

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

ITEM 2 Request for a Use Permit (UP-18;2-1) Reuter for Ard Aven Winery and Vineyards in the “R1A,” Single-family Residential and Agricultural zoning district. The tasting room proposes conversion of an existing utility building (975 sq. ft.) and will host a maximum of 40 customers per day. Regular business hours will be Friday-Sunday from 10:00 a.m. to 5:00 p.m. and include four (4) annual events with up to 49 attendees. (APN: 008-150-027)

Applicant: Kirk Reuter

Supervisorial District: 5

Location: 15315 Willow Creek Rd., Plymouth, CA 94669

A. General Plan Designation: AG- Agriculture General

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

C. Acreage Involved: 11.11 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.

ARD AVEN WINERY

02/26/20

Amador county Planning Department

Ard Aven Winery Plans on holding 4 annual events at its tasting room and premises. The events will accommodate no more than 49 people in the tasting room and on the premises. Ard Aven plans on Joining the Amador County Vintners Association. One of the Vintners Association events, Big Crush, Will run in conjunction with one of Ard Aven's annual parties.

Ard Aven Winery

Nathan Reuter
Nathan Reuter

209-304-3390

RECEIVED
FEB 26 2020
AMADOR COUNTY
PLANNING DEPARTMENT



**PLANNING DEPARTMENT
LAND USE AGENCY**

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

APPLICATION PROCEDURE FOR USE PERMIT

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

1. Complete the following:

Name of Applicant Kirk Reuter

Mailing Address 15315 Willow Creek Rd
Plymouth, CA 95669

Phone Number 916-765-2947

Assessor Parcel Number 08-150-027

Use Permit Applied For:

- Private Academic School
- Private Nonprofit Recreational Facility
- Public Building and Use(s)
- Airport, Heliport
- Cemetery
- Radio, Television Transmission Tower
- Club, Lodge, Fraternal Organization
- Dump, Garbage Disposal Site
- Church
- OTHER tasting room and events in conjunction w/winery in "RIA" district

RIA / AG
11.11 Acres

- 2. Attach a letter explaining the purpose and need for the Use Permit.
- 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- 4. If Applicant is not the property owner, a consent letter must be attached.
- 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- 6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
- 7. Planning Department Filing Fee: \$ 903 \$525-00-50⁰⁰ Env. dec; 328⁰⁰ = Neg Dec
 Environmental Health Review Fee: \$ 288 2-12-19
 Public Works Agency Review Fee: \$ 500⁰⁰ 2-12-18 #83338
- 8. Complete an Environmental Information Form.
- 9. Sign Indemnification Form.

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Ard Aven Tasting Room

Date Filed: _____ File No. _____

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

Assessor Parcel Number(s) 00-150-027
Existing Zoning District RIA
Existing General Plan _____

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies: 38089,

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

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

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: And Aocn Winery

Date Filed: File No.

Applicant/
Kirk Reuter

Developer Landowner
Kirk Reuter

Address Address
15315 Willow Creek Road, Plymouth, CA 95669

Phone No. Phone No.
916-765-2947

Assessor Parcel Number(s)
08-150-027

Existing Zoning District
RIA

Existing General Plan
Ag. General

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

Public works - encroachment.

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

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

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

- | YES | NO | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects? |

ENVIRONMENTAL SETTING

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

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

Date 02-11-18

[Signature]
(Signature)

For _____

ENVIRONMENTAL INFORMATIONAL FORM

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

17 no

18 no

19 no

20 no

21 no

22 no

23 no

24 no

25 no

26 no

27 no

28 no

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

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

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

Use Permit: purpose and need

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

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

Environmental Setting

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

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

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

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

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

ARD AVEN WINERY

02/11/20

Amador county Planning Department

Our tasting room will be open 3 days a week, from 10am too 5pm
Friday, Saturday, and Sunday.

We do not plan on having more than 40 people per day

RECEIVED

FEB 13 2020

**AMADOR COUNTY
PLANNING DEPARTMENT**

Victoria Eagle
Victoria Eagle

INDEMNIFICATION

Project: _____

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

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

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

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

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

Applicant:

Owner (if different than Applicant):



Signature



Signature

①

RECORDING REQUESTED BY

1993 001646

AND WHEN RECORDED MAIL TO

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

"OWNERSHIP CHANGE RECEIVED"
RECORDED AT REQUEST OF
"MORTGAGE COMPANY"

at 0 Min. Past 3p l.

FEB 16 1993

Official Records
Amador County, California

Richard Johnson
\$ 5.00 Recorder

MAIL TAX STATEMENTS TO

Name same as above
Street Address APN- 08-150-027
City & State 29583

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00582
TO 1923 CA (11-91)

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

AMADOR COUNTY

ALL	PTN.	<p>The undersigned grantor(s) declare(s): Documentary transfer tax is \$ <u>0</u> () computed on full value of property conveyed, or () computed on full value less value of liens and encumbrances remaining at time of sale. () Unincorporated area: () City of _____, and</p> <p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,</p> <p>Walter Reuter and Dorothy R. Reuter</p> <p>hereby GRANT(S) to</p> <p>Kirk D. Reuter and Meggie M. Reuter, Husband and Wife as joint tenants</p> <p>the following described real property in the Unincorporated Area County of Amador, State of California:</p> <p>Parcel (1): Parcel 1, as set forth and delineated on Parcel Map No., 1346, filed for record on August 5, 1975 in Book "25" of maps and Plats, Page 88, Records of Amador County.</p>

Dated: January 11, 1993

STATE OF CALIFORNIA }
COUNTY OF Amador } s.s.

On February 5, 1993 before me,
Lynda Marie Trovillion
a Notary Public in and for said County and State, personally appeared
Walter Reuter and Dorothy R. Reuter

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

WITNESS my hand and official seal

Signature *Lynda Marie Trovillion*
Lynda Marie Trovillion

Walter Reuter
Walter Reuter

Dorothy R. Reuter
Dorothy R. Reuter

(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

AMADOR COUNTY BUILDING DEPARTMENT
810 COURT STREET
JACKSON CA 95642
OFFICE PHONE: 209-223-6422
INSPECTION LINE: 209-223-6423

