

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: June 9, 2020**

ITEM 1 Request for Use Permit (UP-20;3-1) Six Blocks Tasting Room in “R1A,” Single-family Residential Agriculture zone, with AG, Agricultural General, General Plan designation. The tasting room will be located within a 1,200 sq. ft. structure with 600 sq. ft. allocated to wine-tasting and be open seven (7) days a week from 9:00 a.m. to 5:00 p.m. The property will host special events; with a maximum 12 special events per year for no more than 125 guests and which conclude prior to 7:00 p.m. (APN: 007-070-051)

Applicant: Debbie and James Orr (Representative: Robin Peters)

Supervisory District: 5

Location: 14920 Muller Rd., Plymouth, CA

A. General Plan Designation: AG- Agriculture General

B. Present Zoning: “R1A” – Single-family Residential Agriculture

C. Acreage Involved: 39.8 acres

D. TAC Review and Recommendation: This project was reviewed by the Technical Advisory Committee on **March 25, 2020** for completeness, and again on April 30, 2020 to prepare conditions and a recommendation for the Planning Commission. TAC has no technical objection to the Planning Commission adopting a Mitigated Negative Declaration (MND) and approving the Use Permit subject to the conditions, mitigation measures, and findings included in the staff report.

E. Planning Commission Action: Following the public hearing, the first action of the Planning Commission should a decision on the adequacy of the proposed Mitigated Negative Declaration. The Commission may then move to approve or deny the project. If the Commission moves to approve the project, the following findings recommended for adoption.

F. Recommended Findings:

1. The project, as proposed, is consistent with the Amador County General Plan and zoning district at this location.
2. 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.
3. On the basis of the administrative record presented, the Planning Commission finds that there is no substantial evidence that the project will have a significant environment and that the Mitigated Negative Declaration included in the Staff Report reflects the Commission’s independent judgement and analysis.



CIVIL ENGINEERING
WATER
WASTEWATER
DRAINAGE STUDIES
GRADING PLANS
LAND DEVELOPMENT
SOIL TESTING

February 26, 2020
CSE 190267

Mr. Chuck Beatty
Amador County Planning Department
810 Court Street
Jackson, CA 95642-2132

Re: Six Blocks Winery wine tasting facility
Amador County APN 008-150-025

Dear Mr. Beatty,

Cal State Engineering, Inc. is pleased to submit, on behalf of its clients James and Debbie Orr and Six Blocks Winery, Inc., a conditional use permit application for a wine tasting facility at their property located at 14920 Muller Road. The 39± acre property is located approximately 1.5 miles south of State Route 16 west of Plymouth. The site's zoning is R1-A – single-family residential-agricultural. While wine making and vineyard operations are uses permitted by right, a conditional use permit will allow limited wine tasting and retail sale of wine in conjunction with the on-site winery.

A wine tasting facility at this location will allow the owners to attain a higher value for their agricultural products than is generally achievable through wholesale sales, an approach which is consistent with the General Plan's agricultural economic development objectives. Unlike other Amador County wine tasting regions, the Willow Creek Road corridor attracts comparatively few visitors and the Six Blocks Winery wine tasting facility is anticipated to be a small-scale operation which produces little traffic and few other impacts.

Should you desire additional information or clarification beyond that contained in the application package, please do not hesitate to contact me.

Very truly yours,
Cal State Engineering, Inc.

Robin D. Peters, P.E.
Principal Engineer

Att: Conditional use permit application package

Cc: Six Blocks Winery, Inc.

RDP:st



PLANNING DEPARTMENT
Community Development 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 Six Blocks Winery, Inc

Mailing Address P. O. Box 790

Plymouth, CA. 95669

Phone Number 926-801-6205

Assessor Parcel Number 008-150-025

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 Wine Tasting Facility

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: \$ 1759.00

X Environmental Health Review Fee: \$ 480.00

X Public Works Agency Review Fee: \$ 500.00

X 8. Complete an Environmental Information Form.

X 9. Sign Indemnification Form.

James & Debbie Orr

P.O. Box 790 Plymouth, California, 95669 (916) 801-6205

February 24, 2020

Amador County Planning Department
500 Argonaut Lane
Jackson, CA 95642

Re: Six Blocks Winery Wine Tasting Facility Conditional Use Permit
Amador County APN 008-150-025; 14920 Muller Road

To whom it may concern,

We are owners of the property located at 14920 Muller Road near Plymouth which is the subject of a pending wine tasting facility conditional use permit application. We hereby grant consent for and authorize Robin D. Peters, P.E. of Cal State Engineering, Inc., to act as our agent for application processing and ask that copies of all correspondence and notifications be forwarded to Mr. Peters.

Thank you for your cooperation. Should you have any questions, please be certain to contact us.

Very truly yours,



Debbie Orr

Cc: Robin D. Peters, P.E. – Cal State Engineering, Inc.

**Six Blocks Winery Wine Tasting Facility
Conditional Use Permit**

ENVIRONMENTAL INFORMATION

March, 2020

General Information

Project Name: Six Blocks Winery Wine Tasting Facility

Project Location: 14920 Muller Road Plymouth, CA 95669

Landowner: James and Debbie Orr Family Trust dated August 14, 2015
P.O. Box 790
Plymouth, CA 95669
(926) 801-6205

Applicant: Six Blocks Winery, Inc.
P.O. Box 790
Plymouth, CA 95669
(926) 801-6205

Agent: Robin D. Peters, P.E.
Cal State Engineering, Inc.
427 Broadway
Jackson, CA 95642
(209) 223-1441
rpeters@calstateengineering.com

Assessor's Parcel No.: 008-150-025

Existing Zoning District: R1-A

Existing General Plan: A-G

Related permits & other public approvals: Residential and agricultural uses including vineyard development and operation, wine production and processing, and related uses which are permitted by right will continue at the site. Permits associated with by-right development of vineyards, wine production facilities and related uses may include a grading permit, building permit(s), well permit, construction activities stormwater permit, etc.

Proposed activities which are subject to issuance of a conditional use permit include a wine tasting facility and the attendant small-scale on-site retail sale of wines at and through the tasting facility. Permits associated with the development of a wine

tasting facility may include a grading permit, building permit(s), public water system permit, well permit, construction activities stormwater permit, etc.

Written Project Description

General

Six Blocks Winery, Inc. is seeking a conditional use permit for a wine tasting facility on property located at 14920 Muller Road near Plymouth. The 39± acre property is located approximately 1.5 miles south of State Route 16 west of the City of Plymouth in an area exhibiting limited agricultural and livestock grazing uses. Surrounding properties are agricultural in nature and of varying sizes, both larger and smaller than the subject property.

The site's current zoning is R1-A – single-family residential-agricultural. Surrounding zoning includes R1-A to the north, south and southeast (40, 40 and 10 acres respectively), and AG to the west and northeast (120 and 56 acres respectively). Current uses at the site include residential and agricultural uses such as vineyard development and winery construction. Vineyard development and winery construction will continue, as both uses are permitted within the R1-A zoning district.

The present application is for a conditional use permit to permit and regulate wine tasting and retail sale of wine in conjunction with the on-site winery. A wine tasting facility will allow the owners to attain a higher value for their agricultural products than is generally achievable through wholesale sales, an approach which is consistent with the General Plan's agricultural economic development objectives. Unlike other Amador County wine tasting regions however, the Willow Creek Road corridor attracts comparatively few visitors and the Six Blocks Winery wine tasting facility is anticipated to be a small-scale operation which produces little traffic and few other impacts.

The proposed wine tasting facility will operate daily from 9:00 am to 5:00 pm. The facility will host 12 or fewer special events per year including Vintner Association events, release events, an anniversary event and winemaker dinners and vineyard tours. Seasonal vineyard tours will be an integral part of the wine tasting experience, bringing terroir and tasting together for a unique experience not offered at many facilities. Special events are rarely expected to have attendance exceeding 125 persons per event, and most events will be much smaller due to the facility's Willow Creek Road location. Special events will terminate no later than 7:00 pm and amplified music, if any, will terminate no later than 6:00 pm.

A small indoor sales and public display area will be included in the tasting room facility. Food service to the public will be limited to those events and activities authorized by the use permit, and all food service will be catered by a permitted person or business.

1. Property Information:

Area: The subject property comprises 39.72± acres
Deed reference: 1997-0000304
Map reference: Parcel A of R.S. 25-M-77

2. Square Footage of Existing and Proposed Structures:

Existing structures are as listed below:

- Single family dwelling: 5,177± s.f.
- Winery & case storage building: 1,200 s.f.
- Misc. outbuildings (in aggregate): 2,600± s.f.

Proposed structures are as listed below (note that sizes and configurations of future structures are preliminary and are subject to change):

- No new structures are proposed. Tasting room & related retail space will occupy approximately 600 s.f. of the existing winery & case storage building.

3. Number of Floors of Construction: N/A

4. Amount of Off-street Parking:

Winery: One space/500 s.f. = 2 spaces min. (≈600 s.f. of winery area)
Tasting facility: One space/200 s.f. = 3 spaces min. (≈600 s.f. of tasting room area)

Note that the sizes and configurations of winery and tasting room facilities are preliminary and may change according to future demand. Parking demand will be adjusted as required to meet ordinance requirements.

5. Source of Water: On-site domestic well(s)

6. Sewage Disposal: On-site septic system(s)

7. Plans: N/A

8. Proposed Scheduling of Construction: To be determined

9. Phasing: Wine tasting at the Six Blocks is anticipated to begin with seasonal vineyard tasting tours, followed by development of a fixed tasting room in the existing winery & case goods storage building. Phasing may vary according to resource availability and market demand.
10. Associated Projects: None
11. Land Division Projects: N/A
12. Residential Projects: N/A
13. Commercial Projects: N/A
14. Industrial Projects: N/A
15. Institutional Projects: N/A
16. Conditional Use Permit: The property is currently zoned and designated for vineyard development and operation, wine production and processing, and related uses. The applicant requests a conditional use permit to allow for small-scale wine tasting and on-site retail sale of wines in conjunction with the winery. No variance or rezone is requested at this time.

Additional Information: Are the following items applicable to the project or its effects?

YES NO

17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.

The incorporation of a tasting facility into the existing winery building will not significantly affect existing features, lakes or hills. Minor grading for the parking area adjacent to the building is not anticipated to be significant.

18. Change in scenic views or vistas from existing residential areas, public lands, or roads.

The incorporation of a tasting facility into the existing winery building and development of ancillary parking will not create a 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.
- The project site is located immediately adjacent to another (proposed) tasting facility and other vineyard lands. The incorporation of a tasting facility into the existing winery building will not create a change in pattern, scale or character of the general area of the project.*
- 20. Significant amounts of solid waste or litter.
- The proposed tasting facility will not produce significant quantities of solid waste or litter. Empty wine bottles will be recycled to the degree colored glass recycling remains feasible.*
- 21. Change in dust, ash, smoke, fumes or odors in the vicinity.
- The proposed tasting facility will not produce significant amounts of dust, ash, smoke, fumes or odors.*
- 22. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
- The addition of a tasting facility to the winery, vineyards and other permitted uses on the property will not create a change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. Water consumption in wine tasting facilities is relatively insignificant. The parking area will occupy an upland position near the existing winery building, away from drainage courses. The parking area grading plans will be subject to erosion and sediment control best management practices as a condition of grading permit issuance.*
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- The addition of a tasting facility to the winery, vineyards and other permitted uses on the property is not expected to create significant noise or vibration in the vicinity. Special events will terminate no later than 7:00 pm and amplified music, if any, will terminate no later than 6:00 pm.*
- 24. Site on filled land or has slopes of 10 percent or more.
- The existing winery & case storage building occupies an upland position on a graded pad subject to separate ministerial permitting.*

The parking area will occupy area surrounding the existing building in a gently sloping area containing no filled land. Grading for the parking area may incorporate minor cuts and engineered fills.

- 25. Use or disposal of potentially hazardous materials such as toxic substances, flammables or explosives.

The tasting facility will not require the use or disposal of significant quantities of hazardous, toxic or explosive materials.

- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).

The addition of a tasting facility to the winery, vineyards and other permitted uses on the property is not anticipated to create a substantial demand for municipal services. Small-scale tasting facility water use and wastewater generation is generally very low.

- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).

The addition of a tasting facility to the winery, vineyards and other permitted uses on the property is not anticipated to create a significant demand for fossil fuels.

- 28. Does this project have a relationship to a larger project or series of projects?

The proposed wine tasting facility will be associated with on-site winery and vineyard operations, which are permitted by right in the zoning district.

Environmental Setting:

29. Existing Site: The subject property comprises 39.72 acres of land located approximately 1.5 miles south of State Route 16, west of the City of Plymouth. The site currently supports a single family dwelling, vineyards, a winery & case storage building, several outbuildings, and related infrastructure (wells, septic system, fencing, etc.). The site slopes gently to moderately, with slopes ranging from nearly level to roughly 30 percent. Approximately 45% of the property is unimproved, with vegetation consisting primarily of oak woodland and non-native grasses. Soils are mapped by the USDA as Auburn and Exchequer silt loams of metasedimentary parent. Soils are stable, well-drained and shallow.

30. Surrounding Properties: Surrounding land uses consist of rural-density agriculture (e.g. vineyards and/or livestock grazing), and agricultural-residential uses on parcels ranging in size from ten to more than 120 acres. Surrounding zoning includes R1-A to the north, south and southeast (40, 40 and 10 acres respectively), and AG to the west and northeast (120 and 56 acres respectively).
31. Hazardous Excavations: The presence or absence of mine shafts, tunnels, air shafts or open hazardous excavations has not been confirmed.

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: March 2, 2020



Robin D. Peters, P.E.
Cal State Engineering, Inc., agent for owner

INDEMNIFICATION

Project: Six Blocks Winery Tasting Room CUP

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

March 2, 2020

Owner (if different than Applicant):

Signature

INDEMNIFICATION

Project: Six Blocks Winery Tasting Room CUP

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:

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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

March 2, 2020

Owner (if different than Applicant):

Signature

CONDITIONAL USE PERMIT EXHIBIT

for

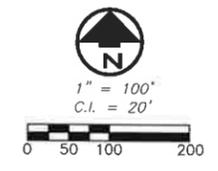
SIX BLOCKS WINERY

A PORTION OF W. 1/2 OF SECTION 29, T.7 N., R.10 E., M.D.M. AMADOR COUNTY, CALIFORNIA

MARCH 2020

OWNER & APPLICANT:
Six Blocks Winery, Inc.
P.O. Box 790
Plymouth, CA 95669

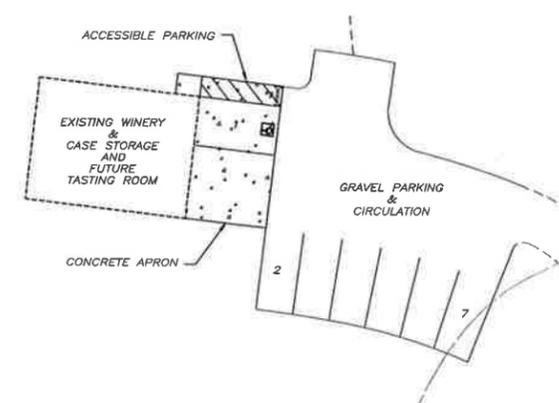
PREPARED BY:
CAL STATE ENGINEERING, INC.
Robin D. Peters, P.E. RCE No. 58604
427 Broadway
Jackson, CA 95642
(209) 223-1441



GENERAL NOTES

1. DEED REFERENCE: INS. NO. 1997-000304
2. MAP REFERENCES: R.S. 25-M-77
3. ASSESSOR'S PARCEL NUMBER: 008-150-025
4. TOTAL ACREAGE: 39.72± AC.
5. TOTAL NUMBER OF PARCELS: 1
6. EXISTING ZONING: R1A
7. PROPOSED ZONING: NO CHANGE
8. EXISTING GENERAL PLAN DESIGNATION: AG
9. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
10. WATER SUPPLY: PRIVATE WELL(S)
11. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEM(S)
12. POWER: PACIFIC GAS & ELECTRIC CO.
13. TELEPHONE SERVICE: A.T. & T.
14. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
15. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
16. CONTOUR INTERVAL: 20 FEET BASED ON INTERPOLATION OF USGS 7.5' QUAD "IRISH HILL"

