



**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:

1. Complete the following:

Name of Applicant Kirk Reuter
Mailing Address 15315 Willow Creek Rd
Plymouth, CA 95669
Phone Number 916-765-2947
Assessor Parcel Number 08-150-027

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

RIA / AG
11.11 Acres

OTHER tasting room and events in conjunction w/winery in "RIA" district

- 2. Attach a letter explaining the purpose and need for the Use Permit.
- 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- 4. If Applicant is not the property owner, a consent letter must be attached.
- 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- 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.

7. Planning Department Filing Fee: \$903 \$525 = UP \$50⁰⁰ Env. doc; 328⁰⁰ = Neg. Dec
Environmental Health Review Fee: \$288 2-12-18
Public Works Agency Review Fee: \$500⁰⁰ 2-12-18 #83338

- 8. Complete an Environmental Information Form.
- 9. Sign Indemnification Form.

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Ard Aven Tasting Room

Date Filed: _____ File No. _____

Applicant/ Developer	<u>Kirk Reuter</u>	Landowner	<u>Kirk Reuter</u>
Address	<u>15315 Willow Creek Rd Plymouth, CA 95669</u>	Address	<u>15315 Willow Creek Rd Plymouth, CA 95669</u>
Phone No.	<u>916-765-2947</u>	Phone No.	<u>916-765-2947</u>

Assessor Parcel Number(s) 08-150-027
Existing Zoning District RIA
Existing General Plan _____

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: 38089,

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

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

GENERAL INFORMATION

Project Name: And Aocn Winery

Date Filed: File No.

Applicant/
Kirk Reuter

Developer Landowner
Kirk Reuter

Address Address
15315 Willow Creek Road, Plymouth, CA 95669

Phone No. Phone No.
916-765-2947

Assessor Parcel Number(s) 08-150-027

Existing Zoning District
RIA

Existing General Plan
Ag. General

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

Public Works - encroachment.

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

1. Site Size 11.1 Acres.
2. Square Footage of Existing/Proposed Structures 790. sq'
3. Number of Floors of Construction 1
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water existing well
6. Method of Sewage Disposal connect to existing -
7. Attach Plans Jesse Shaw, Eng. (is Drawing now)
8. Proposed Scheduling of Project Construction Complete Utility Bld in 60 days
9. If project to be developed in phases, describe anticipated incremental development.

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 | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

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 02-11-18



 (Signature)

For _____

ENVIRONMENTAL INFORMATIONAL FORM

#13 A tasting room for our existing winery
No employees, all family run
It's located outside of any cities,
Approximately 700 sq' of sales area

17 no

18 no

19 no

20 no

21 no

22 no

23 no

24 no

25 no

26 no

27 no

28 no

#29. This was cattle grazing land, we planted olive trees, and vineyards 15 years ago.
There is no historical or scenic aspects too this project, or property.

#30. The property surrounding our property is used for cattle grazing, it is all large acreage,
There is no historical or scenic aspects too the surrounding properties.

#31. There is no existing mine shafts, tunnels, air shafts, or open excavations on our property.

INDEMNIFICATION

Project: _____

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:

Owner (if different than Applicant):



Signature



Signature

Use Permit: purpose and need

We have been a legal winery since November 2012 (permit number CA-W-17638). We want a small tasting room on the eleven acre property. We are currently building a utility building. When finished, it will be converted to the tasting room. The building will hold less than forty people, and will run by family members. The exterior size is 975sq ft. The interior is 700sq ft.

I own a licensed winery, Ard Aven Winery. I want to build a tasting room on the property and open it to the public for tasting, selling, and events. We will not host weddings or concerts. The tasting room will be a small building, holding no more than forty persons at one time.

Environmental Setting

The site is currently a utility building on a fairly level hill that was once grazing land. The soil is rocky. There is an olive orchard and wine grape vineyard surrounding the site. There are no historical or scenic aspects. The utility building is for storage and there is a pump house over the well.

The surrounding property is grazing for cattle or vineyards. There is one single family home next door.

There are no mine shafts, tunnels, air shafts, or hazardous excavations.

The tasting room is on eleven acres, with a square footage of 898. It will be a single story. The parking lot will be adjacent to the building holding twenty cars. We will be using an existing well for water. We will have a septic system for sewage. There is already an existing utility building on the property that I will convert into the tasting room and open by the end of May.

The tasting room will be small and family run. The property is in a "RIA" zoning district. All sales and loading will be done within the 898 square footage of the tasting room building.

1

RECORDING REQUESTED BY

1993 001646

AND WHEN RECORDED MAIL TO

Name Kirk D. Reuter and Meggie M. Reuter
Street Address P.O. BOX 724
City & State Plymouth, Calif. 95669

"OWNERSHIP CHANGE RECEIVED"
RECORDED AT REQUEST OF

at 0 Min. Past 3p l.

FEB 16 1993

Official Records
Amador County, California

Lynda Marie Trovillion
\$ 500 Recorder

MAIL TAX STATEMENTS TO

Name same as above
Street Address APN- 08-150-097
City & State 29583

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00682
TO 1923 CA (11-91)

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 0
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Walter Reuter and Dorothy R. Reuter

hereby GRANT(S) to

Kirk D. Reuter and Meggie M. Reuter, Husband and Wife as joint tenants

the following described real property in the Unincorporated Area
County of Amador, State of California:

Parcel (1):

Parcel 1, as set forth and delineated on Parcel Map No., 1346, filed for record on August 5, 1975 in Book "25" of maps and Plats, Page 88, Records of Amador County.

AMADOR COUNTY

ALL
PTN.

Dated: January 11, 1993

Walter Reuter
Walter Reuter

STATE OF CALIFORNIA
COUNTY OF Amador } S.S.