PERMIT NUMBER: 38089

OWNER NAME: REUTER

PROJECT ADDRESS: 15315 WILLOW CREEK RD
PLYMOUTH

PROJECT DESCRIPTION: SHOP W/ P&E FUTURE
BATH

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

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE
WINEGROWER

VALID FROM

Jul 01, 2019

REUTER, NATHANIEL JOSIAH

15315 WILLOW CREEK RD
PLYMOUTH, CA 95669-8601

EXPIRES

Jun 30, 2020

TYPE NUMBER DUP

02 528981

AREA CODE

0300 23

RENEWAL

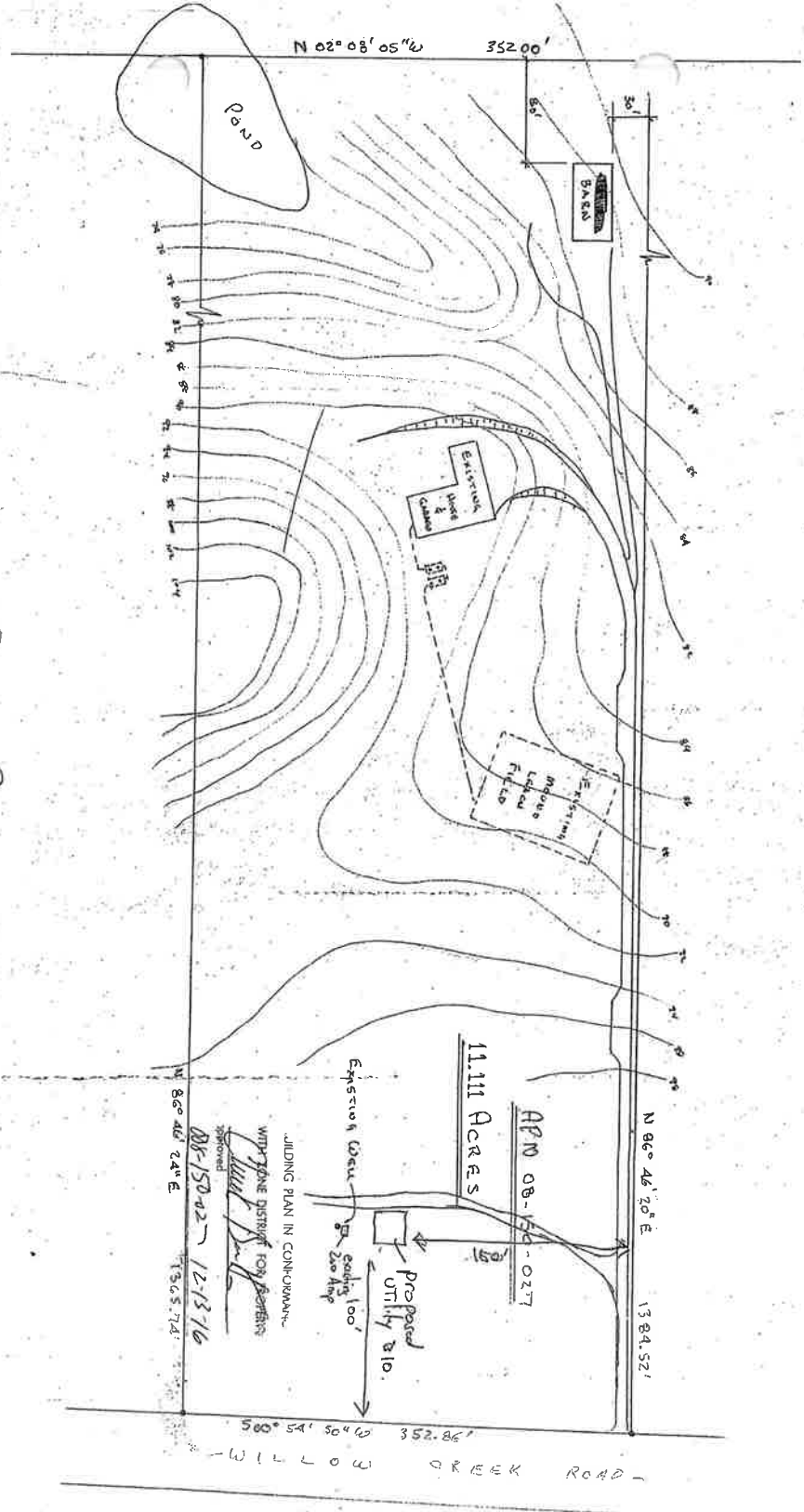
BUSINESS ADDRESS DBA: ARD AVEN WINERY
(IF DIFFERENT)

OWNERS: REUTER, NATHANIEL JOSIAH

CONDITIONS

7





Plot Plan

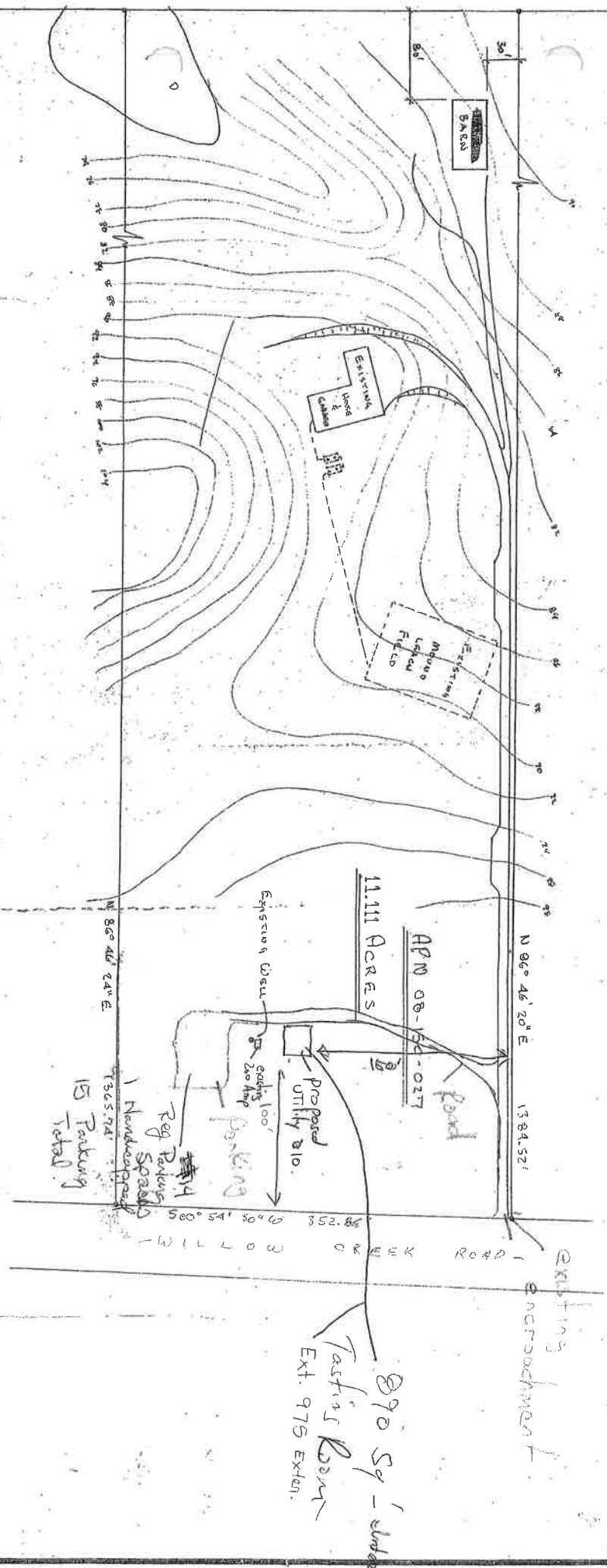
Scale: 1" = 50'-0"



APPROVED

OWNER:
 KIRK RUTER
 Willow Creek Rd
 Plymouth, CA
 (209) 245-1302

The Council of Amador by this approval does not
 accept any responsibility for omissions in plan
 drawings, nor does this relieve the builder from
 compliance with Codes and Ordinances.
 Date Approved: 12/21/16 by RW



Plot Plan

SCALE: 1" = 50'-0"

OWNER:
KIRK RUTER
WITHDRAWN ASSESSOR
P.O. BOX 275
CA
(209) 245-1372

890 Sq' - shaded
Tasting Room
Ext. 975 Ext'n.

EXISTING ENCROACHMENT

1.1111 ACRES

APN 08-154-027

Exhaustion Well

Proposed Utility a/c

Sealing 100' 200 Amp

Parking

Reg. Review Spread

1 Handicapped

15 Parking Total

580° 54' 56" W 352.86'

WILLOW DUNE ROAD

N 96° 46' 20" E 1384.52'

N 86° 46' 24" E

BARN

EXISTING HOUSE & GARAGE

MOBILE LOG CAB

PARCEL MAP NO. 1346

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

**COUNTY OF AMADOR, CALIFORNIA
JUNE 1975
ROSE'S ENGINEERING - GEOLOGY AND SURVEY, INC.
LS 3646
RCE 19828
SCALE: 1" = 200'**

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

(Signed and Sealed) *[Signature]*
MERWIN F. ROSE - LS 3646

PLANNING DEPT., CERTIFICATE

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

(Signed) *[Signature]*
Planning Director

COUNTY SURVEYOR'S CERTIFICATE

This map has been examined this 14th day of April, 1975, at Amador, 1975 for conformance with the requirements of Section 11575 of the Subdivision Map Act.

(Signed) *[Signature]*
Amador County Surveyor

COUNTY RECORDER'S CERTIFICATE

Filed this 5 day of April, 1975, at 11:30 A.M., in Book 23 of Maps and Plots at Page 88 at the request of the AMADOR COUNTY SURVEYOR.

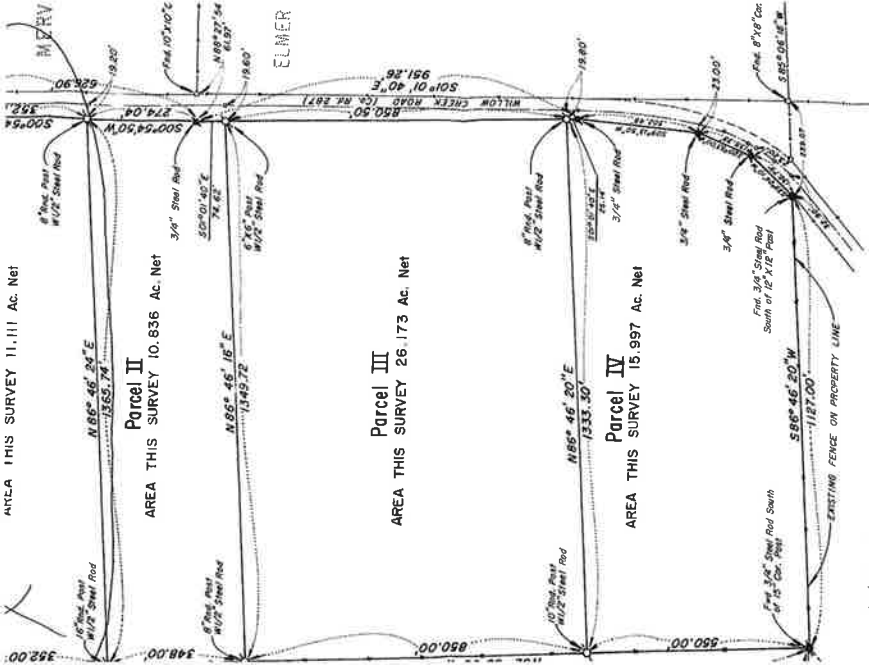
(Signed) *[Signature]*
Date: _____
Amador County Recorder

NOTES AND LEGEND

The survey control points used to divide the 64 acre parcel into 4 unequal parcels, as shown on this map, on a survey made in June, 1963 by WALTER H. PALMER, R.C.E. No. 706 and as recorded in Amador County July, 1963 at 10:01 A.M. in Book 9 of Maps and Plots at Page 100 on the request of WALTER REUTER.