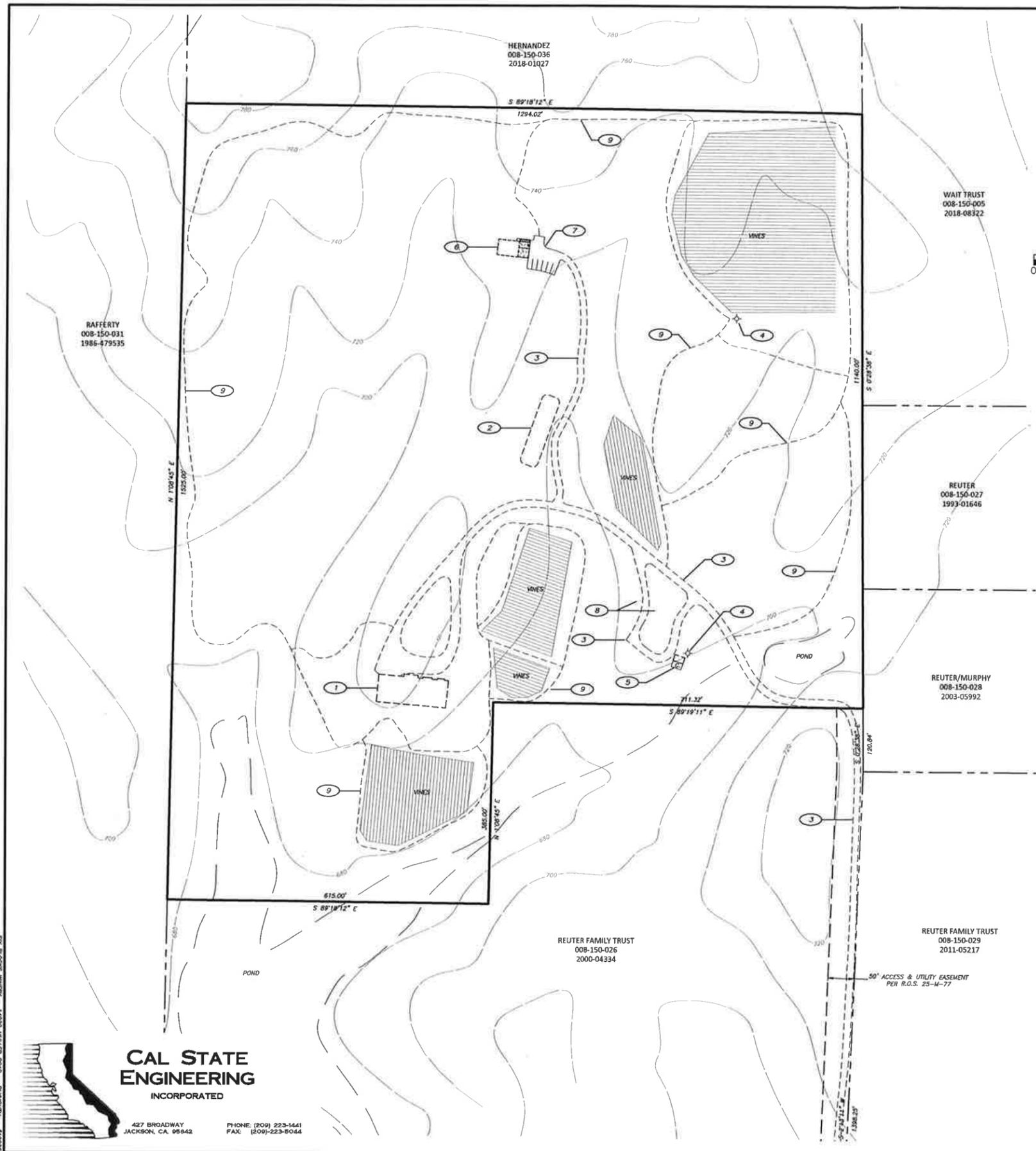
SITE PLAN FEATURES	
①	EXISTING SINGLE FAMILY DWELLING TO REMAIN.
②	EXISTING LEACH FIELD TO REMAIN.
③	EXISTING GRAVEL ROAD/DRIVEWAY TO REMAIN.
④	EXISTING WELL TO REMAIN. NOT ALL WELLS ARE SHOWN.
⑤	EXISTING WINERY, CRUSH PAD & OFFICE TO REMAIN.
⑥	EXISTING STEEL BUILDING - NEW WINERY, CASE STORAGE & TASTING ROOM. SEE DETAIL, THIS SHEET.
⑦	NEW GRAVEL TASTING ROOM PARKING AREA INCLUDING ONE ACCESSIBLE PARKING SPACE (SEE DETAIL, THIS SHEET).
⑧	VINEYARD TOUR PARKING, GATHERING & LAUNCH AREA.
⑨	EXISTING UNIMPROVED AGRICULTURAL SERVICE ROADWAY TO REMAIN, TYP. (NOT ALL ARE SHOWN).



PARKING AREA DETAIL
1" = 20'
EXAMPLE - SUBJECT TO CHANGE



VICINITY MAP
NOT TO SCALE

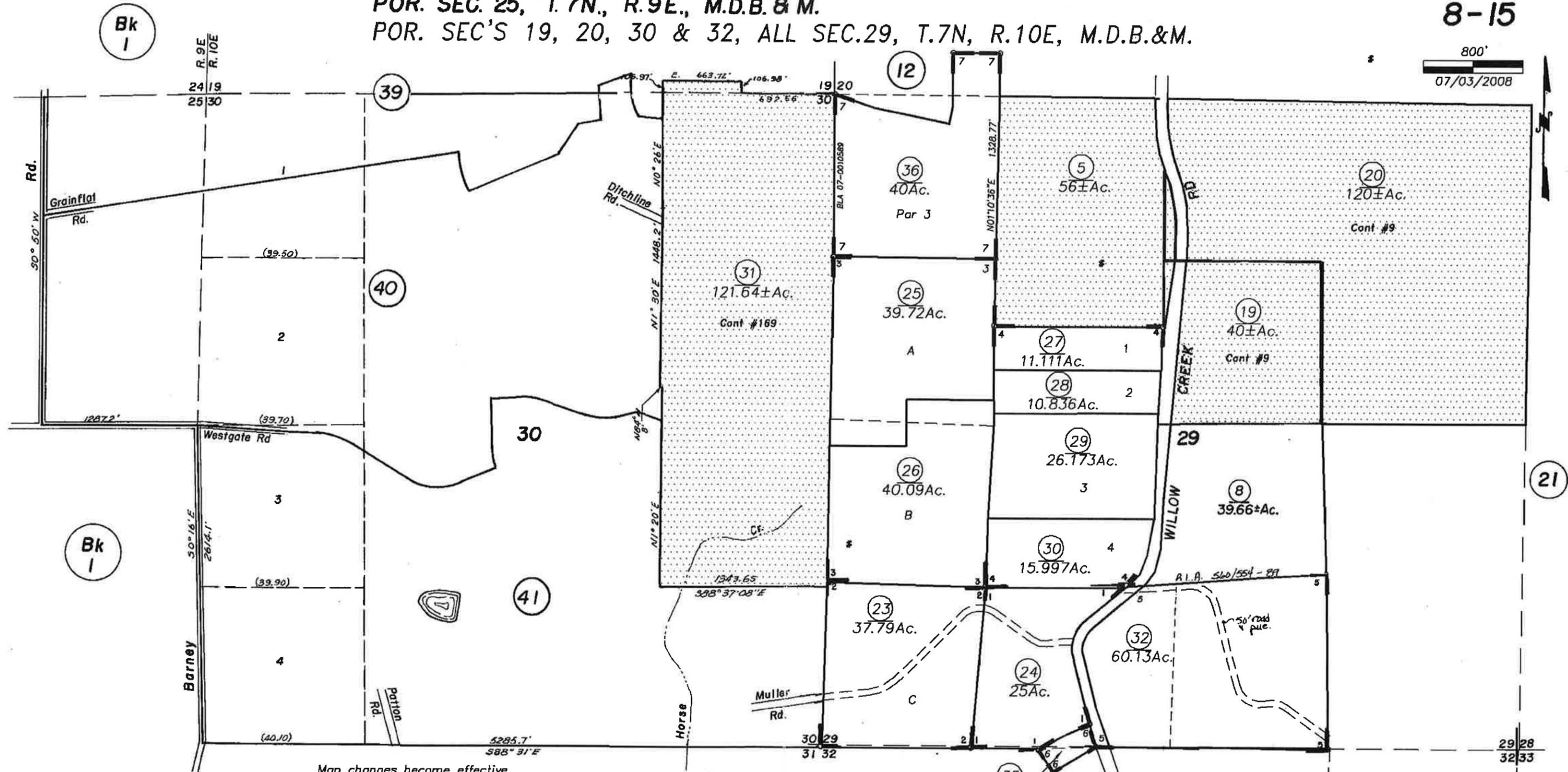
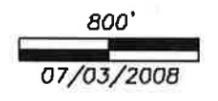


CAL STATE ENGINEERING
INCORPORATED

427 BROADWAY
JACKSON, CA 95642

PHONE: (209) 223-1441
FAX: (209) 223-8044

POR. SEC. 25, T.7N., R.9E., M.D.B. & M.
 POR. SEC'S 19, 20, 30 & 32, ALL SEC.29, T.7N, R.10E, M.D.B.&M.



Map changes become effective with the 2009-2010 roll year. Parcel numbers are subject to change prior to adaption of roll on each July 1.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

- | | | |
|-----------------------|-----------------------|-----------------------------------|
| R.M. Bk. 9, Pg. 100 | R.M. Bk. 25, Pg. 21 | 5-R.M. Bk. 43, Pg. 46 (2/28/89) |
| R.M. Bk. 17, Pg. 1 | 2-R.M. Bk. 25, Pg. 54 | 6-R.M. Bk. 59, Pg. 14 (8/10/2006) |
| R.M. Bk. 17, Pg. 2 | 3-R.M. Bk. 25, Pg. 77 | 7-R.M. Bk. 60, Pg. 44 (1/29/2008) |
| 1-R.M. Bk. 20, Pg. 31 | 4-R.M. Bk. 25, Pg. 88 | |

Assessor's Map Bk. 8 , Pg. 15
 County of Amador, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date March 4, 2020

RECEIVED FROM Six Blocks Winery, Inc.

ADDRESS P.O. Box 790, Plymouth, CA 95669

One-thousand, seven-hundred and fifty-nine + ⁰⁰/₁₀₀ DOLLARS (\$ 1759.00)

For UP-20; 3-1 Six Blocks Winery Tasting room in RIA, (\$1027.00 for UP application, \$682.00 Environmental Review, and \$50.00 for recording Administration fee.) APN: 008-150-025

ACCOUNT		How Paid ✓	
Amount Due	\$ 1759.00	Cash	
Amount Paid	\$ 1759.00	Check	1026
		Money Order	

By Planning Department
Krista Ruesel Deputy

No 89165

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date 3/4, 2020

RECEIVED FROM Six Blocks Winery, Inc.

ADDRESS P.O. Box 790, Plymouth, CA 95669 - 0790

Five hundred + ⁰⁰/₁₀₀ DOLLARS (\$ 500.00)

For UP - 20; 3-1

ACCOUNT		How Paid ✓	
Amount Due		Cash	
Amount Paid	500.00	Check	1028
		Money Order	

By Public Works Department
P. Sperry Deputy

No 89453

Amador County Environmental Health
 810 Court Street
 Jackson, CA 95642 209-223-6439

INVOICE - FIRST NOTICE

TO: Six Blocks Winery, Inc
 PO Box 790
 Plymouth, CA 85669

Invoice ID IN0028365	Date 3/4/2020
Receipt # AB0127265	

ATTN:
 RE: Six Blocks Winery, Inc

Date	Program/ Element	Description	Comments		Amount
03/04/20	2664	2664 CONDITIONAL USE PERMITS		\$	240.00
03/04/20	2677	2677 NEGATIVE DECLARATION		\$	240.00
03/04/20	9999	9999 Payment		\$	-240.00
03/04/20	9999	9999 Payment		\$	-240.00
Total Due for This Invoice:				\$	0.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Plus	Account Amount Due
\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

DRAFT CONDITIONS OF APPROVAL
&
MITIGATION MONITORING AND REPORTING PROGRAM
For USE PERMIT: UP-20;3-1

APPLICANT: James and Debbie Orr (926)801-6205

PROJECT LOCATION: 14920 Muller Rd. Plymouth, CA 95669 (APN: 007-070-051)

PROJECT DESCRIPTION: Request for Use Permit (UP-20;3-1) for a wine tasting room for Six Blocks Tasting Room in the "R1A," Single-family Residential and Agriculture district. The tasting room will be located within a 1,200 sq. ft. structure with 600 sq. ft. and be open seven (7) days a week from 9:00 a.m. to 5:00 p.m. The property will host a maximum of twelve (12) special events annually with a maximum of 125 attendees per event, and will conclude by 7:00 p.m.

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

PLANNING COMMISSION APPROVAL DATE:

NOTICE OF DETERMINATION DATE:

IMPORTANT NOTES:

NOTE A: It is suggested the project applicant contact the Environmental Health, Public Works, and Planning Departments and any other agencies involved prior to commencing these requirements. Improvement work shall not begin prior to the review and submission of the plans and the issuance of any applicable permits by the responsible County Department(s). The Inspector must have a minimum of 48 hours' notice prior to the start of any construction.

NOTE B: Information concerning this project can be obtained through the Amador County Planning Department, 810 Court Street, Jackson, CA 95642 (209) 223-6380.

CONDITIONS OF APPROVAL

1. **FISH AND GAME FEES:** *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 Department of Fish and Game Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Game. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
2. Applicant shall submit signed conditions to the Planning Department. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
3. This Use Permit is granted for the use(s) described (see attached application) on the condition that the establishment, maintenance, or operation of the proposed use(s) will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use(s) or be detrimental or injurious to property and improvements or the general welfare of the County. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
4. 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 REQUIREMENT.

5. Hours of Operation: The tasting room shall abide by the proposed business hours listed in the Use Permit application: Seven (7) days a week, from 9:00 a.m. to 5:00 p.m. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
6. Occupancy and Events: The number of guests at any one time shall be limited by the occupancy limit of the tasting room. Event guests will not exceed maximum occupancy of the building and events shall be limited to a maximum of twelve (12) events annually, accommodating no more than 125 people per event. Events shall end by 7:00 p.m. THE BUILDING DEPARTMENT AND PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
7. Alcohol License: The Property Owner shall maintain current licenses and certifications by the US Treasury's Alcohol and Tobacco Tax and Trade Bureau (TTB) and California Alcohol and Beverage Control (ABC) for operation of the tasting room. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
8. Food Service: Food sales and service must comply with the requirements of the California Retail Food Code and the limitations of the terms of the Use Permit and zoning designation of the property. Food service for on-site consumption during events authorized by the Use Permit must be catered by a permitted individual or business independent of this tasting room. Other than events, food items for on-site consumption shall be limited to wine, prepackaged non potentially hazardous beverages, crackers, or prepackaged foods stored and served from an approved refrigerated cold storage, certified through the Environmental Health Department. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
9. Building Permits: The permittee shall acquire all necessary building permits for all facilities and any related equipment. Construction and location shall be substantially the same as submitted plans and as stated in the approved project description. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION IN CONJUNCTION WITH THE BUILDING DEPARTMENT.
10. Grading Permit: Site development shall include grading plans submitted to the Building Department for any earthmoving greater than 50 cubic yards possibly including the implementation of erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage channels and properties. Any grading will comply with Chapter 15.30 of the California Fire and Safety Code regarding road widths, turnarounds, turnouts, gates, and other applicable state and county codes regarding commercial occupancy. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
11. Access and Traffic: Prior to the issuance of a building permit or activation of the Use Permit, Applicant must provide to the County evidence of recorded Road Maintenance Agreements that have been established with a majority of the owners of 1) Muller Road, and 2) the private driveway located between Muller Road and the Applicant's property which will be used to access the project. The Road Maintenance Agreements shall include terms that maintenance costs associated with tasting room traffic have been negotiated.
12. Air Quality Best Management Practices (BMPs): Permittee shall meet requirements that may be deemed necessary by the Air District based upon site conditions and operations. The project shall require that idling times for construction equipment or delivery vehicles be limited to a maximum of 5 minutes to reduce operational emissions of criteria pollutants per General Plan Mitigation Measure 4.3-2a. THE AMADOR AIR DISTRICT SHALL MONITOR THIS REQUIREMENT.
13. Water Supply: The applicant must at all times comply with the regulations governing public water systems. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION
14. Waste Disposal: Prior to activation of the Use Permit, the applicant must submit a will serve statement stating that the current solid waste disposal service is sufficient to serve the intended use. THE WASTE MANAGEMENT DEPARTMENT SHALL MONITOR THIS CONDITION
15. Special Status Species: In the event that any of the endangered, threatened, or special-status plant or animal species identified in the CEQA Initial Study for this project are discovered in the project area, all construction

and ground-disturbing activity will be halted immediately. The property owner will then contact the US Department of Fish and Wildlife and Amador County Planning Department to establish additional mitigations according to industry-standard best management practices (BMPs) to mitigate for impacts to these species. These may include, but are not limited to, biological assessment studies, ground disturbance/pre-construction surveys for active nest-sites for migratory birds, conservation plans for affected species, and other various mitigation measures addressed on a case-by-case basis.

MITIGATION MONITORING AND REPORTING PROGRAM

16. **Lighting (AES-1)**: Any lighting installations must be compliant with County regulations, and be conditioned to incorporate measures to reduce light and reflectance pursuant to Amador County General Plan Mitigation Measure 4.1-4. This includes measures to reduce light and reflectance including limitation of all installed lighting with this project to full-cutoff, fully-shielded fixtures directed downwards with color correlative temperature (CCT) less than or equal to 3000K. Motion sensors and automatic shutoffs shall be used to limit all lighting fixtures in use after facility is closed to the public. THE PLANNING DEPARTMENT AND BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.