On February 5, 1993 before me,
Lynda Marie Trovillion

Dorothy R. Reuter
Dorothy R. Reuter

a Notary Public in and for said County and State, personally appeared
Walter Reuter and Dorothy R. Reuter

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

Signature *Lynda Marie Trovillion*
Lynda Marie Trovillion

(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

AMADOR COUNTY BUILDING DEPARTMENT

810 COURT STREET

JACKSON CA 95642

OFFICE PHONE: 209-223-6422

→ INSPECTION LINE: 209-223-6423

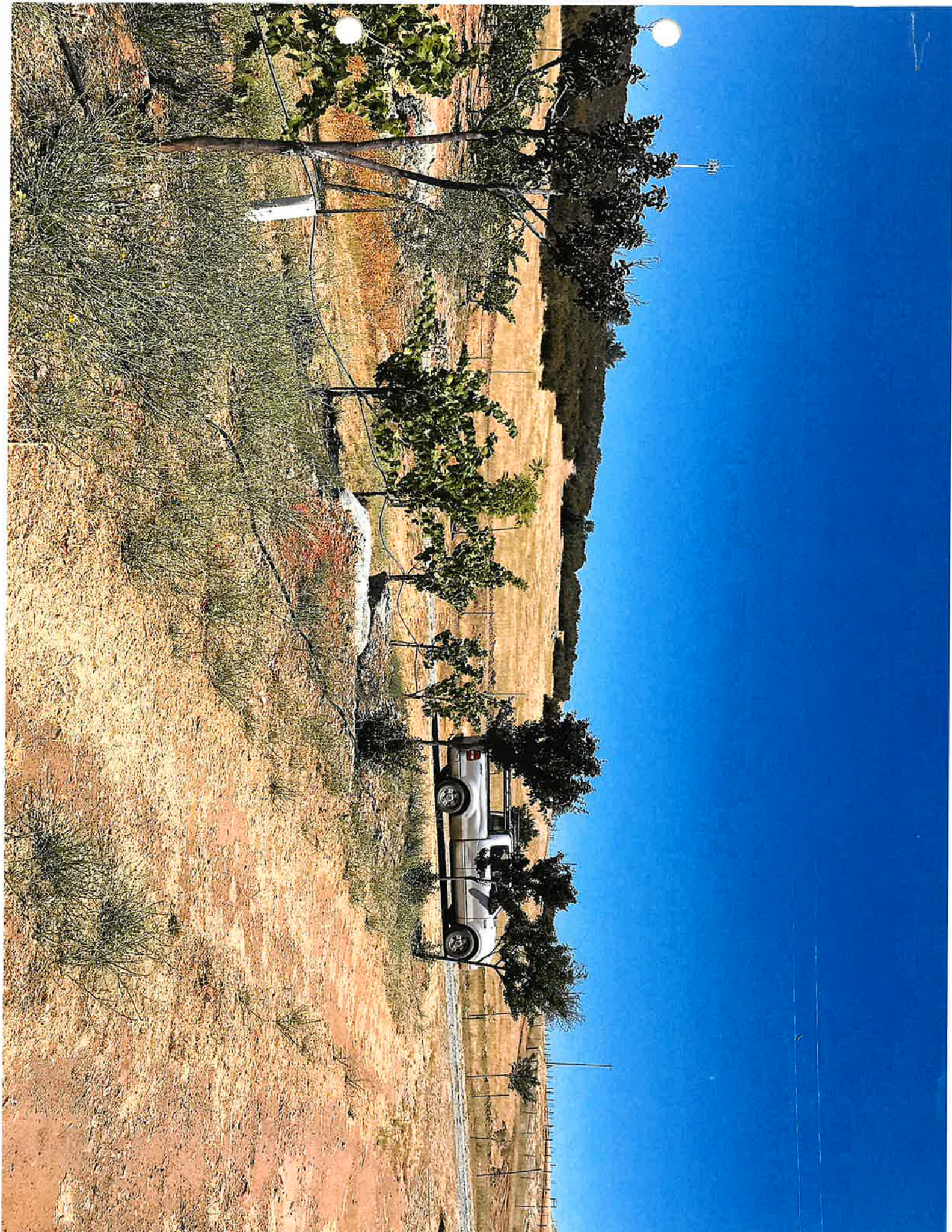
PERMIT NUMBER: 38089

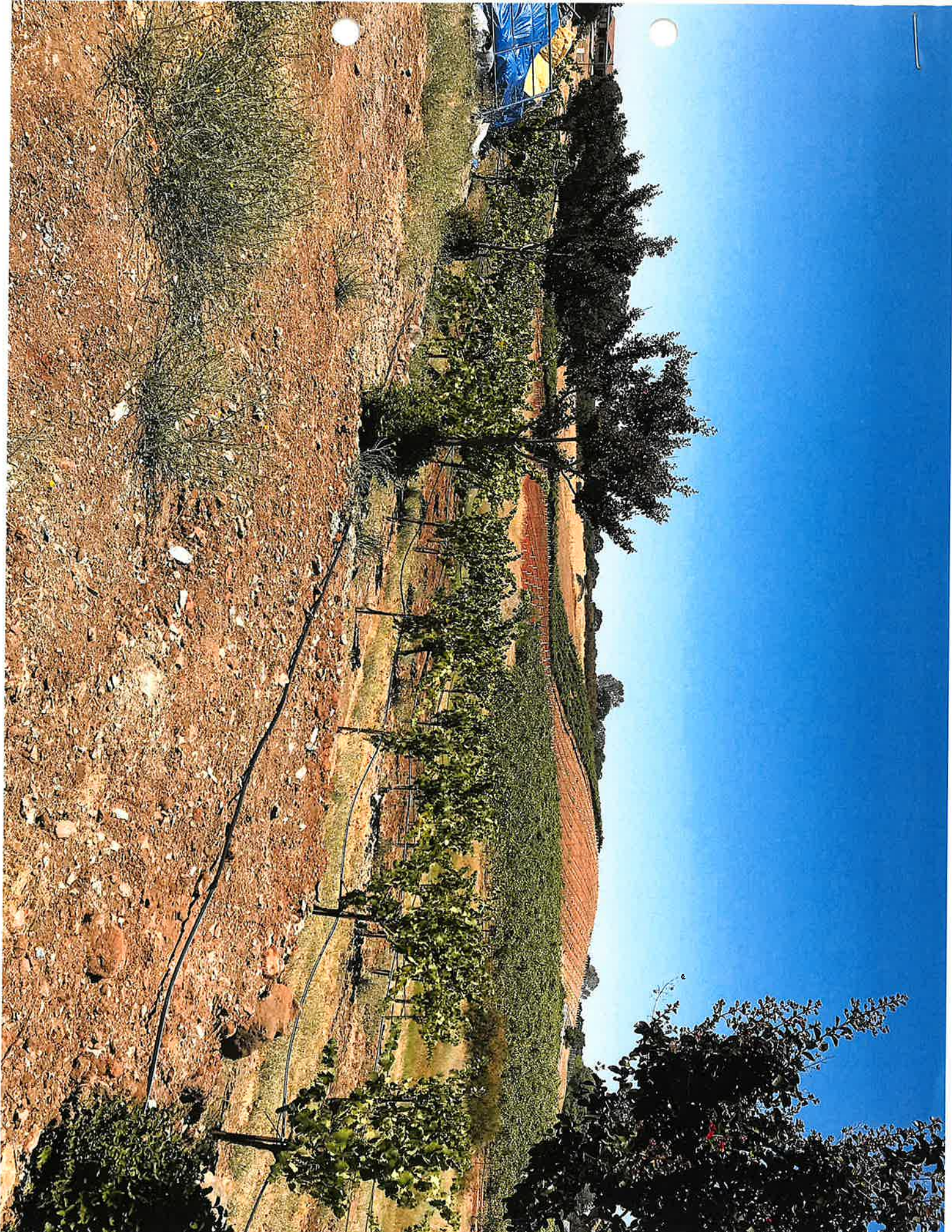