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

The Meridian of this survey is referred to West Line of Section 29 the bearing of which is S0° 20' 50" E and is shown on that certain Record of Survey in Book 9 of R.O.S. of page 100, Amador County Records.



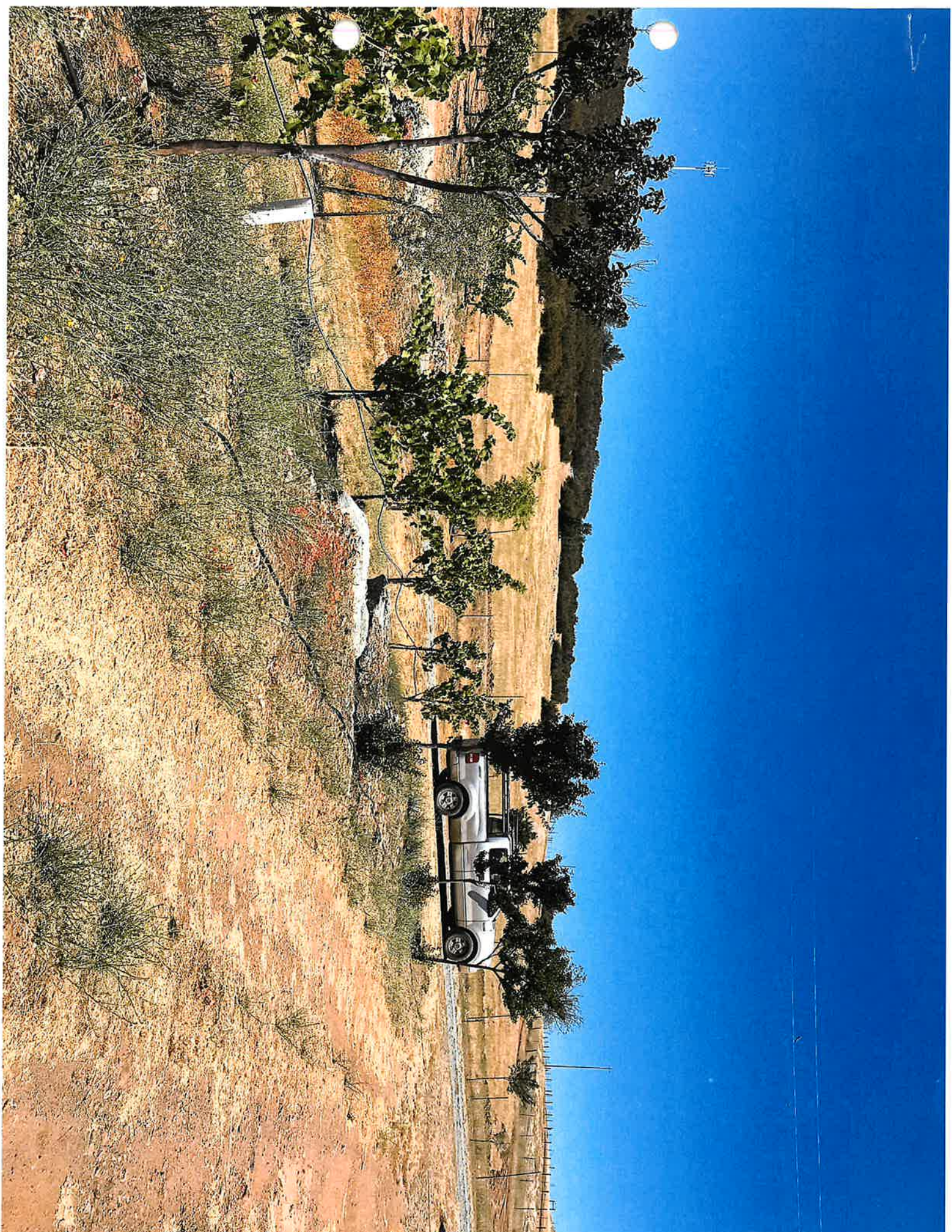
MOTHER LODGE LAND
143.22± AC.
194--O.R. 664

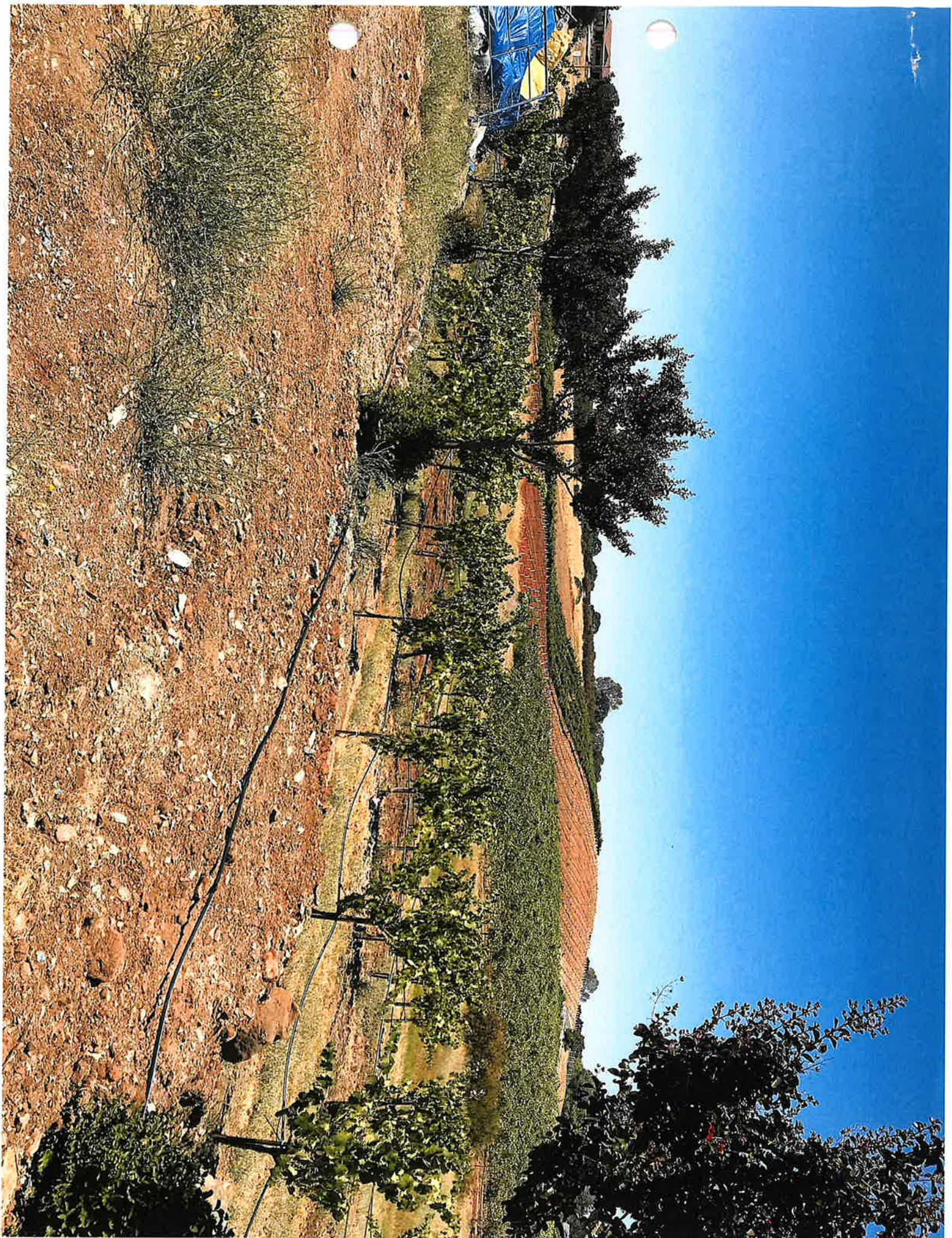
Corner of Section 29, T7N R10E Corner is Marked
Beside a 6"x6" Corner Post Embedded in
Rock, Found and Tagged LS 3646 on This Survey.