17. **Historic and Cultural Resources (CULTR-1) (CULTR-2)**: In the event the permittee encounters any historic, archaeological, paleontological, or tribal resource (such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone) during any construction undertaken to comply with these Use Permit conditions, permittee shall stop work immediately within a 100 ft. radius of the find and retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. The qualified professional shall be required to submit to the Planning Department a written report concerning the importance of the resource and the need to preserve the resource or otherwise reduce impacts of the project. The permittee shall notify the Amador County Planning Department of the find and provide proof to the Planning Department that any/all recommendations and requirements of the qualified professional have been complied with. Additionally in the case that human remains are discovered on site, the following steps must be taken in accordance with Amador County General Plan Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code. The Amador County Coroner shall, within two working days:
 - i. Determine if an investigation of cause of death is required;
 - ii. Determine if the remains are most likely that of Native American origin, and if so suspected, the coroner shall notify the California Native American Heritage Commission (NAHC) within 24 hours of making his or her determination.
 - iii. The descendants of the deceased Native Americans shall make a recommendation to the operator/ permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
 - iv. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
 - v. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
 - vi. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

18. Sewage Disposal (GEO-1): Prior to activation of the Use Permit, the applicant must submit a certification by a qualified consultant stating that the on-site sewage system has been completed and is sufficient to serve the intended use. The certification may include recommendations for provision of chemical toilets to accommodate peak events. THIS REQUIREMENT SHALL BE MONITORED BY THE ENVIRONMENTAL HEALTH DEPARTMENT.
19. Hazardous Materials Upset and Release (HAZ-1): Prior to activation of the use permit, the applicant 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 required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident. The applicant 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.
20. Noise (construction) (NOI-1): Per General Plan Mitigation Measure 4.11, all construction equipment shall be properly maintained per manufacturers’ specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps); all impact tools will be shrouded or shielded; and all intake and exhaust ports on power equipment will be muffled or shielded. All equipment employed during the project shall maintain appropriate setback distances from residences to reduce vibration levels below the recommended FTA and Caltrans guidelines of 80 VdB and 0.2 in/sec PPV, respectively when located within 500 feet and 300 feet of impact pile drivers, and within 70 feet and 45 feet of large bulldozers (and other heavy-duty construction equipment). Noise levels generated by the project shall not exceed 65 decibels at the nearest property line. THE PLANNING DEPARTMENT SHALL MONOTOR THIS CONDITION.
21. Noise (amplified music) (NOI-2): Any outdoor amplified music will end at or before 5:00 p.m. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
22. Fire Protection Services (PUB-1): To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640 (County Code 17.14.020)4, the developer shall participate in the annexation to the County’s Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a “waiver and consent” to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County’s secured property tax roll, and payment of the County’s cost in conducting the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION.
23. Access (TRA-1): The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.

 Chairperson
 Amador County Planning Commission

 Date

 Applicant

 Date

- | | |
|--|--|
| (1) Applicant | (6) Waste Management Department |
| (2) Amador Air District | (7) Amador Fire Protection District |
| (3) Building Department | (8) CA Department of Fish and Wildlife |
| (4) Environmental Health Department | (9) Planning Department |
| (5) Transportation and Public Works Department | |

**Public Review Draft
MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY**

**UP-20;3-1 Six Blocks Tasting Room in R1A Zoning District
APN: 008-150-025**

June 2020

Prepared by:
Amador County
Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380



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Project Title: UP-20;3-1 Six Blocks Tasting Room in R1A Zoning District

Project Location: 14920 Muller Rd. Plymouth, CA 95669
APN: 008-150-025

Project Sponsor’s Name and Address: James and Debbie Orr (Representative;
Robin Peters)
P.O. Box 790 Plymouth, CA 95669
427 Broadway Jackson, CA 95642

Current General Plan Designation(s): AG - Agriculture General

Current Zoning(s): “R1A,” Single-family Residential and Agricultural

Lead Agency Name and Address: Amador County Planning Department
810 Court Street, Jackson, Ca 95642

Contact Person/Phone Number: Krista Ruesel, Planner
209-233-6380

Date Prepared: June, 2020

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) CA Alcohol and Beverage Control,
Federal Alcohol Trade and Tax Bureau

PROJECT DESCRIPTION

This project proposes the use of an existing Winery and Case Storage building (1,200 sq.ft.) for wine tasting and the attendant small-scale on-site retail sale of wines. The Tasting Room and retail area will occupy 600 sq. ft. of the existing Winery and Case Storage building. Proposed hours of operation for the tasting room will be seven days a week from 9:00 a.m. to 5:00 p.m. A maximum of twelve (12) events will be hosted annually, with up to 125 guests.

Events will include Vintner association events, release events, an anniversary event, and winemaker dinners and seasonal vineyard tours. Events will terminate no later than 7:00 p.m. with amplified music ending at or before 6:00 p.m. The maximum occupancy of the tasting room for normal business hours will be no more than 49 persons.

Project Location

The UP-20;3-1 Six Blocks Tasting Room Project is located entirely in the unincorporated area of Amador County, California in District 5. The nearest incorporated city is Plymouth located to the east, and the nearest unincorporated community is Drytown. The project site is approximately 1 mile south of Highway 16 and 3 miles north of Highway 124.

Site Characteristics



The property is 39.72 acres with residential and agricultural uses including vineyard development and operation, wine production and processing, and related uses. Existing structures on-site include a single-family dwelling ($\pm 5,177$ sq. ft.), winery and case storage building ($\pm 1,200$ sq. ft.), and other miscellaneous outbuildings ($\pm 2,600$ sq. ft.). Five (5) new off-street parking spaces are proposed.

Land Use

The existing zoning is "R1A," or Single-Family Residential-Agriculture. The General Plan designation of the project is AG-Agricultural General. The site is currently occupied by one single-family residence and an existing winery with cattle grazing, and a 15 year-old olive orchard and vineyard. There is a pond near the rear (west) end of the property.

Surrounding Land Uses

Most of the development in the area is for agricultural buildings and single-family residences, and open space/grazing land. Surrounding properties are agricultural and include properties both larger and smaller than the subject property.

Access and Transport

The project site is approximately 1.5 miles south of Highway 16 and 3 miles north of Highway 124. The local road, Willow Creek Rd., is located directly to the east of the property and runs north-south. Primary (and exclusive) access to the project is off of a private easement across the properties directly south of the project, located at 008-150-026 and 008-150-023, and Muller Rd (private). Muller Rd. connects with Willow Creek Rd. to the east (county-maintained). This project is anticipated to be small-scale and introduce a small increase in traffic.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE MND/MMRP

The Initial Study will analyze a broad range of potential environmental impacts associated with the proposed project. Information will be drawn from the Amador County General Plan, technical information provided by the applicant to date, and any other reputable information pertinent to the project area.

If through the initial study, it is determined that there will be significant, immitigable impacts, an Environmental Impact Report (EIR) may be required prior to project approval. Consistent with CEQA and the requirements of Amador County, each environmental chapter will include an introduction, technical approach, environmental setting, regulatory setting, standards of significance, identification of environmental impacts, the development of mitigation measures and monitoring strategies, cumulative impacts and mitigation measures, and level of significance after mitigation measures.



Figure A: Location Map





Figure B: Site Plan

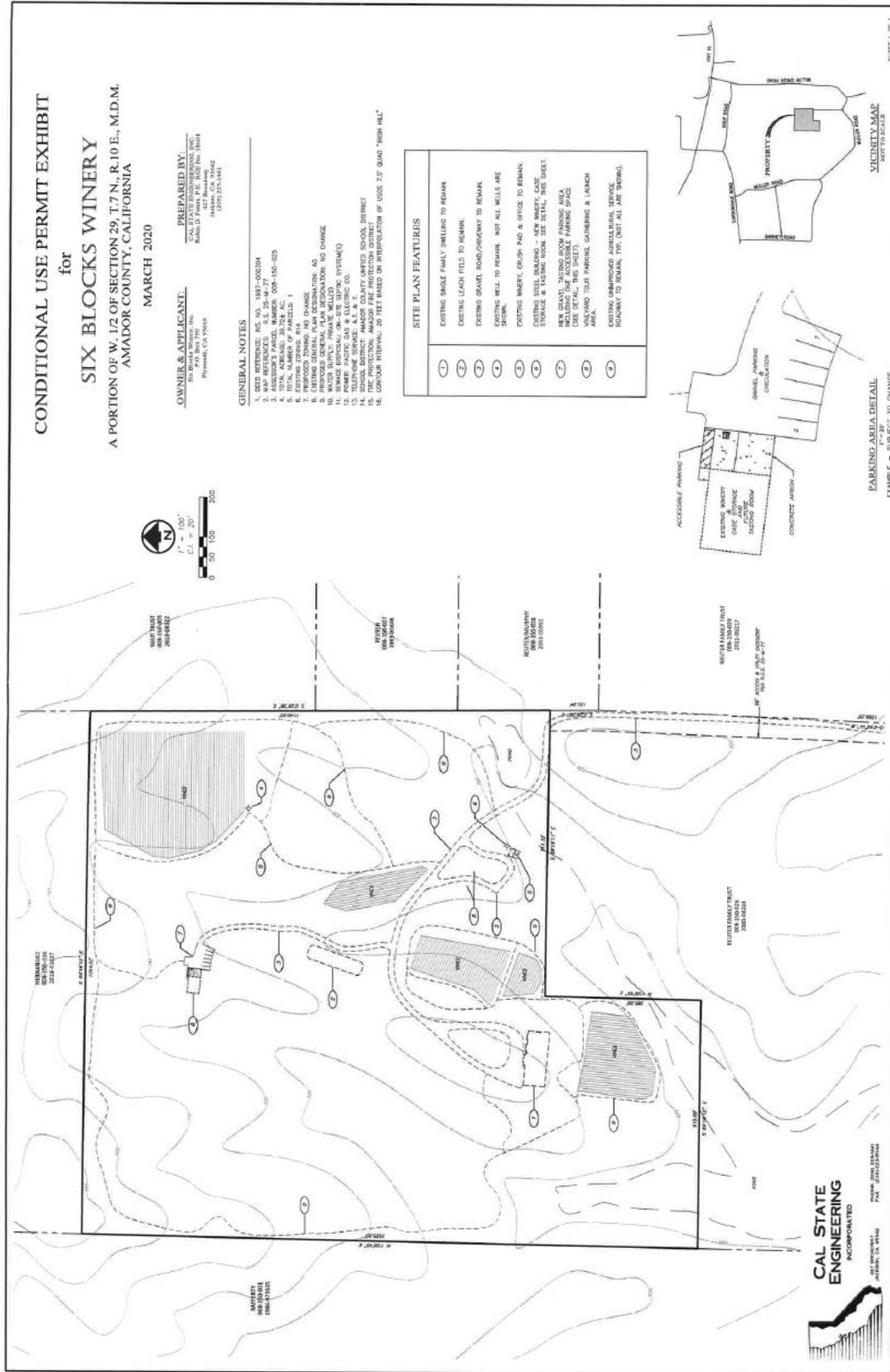




Figure C: Zoning Designation

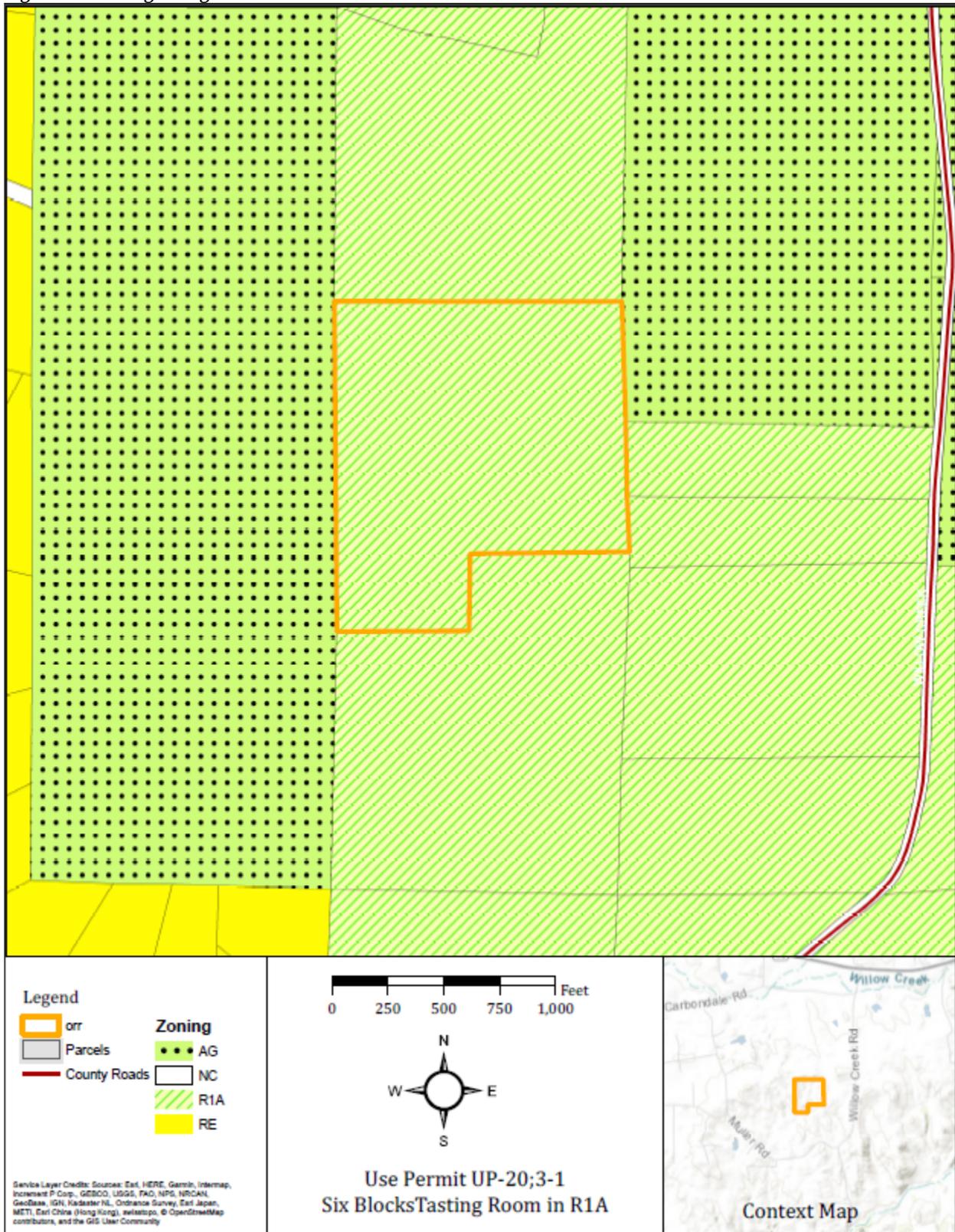
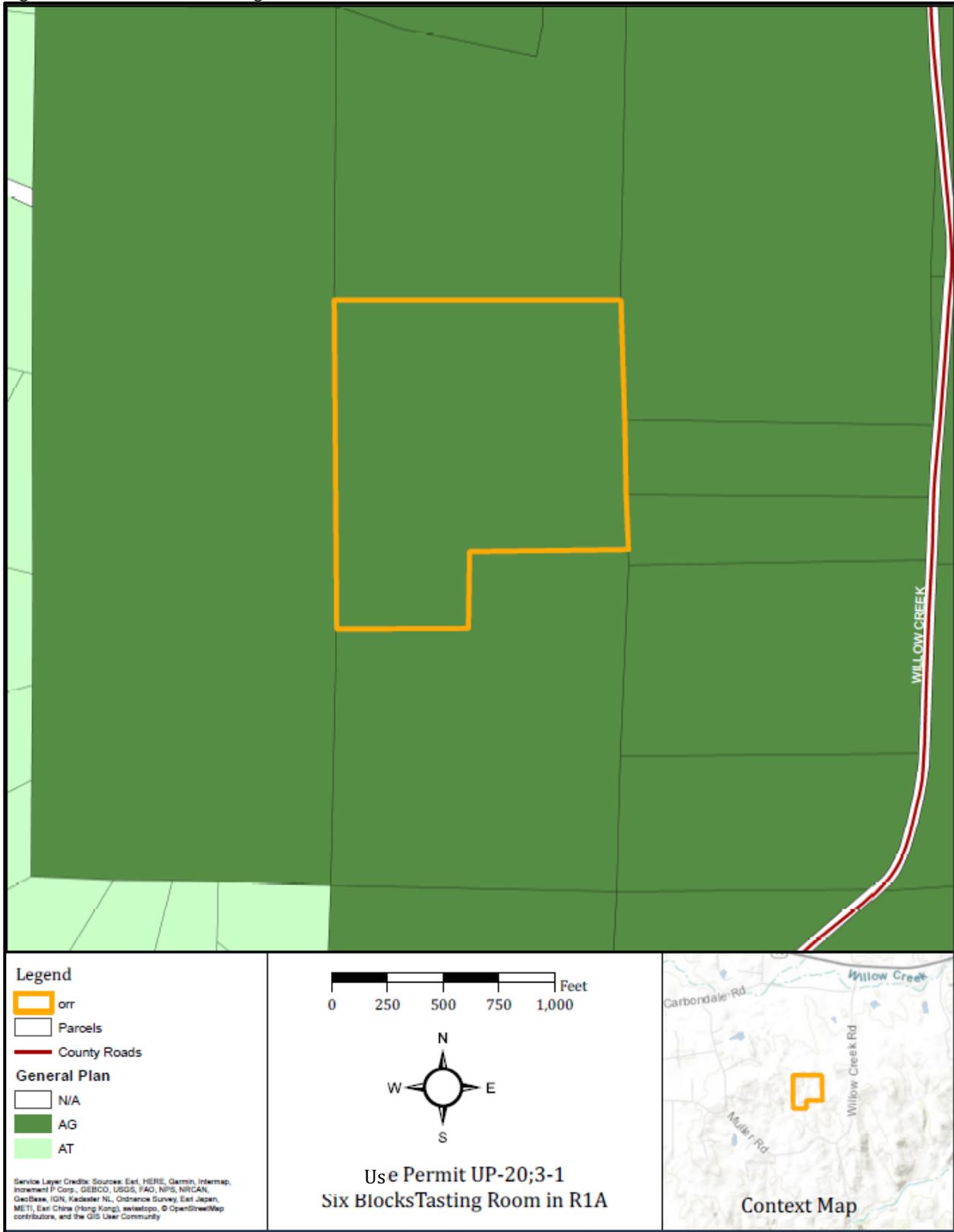




Figure D: General Plan Designation





ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities / Service Systems
- Mandatory Findings of Significance
- Wildfire
- Energy
- Tribal Cultural Resources

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 NEGATIVE DECLARATION 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 MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT 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 ENVIRONMENTAL IMPACT REPORT 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

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.