OWNER NAME: REUTER

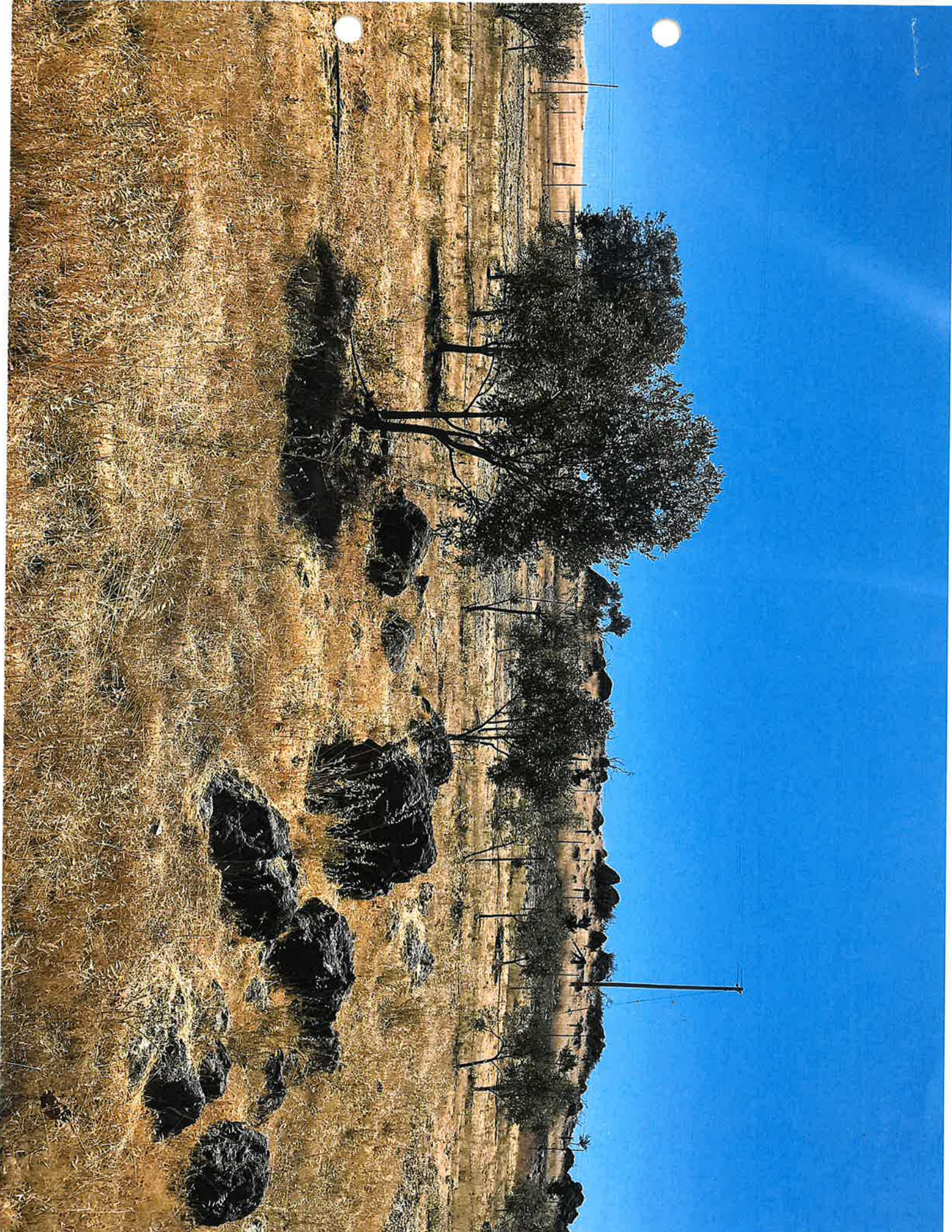
PROJECT ADDRESS: 15315 WILLOW CREEK RD
PLYMOUTH

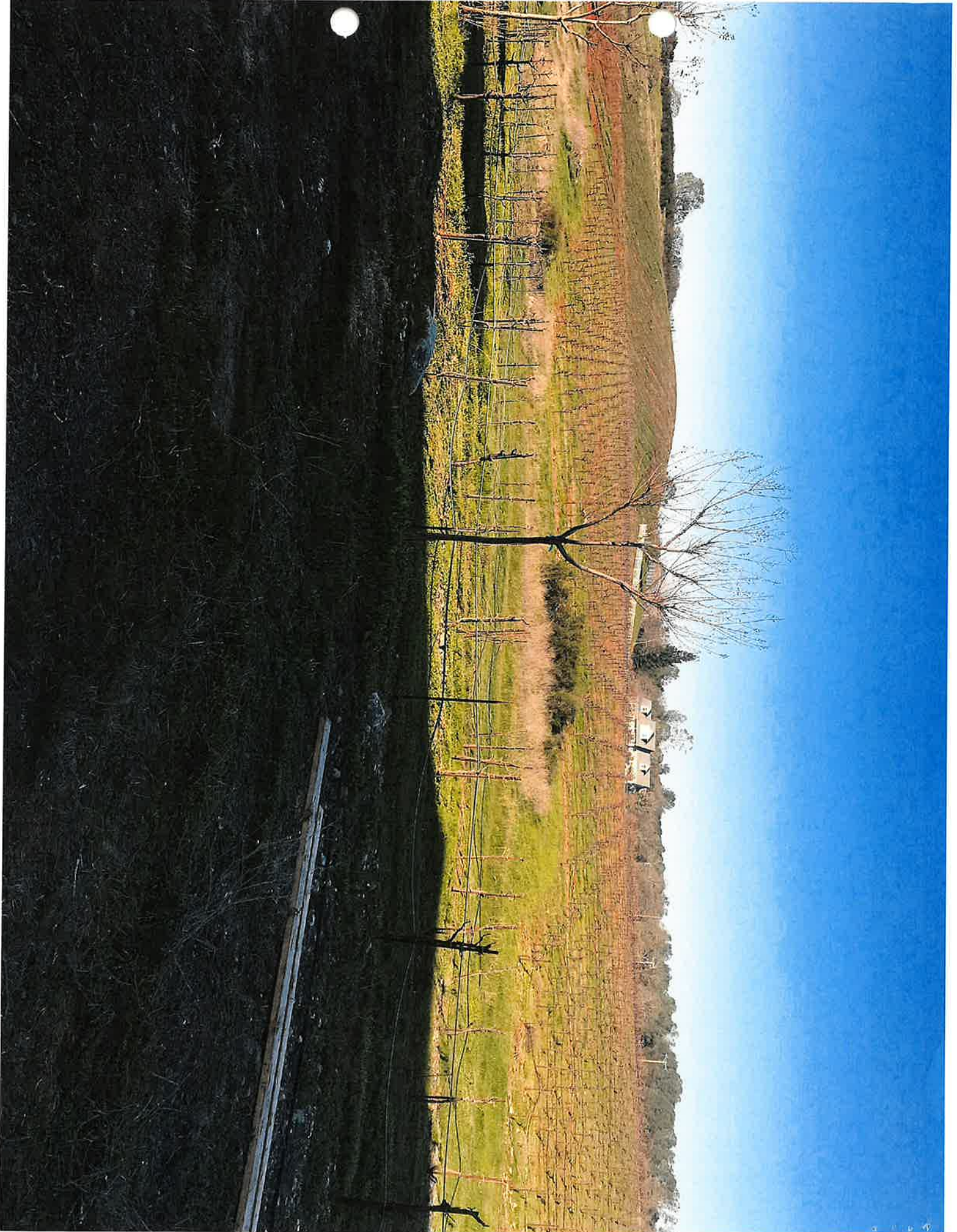
PROJECT DESCRIPTION: SHOP W/ P&E FUTURE
BATH

INSPECTION	APPROVAL	
	DATE	INSP
Grading		
Setback	11/14/17	KS
Foundation	11/14/17	KS
UFER Ground / Ground Rod	11/14/17	KS
Under Slab Plumbing	11/14/17	KS
Under Slab Water		
Hold Downs / Anchors		
Bond Beam ST-20 ST-20	12/12/17	KS
Structural Slab		
Underfloor Plumbing		
Underfloor Frame		
Underfloor Gas		
Underfloor Water		
Underfloor Ducts		
Underfloor Insulation		
Exterior Shear	1/25/18	KS
Roof Nail & Truss Calcs	1/25/18	KS
Interior Shear / Braced Walls		
Stucco Lath		
Electric Meter		
Electric Trench		
Sub-Panels		
Bonding		
Rough Electric		
Rough Plumbing		
Flues & Chimneys		
Ducts / Vents		
Frame & Plans		
Gas Test: Interior		
Gas Test: Exterior		
Water Test		
Insulation: Wall Ceiling		
Blown Certificate		
Sheetrock / Firewalls		
Exterior Firewalls		
Sprinkler(s)		
Finish Grading		
Finish Roof		
Finish Electric		
Finish Plumbing		
Wood / Gas Stove		
Furnace / Water Heater		
15.30 / AFPD		
Well		
Septic / AWA		
Road Encroachment		
Pre-Roof / Siding-In Progress		

