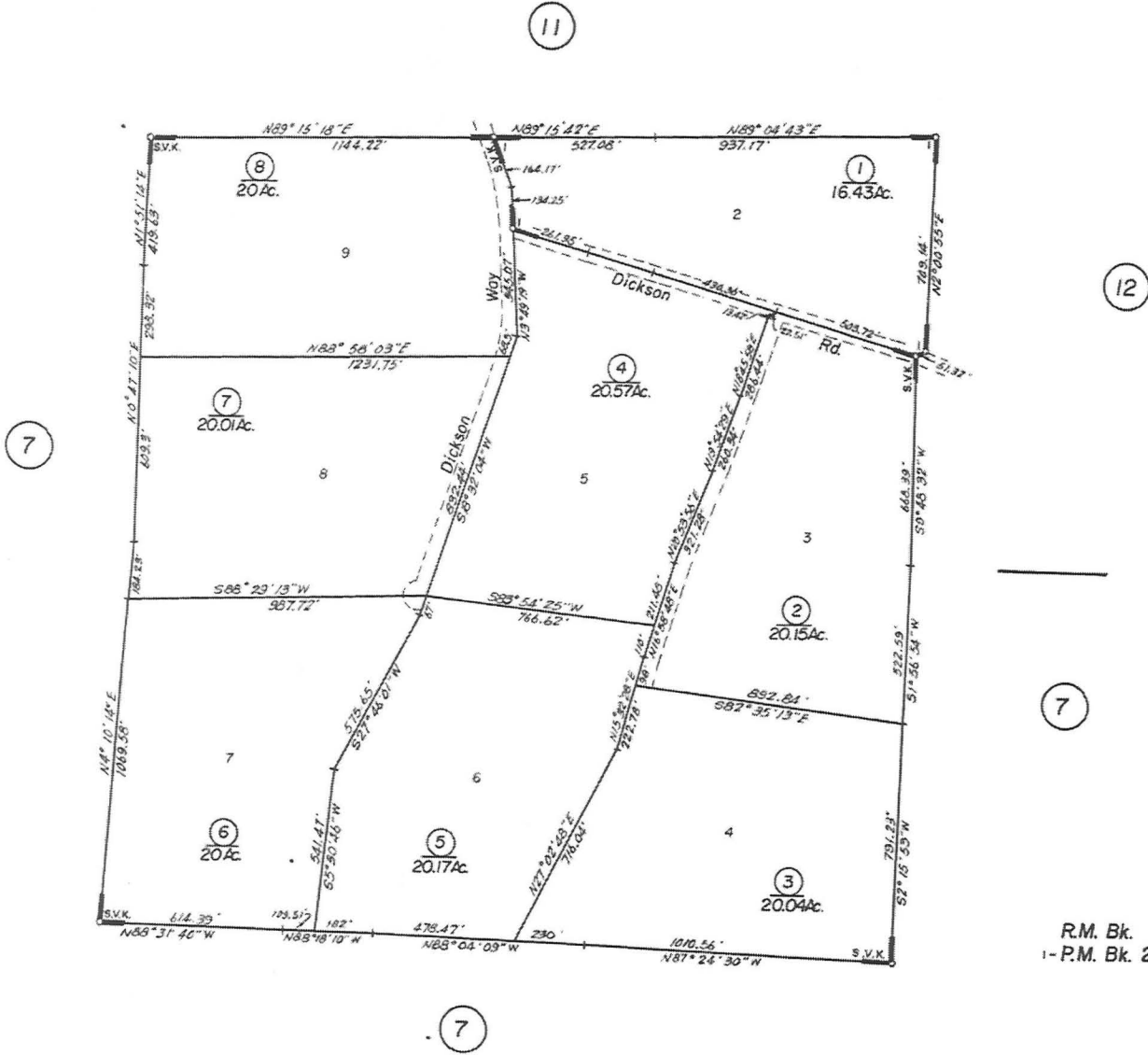
  
\_\_\_\_\_  
Signature  
Jay Wilderotter

Owner (if different than Applicant):

n/a  
\_\_\_\_\_  
Signature

POR. W 1/2, SEC. 25, T. 8N., R. 10E., M.D.B. & M.