Chapter 1. AESTHETICS – 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 on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). Would the project conflict with applicable zoning and other regulations governing scenic quality?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The nearest scenic highway is Highway 88 east of the Dew Drop Ranger Station to the Alpine County Line as designated by Caltrans and the Amador County General Plan. The project is not located within the section of Highway 88 designated as a scenic highway or affected by the County’s scenic highway overlay district. There is **no impact**.
- C. There are no officially designated scenic vistas in the project area, and it is unlikely that short-range views would be significantly affected by this project. This project is not foreseen to cause any significant change in the aesthetic quality of the property. The proposed incorporation of a tasting facility into the existing winery building will not introduce any new structures no affect any of the existing landscape features. Minor grading for the parking area adjacent to the building is not anticipated to be significant. As the project will not introduce any significant changes or additions to the landscape, there is **no significant impact**.
- D. Existing sources of light and glare are produced by the commercial agriculture uses of the property and along the roadways in the project vicinity. Additionally light would be also produced from the sparse residential properties. Current use of the property consists of commercial agriculture (vineyard and winery); the proposed project does not propose any additional lighting sources or change of existing fixtures beyond what is allowed by State Building Code and Amador County Code. General Plan Mitigation Measure 4.1-4: Condition Projects to Minimize Light and Reflectance offers additional requirements for mitigating negative aesthetic impacts resulting from light pollution, trespass, and glare and summarized below. Any future installed lighting must comply with any County Regulations for commercial lighting. There is a **less than significant impact with mitigations incorporated**.

Mitigation Measure

AES-1 Any installed lighting accompanying the proposed use and development must comply with General Plan Mitigation Measure 4.1-4:



"To reduce impacts associated with light and glare, the County will require that new projects be conditioned to incorporate measures to reduce light and reflectance to the maximum extent practicable. Conditions may include, but are not limited to, the following:

- Exterior building materials on nonresidential structures shall be composed of a minimum 50% low reflectance, non-polished finishes.
- Bare metallic surfaces (e.g., pipes, vents, light fixtures) shall be painted or etched to minimize reflectance.
- Require public lighting in commercial, industrial, and residential areas to be of a type(s) that are shielded and downward directed, utilizing light sources that are the best available technology for eliminating light bleed and reflectance into surrounding areas to the maximum extent possible.
- Prohibit light fixtures that are of unusually high intensity or brightness or that blink or flash.
- Use automatic shutoffs or motion sensors for lighting features to further reduce excess nighttime light. "

Source: Amador County Planning Department, Amador County General Plan and Final Environmental Impact Report (FEIR).



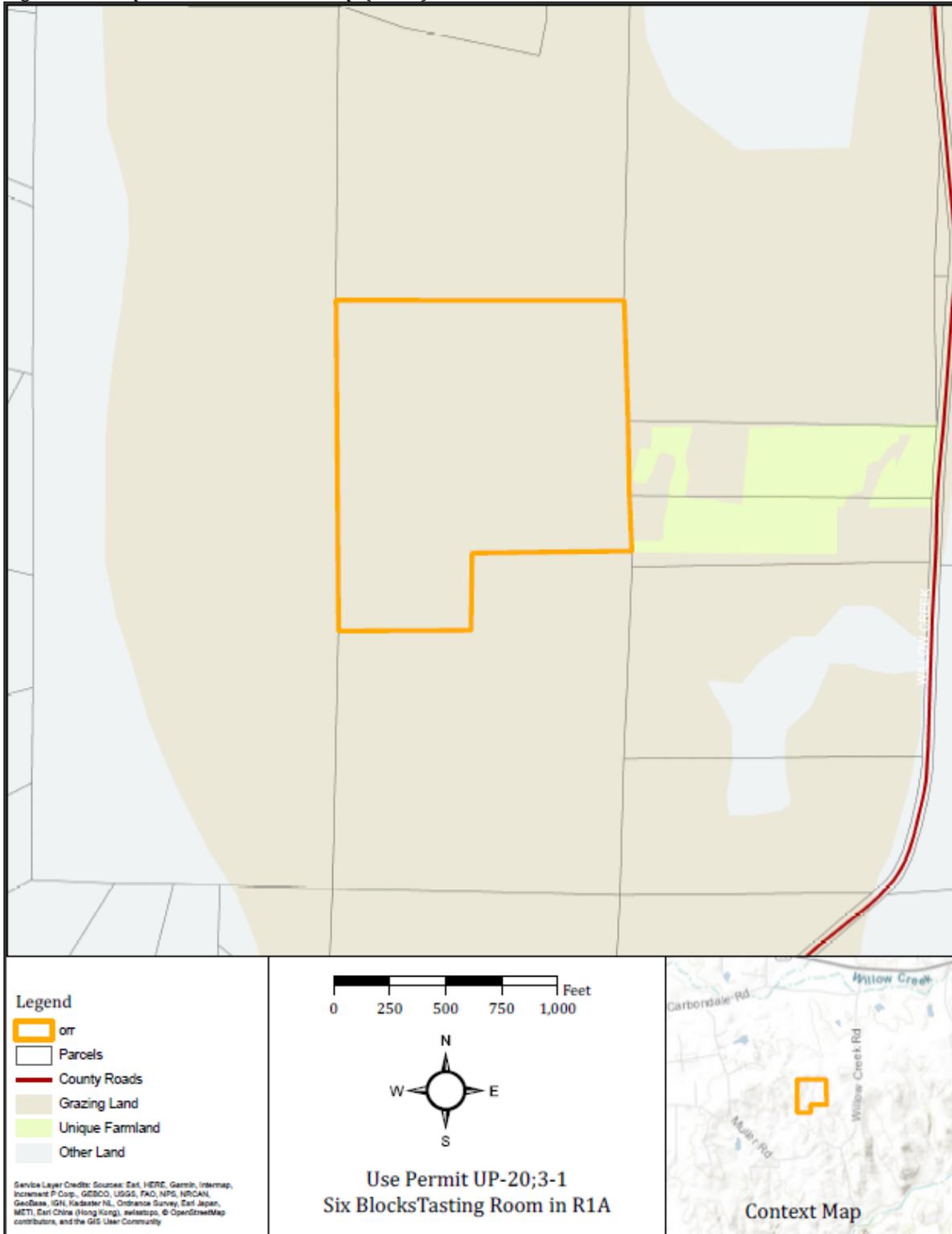
<p>Chapter 2. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as 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>	<p>Potentially Significant Impact</p>	<p>Less Than Significant Impact with Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. Farmland Conversion: The project site contains areas classified as Grazing Land as determined by the USDA Department of Conservation (2016) and shown in *Figure 4*. The proposed uses of the existing agricultural building as commercial-agricultural uses does not detract from the agricultural nature of the property or preexisting uses. The proposed tasting room use is compatible with an agricultural use and likely will ensure the continued use of the property’s agricultural lands for production of products that will be sold in the proposed commercial facility and elsewhere in the region. Taking these factors into consideration, there is **a less than significant impact**.
- B. The project is not enrolled in any Williamson Act Contract under the California Land Conservation Act of 1965. This property is not eligible for inclusion into a Williamson Act contract. There is **no significant impact** to agricultural uses or Williamson Act contracts.
- C. The area is not zoned for forest land or timberland nor is it utilized for forest land or timber production, therefore there is **no impact**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.
- E. This project does not introduce any additional use or impact that would substantially impact farmland or forest land; there is **a less than significant impact**.



Figure 2a: Important Farmland Map (2016)



Source: California Important Farmland 2016 Map, California Department of Conservation; Amador County General Plan; Amador County Planning Department; CA Public Resources Code, Amador County Agriculture Advisory Committee 2019.



Chapter 3. AIR QUALITY – 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Violate any air quality standard, result in substantial increase of any criteria pollutant, or substantially contribute to an existing or projected air quality violation under an applicable local, federal, or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in other emissions (example: Odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. There would be minimal increase in construction and emissions due to the proposed use of the utility building as a tasting room. Any construction or emissions would be in excess of existing standards established through the County’s air quality guidelines consistent with General Plan Mitigation Measure 4.3: Air Quality Standards, and any applicable state-established standards. The emissions due to the minor traffic to and from the property by visitors would not cause substantial increase over current traffic. Regarding emissions, there is a **less than significant impact**.
- B. The proposed project would not generate an increase in operational or long-term emissions. The existing development climate of the area presents agritourism and commercial agricultural contexts, which are not substantially impacted by the addition of this tasting room. The project will not introduce any high-intensity uses or uses beyond what is allowed by the zoning designation of the parcel. Due to the relative small-scale and low-intensity of the project, it would not violate any air quality standards and or contribute to the net increase of PM10 or ozone in the region therefore there is a **less than significant impact**.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The subject property is located approximately 4 miles from the unincorporated community of Drytown. The nearest incorporated city is Plymouth, located approximately 4 miles to the northeast. The project site is located along Willow Creek Rd., which is classified as a local road and is connected, in near proximity to the arterial, State Route 16. The property where the project is located is approximately 39.8 acres and will not experience significant changes of use or uses-by-right through the project other than the tasting room additions and accompanying uses, as specified in the project application. Therefore, there would be no significant increase the exposure of sensitive receptors to substantial pollutant concentrations. There is a **less than significant impact**.
- D-E. The proposed project consists of the use of an existing winery case storage building for wine tasting. This would not generate any significantly objectionable odors beyond that which is permitted under the existing zoning districts and due to the relatively large size of the parcel would not be discernable at property boundaries. There is a **less than significant impact**.

Source: Amador Air District, Amador County Planning Department, Amador County General Plan Mitigation Measure 4.3.



Chapter 4. BIOLOGICAL RESOURCES – 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:

A. The National Marine Fisheries Service Habitat Conservation Map from NOAA did not identify any Habitat Areas of Particular Concern (HAPC) nor EFH Protected Areas within the project area. The Information for Planning and Consultation (IPAC) database provided through the U.S. Fish and Wildlife Service was reviewed to determine if any special status species or habitats occur on the project site or in the project area. CDFW IPAC database identified potential habitat area for seven listed threatened species within the subject property, the California Red-legged Frog (*Rana draytonii*), California Tiger Salamander (*Ambystoma californiense*), Delta Smelt (*Hypomesus transpacificus*), Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*), Vernal Pool Fairy Shrimp (*Branchinecta lynchi*), Ione Manzanita (*Arctostaphylos myrtifolia*), and one endangered species, Ione (including Irish Hill) Buckwheat (*Eriogonum apricum (incl. var. prostratum)*). All the above listed animal species have identified critical habitats according to the Federal Register (*R. draytonii*: March, 2010, *A. californiense*: August 23, 2005, *H. transpacificus*: December, 1994, *D. californicus dimorphus*: August 8, 1980, *B. lynchi*: February 10, 2006). Critical habitats have been established for the listed animal species however no critical habitats were identified at the project location. As none of the above-listed species were determined to be present in the project site and due to the existing level of development of the site, there are is a **less than significant impact**. In the event that any of the above-listed species are identified in or around the project site, additional mitigations may be required.



CNDDDB Bios- NLCD Land Cover (2011) identified areas of Herbaceous, Deciduous Forest, and Shrub/Scrub within the property. The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants identified 6 rare and/or endangered plants found in Quad 03812048 (Irish Hill) where the property is located, shown in the table below. As the project includes an existing structure and small parking area, ground-disturbing activity is limited and will not be likely to potentially warrant additional mitigations. In the case that none of these species are identified in the project area, there would be a **less than significant impact**.

- B. Site-specific habitats and communities in the project area include approximately .507 acres of Riverine wetlands: R4SBC (Riverine/Intermittent/Streambed/Seasonally Flooded).. This area is subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS). As the project site is not within this designated areas, there is a **less than significant impact**. If the project site is expanded into these areas, additional mitigation may be required.
- C. Federally Protected Wetlands: The subject property includes areas classified under the National Wetlands Inventory including approximately 4.63 acres of Freshwater Pond: PABHh (Palustrine/Aquatic Bed/Permanently Flooded/Diked/Impounded). These areas are subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (IPAC, BIOS). As the project site is not within these designated areas, there is a **less than significant impact**. If the project site is expanded into these areas, additional mitigation may be required.
- D. Movement of Fish and Wildlife: There were 14 listed species of migratory birds potentially impacted by this project. These species include USFWS Birds of Conservation Concern (BCC), or birds protected under the Migratory Bird Treaty Act or Bald and Golden Eagle Protection Act. These include the Bald Eagle (*Haliaeetus leucocephalus*) and Golden Eagle (*Aquila chrysaetos*) listed as Non-BCC Vulnerable. BCC listed species with ranges across the continental US include the California Thrasher (*Toxostoma redivivum*), Lawrence's Goldfinch (*Icarduelis lawrencei*), Lewis's Woodpecker (*Melanerpes lewis*), Oak Titmouse (*Baeolophus inornatus*), Rufous Hummingbird (*selasphorus rufus*), Tricolored Blackbird (*Agelaius tricolor*), Wrentit (*Chamaea fasciata*), and Yellow-billed Magpie (*Pica nuttalli*). Additionally, Nuttall's woodpecker (*Picoides nuttallii*), Common Yellowthroat (*Geothlypis trichas sinuosa*), Song Sparrow (*Melospiza melodia*), and the Spotted Towhee (*Pipilo maculatus clementae*) are listed BCC in Bird Conservation Regions (BCRs) in the continental US and identified by the US Fish and Wildlife Service (IPAC). Delta Smelt (*Hypomesus transpacificus*) is an anadromous pelagic fish which migrates from the San Joaquin Delta and Suisun Bay estuaries upstream to spawn seasonally. The Tiger Salamander (*Ambystoma californiense*) is also a short-range migratory species which can migrate within an approximate 5 mile radius per annual breeding period. In the case that these species are found within the project site, additional mitigation may be required.
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. There is **no impact**.
- D. 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**.

Figure 4a: Biological Resources: CNDDDB, CDFW Bios

CNDDDB Quad Species List 14 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Birds	Agelaius tricolor	tricolored blackbird	ABPBXB0020	None	Threatened	SSC	-	3812048	IRISH HILL	Mapped	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Mammals	Antrozous pallidus	pallid bat	AMACC10010	None	None	SSC	-	3812048	IRISH HILL	Mapped	Animals - Mammals - Vespertilionidae - Antrozous pallidus
Animals - Mammals	Corynorhinus townsendii	Townsend's big-eared bat	AMACC08010	None	None	SSC	-	3812048	IRISH HILL	Unprocessed	Animals - Mammals - Vespertilionidae - Corynorhinus townsendii
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3812048	IRISH HILL	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Phrynosoma blainvillii	coast horned lizard	ARACF12100	None	None	SSC	-	3812048	IRISH HILL	Unprocessed	Animals - Reptiles - Phrynosomatidae - Phrynosoma blainvillii
Community - Terrestrial	Ione Chaparral	Ione Chaparral	CTT37D00CA	None	None	-	-	3812048	IRISH HILL	Mapped	Community - Terrestrial - Ione Chaparral
Plants - Bryophytes	Bryum chryseum	brassy bryum	NBMUS1A430	None	None	-	4.3	3812048	IRISH HILL	Unprocessed	Plants - Bryophytes - Bryaceae - Bryum chryseum
Plants - Vascular	Eryngium pinnatisectum	Tuolumne butter-celery	PDAP1020P0	None	None	-	1B.2	3812048	IRISH HILL	Mapped	Plants - Vascular - Apiaceae - Eryngium pinnatisectum
Plants - Vascular	Githopsis pulchella ssp. serpenticola	serpentine bluecup	PDCAM07053	None	None	-	4.3	3812048	IRISH HILL	Unprocessed	Plants - Vascular - Campanulaceae - Githopsis pulchella ssp. serpenticola
Plants - Vascular	Crocotanthemum suffrutescens	Bisbee Peak rush-rose	PDCIS020F0	None	None	-	3.2	3812048	IRISH HILL	Mapped	Plants - Vascular - Cistaceae - Crocotanthemum suffrutescens
Plants - Vascular	Arctostaphylos myrtifolia	Ione manzanita	PDER104240	Threatened	None	-	1B.2	3812048	IRISH HILL	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos myrtifolia
Plants - Vascular	Navarreliella myersii ssp. myersii	pincushion navarreliella	PDPLM0C0X1	None	None	-	1B.1	3812048	IRISH HILL	Mapped	Plants - Vascular - Polemoniaceae - Navarreliella myersii ssp. myersii
Plants - Vascular	Eriogonum apricum var. prostratum	Irish Hill buckwheat	PDPGN080F2	Endangered	Endangered	-	1B.1	3812048	IRISH HILL	Mapped	Plants - Vascular - Polygonaceae - Eriogonum apricum var. prostratum
Plants - Vascular	Horkelia parryi	Parry's horkelia	PDROS0V0C0	None	None	-	1B.2	3812048	IRISH HILL	Mapped and Unprocessed	Plants - Vascular - Rosaceae - Horkelia parryi



Figure 4b: CNPS Rarefind Plant Search

Plant List

7 matches found. [Click on scientific name for details](#)