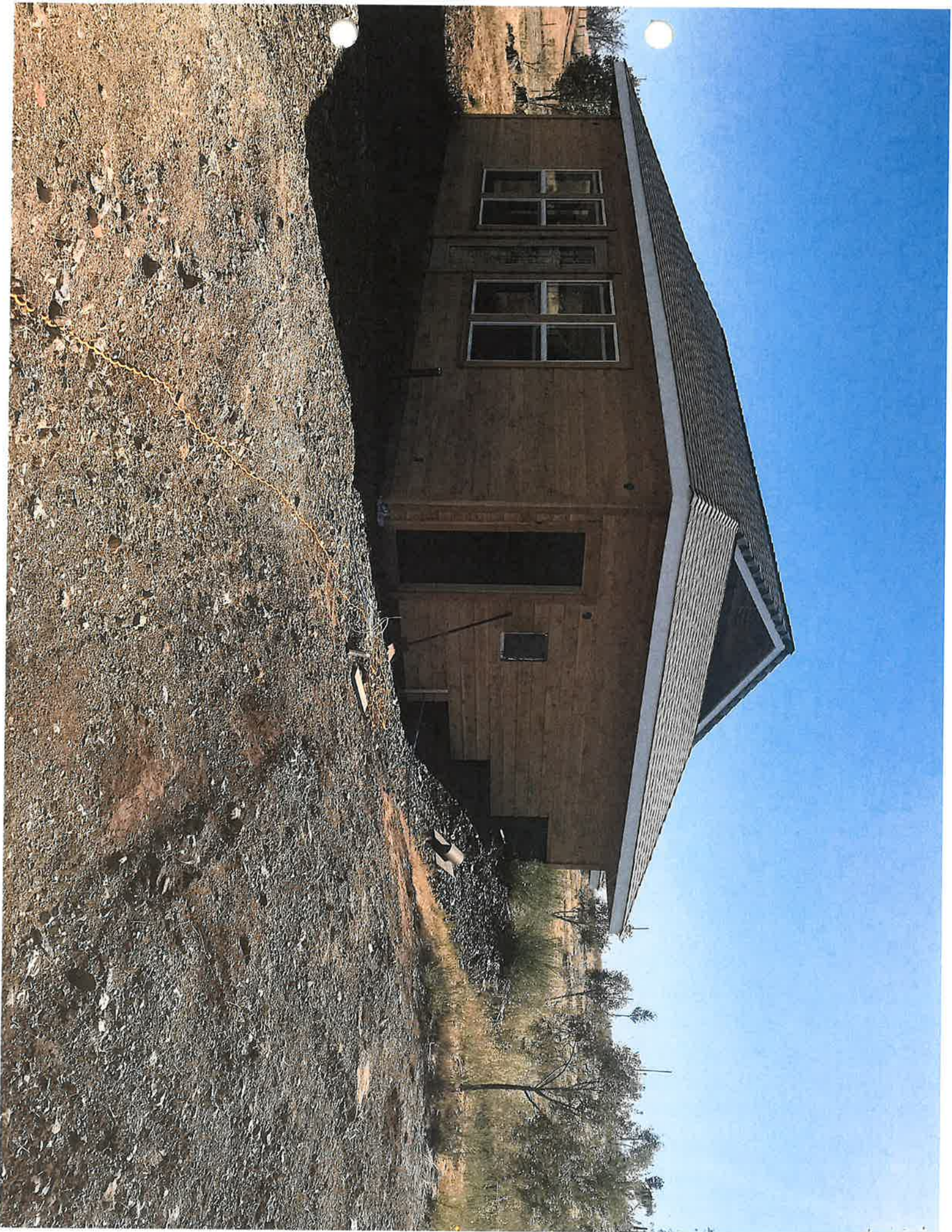


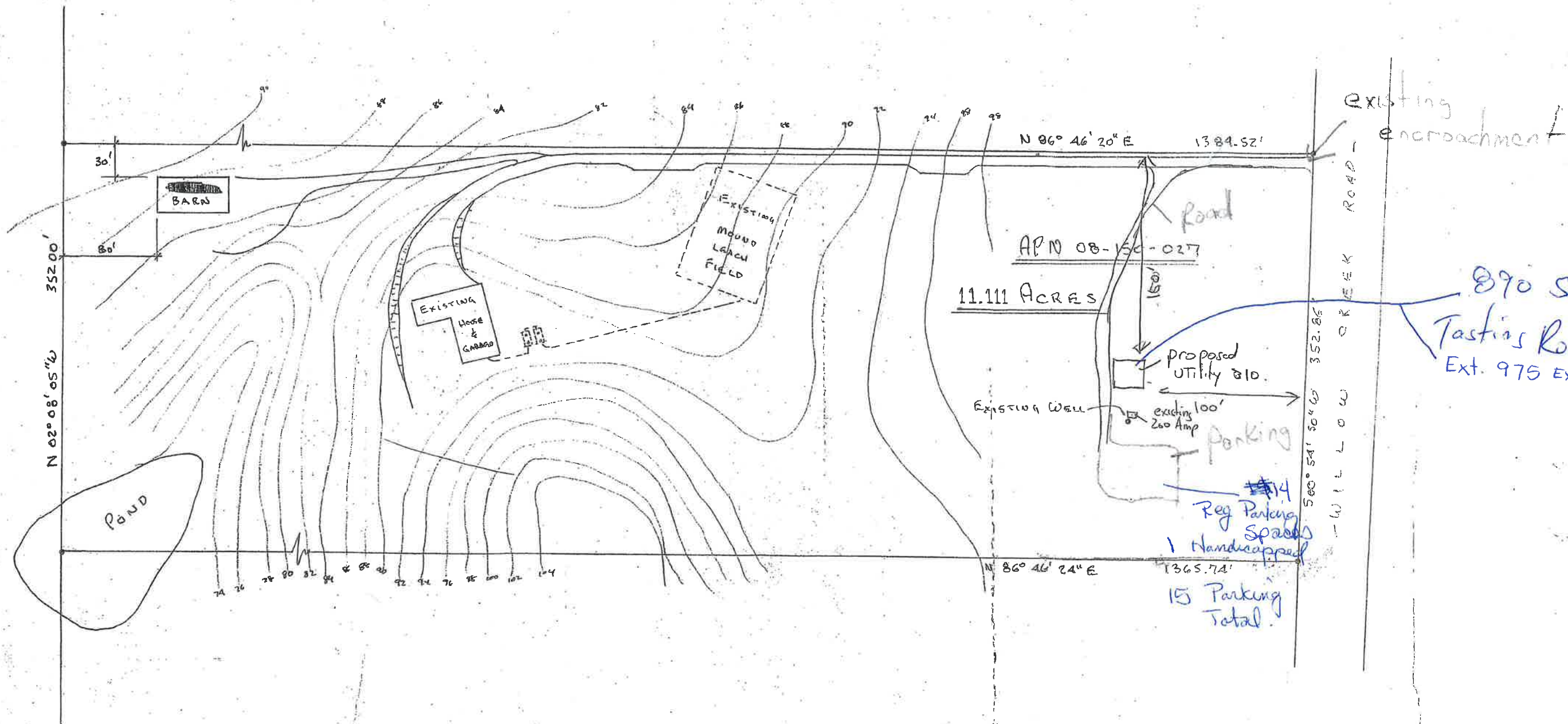
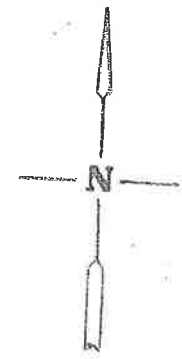