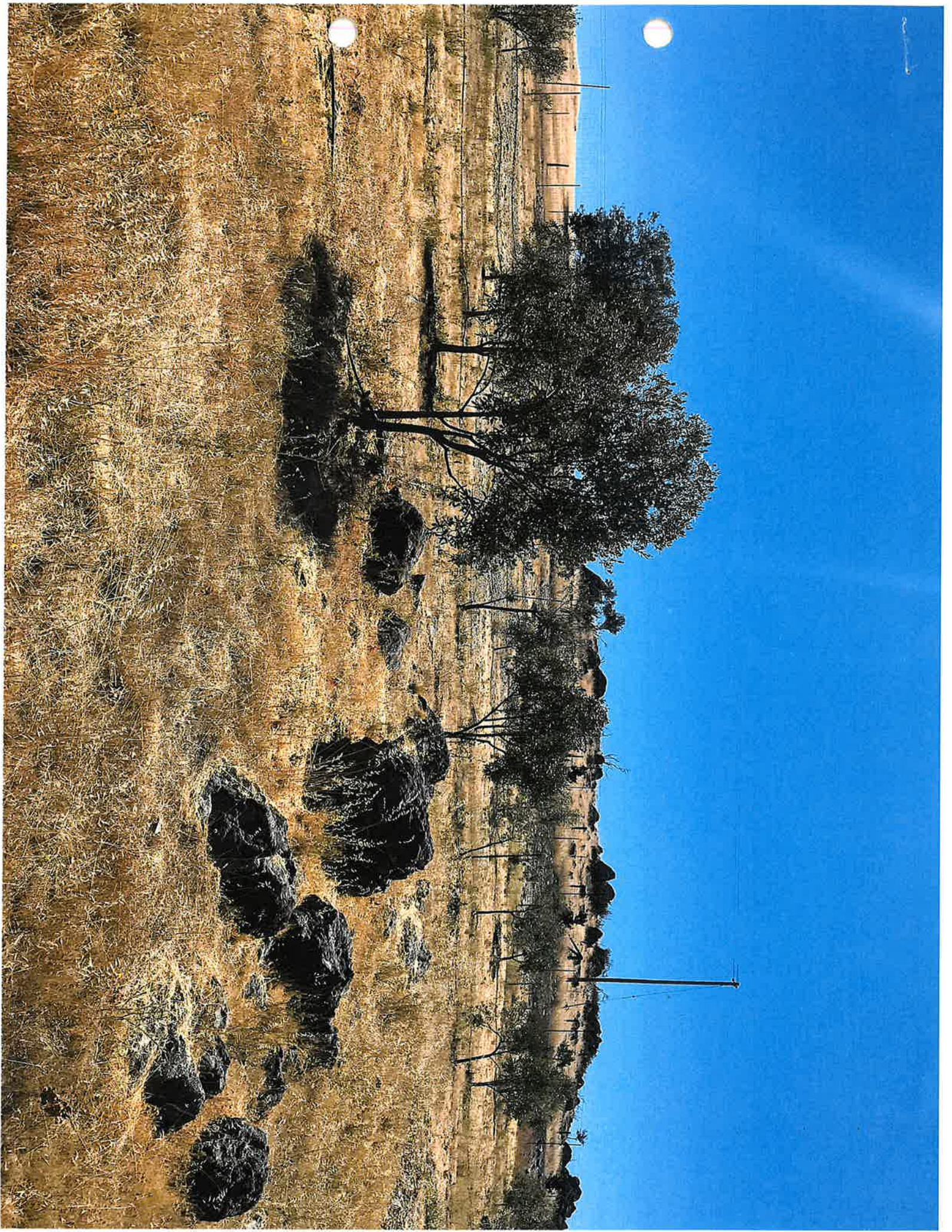
AND KATHLEEN
VICINI
0.0± AC.
1--O.R. 78

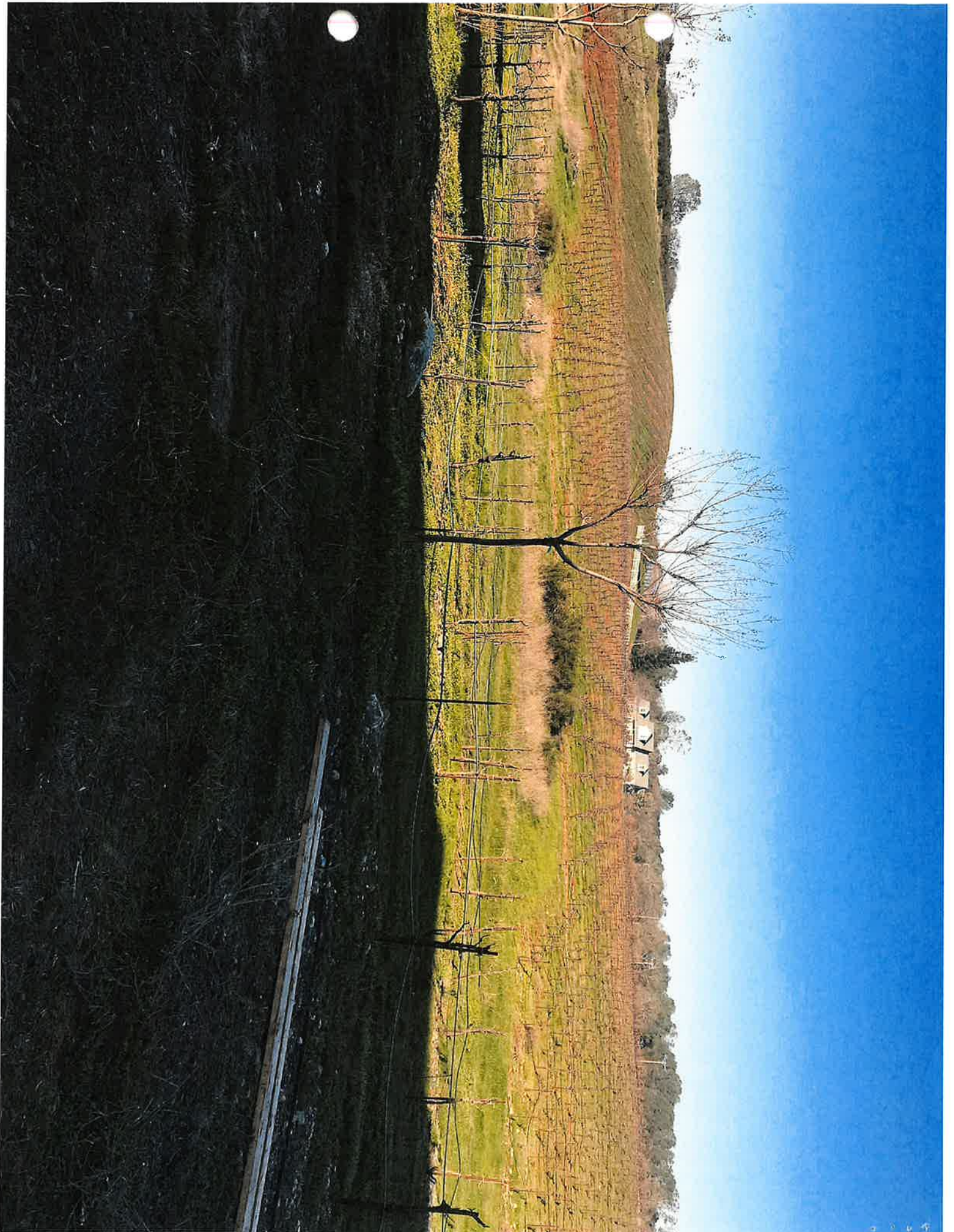
AND AGNES T.
HEMER
3.66± AC.
1--O.R. 587