7-13



R.M. Bk. 5, Sub. Pg. 12 Shenandoah Valley Knolls Subn.  
P.M. Bk. 22, Pg. 27

Assessor's Plat Map

Assessor's Map Bk. 7, Pg. 13  
County of Amador, Calif.

Fm. 7/7

RECORDING REQUESTED BY

Placer Title Company

Escrow Number: 90-10519- KC

**AND WHEN RECORDED MAIL TO**

WV ESTATE, LLC  
P.O. BOX 1549  
ZEPHYR COVE, NV 89448

Original recorded on 4-9-14

Document Number 2014-2208

PLACER TITLE COMPANY

By: Kim Carter

A.P.N.: 007-130-004 and 007-130-002

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$1,540.00 City Transfer Tax: \$0.00

(X) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD S. GOLDEN, AS TRUSTEE OF THE RICHARD S. AND BETTY J. GOLDEN REVOCABLE TRUST A, DATED DECEMBER 11, 1997 AND RICHARD S. GOLDEN, SUCCESSOR TRUSTEE OF THE RICHARD S. AND BETTY J. GOLDEN REVOCABLE TRUST ESTABLISHED APRIL 13, 1985

Hereby GRANT(S) to WV ESTATE, LLC

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF AMADOR, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

Dated: April 03, 2014

THE RICHARD S. AND BETTY J. GOLDEN REVOCABLE TRUST A, DATED DECEMBER 11, 1997

THE RICHARD S. AND BETTY J. GOLDEN REVOCABLE TRUST ESTABLISHED APRIL 13, 1985

By: Richard S. Golden  
RICHARD S. GOLDEN, TRUSTEE

By: Richard S. Golden  
RICHARD S. GOLDEN, SUCCESSOR TRUSTEE

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name	Street Address	City & State



October 3, 2014

Amador County  
801 Court Street  
Jackson, CA 9562+2132

**Re: WV Estate LLC - Grand Reserve Inn  
PURPOSE AND NEED FOR A USE PERMIT**

Dear Technical Advisory Committee and Amador County Planning Commission,

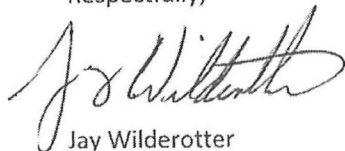
I own and operate a vineyard at 10508 Dickson Rd. in Plymouth. I would like to build a bed and breakfast inn, and invite guests to stay and experience the vineyard.

The zoning code requires a use permit to allow the operation of the bed and breakfast.

The inn will include a main house with five guest suites, which is in conformance with the zoning restrictions for a bed and breakfast use. The caretaker's house will be a one bedroom house, and is allowed by the zoning code.

We will host weddings, family reunions, and private parties for guests of the inn only.

Respectfully,



Jay Wilderotter

**WV Estate LLC - Grand Reserve Inn  
WRITTEN PROJECT DESCRIPTION**

Site Size: **20.57 acres**

Square Footage of Existing Structure:

- **3,664 square feet house to be removed**
- **391 square feet shed to be removed**

Square Footage of Proposed New Structures:

- **Main house: 13,626 square feet**
- **Caretaker's house: 1,666 square feet**

Number of Floors of Construction: **2**

Amount of Off-Street Parking Provided: **6 paved spaces at the house, plus a gravel, dust-proof area for 50 cars at the lower area of the site**

Source of Water: **On-Site Well**

Method of Sewage Disposal: **Septic/leach**

Attached Plans: **Yes**

Proposed Scheduling of Project Construction: **Start in spring 2015, 9 months construction**

If project to be developed in phases, describe anticipated incremental development: **n/a**

Associated Projects: **none**

Subdivision/Land Division Projects: **none**

Residential Projects: Number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected:

- **One main house with 5 bedroom/bathroom suites**
- **One caretaker's house with one bedroom**

Commercial Projects: Type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

**For bed and breakfast operation: 5 employees**

Industrial Projects: **n/a**

Institutional Projects: **n/a**

If the project involves a variance, conditional use permit, or rezoning application, stat this and indicate clearly why the application is required: **Project requires a Use Permit for the operation of a bed and breakfast**

**We plan to host up to 24 events per year, with up to 100 guests per event.**