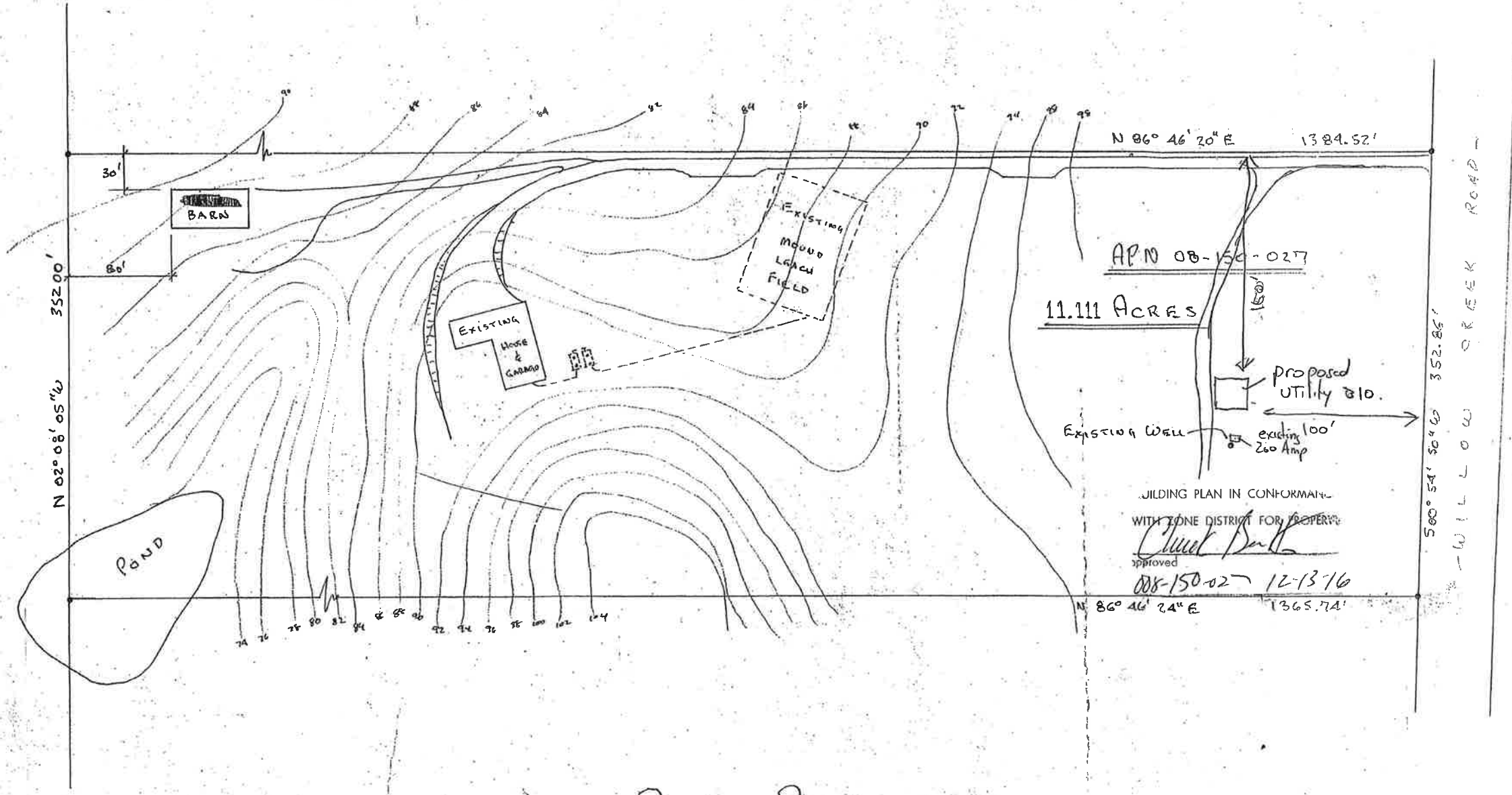
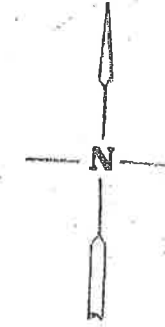
890 Sq' - Under
Tasting Room
Ext. 975 Exter.

Proposed UTILITY 810
existing 100' 200 Amp
#14 Reg Parking Spaces
1 Handicapped
15 Parking Total

PLOT PLAN

SCALE 1" = 50'-0"

OWNER:
KIRK REUTER
WILLOW CREEK RD
PLYMOUTH CA
(209) 245-3702



APN 08-150-027
 11.11 ACRES
 PROPOSED UTILITY 810
 EXISTING WELL existing 100' 260 Amp
 1500'
 BUILDING PLAN IN CONFORMANCE WITH ZONE DISTRICT FOR PROPERTY
Cliff Burt
 approved
 08-150-027 12-13-16
 1365.74'

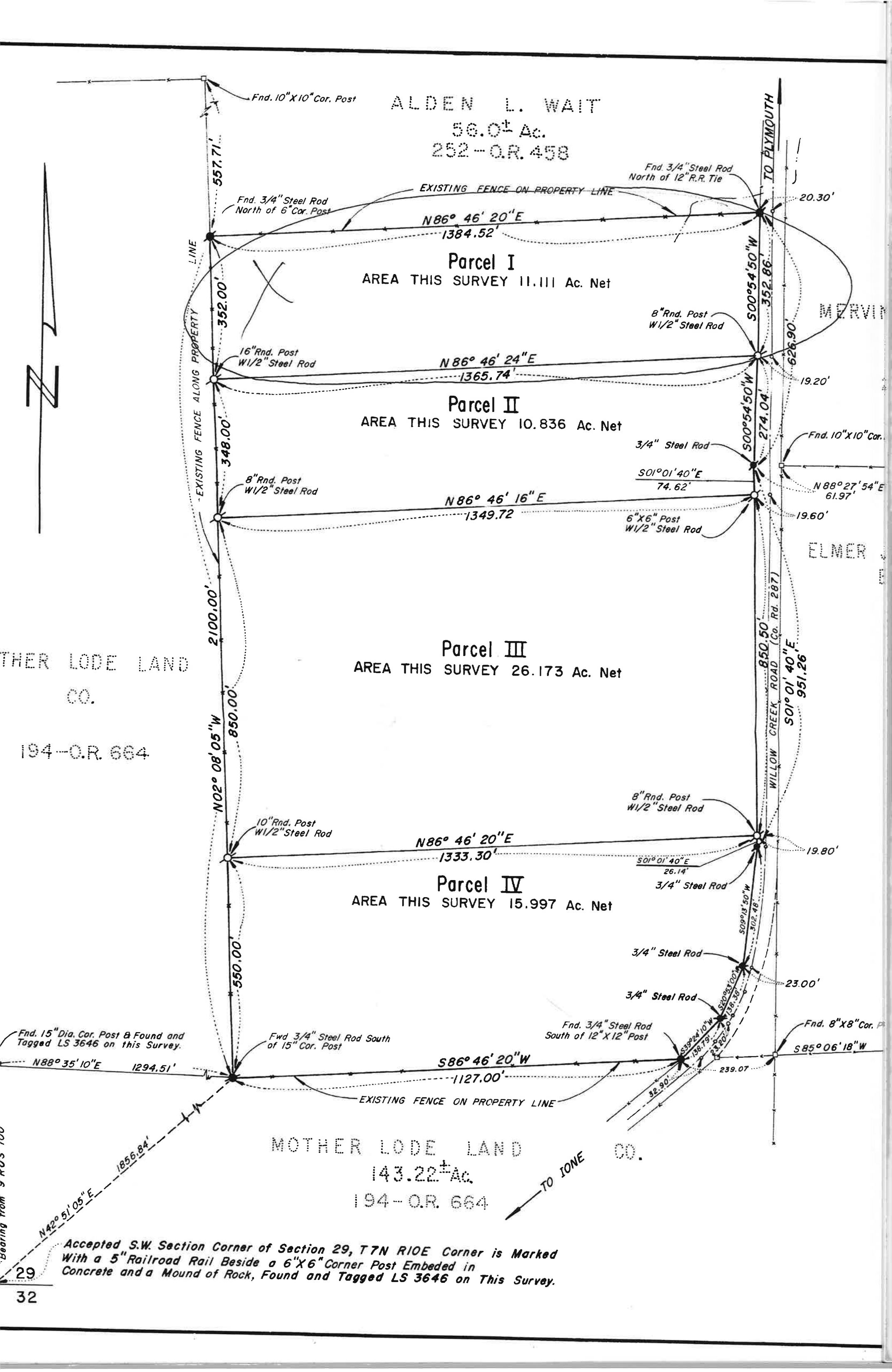
Plot Plan

SCALE 1" = 50'-0"