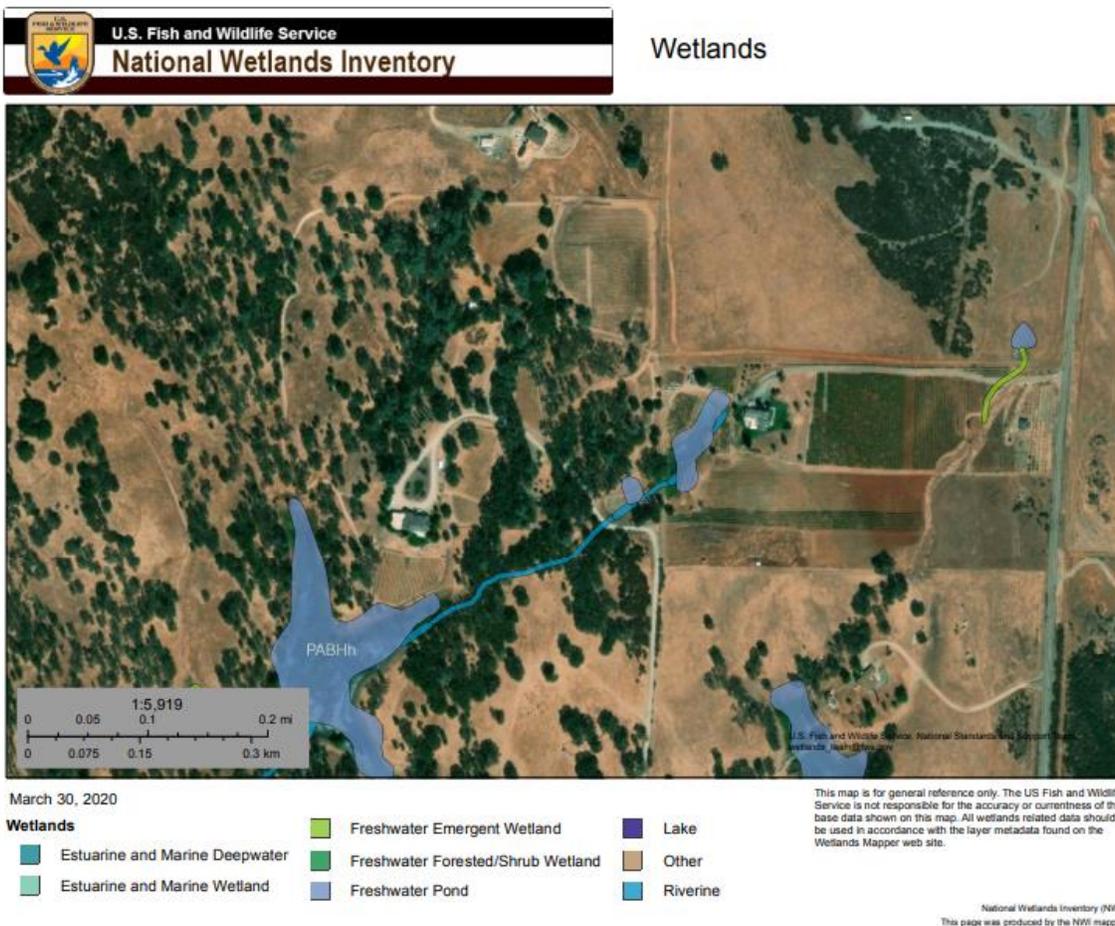
Search Criteria
Found in Quad 3812048

[Modify Search Criteria](#)
 [Export to Excel](#)
 [Modify Columns](#)
 [Modify Sort](#)
 [Display Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Arctostaphylos myrsinifolia	lone manzanita	Ericaceae	perennial evergreen shrub	Nov-Mar	1B.2	S1	G1
Bryum chryseum	brassy bryum	Bryaceae	moss		4.3	S3	G5
Crocanthemum sulfurescens	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	3.2	S2?	G2?Q
Eriogonum apricum var. prostratum	Irish Hill buckwheat	Polygonaceae	perennial herb	Jun-Jul	1B.1	S1	G2T1
Eryngium pinnatisectum	Tuolumne button-celery	Apiaceae	annual / perennial herb	May-Aug	1B.2	S2	G2
Horkelia parryi	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	1B.2	S2	G2
Navaretia myersii ssp. myersii	pincushion navaretia	Polemoniaceae	annual herb	Apr-May	1B.1	S2	G2T2

Suggested Citation
 California Native Plant Society, Rare Plant Program. 2020. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 29 January 2020].

Figure 4c: US Fish and Wildlife Service National Wetlands Inventory Search NWI Mapper (2020)



Source: California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, California Native Plant Society (CNPS) California Department of Fish and Wildlife Habitat Conservation Planning, Migratory Bird Treaty Act, NOAA, National Wetlands Inventory, Amador County Planning Department,



Chapter 5. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site?	<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:

(A.)(B.)(C.)(D.)

Cultural resources include prehistoric and historic period archaeological sites; historical features, such as rock walls, water ditches and flumes, and cemeteries; and architectural features. Cultural resources consist of any human-made site, object (i.e., artifact), or feature that defines and illuminates our past. Prehistoric resources sites are found in foothill areas, areas with high bluffs, rock outcroppings, areas overlooking deer migratory corridors, or above bodies of water. Grading and other soil disturbance activities on the project site have the potential to uncover historic or prehistoric cultural resources. There is no significant ground disturbing or construction activity presented through this project. The building where the project is located is pre-existing, and grading will only be required for five (5) additional parking spaces. In the case that any ground disturbing or construction activity is proposed in the future, additional environmental review would be necessary including but not limited to requiring the developer to halt construction upon the discovery of as-yet undiscovered significant prehistoric sites, documenting and/or avoiding these resources, informing the County Planning Department, and consultation with a professional archeologist.

Discretionary permits for projects “that could have significant adverse impacts to prehistoric or historic-era archeological resources” in areas designated by the Amador County General Plan as being moderate-to-high cultural resource sensitivity are required to have a Cultural Resource Study prepared prior to project approval, per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Plan. The Cultural Resource Study conducted for this project did not identify any cultural resources which would be impacted by this project. This study included records search of the North Central Information Center, California Historical Resources Information System, Sacred Lands file search by the Native American Heritage Commission, contact with Native Americans listed by the Commission for this specific project, research of the Amador County Historical Society and Amador County Archives, literature review scaled to the size of the project including research at the California State Library, Amador County Archives search, research in the consultant’s own library, a pedestrian field survey by an archaeologist who meets the Secretary of the Interior’s professional qualification standards in prehistoric and historical archaeology, and the submission of a technical report scaled to the size of the project and conducted by recommendations of the California Office of Historic Preservation. As the resulting report stated that “the proposed project will have no adverse effect on historical resources or historic properties. Recommendations produced by the report do recommend additional archeological assessment would be required in the case that project plans change, which is outlined and supported by Mitigation Measures CULTR-1 and CULTR-2. The project then has a **less than significant impact with mitigations incorporated.**

Mitigation Measures:

CULTR-1 During ground-disturbing activity, if paleontological, historic or pre-historic resources such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone are inadvertently discovered, the operator/permittee shall immediately cease all such activities within 100 feet of the find and notify the applicable agency. A qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance or mitigation plan, as appropriate, which shall be implemented before resuming ground disturbing activities.



CULTR-2

Immediately cease any disturbance of the area where such suspected remains are discovered and any nearby areas reasonably suspected to overlie adjacent remains until the Amador County Coroner is Amador County General Plan FEIR AECOM County of Amador 4.5-15 Cultural Resources contacted, per Section 7050.5 of the California Health and Safety Code. The coroner shall, within two working days: Determine if an investigation of cause of death is required;

1. Determine if the remains are most likely that of Native American origin, and if so suspected, the coroner shall notify the California Native American Heritage Commission (NAHC) within 24 hours of making his or her determination.
2. The descendants of the deceased Native Americans shall make a recommendation to the operator/ permittee for the means of handling the remains and any associated grave goods as provided in Public Resources Code (PRC) Section 5097.98.
3. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.
4. The descendants may, with the permission of the landowner or their representative, inspect the site of the discovered Native American remains and may recommend possible treatment or disposition within 24 hours of their notification.
5. Whenever the NAHC is unable to identify a descendent, or the descendent identified fails to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendent and the mediation provided for in subdivision (k) of PRC Section 5097.94 fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.

Source: Amador County Planning Department; Amador County General Plan Environmental Impact Report, Windmill Consulting, Inc.- Six Blocks Winery Cultural Resources Assessment (2020), California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation.



Chapter 6. ENERGY – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. Any related construction and operation of the project would follow industry standard best management practices to reduce impact of energy waste. The project is relatively small and would not result in significant environmental impact due to energy resource management. There is no project construction or operational changes, therefore there is **no impact**.
- B. The only local energy plan is the Energy Action Plan which provides incentives for homeowners and business owners to invest in higher-efficiency energy services. The project would not conflict with or obstruct any state or local plan for energy management, therefore there is **no impact**.

Sources: Amador County Planning Department.



Chapter 7. GEOLOGY AND SOILS – Would the project:	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 type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
f) Directly or indirectly destroy a unique geological site or feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- Ai. The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no active faults are located on or adjacent to the property, as identified by the U.S. Geologic Survey mapping system. Therefore, there would be a **no impact**.
- Aii-iv The State Geologist has determined there are no known 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. The project location has not been evaluated for liquefaction hazards or seismic landslide hazards by the California Geological Survey. There is **no impact**.
- B. There is no substantial construction or operational changes through this project therefore there is no requirement of a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board. 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. As the grading and construction with this project is according to development standards as determined by the Amador County Community Development Agency and Building Department, there is **no impact**.
- C-D. According to the project location as mapped in *Figure 7* by the Natural Resources Conservation Service (NRCS, 2017) Soil Mapping, the project site is located on 10.4 Acres (27.2%) Auburn silt loam, 0-31% slopes, 19.1 acres (49.8%) Auburn very rocky silt loam, 3-31% slopes, 7.7 acres (20.1%) Exchequer very rocky silt loam, 3-31% slopes, and 1.1 acres (2.9%) of



Water. None of these soil types have a high clay content, therefore, the proposed project would not be located on expansive soil, and there is a **less than significant impact**.

- E. The existing development is currently served by private wastewater service. The applicant must comply with the regulations for public water systems as established by the Environmental Health Department, which may include an engineer-certified system. As this wastewater service is otherwise regulated by county codes enforced by the Environmental Health Department, the impact is **less than significant with mitigation incorporated**.
- F. The proposed project and its operation would not destroy or greatly impact any known unique geological site or feature. The project site is previously disturbed with the majority of the site occupied by agricultural land (vineyards) or developed. There is a **less than significant impact**.

Mitigation Measure:

GEO-1 Prior to activation of the Use Permit the applicant must submit a certification by a qualified consultant stating that the on-site sewage system has been completed and is sufficient to serve the intended use. The certification may include recommendations for provision of chemical toilets to accommodate peak events.

Sources: Soil Survey-Amador County; Amador County Planning Department, Environmental Health Department, National Cooperative Soil Survey, Amador County General Plan EIR, California Geologic Survey; Alquist-Priolo Earthquake Fault Zones Maps.



Figure 7a: Soil Map

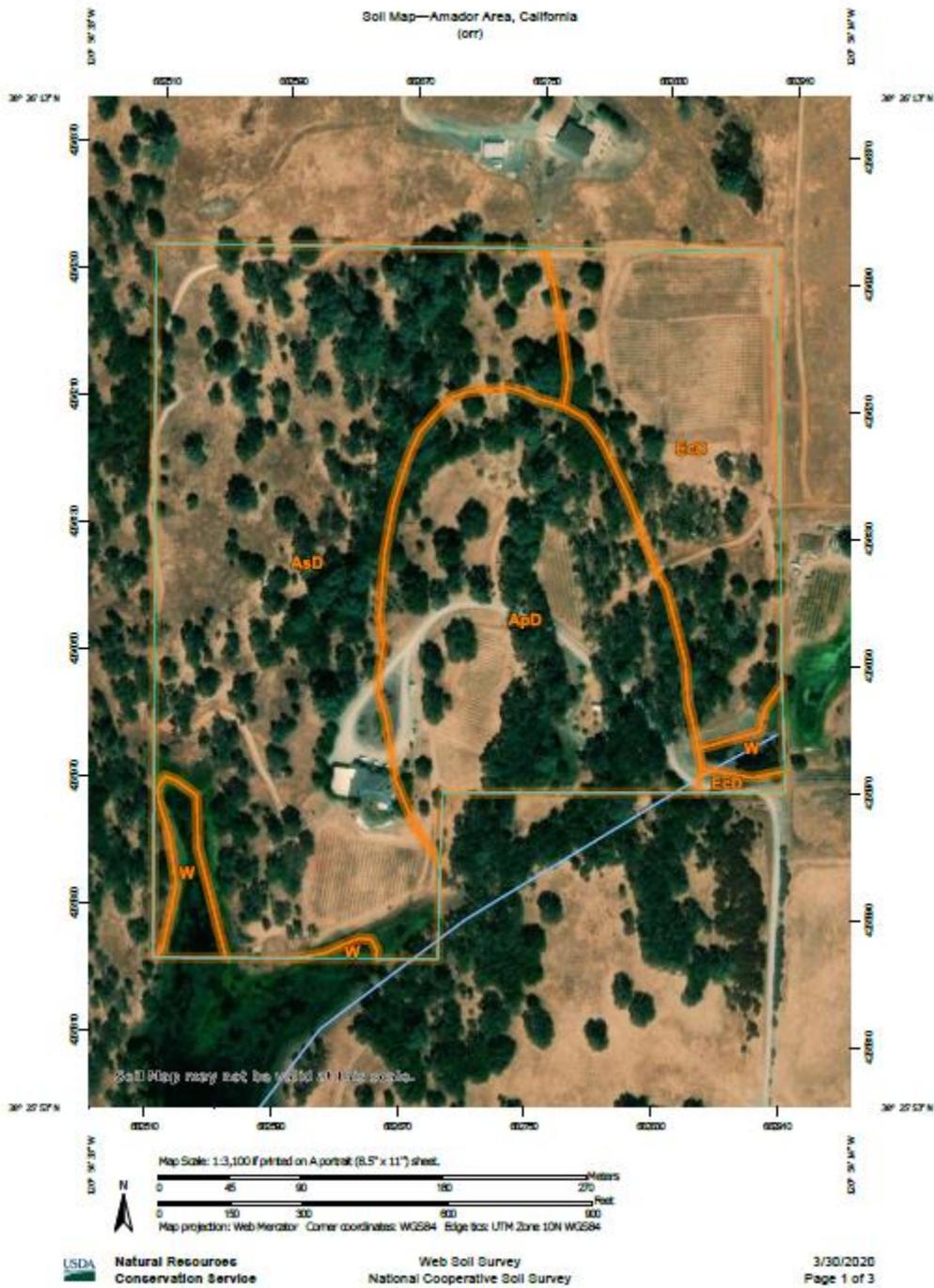




Figure 7b: Soil Map (cont.)

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
ApD	Auburn silt loam, 0 to 31 percent slopes	10.4	27.2%
AsD	Auburn very rocky silt loam, 3 to 31 percent slopes	19.1	49.8%
EcD	Exchequer very rocky silt loam, 3 to 31 percent slopes	7.7	20.1%
W	Water	1.1	2.9%
Totals for Area of Interest		38.3	100.0%

Figure 7c: Soil Map Legend

Soil Map—Amador Area, California
(orr)

MAP LEGEND

- Area of Interest (AOI)
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Bandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Amador Area, California
 Survey Area Data: Version 12, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Nov 6, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Chapter 8. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. This project is not expected to generate substantial increase in emissions. Construction activities would cause a temporary increase in emissions and the project would introduce possibility of increased visitation and maintenance, potentially resulting increases in several daily vehicle trips. Emissions would not exceed standards established by the California Air Resources Board (CARB) therefore, the project would not generate significant greenhouse gas emissions, conflict with an applicable plan, policy, or result in significant global climate change impacts. Impacts would be less than significant.
- B. There is no applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore there is **no impact**,

Sources: Amador County General Plan, Amador County Municipal Codes, Assembly Bill 32 Scoping Plan- California Air Resources Board (ARB).



Chapter 9. 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 environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. There is no projected hazard to the public or environment through the routine transport, use, or disposal of hazardous materials therefore there is a **less than significant impact**.
- B. The project will enable winetasting and associated uses which would increase the numbers of persons in proximity to agricultural and processing operations. The potential for significant public or environmental hazards due to upset or accident conditions involving the release of hazardous materials into the environment is mitigated by oversight of the use of herbicides or pesticides and handling of hazardous materials and wastes by the Amador County Agricultural Commissioner and the Amador County Environmental Health department pursuant to state law. For these reasons, **Mitigation Measure HAZ-1** is necessary in order to reduce risks and preserve human health. The impacts are **less than significant with mitigations incorporated**.
- C. The schools nearest to the project are located in Plymouth and are approximately 4 miles away. Schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be **no impact**.
- D. Pursuant to Government Code Section 65962.5, the project site was queried for past-to-current records regarding information collected, compiled, and updated by the Department of Toxic Substances Control and Secretary for Environmental Protection (EPA) evaluating sites meeting the "Cortese List" requirements. Neither the project site nor the surrounding area (4 mile radius) appears on the State Water Resources Control Board (SWRCB) GeoTracker for potential contamination therefore there is no indication that there is any outstanding violation regarding the permitted underground fuel storage tanks. Neither the project site nor nearby locations appeared on the California EPA's Superfund Enterprise Management System (SEMS)



database, the US EPA Facility Registry Service (FRS), or the Department of Toxic Substances Control's EnviroStor database for cleanup sites and hazardous waste permitted facilities. There is a **no impact**.

- E No public use airports have been identified to be located within the vicinity of the project site. The nearest public use airport is Westover Field Airport, located in Martell and approximately 13 miles from the project site. The proposed project is located outside the safety compatibility zones for the area airports, and therefore, would have **no impact** to people working on the project site. No public use airports have been identified to be located within the vicinity of the project site. The nearest public use airport is Westover Field Airport, located in Martell and approximately 13 miles from the project site. The proposed project is located outside the safety compatibility zones for the area airports, and therefore, would have **no impact** to people working on the project site.
- F The nearest private airstrip known is Eagle's Nest, located approximately 4 miles east of the project site. None of the associate uses of the property would result in any significant safety hazards associated with airport operations, or affect people working or residing within the project site. Therefore there is **no impact**.
- G The proposed project is located directly off of Muller Rd, a private road with access off of Willow Creek Rd., a local road connecting State Route 16 and State Route 124, two arterials. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), Updated in January of 2014. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. Development of the proposed project would add a small amount of trips onto the area roadways; however, area roadways and intersections would continue to operate at an acceptable level of service so there would be a **less than significant impact**.