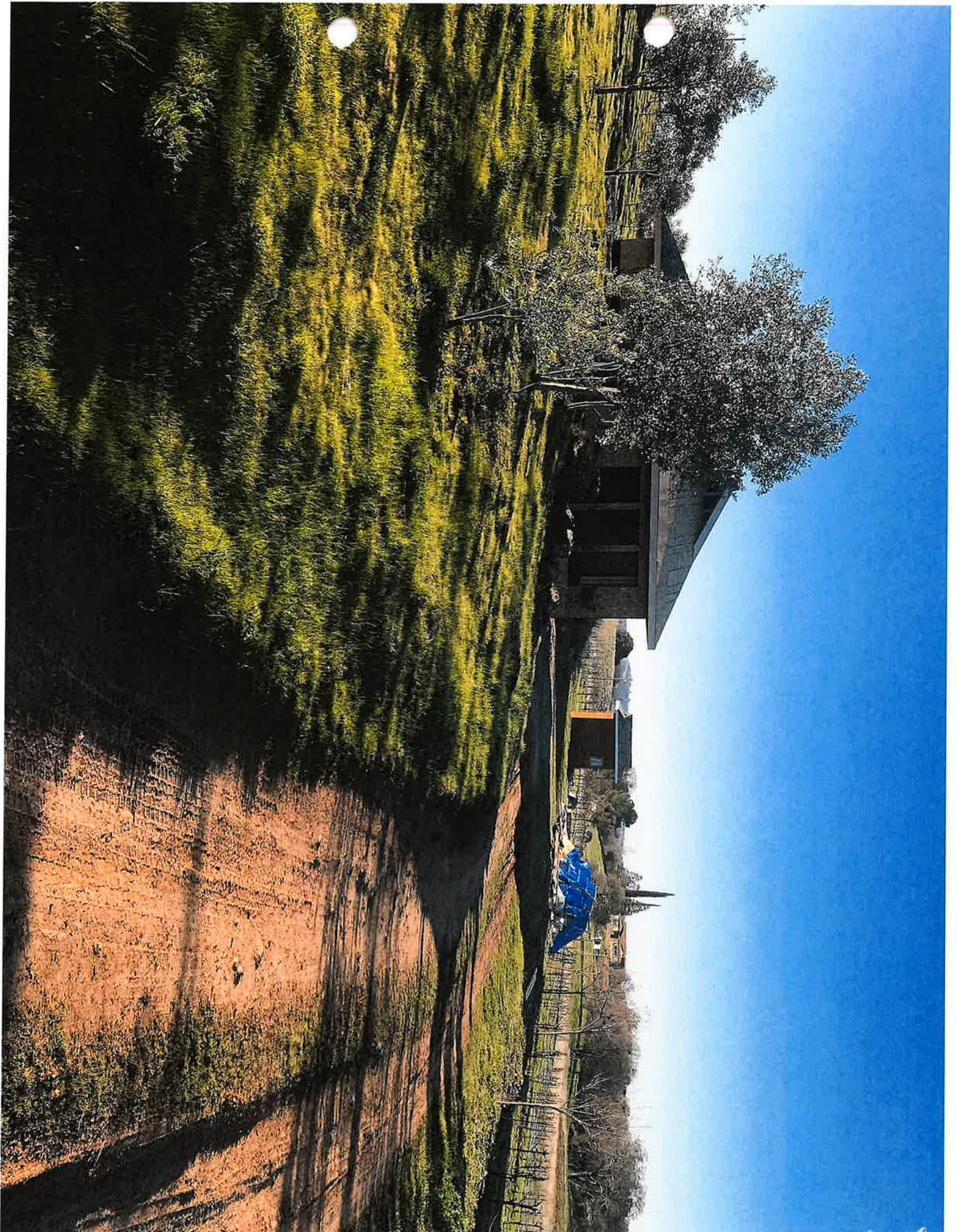
Concrete

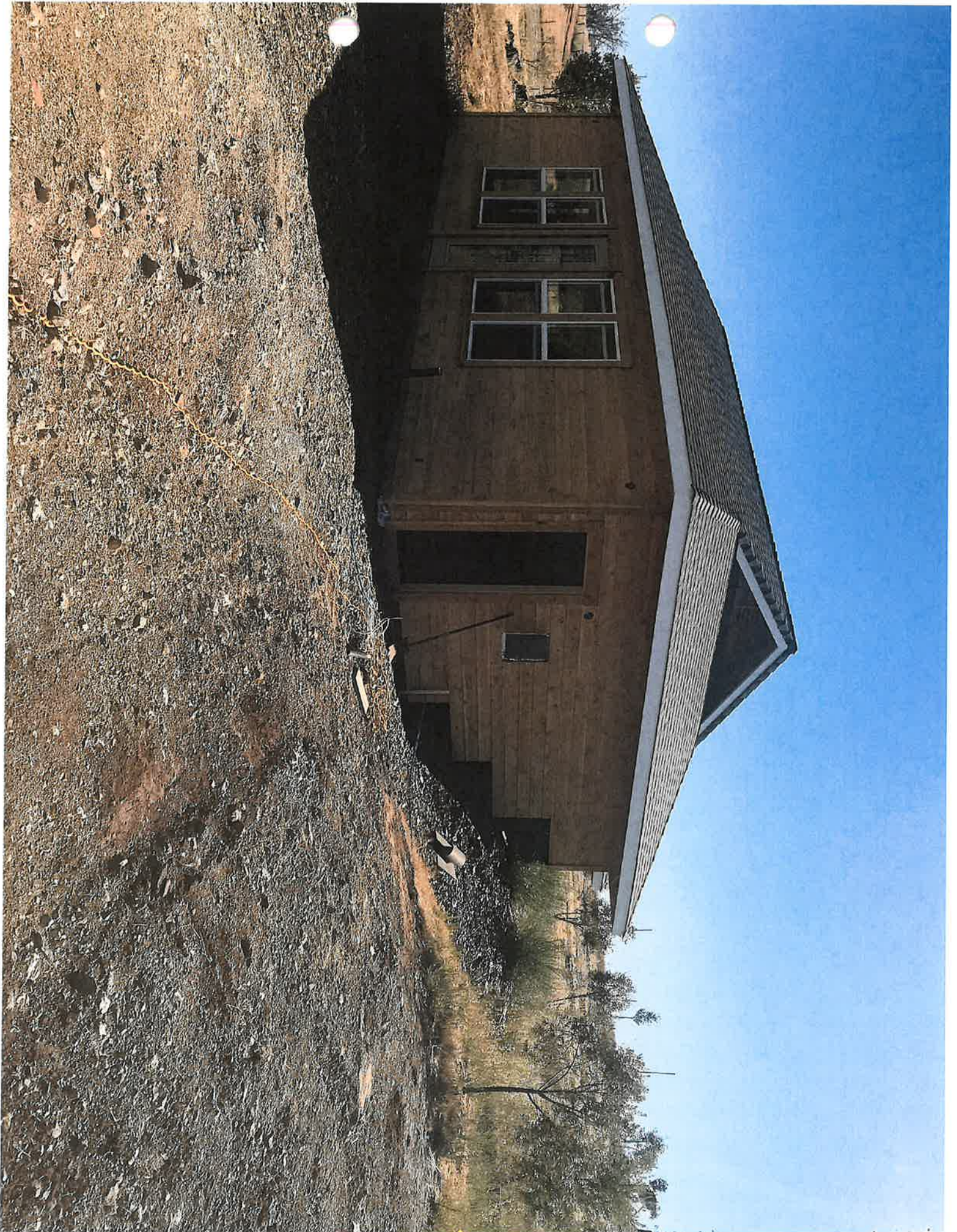












DRAFT CONDITIONS OF APPROVAL
and
MITIGATION MONITORING AND REPORTING PROGRAM
FOR USE PERMIT: UP-18;2-1 Reuter Tasting Room in R1A Zoning District

APPLICANT: Kirk Reuter, Ard Aven Winery **PHONE:** (916) 765-2947

ADDRESS: 15315 Willow Creek Rd. Plymouth, CA 95669

PROJECT LOCATION: 15315 Willow Creek Rd., Plymouth, CA 95669 (APN: 008-150-027)

PROJECT DESCRIPTION: Request for a Use Permit (UP-18;2-1) for a wine tasting room for Ard Aven Winery and Vineyards in the "R1A," Single-family Residential and Agricultural district. The tasting room will be located in a 975 sq. ft. building be open Friday-Sunday from 10:00 a.m. to 5:00 p.m. The property will host a maximum of four (4) special events annually with a maximum of 49 attendees per event.