OWNER:
 KIRK REUTER
 WILLOW CREEK RD
 PLYMOUTH, CA
 (209) 245-3702

APPROVED

The County of Amador by this approval does not accept any responsibility for omissions in plan checking, nor does this relieve the builder from compliance with Codes and Ordinances.
 Date Approved 2.21.16 By RW



ALDEN L. WAIT
 56.0± Ac.
 252 - O.R. 458

Parcel I
 AREA THIS SURVEY 11.111 Ac. Net

Parcel II
 AREA THIS SURVEY 10.836 Ac. Net

Parcel III
 AREA THIS SURVEY 26.173 Ac. Net

Parcel IV
 AREA THIS SURVEY 15.997 Ac. Net

MOTHER LODE LAND
 CO.

194 - O.R. 664

MOTHER LODE LAND
 143.22± Ac.
 194 - O.R. 664

MERVIN

ELMER

TO PLYMOUTH

TO IONE

WILLOW CREEK ROAD (Co. Rd. 287)

Accepted S.W. Section Corner of Section 29, T7N R10E Corner is Marked With a 5" Railroad Rail Beside a 6" X 6" Corner Post Embedded in Concrete and a Mound of Rock, Found and Tagged LS 3646 on This Survey.

PARCEL MAP NO. 1346

FOR: WALTER REUTER (DEED 121-O.R.-23)
PORTION OF THE EAST 1/2 OF SECTION 29,
T.7N., R.10E. M.D.M.

COUNTY OF AMADOR, CALIFORNIA
JUNE 1975

ROSE'S ENGINEERING - GEOLOGY AND SURVEY INC.
LS 3646 EG 242 RCE 19828

SCALE: 1" = 200'

C. AND KATHLEEN
VICINI
40.0± Ac.
55-O.R. 78

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction (and was compiled from a field survey in conformance with the requirements of the Subdivision Map Act at the request of WALTER REUTER on 14 December 1974. I hereby certify that it conforms to the approved tentative map and the conditions of approval thereof; that all provisions of applicable state law and local ordinances have been complied with.

(Signed and Sealed)

Merwin F. Rose
MERWIN F. ROSE - LS 3646

AND AGNES T.
DEHEMER
39.66± Ac.
20-O.R. 587

PLANNING DEPT., CERTIFICATE

I hereby certify that I have examined Parcel Map No. 1346 and that it is substantially the same as it appeared on the Tentative Map and any approved alterations there to. That all provisions of Amador County Ordinance No. 457 have been complied with.

Date: 7/25/75

Planning Director:

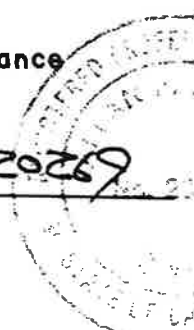
[Signature]

COUNTY SURVEYOR'S CERTIFICATE

This map has been examined this 4th day of August, 1975 for conformance with the requirements of Section 11575 of the Subdivision Map Act.

(Signed)

[Signature]
Amador County Surveyor



COUNTY RECORDER'S CERTIFICATE

Filed this 5 day of Aug, 1975, at 11:30A M. in Book 25 of Maps and Plats at Page 88 at the request of the AMADOR COUNTY SURVEYOR.

(Signed)

[Signature]
Amador County Recorder

Date: _____

NOTES AND LEGEND

The survey control points used to divide the 64 acre parcel into 4 unequal parcels, as shown on this map, is on a survey made in June, 1963 by WALTER H. RALPH, R.C.E. No. 1706 and as recorded in Amador County 1 July, 1963 at 10:01 A.M. in Book 9 of Maps and Plats of Page 100 at the request of WALTER REUTER.

- Found corners with 3/4" Steel Rods tagged RCE 1706 established by previous surveys.
- Denotes property line corners with 1/2" Steel Rods tagged LS 3646 and set for this survey.
- Nothing found, nothing set

The Meridian of this survey is referred to West Line of Section 29 the bearing of which is S01° 20' 50" E and is shown on that certain Record of Survey in Book 9 of R.O.S. at page 100, Amador County Records.

in Concrete

OFFICIAL RECEIPT
COUNTY OF AMADOR
Jackson, California

Date 2-12 2018

RECEIVED FROM Kirk Reuter Construction

ADDRESS 15315 Willow Creek Rd Plymouth, CA 95669

Nine hundred three and no/100 DOLLARS (\$ 903.00)

For Use Permit application fee: 525.00

Urg. Dec / CCA Checklist: 328.00

Recording fee 50.00

ACCOUNT		How Paid <input checked="" type="checkbox"/>	
Amount Due	903	1	Cash
Amount Paid	903	1	Check 1168
			Money Order

By CA [Signature] Deputy

Department

NO 82934

Ref. No: G 045005458

KIRK REUTER CONSTRUCTION
CA LIC B-422758
15315 WILLOW CREEK RD.
PLYMOUTH, CA 95669-9731

1168

11-4288/1210 8652
0501028640

DATE 2-12-18

PAY TO THE ORDER OF Amador County Planning \$ 903.00

Nine hundred three and no/100 DOLLARS



WELLS FARGO
California
wellsfargo.com

Security Printing & Mfg. Co.

FOR Tarby Room

[Signature]

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date Feb 12 2018

RECEIVED FROM Kirk Reuter

ADDRESS 15315 Willow Creek Rd, Plymouth

Five hundred and 00/100 DOLLARS (\$ 500)

For Use Permit

APN: 008-152-012

ACCOUNT	How Paid	Amount Due	Amount Paid
	Cash	500	-
	Check	-	500
	Money Order		

Public Works Department

By Valerie D. Miller Deputy

NO 83338

KIRK REUTER CONSTRUCTION

CA LIC B-422758
15315 WILLOW CREEK RD.
PLYMOUTH, CA 95669-9731

1169

PAY TO THE ORDER OF

Public Works \$ 500 DOLLARS

DATE 2-12-18



FOR And-Ann Wacey



Cultural Resources Report for 15315 Willow Creek Rd, Plymouth

1 message

Chloe Beckett <chloe@beckettarchaeology.com>

Wed, Jan 8, 2020 at 1:20 PM

To: planning@amadorgov.org

Cc: Kirk Reuter <kirk.reuter@gmail.com>

Hello,

Please find the attached Cultural Resources Report for the re-zoning project at [15315 Willow Creek Rd, Plymouth CA 95669](#) (Ard Aven Winery). We have determined that the project will cause no impacts to cultural resources and that no mitigation measures are needed.