Mitigation Measure

HAZ-1 Prior to activation of the use permit, the applicant 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 required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident. The applicant shall substantially comply with all requirements of the Unified Program throughout the life of the Use Permit.

Sources: Amador County Planning Department, University of California Division of Agriculture and Natural Resources, Geologic Atlas of California California Office of Environmental Health Hazard Assessment (OEHHA), California Department of Conservation, Air Resources Board, Superfund Enterprise Management System database (SEMS), Department of Toxic Substances Control Envirostor database, Geotracker, California State Water Control Board (CA SWRBC), California Stormwater Quality Association (CASQA), Local Hazard Mitigation Plan (LHMP), Amador County General Plan.



Chapter 10. 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 or otherwise substantially degrade surface or ground water quality?	<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 of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. 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"/>
iii. 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"/>
iv. Impede or redirect flood flows or 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"/>
d) In a flood hazard, tsunami, or seiche zone, risk release of pollutants due to project inundation or increase risk of such inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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"/>
g) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

A The proposed project would not significantly increase the impermeable surfaces on-site, nor result in a significant increase in urban storm water runoff. There are no additional uses of the property introduced through this project that would violate water quality standards. There is a **less than significant impact**.



- B The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. Future development would be subject to review by applicable county agencies to verify capacity and potential environmental effects. There is **a less than significant impact**.
- Ci-ii The proposed project is not projected to not significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows. Future development could have potential impacts which would be reviewed at time of application to the County, which would consider specific parameters with regards to the project scope. The project site is located in a Flood Zone X meaning that the site is outside of the Standard Flood Height Elevation and of minimal flood hazard. Future development in this zone would not necessitate a Flood Plain Study to be conducted by a licensed professional prior to project development. There will be no significant site disturbance, and or alteration of absorption rates or drainage patterns introduced through this project. There is **a less than significant impact**.
- C iii The project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. There is **no significant impact**.
- C iv The proposed project does not involve the construction of housing on the property. The project site falls within Zone X flood map as mapped by the Federal Emergency Management Agency (2010). **No impact** would result with respect to placing housing within a 100-year flood hazard area for this project.
- D The site is not in close proximity to any large bodies of water or significant drainage paths therefore not be subject to inundation by seiche, tsunami, or mudflow. There is no known risk mapped on the California Department of Conservation CGS Information Warehouse regarding landslides. Therefore **no impact** to flood flows would occur.
- E The project would not substantially degrade water quality through its operation. Conditions of additional project approval include submission of plans to the Amador County Environmental Health Department, therefore would be **a less than significant impacts** on water quality.
- F The project will not expose significant risk of loss, injury, or death to people or structures through placement or location near a levee or dam. There is one pond on the western corner of the property, though it is not large enough to constitute substantial risk for property or people through the failure of levees or dams, therefore there is **a less than significant impact** regarding risk or loss.
- G There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. **No impact** would result.

Sources: Amador County Planning Department, California State Water Resources Control Board (CSWRCB), California Stormwater Quality Association (CASQA). CA Department of Conservation, USGS-USDA Forest Service Quad Map, USGS Landslide Hazards Program, CA Department of Conservation CGS Information Warehouse.



Chapter 11. 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 type="checkbox"/>	<input checked="" 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:

- A The project site is located along Muller Rd with no county road frontage. The unincorporated community of Drytown is located approximately 4 miles southeast of the project site. The subject parcel is currently utilized for agricultural uses and a residence. Surrounding land uses consist of agricultural uses and residential properties. The proposed project would not divide an established community and is consistent with the General Plan’s General Agricultural (AG) land use designation of the area. There is **no impact**.

- B The project presents the additional use of a tasting room in a “R1A” zoned property. This does not divide the property or change the residential density classifications of the parcel, nor does the presented project change the uses allowed by right or conditional uses, product of the zoning designation of the property. Section 19.24.045 of Amador County Code lists a wine-tasting room as an allowed conditional use of an “R1A” property, subject to a use permit. The General Plan designation of the property is AG- Agricultural General, which is consistent with the existing and proposed uses of the property. All structures on site are preexisting and will not observe any significant change of use through this project, therefore there is **a less than significant impact**.

- C The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

Sources: Amador County General Plan, Amador County Municipal Codes, Amador County Planning Department.

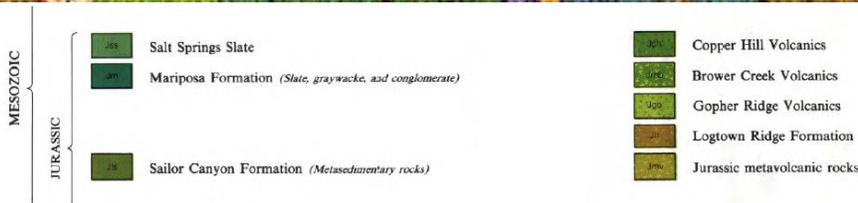
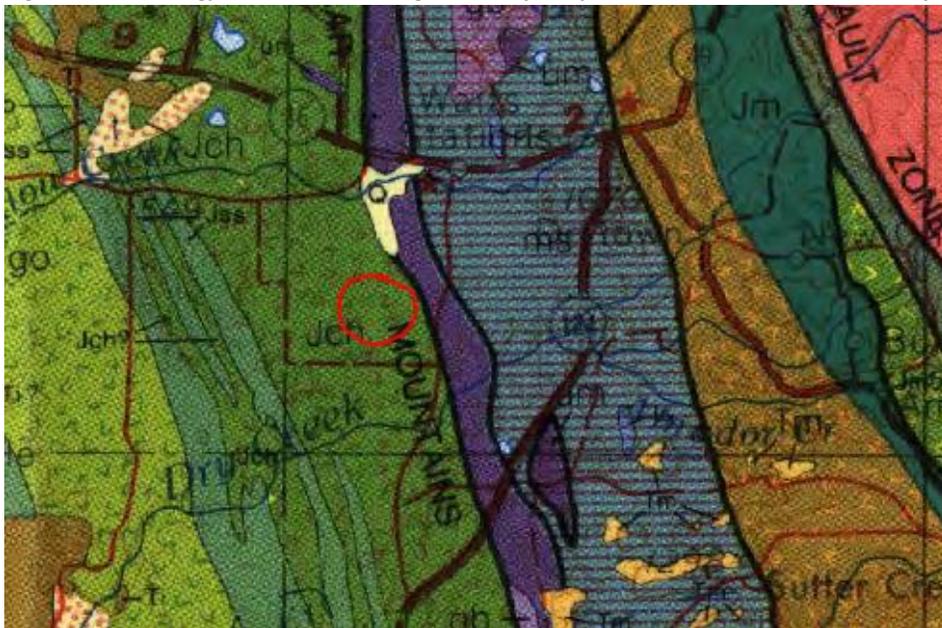


Chapter 12. MINERAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

A & B According to the 2010 Geologic Map of California from the California Department of Conservation’s Geological Survey and the Department of Conservation Mines and Geology and Resources Agency Reports, the project is located within the Sierra Nevada Metamorphic Belt. Within the Sutter Creek Quadrangle, the project location is characterized by Mesozoic-age Jurassic Copper Hill Volcanics. The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. There is potential ground-disturbing activity with grading for parking accommodations which would accompany the use of the tasting room, however due to the small scale of ground-disturbing activity, the impacts are **less than significant**.

Figure 12a: Geology Resources: Geologic Atlas of California – Sacramento Sheet: Project Area



Source: Amador County Planning Department, California Geological Survey(CGS), California Department of Conservation Mines and Geology and Resources Agency: Mineral Land Classification of the Sutter Creek 15-Minute Quadrangle, Amador and Calaveras Counties, CA, 1983.



Chapter 13. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Contribute to substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Contribute to substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:

- A Uses associated with this project would not create a significant increase in ambient noise levels within or in proximity to the project site. There are commercial operations which take place on this property and produced a low-level of operational noise. Consistent with County Code Section 19.24.045(D)(4b) and consequently 19.24.040(A)(27e)(viii) any indoor or outdoor amplified music will be shut off at or before 10:00 p.m. and also be limited to the hours of operation specified in the Use Permit and described in **Mitigation Measure NOI-2**. Due to the preexisting conditions and uses-by-right permitted through the site’s existing zoning designation, there would be no additional noise produced which would significantly affect surrounding properties. There is a **less than significant impact with mitigations incorporated**.
- B The proposed project would not include the development of land uses that would generate substantial ground-borne vibration, noise, or use construction activities that would have such effects for any extended period of time. There are no proposed structures whose construction necessitate the use of heavy equipment for an extended period of time. Any additional small-scale construction would be regulated by **Mitigation Measure NOI-1**. The existing site-conditions of the parcel, zoning setbacks, and surrounding context of the site ensure that there is a **less than significant impact with mitigations incorporated**.
- C & D The presented project will not introduce significant increased noise in addition to current operational noise with the implementation of **Mitigation Measures NOI-1 and NOI-2**. Noise levels generated would not exceed applicable noise standards established in the General Plan. Noise activities related to the project would not introduce significant increase and shall not significantly affect offsite residences. There is a **less than significant impact with mitigation incorporated**.
- E & F The nearest public airport is over 13 miles away (Westover Field Airport, Martell). **No impact** would result.



Mitigation Measures:

NOI-1 Construction activity and groundborne vibrations: Consistent with General Plan Mitigation Measure 4.11, all construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps); all impact tools will be shrouded or shielded; and all intake and exhaust ports on power equipment will be muffled or shielded. All equipment employed during the project shall maintain appropriate setback distances from residences to reduce vibration levels below the recommended FTA and Caltrans guidelines. Noise levels generated by the project shall not exceed 65 decibels at the nearest property line.

NOI-2 Amplified Music: Any outdoor amplified music shall end at or before 5:00 p.m.

Sources: Amador County Planning Department, Amador County General Plan: Noise Element, General Plan Mitigation Measure 4.11.



Chapter 14. POPULATION AND HOUSING – Would the project:	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 type="checkbox"/>	<input checked="" 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:

- A The proposed project site is currently occupied by vineyards and a winery. The proposed tasting room would increase visitation to the property however, there is no housing displaced through this project. The introduced use would not remove the capability of the lot to support the single-family dwellings as allowed by the property’s zoning classification of “R1A,” Single-family Residential-agriculture. There is **no impact**.
- B & C The existing uses of the property would not be negatively affected in any measurable way and no resident housing stock would be depleted through this project. There is **no impact** to available resident housing.

Sources: Amador County Planning Department.



Chapter 15. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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 ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A The project site is currently served by the Amador Fire Protection District. The nearest fire station is located in approximately 1.8 miles east of the project site off of Carbondale Rd. Mutual aid agreements coordinate protection service between AFPD and Community Fire Protection Jurisdictions. Per County Code Section 17.14.020 the project is required to be annexed into Community Facilities No. 2006-1, but this would not result in the provision of or need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. The condition of **Mitigation Measure PUB-1** ensures that a **less than significant impact with mitigation incorporated** related to fire protection services would occur.
- B The project site is currently served by the Amador County Sheriff’s Department. The nearest Sheriff station is located at 700 Court St., Jackson, which serves the unincorporated area of the County. Proposed improvements would not result in additional demand for sheriff protection services. As such, this project would not result in the provision of or need for new or physically altered sheriff protection facilities. There is **no impact** to police protection services.
- C-E This project does not include any construction of additional residential units. Potential future development of residences could increase impacts on public facilities, which would be addressed through the project application process through the County Community Development Agency. Because the demand for schools, parks, and other public facilities is driven by population, the proposed wine tasting room would not increase demand for those services at this time as the property is not going to experience any change in zoning or general plan designation. As such, the proposed project would result in **no impact** on these public services.

Mitigation Measures

PUB-1 AFPD requires that this project annex into the County’s Community Facilities District No. 2006-1 prior to the approval of this Use Permit.

Sources: Amador County Planning Department, AFPD.



Chapter 16. RECREATION – Would the project:	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

A&B The proposed project would not increase opportunity for residential development. The addition of a tasting room would not generate population that would increase demand for parks or recreational facilities. The proposed project would not affect use of existing facilities, nor would it require the construction or expansion of existing recreational facilities at his time. Therefore, the proposed project would have **no impact** on recreational facilities.

Source: Amador County Planning Department.



Chapter 17. TRANSPORTATION / TRAFFIC - Would the project:	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A&B The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any significant congestion at any intersections. The proposed project would require periodic maintenance that does (not) exceed current demand. Existing level of service standards would not be exceeded and the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Amador County Department of Transportation and Public Works has been included in circulation of this project. There would be **less than significant impact**.
- C The proposed project would not be located within any Westover Airport safety zones (Westover Field Airport Land Use Compatibility Plan Draft 2017). Therefore, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in a safety risk. **No impact** would result.
- D The proposed project would result in minor increases to the current level of traffic traveling into and out from the existing driveway, utilizing the easement across the two properties south of the subject property, use of Muller Rd., and encroaching onto Willow Creek Rd. This increase potentially necessitates a revision of the existing easement language, a revised Road Maintenance Agreement (RMA) for Muller Rd, and a commercial driveway encroachment with compliance with Section 15.30 for road widths and management. The environmental impacts of the minor increase of traffic, however, shall not be significant enough to necessitate additional mitigation and there would be a **less than significant impact**.



- E The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30) with mitigation measure **TRA-1**. There is **less than significant impact with mitigation incorporated**.
- F The project would not affect alternative transportation. Therefore, the proposed project is consistent with the policies, plans, and programs supporting alternative transportation, and there would be **less than significant impact**.
- G Pursuant to CEQA Guidelines §15064.3, subdivision (b) the County's qualitative analysis of this project establishes the impacts to traffic less than significant. There is a **less than significant impact** to the implementation of this project with respects to CEQA Guidelines §15064.3(b).

Mitigation Measures:

TRA-1 The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30).

Sources: Amador County Planning, California Fire and Life Safety (Chapter 15.30), California Environmental Quality Act (CEQA) Guidelines 2019.



Chapter 18. TRIBAL CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Tribal cultural resources” are defined as (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

- (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
- (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

These may include non-unique archaeological resources previously subject to limited review under CEQA. Assembly Bill 52, which became effective in July 2015, requires the lead agency (in this case, Amador County) to begin consultation with any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification and requests the consultation (Public Resources Code Section 21080.3.1[b]).

A As defined by Public Resources Code section 21074 (a) there were no tribal cultural resources identified in the project area therefore the project would not cause a substantial adverse change in any identified tribal cultural resources. Additionally, the Ione Band of Miwok Indians, the Buena Vista Band of Me-Wuk Indians, the Shingle Springs Band of Miwok Indians, and the Washoe Tribe of Nevada and California were notified of this project proposal and did not submit materials referencing tribal cultural resources affected by this project. Impacts to Tribal Cultural Resources on this site are **less than significant**.

Sources: Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places.



Chapter 19. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded systems (causing significant environmental effects):				
a. Water or wastewater treatment facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Stormwater drainage facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Electric power facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Natural gas facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Telecommunications facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources (for the reasonably foreseeable future during normal, dry, or multiple dry years), or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in determination by the wastewater treatment provider which serves or may serve the project that it has inadequate 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"/>
d) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs and not generate solid waste in excess of state, local, or federal standards or in excess of the capacity of local management and reduction statutes and regulations for solid waste, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A i. The Environmental Health Department will, prior to any issuance of permits, address the provision of sufficient water or wastewater treatment facilities, consistent with County Code and any other applicable State or Federal regulations. The impacts are **less than significant**.
- A ii. There are no additional structures presented through this project, it is unlikely that the stormwater drainage on site will need to be redirected or expanded. Any changes to grading or drainage necessitating a grading plan will require submission to the Amador County Public Works Department. There is **no impact**.
- Aiii-v. No new or expanded stormwater or drainage facility, electric power facility, natural gas facility, or telecommunications facility would be necessary over the course of this project and therefore would not cause any environmental effects as a result. There is **no impact**.
- B-C. The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in the expansion of water or wastewater treatment facilities. Additionally, the project would not entail substantial increase in the use of water supplies or wastewater treatment and therefore no new or expanded entitlements or services are potentially needed for the project or its long-term operation. Therefore, **no impact** related to these utilities and service systems would occur.



- D. The project will not introduce a significant increase in solid waste disposal needs therefore, there is **a less than significant impact** on landfills and solid waste disposal or solid waste reduction goals.

Sources: Amador County Planning Department, Amador County Environmental Health Department.