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 business hours proposed in the Use Permit application, Friday-Monday from 10:00 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 be limited to a maximum of four (4) events annually, accommodating no more than 49 people per event. Events shall end by 5:00 p.m. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
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 AND THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
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. Roadway and Encroachments: Prior to the issuance of a building permit or activation of the Use Permit, Applicant must construct or verify a commercial driveway for the encroachment from the site onto Willow Creek Road. The permittee shall provide a copy of a valid encroachment permit for any and all access points onto any county right-of-way. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.
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. THE PLANNING DEPARTMENT AND FISH AND WILDLIFE SHALL MONITOR THIS CONDITION

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.
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. Serpentine Rock / Asbestos Best Management Practices (BMPs) (HAZ-2): In order to limit the release of asbestos into the air where it poses a risk to human health, project applicant shall abide by industry-standard BMPs to limit the release of the hazardous material. For grading construction and grading projects that will disturb one acre or less, the regulation requires several specific actions to minimize emissions of dust such as vehicle speed limitations, application of water prior to and during the ground disturbance, keeping storage piles wet or covered, and track-out prevention and removal. Regardless of the size of the disturbance, activities must not result in emissions that are visible crossing the property line. AMADOR AIR DISTRICT WILL MONITOR THIS CONDITION.
21. 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.
22. 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.
23. 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.
24. 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 Board of Supervisors

Date

Applicant

Date

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

Public Review Draft
MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY

UP-18;2-1 Reuter Tasting Room in R1A Zoning District
APN: 008-150-027

June 2020

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



TABLE OF CONTENTS:

Figure A: Location Map..... 5

Figure B: Zoning Designation..... 6

Figure C: General Plan Designation..... 8

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:..... 9

DETERMINATION: (To be completed by the Lead Agency) 9

EVALUATION OF ENVIRONMENTAL IMPACTS: 10

Chapter 1. AESTHETICS..... 11

Chapter 2. AGRICULTURE AND FOREST RESOURCES 13

 Figure 2a: Important Farmland Map (2016)..... 14

Chapter 3. AIR QUALITY 15

Chapter 4. BIOLOGICAL RESOURCES..... 16

Chapter 5. CULTURAL RESOURCES 19

Chapter 6. ENERGY 21

Chapter 7. GEOLOGY AND SOILS..... 22

 Figure 7a: Soil Map..... 23

 Figure 7b: Soil Map Key..... 24

 Figure 7c: Soil Map Legend..... 24

Chapter 8. GREENHOUSE GAS EMISSIONS 25

Chapter 9. HAZARDS AND HAZARDOUS MATERIALS..... 26

Chapter 10. HYDROLOGY AND WATER QUALITY 29

Chapter 11. LAND USE AND PLANNING 31

Chapter 12. MINERAL RESOURCES..... 32

 Figure 12a: Geology Resources Geologic Atlas of California – Sacramento Sheet: Project Area 32

 Figure 12b: Department of Conservation Mineral Land Classification of the Sutter Creek 15 Minute ... 32

 Figure 12c: Department of Conservation Mineral Land Classification of the Sutter Creek 15 Minute ... 33

 Figure 12d: Department of Conservation Mineral Land Conservation Map Plate 2 (1983) 34

Chapter 13. NOISE..... 35

Chapter 14. POPULATION AND HOUSING 37

Chapter 15. PUBLIC SERVICES..... 38

Chapter 16. RECREATION..... 39

Chapter 17. TRANSPORTATION / TRAFFIC..... 40

Chapter 18. TRIBAL CULTURAL RESOURCES – 42

Chapter 19. UTILITIES AND SERVICE SYSTEMS – 43

Chapter 20. WILDFIRE 45

 Figure 20a: Calfire Fire Hazard Severity Zones..... 46

Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE..... 47



Project Title: UP-18;2-1 Reuter Tasting Room in R1A Zoning District

Project Location: 15315 Willow Creek Rd., Plymouth, CA 95669
Amador County, California

Project Sponsor’s Name and Address: Kirk Reuter
15315 Willow Creek Rd.,
Plymouth, CA 95669

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

Current Zoning(s): “R1A,” Single-Family Residential-Agricultural District

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: May, 2020

Other public agencies whose approval is required: CA Alcohol and Beverage Control, Federal Alcohol Trade and Tax Bureau, Transportation and Public Works encroachment onto Willow Creek Rd. (county-maintained)

PROJECT DESCRIPTION

This project proposes the use of an existing utility building (975 sq. ft.) as a tasting room for Ard Aven Winery and Vineyards in the “R1A,” Single-family Residential and Agricultural zoning district. The tasting room will host a maximum of 40 customers per day. Regular business hours will be Friday-Sunday from 10:00 a.m. to 5:00 p.m. and include four (4) annual events with up to 49 attendees.

Project Location

The UP-18;2-2 Reuter Tasting Room Project is located entirely in the unincorporated area of Amador County, California in District 5. The nearest incorporated city is Plymouth, and the nearest unincorporated community is Drytown.

Site Characteristics

The parcel where the project is located is 11.1 acres. The proposed structure is 734 sq. ft. and is single-story. Water is provided by an existing well, and sewage disposal will be addressed by connecting new sources to existing systems or addition of new systems as deemed necessary by the Environmental Health Department. The winery on the property, Ard Aven Winery, is preexisting and the tasting room will not require additional employees. The Tasting Room and winery will remain a family-owned and family-run operation. An existing utility building currently used for storage will be converted to the tasting room with 388.5 sq. ft. of retail space. There is an existing pump house over the well.



The parking lot will be adjacent to the building and will hold twenty (20) cars. There are no existing known mine shafts, tunnels, air shafts, or open excavations on the property.

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

Land uses immediately surrounding the proposed project area are predominantly agricultural with a few scattered rural residences. Surrounding land is utilized for cattle grazing primarily.

Access and Transport

The project site is approximately 1 mile 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. Primary (and exclusive) access to the project is off of Willow Creek Rd. which is county-maintained. The existing encroachment permits driveway access to the single-family residence currently on the property, and with this project will need to be changed to reflect the increased commercial use.

Employment, Operating Hours, and Events

Ard Aven Winery Plans will remain a family-run business. The tasting room will be open 3 days a week, from 10:00 a.m. to 5:00 p.m. Friday, Saturday, and Sunday (3 days a week) with less than 40 people per day. The applicant plans on holding 4 annual events at its tasting room and premises. The events will accommodate no more than 49 people in the tasting room and on the premises. Ad Aven plans on joining the Amador County Vintners' Association. One of the Vintners' Association Events, Big Crush, will run in conjunction with one of Ard Aven's events.