Please let me know if you have any questions or require any additional information.

Best regards,
Chloe

--

Chloe Beckett, MA, RPA #17784

Principal Investigator

chloe@beckettarchaeology.com

Beckett Archaeological Consulting

www.beckettarchaeology.com

209-206-6687



Beckett
Archaeological
Consulting



3 attachments

ArdAvenCulturalResourcesReport.pdf
257K

Attachment2_ArdAvenSurveyLog.pdf
538K

Attachment1_ArdAvenSurveyMap.pdf
5314K



Beckett Archaeological Consulting

Beckett Archaeological Consulting LLC

61 Snead Rd
West Point, CA 95255
www.beckettarchaeology.com

January 8, 2020

Planning Department

County of Amador
810 Court Street
Jackson, CA 95642

Re: Cultural resources study for re-zoning of property at 15315 Willow Creek Road, Plymouth, CA 95669

To whom it may concern:

Beckett Archaeological Consulting LLC (BAC) performed a cultural resources study at 15315 Willow Creek Road, Plymouth, CA 95669 (Ard Aven Winery) for client Kirk Reuter. We found no previously recorded cultural resource sites and did not observe any cultural constituents during pedestrian survey. Based on our findings, we do not anticipate any impacts to cultural resources and recommend no mitigation measures. Please find additional details below.

1 Project Description Ard Aven Winery is constructing a tasting room on their property, which necessitates re-zoning the property from Agricultural-Residential to Agricultural-Commercial. As part of the re-zoning process, the project area must be checked for impacts to potential cultural resources per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Program D-6: Historic Preservation, Cultural Resources (Amador County Implementation Plan, 2016), which meets CEQA requirements.

The project area consists of approximately one acre of previously developed land. As the original construction was performed under a Utility Permit that did not require cultural resource studies, ground disturbance had already occurred and a basement had been installed prior to commencing this study.

2 Study BAC reviewed historical maps and aerial imagery and found no evidence of previously known cultural resource sites in the project area or immediate vicinity. A records search performed by the Northern California Information Center (NCIC) of the California Historic Resource Inventory System (CHRIS) on 1/6/2020 also revealed no previously recorded cultural resource sites within the project area or 200-meter radius. BAC archaeologist Nathan Beckett performed a pedestrian survey on 1/7/2020 and observed no cultural deposits other than modern disturbances (see Attachment 1: Survey Coverage Map, and Attachment 2: Survey Log). Based on these findings, we recommend that no mitigation measures are needed.

3 Unanticipated Discoveries Should any unanticipated discoveries of historical, prehistoric, Tribal Cultural Resources, or human remains be made during project activities, all work shall cease immediately until further consultation to determine appropriate mitigation activities, per Mitigation Measures 4.5-2 and 4.5-3 (Amador County Implementation Plan, 2016).



BAC

Please contact me at 209-206-6687 or chloe@beckettarchaeology.com if you have any questions or require any additional information.

Best Regards,

Chloe Beckett

Chloe Beckett, RPA #17784
Principal Investigator
Beckett Archaeological Consulting LLC



BAC



BAC

Beckett Archaeological Consulting LLC

ARCHAEOLOGICAL SURVEY FORM

Daily Survey Log



Employee Name: Nathan Beckett

Date: 1/7/2020

1. Project Info:

- a. Project Name: Ard Aven Zoning Project
- b. Short Description: Re-zoning project for installation of tasting room
- c. Owner/Agency Contact Info: Kirk Reuter, 916-765-2947

2. Project Location: Not for Publication Unrestricted

- a. Address: 15315 Willow Creek Road, Plymouth, CA 95669
- b. County: Amador
- c. USGS 7.5' Quad: Irish Hill
- d. UTM (multiple for large and/or linear resources):
- e. Other Locational Data: (e.g., parcel #, directions to resource, etc.)

3. Survey type (check all that apply): pedestrian automotive aerial spot check large-scale

4. Daily Survey Summary (area covered, observations, interpretations):

Project area and 200-meter radius surveyed. Entire area is heavily disturbed and leveled by modern construction activity. Tasting room has already been constructed. See photos.

5. Cultural Constituents (describe/quantify artifacts, ecofacts, features, etc): no yes (if yes, briefly describe below; complete and attach appropriate DPR523 forms)

No cultural constituents were observed.

6. Relevant documents (project documents, DPRs, previous reports):

7. Photos (attach additional sheets or give photo log references):

Please see following page.



Overview of Project Area showing newly constructed tasting room and outbuilding.

Direction: N



Overview of Project Area showing newly constructed tasting room.

Direction: NW



Overview of Project Area showing prior disturbance, leveling, and gravel pile.

Direction: SW

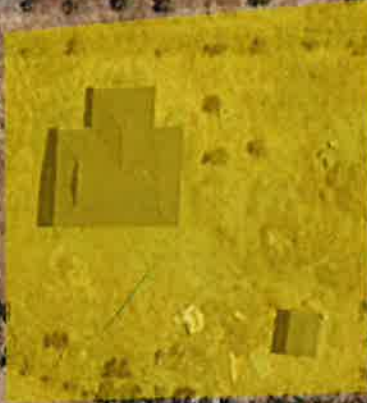
Ard Aven Winery Re-zoning

15315 Willow Creek Rd
Plymouth, CA 95669

Legend



Survey Coverage



100 ft



TAC Referral UP-18;2-1 Reuter for tasting room in "R1A" zoning

AFPD Headquarters <afpdhdq@amadorgov.org>

To: Amador County Planning Department <planning@amadorgov.org>

Cc: Wally Jukes <wjukes@co.amador.ca.us>, Cook Nicole <ncook@amadorgov.org>

Wed, Jan 15, 2020 at 5:00 PM

Annexation into the County's CFD 2006-1 will be required and should be placed as a condition on the use permit for this project. Thank you.

(Quoted text hidden)

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Lindsey Clark
Fiscal Officer
Amador Fire Protection District
810 Court Street
Jackson, CA 95642
209-223-6391-phone
209-223-6646-fax

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