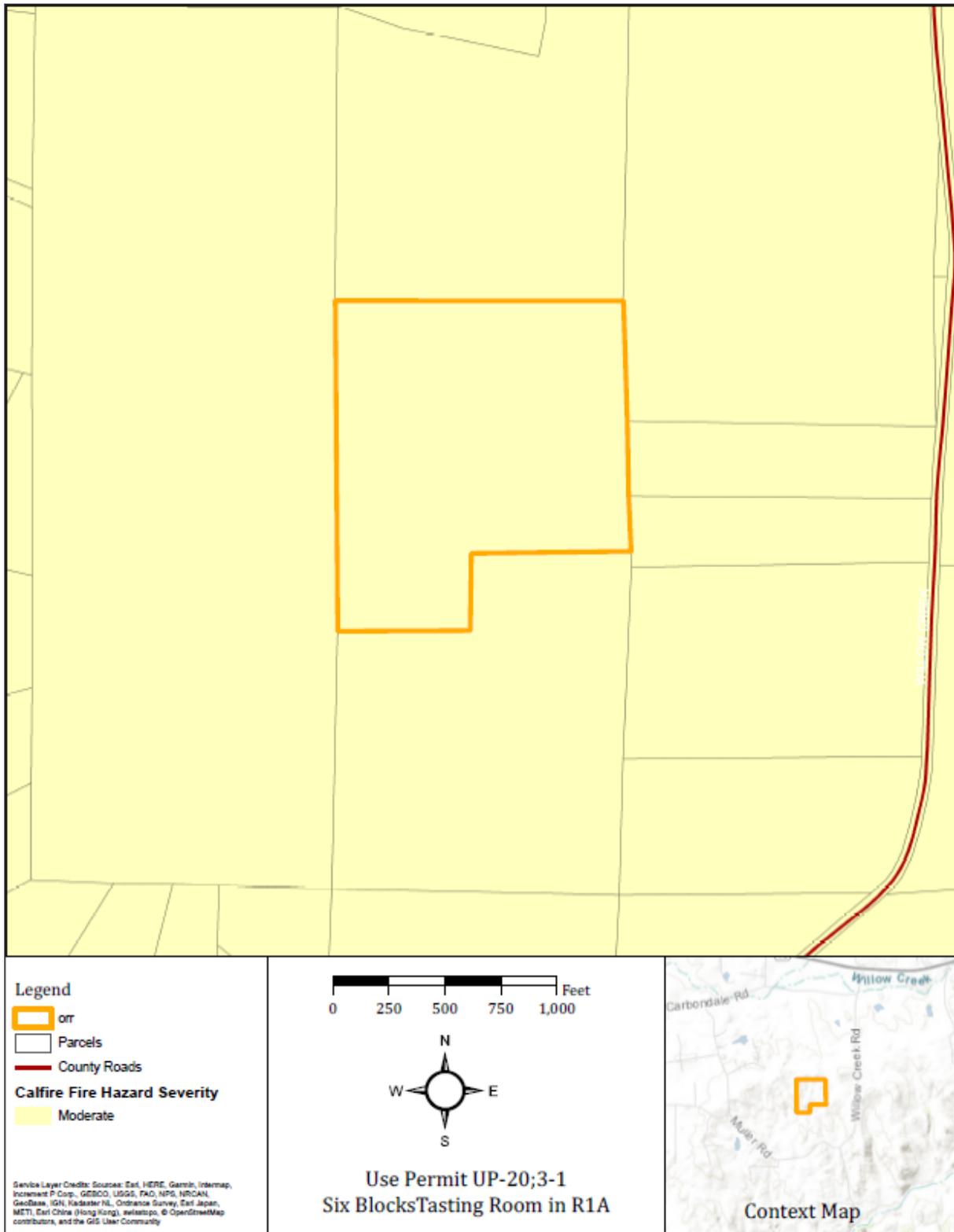
Chapter 20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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:

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan. There is a **less than significant impact**.
- B The project does not exacerbate wildfire risks through change in slope, prevailing winds, or other factors. There is no projected significant increase in project occupants over what accompanies the use-by-right of the agricultural uses and guests frequenting the commercial enterprise with wildfire risks otherwise addressed. The project would not require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. There is a **less than significant impact**.
- C The project shall not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or impact the environment. Therefore there is a **less than significant impact**.
- D&E The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in a Moderate Fire Hazard Severity Zone (*Figure 8: Calfire Fire Hazard Severity Zones*) and therefore, shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The project is located approximately 1.8 miles from the County Fire Station northwest of the project site and off of Carbondale Rd., and therefore will not require any increased fire protection due to this project. There is a **less than significant impact**.



Figure 20a: Calfire Fire Hazard Severity Zones



Source: Amador County Planning, Amador County Office of Emergency Services, Calfire Fire Hazard Severity Zone Map.



Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

A The project will not significantly degrade the quality of the environment and there would not be any substantial impacts to existing habitat, wildlife populations, and plant and animal communities through this project. All environmental topics are either considered to have "No Impact," "Less Than Significant Impact," or "**Less than Significant Impacts with Mitigation Incorporated.**"

As there were several plant and animal species with potential habitat on the subject property, the project proponent will monitor to make sure that none of the special status species are found on the project site. If any of the species listed through this study are found within the project site, additional mitigations may be necessary. Potential for significant impacts will be minimized to less than significant with the following mitigations:

- AES-1** Any lighting installations must be compliant with County regulation, and be conditioned to incorporate measures to reduce light and reflectance pursuant to Amador County General Plan Mitigation Measure 4.1-4. (Aesthetics);
- CULTR-1** During ground-disturbing activity, if paleontological, historic or pre-historic resources are inadvertently discovered, the operator/permittee shall immediately cease all such activities within 100 feet of the find and notify the applicable agency, consistent with Amador County General Plan FEIR Mitigation Measure 4.5-1a-b and 4.5-2. (Cultural Resources);
- CULTR-2** Immediately cease any disturbance of the area where such suspected remains are discovered and any nearby areas reasonably suspected to overlie adjacent remains until the Amador County Coroner is Amador County General Plan FEIR AECOM County of Amador 4.5-15 Cultural Resources contacted, per Section 7050.5 of the California Health and Safety Code (Cultural Resources);
- GEO-1** Prior to activation of the Use Permit the applicant must submit a certification by a qualified consultant stating that the on-site sewage system has been completed and is sufficient to serve the intended use. The certification may include recommendations for provision of chemical toilets to accommodate peak events (Geology and Soils);
- HAZ-1** Prior to activation of the use permit, the applicant 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. The applicant shall substantially comply with all requirements of the Unified Program throughout the life of the Use Permit (Hazards and Hazardous Materials);

- NOI-1** Construction activity and groundborne vibrations: Consistent with General Plan Mitigation Measure 4.11, all construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps); all impact tools will be shrouded or shielded; and all intake and exhaust ports on power equipment will be muffled or shielded. All equipment employed during the project shall maintain appropriate setback distances from residences to reduce vibration levels below the recommended FTA and Caltrans guidelines. Noise levels generated by the project shall not exceed 65 decibels at the nearest property line (Noise);
- NOI-2** Amplified Music: Any outdoor amplified music will end at or before 6:00 p.m. (Noise);
- PUB-1** AFD Fire Services requires that this project annex into the County's Community Facilities District No. 2006-1 as a condition of approval of the Use Permit (Fire Protection, Public Services);
- TRA-1** The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30) (Transportation and Traffic);

B **Cumulative Impacts.** In addition to the individually limited impacts discussed in the previous chapters of this Initial Study, CEQA requires a discussion of "cumulatively considerable impacts", meaning the incremental effects of a project in connection with the effects of past, current, and probable future projects. These potential cumulatively considerable impacts may refer to those resulting from increased traffic to and from the general area, overall resource consumption, aesthetic and community character, and other general developmental shifts.

Evaluation of these potentially cumulative impacts may be conducted through two alternative methods as presented by the CA State CEQA Guidelines, the list method and regional growth projections/plan method. Either or both of these methods may be employed to evaluate an individual project's contribution to potential cumulative significant impacts in conjunction with past, current, or reasonably foreseeable future projects. Thresholds of significance may be established independently for the project evaluated depending on potentially cumulative impacts particular to the project under review, but shall reference those established in the 2016 General Plan EIR and be supplemented by other relevant documents as necessary. According to CEQA Guidelines §15064.7, thresholds of significance may include environmental standards, defined as "(1) a quantitative, qualitative, or performance requirement found in an ordinance, resolution, rule, regulation, order, plan, or other environmental requirement; (2) adopted for the purpose of environmental protection; (3) addresses the environmental effect caused by the project; and, (4) applies to the project under review" (CEQA Guidelines §15064(d)). CEQA states that an EIR may determine a project's individual contribution to a cumulative impact, and may establish whether the impact would be rendered less than cumulatively considerable with the implementation of mitigation or reduction strategies. Any impacts would only be evaluated with direct associations to the proposed project. If cumulative impacts when combined with the impact product of the specific project are found to be less than significant, minimal explanation is required. For elements of the environmental review for which the project is found to have no impact through the Initial Study, no additional evaluation of cumulative impacts is necessary.

In the Initial Study, this project was determined to have no impact on Mineral Resources (Chapter 12) and Recreation (Chapter 16), therefore there is no effect of this project on cumulative impacts regarding these aspects. Additional qualitative analysis of environmental impacts evaluated through the CEQA Initial Study determines that there is no incremental or direct contribution to cumulative impacts through this project for several other topic areas including Cultural Resources (Chapter 5), Energy (Chapter 6), Geology and Soils (Chapter 7), Hazards and Hazardous Materials (Chapter 9), and Tribal Cultural Resources (Chapter 18).

For certain environmental factors reviewed under CEQA, the Initial Study determined that the incremental contribution to cumulative impacts due to this project, are less than significant. This determination is supported by regional growth projections and thresholds of significance established through the 2016 General Plan and General Plan FEIR. Significance thresholds for cumulative impacts referenced in Chapter 6.1 of the General Plan FEIR and which refer to Regional Growth Projections and Geographic Scope shall be a point of reference when determining contributions to potentially significant cumulative impacts through this project.



The following environmental factors reviewed are thus determined to have no significant incremental contribution to cumulative impacts due to the relative scale of the project and the mitigation methods established through this Initial Study and or Conditions of Approval of the project, or other limiting factors such as local, state, or federal statutes or regulation.

- Biological Resources (Chapter 4) cumulative impacts including species loss, reduced biodiversity, and habitat loss observe thresholds of significance established through the 2016 General Plan and FEIR, and State and Federal statutes. Geographic scope for these impacts include nearby ecosystems, habitats, and communities within the County as well as other nearby habitat areas in surrounding counties and bioregions and communities established through CDFW and U.S. Fish and Wildlife. Mitigation measures established through the General Plan FEIR as well as unique mitigation measures prescribed in the Conditions of Approval for this project render impacts to biological resources less than cumulatively considerable.
- Agricultural and Forest Resources (Chapter 2) are considered in the context of existing agricultural uses and Farmland conversion (Impact 4.2-1, General Plan FEIR). No federal plans, policies, regulations, or laws pertain to the analysis of agricultural and forest resources impacts. Though this project does not propose direct conversion of agricultural or forest lands to incompatible uses, this project and projects of this nature may contribute to increased conflicts relating to increased agricultural-urban interface, and thus potentially contribute incrementally to a cumulative significant impact of conflicting land uses, referenced below. However, due to an absence of physical conversion of agricultural resources through this project, this project does not present any potentially significant contribution to cumulative impacts relating to Agricultural and forest resources themselves.
- Air Quality (Chapter 3) and Greenhouse Gases (Chapter 8) have a geographical scope for cumulative analysis of the Mountain Counties Air Basin which is expected to experience cumulative increase in emissions of criteria air pollutants and precursors accompanying regional growth. Cumulative impacts evaluated under the General Plan FEIR include general emissions, construction-related emissions, impacts to sensitive receptors to toxic air contaminants, and odors. Implementation of Mitigation Measures 4.3-1 through 4.3-6 propose feasible mitigation measures which help to reduce cumulative impacts to air resources. Mitigation Measures under 4.7-1 and 4.7-2 include development and implementation of greenhouse gas emission-related reduction plans and mitigation measures. The California Air Resources Board (CARB) and Federal regulations provide overarching regulatory control of all emissions within the county. Current growth and cumulative impact to which this project does incrementally contribute is not considered cumulatively considerable with respect to established standards.
- Land Use, Planning (Chapter 11), Population, and Housing (Chapter 14) would not experience significant contributions to a significant cumulative impact. The project does not take away any uses-by-right for housing as allowed through the zoning designation of R1A. The proposed project is consistent with county code for allowed uses with a discretionary permit and therefore does not contribute to any cumulative impacts regarding land use and planning. As this project does not reduce housing or housing availability, nor introduce substantial increases in permanent populations, there is no substantial impact to cumulative impacts regarding these factors.
- Hydrology and Water Quality (Chapter 10) -related cumulative impacts are mitigated through measures contained within the General Plan FEIR Chapters 4.9. This project does incrementally contribute to development thus increasing demand on groundwater recharge and supplies, as well as contributing to increased impermeable surfaces and drainage alteration attributable to general regional growth however on an individual scale, is required per local, state, and federal regulation to coordinate permitting and project review between responsible agencies including the Amador County Building Department (grading permit), CDFW (Code 1600), USACE (404 Streambed Alteration Permit). Existing regulation and permitting and compliance under any future-established Sustainable Groundwater Management Plan addresses any project-level contributions to overall cumulative impacts to hydrology and water quality within the geographic scope.
- Public Services (Chapter 15) and Utilities and Service Systems (Chapter 19) experience cumulatively significant impacts with increased development and land use changes. Expansion of existing systems to support increased demand is expected with realistic development, to which this project does incrementally contribute. Mitigation Measures included under Chapter 4.13 in the FEIR reduce General Plan contributions to cumulative impacts but many impacts remain significant and cumulatively considerable with no additional feasible mitigation. Increased demand for services does not in itself contribute to any cumulatively significant impacts. In the event that existing systems are determined to be insufficient and that further development of additional systems is necessary, then environmental impacts of those future projects would be evaluated. With this project application there is no evidence to assume that the incremental contributions to demand on these systems



would necessitate significant expansion of these systems in the reasonably foreseeable future thus producing cumulatively significant immitigable impacts.

- Wildfire (Chapter 20) risk is not significantly impacted through this project. As the project site and surrounding areas are in a Moderate CalFire Hazard Severity Zone and there are existing development regulations which prevent substantial project-level impacts of increased wildfire risk, there is not any significant contribution to any cumulative impacts regarding fire hazards and wildfires.

There are several environmental factors which, in the previous chapters, were determined to have no impact, less than significant, or less than significant impacts with the mitigations incorporated in the Initial Study or Conditions of Approval for the project but which, however, may potentially contribute incrementally to significant cumulative impacts and thus require additional evaluation. For the following factors, there are no other limiting local, state, or federal statutes or regulations which would otherwise render contributions to cumulative impacts less than significant. The following discussion provides additional evaluation of these factors.

- Aesthetics (Chapter 1) with regards to this project are primarily associated with the project-level shift in visual character. This project in the context of the “broader regional growth and land use change” described in FEIR Chapter 6.1.4 impact 6-1 may contribute incrementally to the cumulatively significant impacts of general development. Geographic scope for Aesthetic Resources under the General Plan FEIR includes all of Amador County. Section 4.1.2 describes the visual character of Amador County with specific emphasis of the regulatory setting, none of which are directly applicable nor impact this project. The proposed project would potentially result in the introduction of new sources of light and glare, which may affect nighttime views in the immediate vicinity of the project, however mitigations under the General Plan FEIR and included specific to this project (Mitigation Measure AES-1) do address Light and Glare and shall reduce impacts to less than significant at the project level. There are no other regulatory factors which currently impact the aesthetic character of development with regards to this project. As there is no established limiting threshold for aesthetic character in the project area or immediately surrounding contexts there are no significant contributions to cumulative impacts.
- Noise (Chapter 13) has a direct geographical scope of the project site and surrounding properties and is mitigated through Mitigation Measure NOI-1 and NOI-2 in the CEQA Initial Study and Conditions of Approval for the project. However, there are additional potential contributions to cumulative impacts of noise in the larger geographical area, namely along roadways to and from the project. With the additional uses proposed by this project application and increase in visitation to and from the project site, this project would likely introduce an incremental increase in cumulative impacts of traffic noise. General Plan FEIR Mitigation Measure 4.11-2 reduces traffic noise but not to a cumulatively insignificant level. Additionally, limitation of guests and events at the project indirectly limits traffic and associated noise. All feasible mitigation measures are proposed that would minimize noise levels at nearby sensitive receptors to the maximum extent feasible. As the proposed project is able to mitigate operational noise impacts to a level of less than significant and secondary traffic noises are also mitigated by FEIR Mitigation Measure 4.11-2, the project is not going to significantly contribute to a cumulatively considerable impact.
- Transportation and Traffic (Chapter 17) would experience an increase resulting from this project. Project-level impacts are considered less than significant; however, there would be incremental increases to cumulative transportation impacts due to the reasonably foreseeable development within the geographical scope of this project. The FEIR provides analysis of projected regional growth and resulting traffic impacts as well as Mitigation Measures 4.14 to further reduce cumulative traffic impacts through 2030. Thresholds of significance regarding traffic and transportation impacts are based upon Appendix G of State CEQA Guidelines and Established Amador County and Caltrans LOS standards. Amador County Code 19.24.045(D)(4)(b) places a limitation on events for Tasting Rooms in “R1A” to a maximum of 450 guests at peak levels which would also limit parking and traffic accommodations to that number. This application lists a peak maximum of 150 guests to events on the property and therefore does not reach the threshold established in the zoning code. The amount of traffic and contribution to transportation-related impacts produced through this project will increase demand on existing infrastructure and contribute to a lower LOS and greater cumulative transportation impacts. All feasible mitigation measures are proposed that would improve operations to acceptable levels. The amount of increases generated through this project do not approach the threshold amounts established through the General Plan FEIR Chapter 4.14 in the reasonable and foreseeable future and therefore this project does not contribute significantly to a cumulatively considerable impact.