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

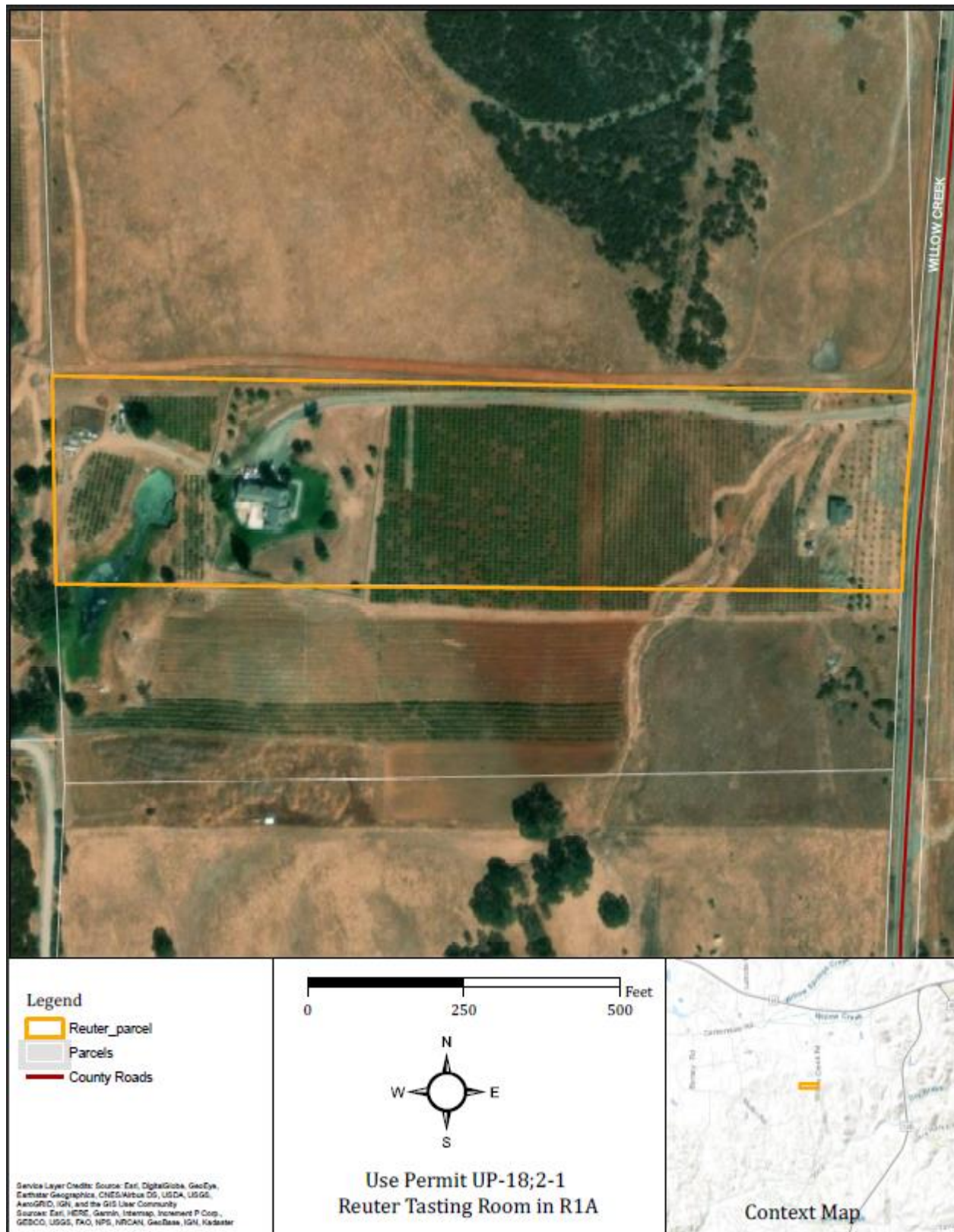




Figure B: Project Site Plan

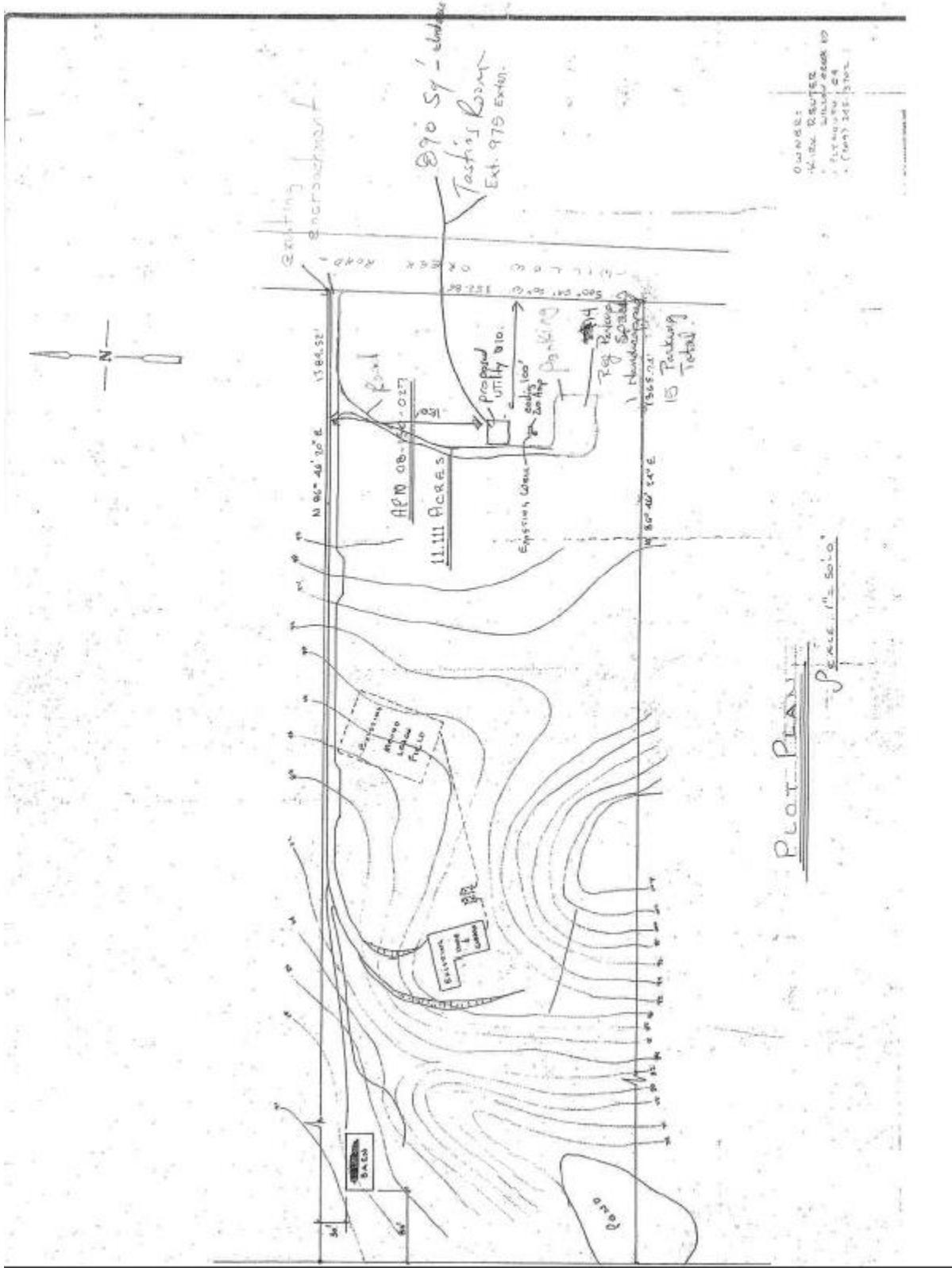




Figure C: Zoning Designation

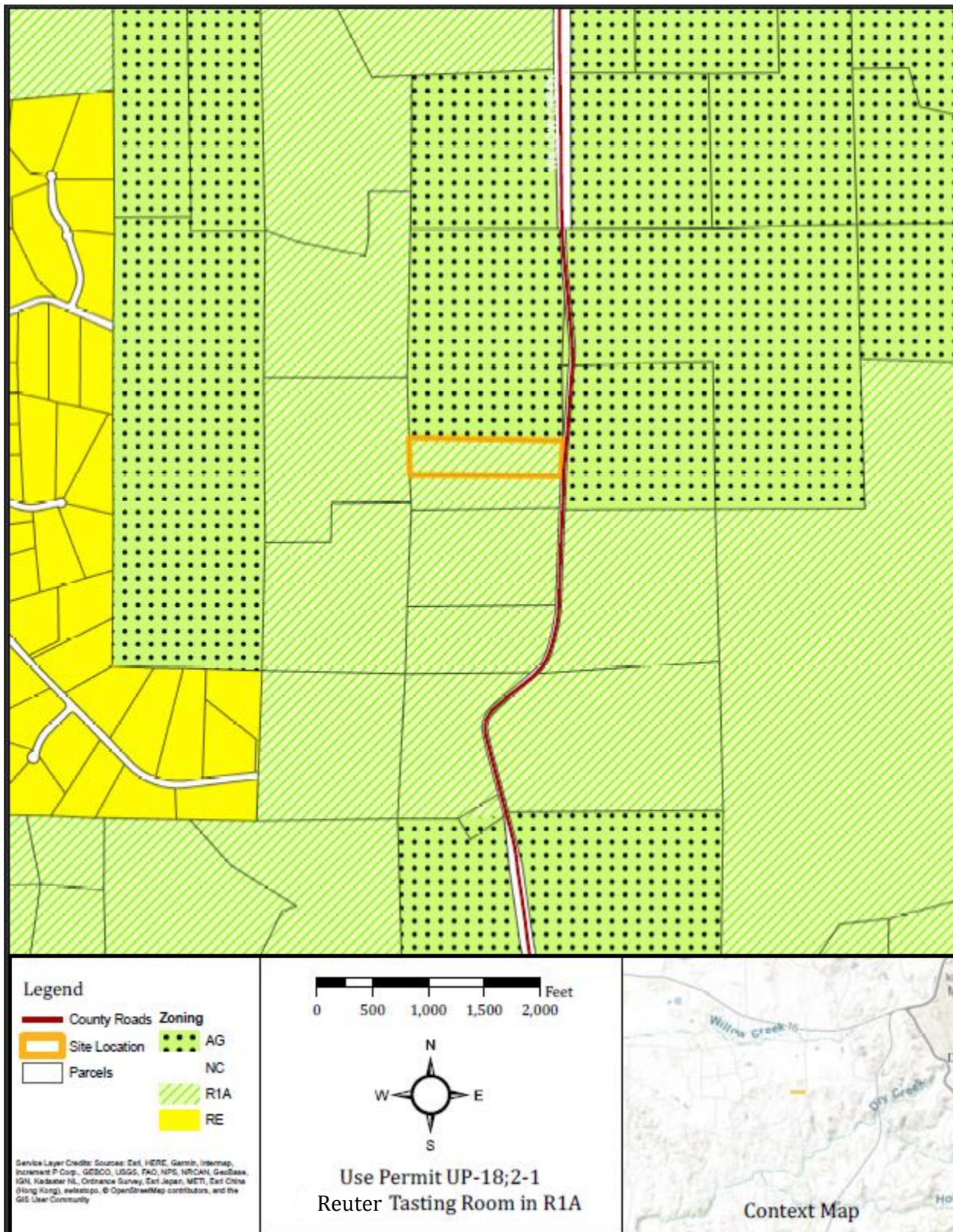
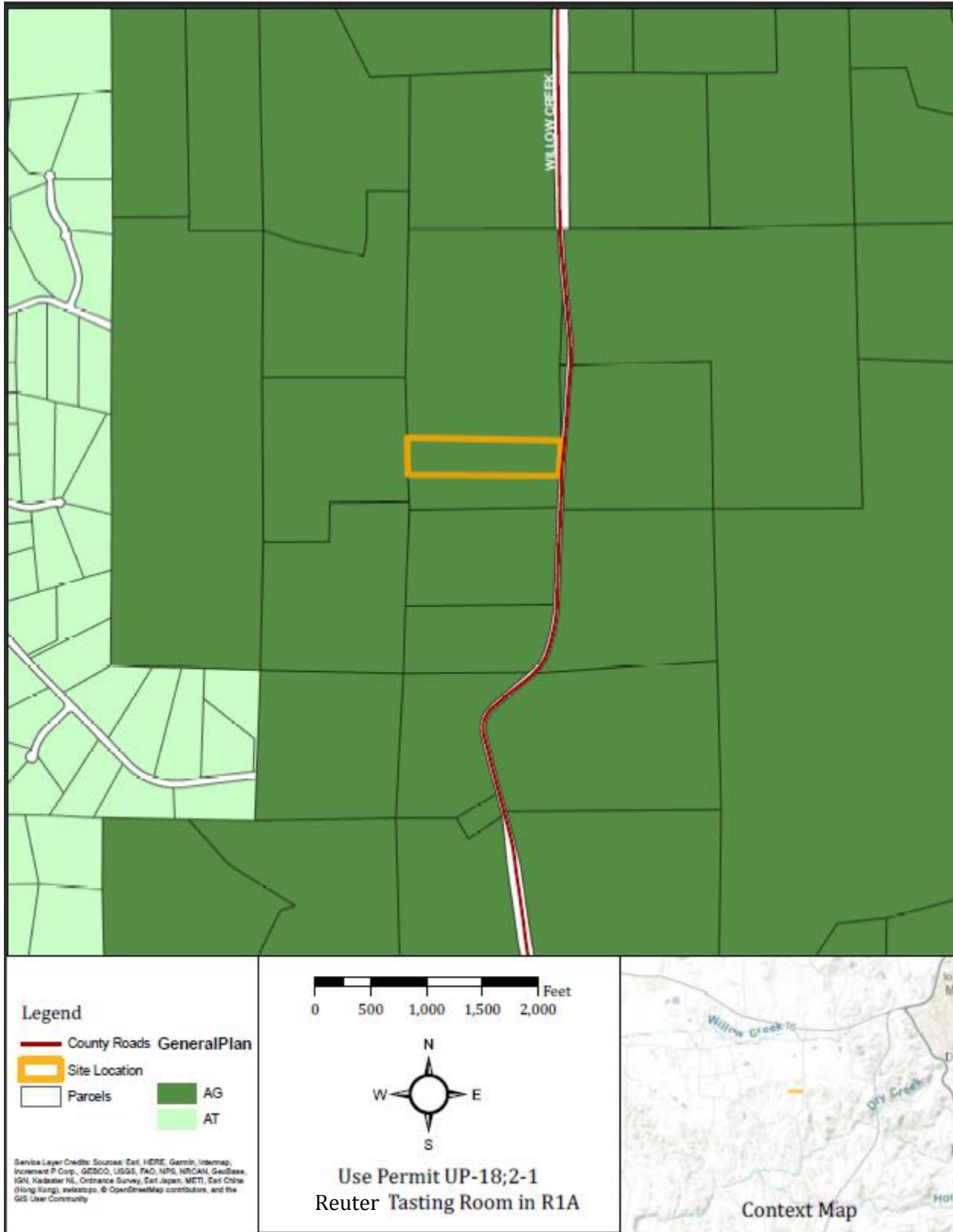