No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable immitigable impacts. No cumulatively considerable impacts would occur with development of the proposed project. As discussed in the analyses provided in this Initial Study, project impacts were found to be less than significant. The incremental effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and probable future projects. No cumulative impacts would occur. The intent of the project to increase opportunity for individuals to develop parts of the project area for commercial agricultural use with the addition of a Tasting Room and Events facility. The proposed project is consistent with the Amador County General Plan. **Impacts would be less than significant with mitigation incorporated.**

Figure 21a: Other Tasting Room Use Permits in R1A Zoning Designation (2020)

FILE NUMBER	APPLICANT NAME	DESCRIPTION	Events/Operations	APN; Street; City	DATE REC'D	DATE APPROVED	EXPIRATION DATE / STATUS
UP-06;9-1	Tanis, Andrew	Use Permit to allow a wine tasting room and sale of winery related gift items in an R1A district. 748 sq ft tasting room attached to existing SFD and the sale and public display of winery related gift items shall be indoors and limited to an interior foot print area not to exceed 50 (Fifty) square feet.	No Special Events	011-240-025; 13120 Willow Creek Rd. Ione, CA. 95640	9/14/2006	3/13/2007	APPROVED BY PC
UP-07;1-4	Holdener, Tim & Lani (Macchia Winery)	Use Permit to allow a winery/ tasting room in the "R1A" zone district; the sale and public display of winery-related gift items; art gallery and sales; an outdoor picnic area.	<ul style="list-style-type: none"> Participation in events which coincide with the Amador Vintners Association sponsored events. One grand opening party. Up to three vintage release parties. Up to six (6) wedding events per year with no more than 125 persons in attendance. 	014-140-046; 14500 Shenandoah Rd. Plymouth, CA. 95669	1/18/2007	10/9/2007	APPROVED BY PC
UP-07;5-6	Borjon, Jesus & Nora	Use Permit to allow a winery/ tasting room in the "R1A" zone district; the sale and public display of winery related gift items; art gallery and sales; an outdoor picnic area.	<ul style="list-style-type: none"> Participation in events which coincide with the Amador Vintners Association sponsored events. An annual release party. A grand opening party. One additional event per calendar year for a Cinco de Mayo celebration. 	014-120-003; 11270 Shenandoah Rd. Plymouth, CA. 95669	5/17/2007	9/11/2007	APPROVED BY PC
UP-08;11-8	Sera Fina Cellars	Use Permit to allow the following in an "R1A" zone district in conjunction with a winery; wine tasting and tours; retail sales of wine and other grape related products and indoor or outdoor amplified or non-amplified music until 10:00 PM; Art gallery and sales in combination with the public display and retail sale of winery related promotional gift items and prepackaged foods, not to exceed 500 square feet of interior foot print area.	<ul style="list-style-type: none"> Participation in events which coincide with the Amador Vintners Association sponsored events. A grand opening party. Three vintage parties per year. No more than six additional events per year with a maximum of one hundred twenty five persons in attendance. 	008-080-017 (changed to 022); 17000 Latrobe Rd, Plymouth, CA 95669	11/17/2008	6/9/2009	APPROVED BY PC
UP-09;8-3	Andis / Archway Cellars	Use Permit to allow the following in an "R1A" zone district in conjunction with a winery; wine tasting and tours; retail sales of wine, winery related promotional items, gifts, and other grape related products (not to exceed 650 sq. ft.); outdoor picnic area.	<ul style="list-style-type: none"> Participation in all Vintner Assoc. events. Two vintage release parties per year. Up to 13 additional events annually (such as weddings and 1 anniversary party) with a maximum of 150 persons in attendance. The installation of a commercial kitchen for the purpose of providing food service for the above events. The sale of pre-packaged food for tasting room customers. 	007-120-009; 11000 Shenandoah Rd. Plymouth, CA 95669	8/24/2009	12/9/2009	APPROVED BY PC
UP-10;6-1	Rosenthal, Ira & Ellthabeth (Three Graeces Vineyards)	Use Permit to allow the following in a "R1A" zone district in conjunction with a winery; an office; wine tasting and tours; retail sales of wine, art, and other grape and wine-related products.	<ul style="list-style-type: none"> Participation in two events that coincide with the Amador Vintners Association. One-time grand opening party and annual anniversary event. Two vintage release parties annually. Four additional events per year with no more than 150 guests. 	014-150-023; 16631 Tyler Rd, Fiddletown CA 95629	6/1/2010	8/10/2010	APPROVED BY PC
UP-11;7-1	Wine Tree Farm (C. Moore)	Use Permit to allow the following in a "R1A" zone district in conjunction with a winery: wine tasting by appointment and a 6,000 sq. feet outdoor picnic area adjacent to the building.	<ul style="list-style-type: none"> Up to six (6) visits per day Saturday and Sunday; four (4) visits per day Friday; one to two (1-2) visits per day Monday thru Thursday; A quarterly winemaker dinner for up to 14 guests by invitation (max.4 events per year); 	008-340-027; 14467 State Highway 49, Amador City, CA 95601	7/28/2011	12/13/2011	APPROVED BY PC
UP-15;11-2	Malone, Tom	Use Permit to allow the following in a "R1A" zone district in conjunction with an on-site winery: Wine tasting, winery tours, and retail sales of wine and wine-related products (see also Denied Zone Change).	<ul style="list-style-type: none"> 12 events annually with up to 125 attendees for events sanctioned by the Amador Vintners' Association (and 100 attendees for non-AVA events). 	014-170-026; 21090 Ostrom Rd, Fiddletown, CA 95629	11/4/2015	PC DENIED ON 06/14/2016; BOS APPROVED ON 09/13/2016	BOS REC. UP INSTEAD OF ZC
UP-15;11-3	SLO 2 20, LLC	Use Permit to allow the following in a "R1A" zone district in conjunction with an on-site winery: wine tasting, winery tours, and retail sales of wine and wine-related products	<ul style="list-style-type: none"> By Appointment Only Up to 30 wine tasting customers at one time 	014-230-013 & 014-230-014; 19955 Shenandoah School Rd, Plymouth, CA 95669	11/16/2015	5/10/2016	APPROVED BY PC
UP-18;2-1	Ard Aven Winery (Reuter, Kirk)	Use Permit to allow for a tasting room in R1A Zoning for Ard Aven Winery and Vineyards. The tasting room proposes conversion of an existing utility building (975 sq. ft.)	<ul style="list-style-type: none"> Maximum of 40 customers per day. Regular business hours will be Friday-Sunday from 10:00 a.m. to 5:00 p.m. Four (4) annual events with up to 49 attendees. 	008-150-027; 15315 Willow Creek Rd, Plymouth, CA 95669	1/12/2018	TBD	HAS NOT GONE BEFORE PC YET
UP-19;4-4	Blood Gulch	Use Permit to allow for a tasting room in R1A Zoning with AG, Agriculture General, General Plan designation. The Tasting Room will occupy 3,616 sq. ft.	<ul style="list-style-type: none"> Maximum of 350 customers per day. Regular business hours will be (7) days a week from 10:00 a.m. to 10:00 p.m. Special events with a maximum of three special events per week for no more than 125 guests. Up to twelve (12) larger special events annually with up to 450 guests, with no more than four of those larger special events in any one month. 	007-070-051; 10690 Shenandoah Rd, Plymouth, CA 95669	04/09/2018? and 04/23/2019	TBD	HAS NOT GONE BEFORE PC YET
UP-19;12-1	La Mesa Vineyards	Use Permit to allow for a tasting room in R1A Zoning District with AG, Agriculture General, General Plan designation. The wine tasting will be located in a 2,250 sq. ft. structure with 912 sq. ft. of the interior square footage to be allocated to the wine tasting area.	<ul style="list-style-type: none"> Maximum of 6 events annually with up to 100 attendees 	014-140-054; 13200 Shenandoah Rd, Plymouth, CA 95669	12/9/2019	5/12/2020	Approved on 05/12/2020
UP-20;3-1	Six Blocks Winery	Use Permit to allow for a tasting room in R1A Zoning with AG, Agriculture General, General Plan designation. The tasting room will be located within a 1,200 sq. ft. structure with 600 sq. ft. allocated to wine-tasting	<ul style="list-style-type: none"> Open seven (7) days a week from 9:00 a.m. to 5:00 p.m. The property will host special events; with a maximum 12 special events per year for no more than 125 guests and which conclude prior to 7:00 p.m. 	008-150-025; 14920 Muller Rd Plymouth, CA 95669	3/4/2020	TBD	HAS NOT GONE BEFORE PC YET
Nonconform 24 Brix		Nonconforming Use from tire shop to wine tasting room	none	008-100-009; 17585 State Highway 49 95669	N/A	N/A	Approved on January 13, 2015



Figure 21a: Other Tasting Room Use Permits in R1A Zoning Designation Continued (2020)

Winery	Zoning District	BY-RIGHT USES	APN; Street; City
Amador Cellars	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-120-006; 11093 Shenandoah Rd, Plymouth, CA 95669
Avio Vineyards and Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	042-010-029; 14520 Ridge Rd, Sutter Creek, CA 95685
Bella Grace Vineyards	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-020-025; 22715 Upton Rd, Plymouth CA 95669
Bella Piazza	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-100-016; 10600 Shenandoah Rd, Plymouth, CA 95669
Bray Vineyards	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-100-029; 10590 Shenandoah Rd, Plymouth, CA 95669
Casino Mine Ranch	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-140-026; 13608 Shenandoah Rd, Plymouth, CA 95669
C.G. DiArie Vineyard and Winery	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-230-005; 19919 Shenandoah School Rd, Plymouth, CA 95669
Charles Spinetta Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-020-039; 12557 Steiner Rd, Plymouth, CA 95669
Clos Du Lac	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	005-190-001; 3151 Hwy 88, Lone, CA 95640
Convergence Vineyards	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-210-031; 14650 Hwy 124, Plymouth, CA 95669
Cooper Vineyards	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-160-037; 21365 Shenandoah School Rd, Plymouth, CA 95669
Deaver Vineyards	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-150-025; 12455 Steiner Rd, Plymouth, CA 95669
Di Stasio Vineyards and Wines	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-070-065; 10788 Shenandoah Rd, Plymouth, CA 95669
Dillian Wines	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-110-054; 12138 Steiner Rd, Plymouth, CA 95669
Distant Cellars	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-170-025; 21390 Ostrom Rd, Fiddletown, CA 95629
Dobra Zemlja	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-110-046; 12505 Steiner Rd, Plymouth, CA 95669



Figure 21a: Other Tasting Room Use Permits in R1A Zoning Designation Continued (2020)

Winery	Zoning District	BY-RIGHT USES	APN; Street; City
Drytown Cellars	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-130-051; 16030 Hwy 49, Drytown, CA 95699
Estes Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	001-090-004; 21271 Latrobe Rd, Plymouth, CA 95669
Gibson Winery	RE	Tasting room and events not permitted	005-310-015; 6110 Martin Ln, Lone, CA 95640
Helwig Vineyards and Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-110-059; 11555 Shenandoah Rd, Plymouth, CA 95669
Il Gioiello Winery/Morse Wines			
Iron Hub Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-110-057; 12500 Steiner Rd, Plymouth, CA 95669
Jeff Runquist Wines	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-070-060; 10776 Shenandoah Rd, Plymouth, CA 95669
Karmere Vineyards and Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-160-027; 11970 Shenandoah Rd, Plymouth, CA 95669
Le Mulet Rouge	R1A	Winery only	015-270-022; 16915 Red Mule Rd, Fiddletown, CA 95629
Legrendre	RE	CLOSED - No tasting room or events permitted	014-290-010; 16953 Mary Ln, Fiddletown, CA 95629
Paul J Wines	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-070-021; 10775 Shenandoah Rd, Plymouth, CA 95669
Rancho Victoria Vineyard	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-090-033; 16920 Greilich Rd, Plymouth, CA 95669
Rombauer Vineyards	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-020-013; 12225 Steiner Rd, Plymouth, CA 95669
Scott Harvey Wines	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-070-023; 10861 Shenandoah Rd, Plymouth, CA 95669
Shenandoah Vineyards	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-110-049; 12300 Steiner Rd, Plymouth, CA 95669

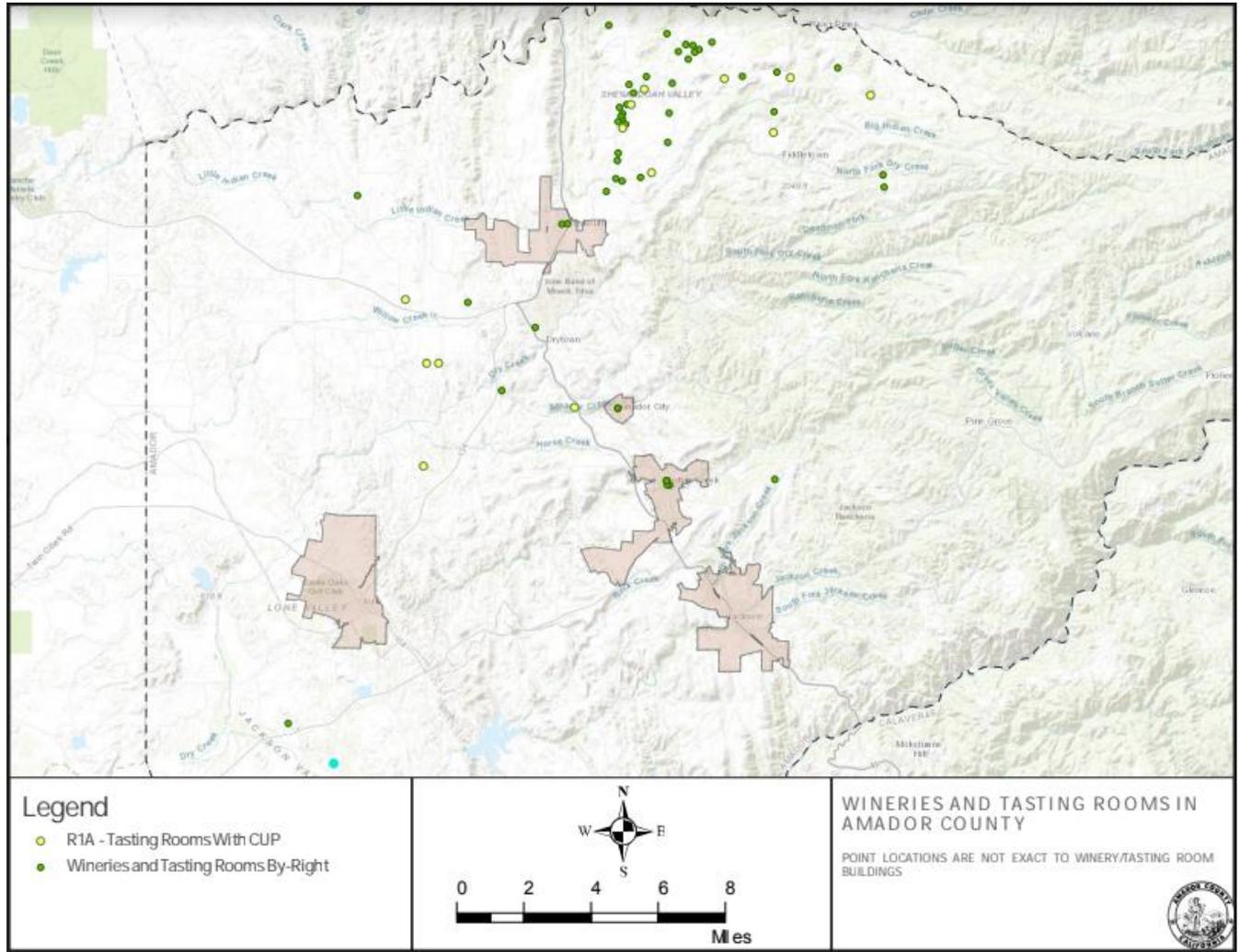


Figure 21a: Other Tasting Room Use Permits in R1A Zoning Designation Continued (2020)

Winery	Zoning District	BY-RIGHT USES	APN; Street; City
Sobon Estate	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-140-029; 14430 Shenandoah Rd, Plymouth, CA 95669
South Slope Wines	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-150-018; 22355 Lawrence Rd, Fiddletown, CA 95629
Story Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-020-022; 10525 Bell Rd, Plymouth, CA 95669
Terra d' Oro & Montevina	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-190-019; 20680 Shenandoah School Rd. Plymouth, CA 95669
Terre Rouge and Easton Wines	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-120-001; 10803 Dickson Rd. Plymouth, CA 95669
TKC Vineyards	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-110-010; 11001 Valley Rd, Plymouth, CA 95669
Turley Wine Cellars	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-070-024; 10851 Shenandoah Rd, Plymouth, CA 95669
Villa Toscano	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-030-034; 19900 Shenandoah School Rd. Plymouth, CA 95669
Vino Noceto	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-120-007; 11011 Shenandoah Rd, Plymouth, CA 95669
Wilderrotter Vineyard	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-030-033; 19890 Shenandoah School Rd. Plymouth, CA 95669
Young's Vineyards	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-030-019; 10120 Shenandoah Rd, Plymouth, CA 95669



Figure 21b: Other Tasting Room Use Permits in R1A Zoning Designation Map (2020)



C There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings either directly or indirectly. However due to the low-intensity nature of the project, potential changes in use, and existing and future conditions of the site and surrounding area as well as traffic along the local road, Willow Creek Rd., a less than significant impact with mitigation is foreseen.

SOURCE: Chapters 1 through 21 of this Initial Study.

REFERENCES: Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife’s IPAC and BIOS databases; Migratory Bird Treaty Act; California Air Resources Board; California Department of Conservation; Migratory Bird Treaty Act; California Department of Forestry and Fire Protection; California Geologic Survey; Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Superfund Enterprise Management System Database (SEMS); Department of Toxic Substances Control Envirostor Database; Geotracker; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; California Native American Heritage Commission; Amador Fire Protection District; California Air Resources Board (ARB); California State Water Resources Control Board (CSWRCB); California Stormwater Quality Association (CASQA); California Environmental Quality Act 2019 Guidelines (CEQA); California Public Resources Board; Caltrans District 10 Office of Rural Planning; Amador County Important Farmland Map, 2016; Commenting Department and Agencies; Amador County Community Development Agency and Departments. All sources 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. 4th 357; *Protect*



the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal. App. 4th at 1109; San Franciscans Upholding the Downtown Plan v. city and County of San Francisco (2002) 102 Cal. App. 4th 656.