Figure C: General Plan Designation





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 checked="" type="checkbox"/>	<input 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 project will not introduce any significant changes or additions to the landscape, therefore there is **no 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).



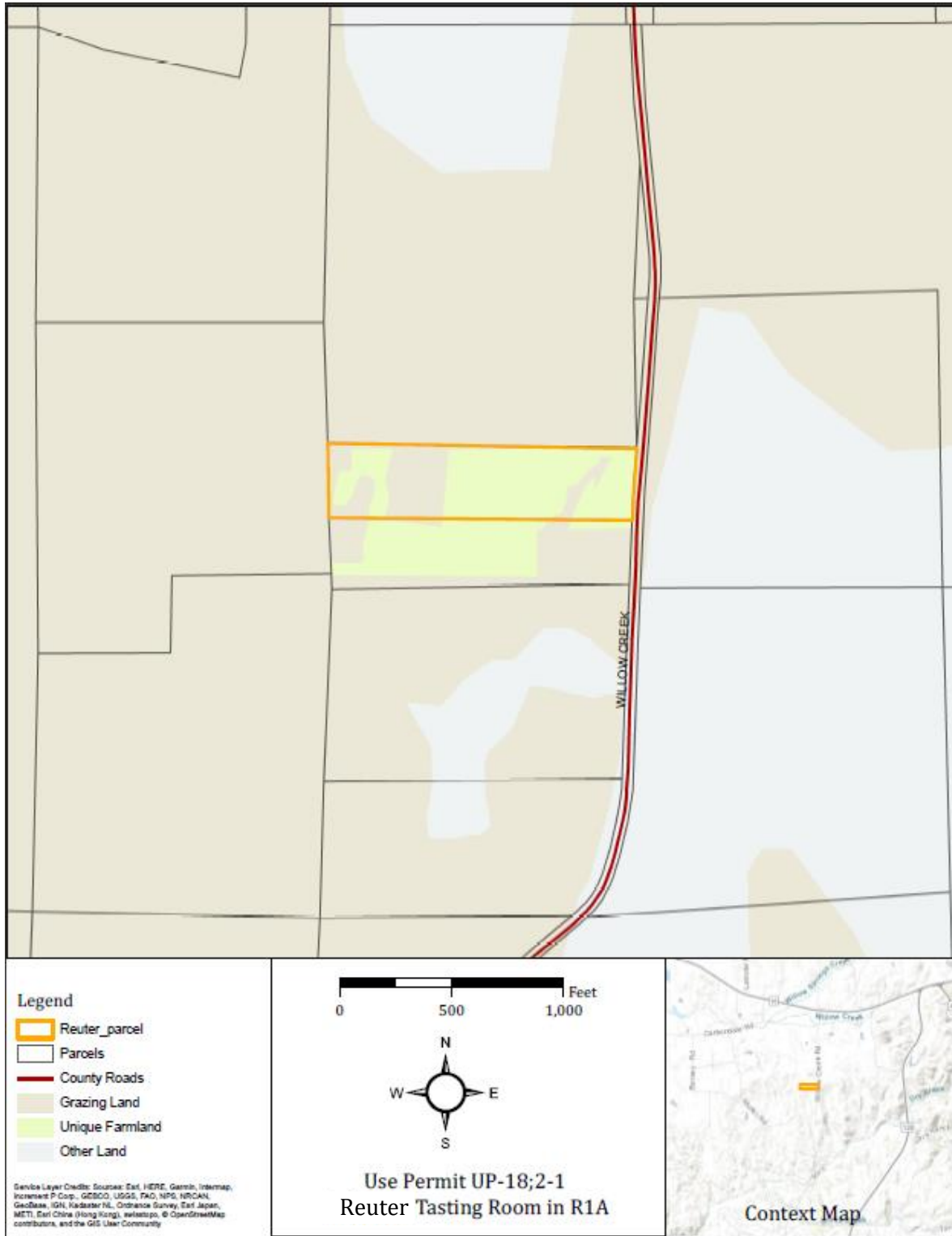
<p>Chapter 2. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as 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 and Unique Farmland as determined by the USDA Department of Conservation (2016) and shown in *Figure 4*. The existing winery buildings are located in the western half of the property. The proposed Tasting Room building involves the conversion of a fully agricultural building to include commercial uses, however the proposed uses included in this project do not detract from any agricultural uses of the property or nearby properties, nor convert any agricultural areas to non-agricultural uses, 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) 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"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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. Ground disturbance may result in release of hazardous materials (naturally occurring asbestos (NOA)), with environmental effects discussed in Chapter 9. Hazards and Hazardous Materials, and mitigated by **Mitigation Measure HAZ-2**. 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 11.11 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. The proposed project consists of the use of an existing utility building (under construction as of January 2020) 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 animal species or habitats occur on the project site or in the project area. CDFW IPAC database identified potential habitat area for six 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). 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 Developed Open Space, Shrub/Scrub, and Cultivated Crops, 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 a structure currently under construction and plans for a parking area, ground-disturbing activity could 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 .042 acres of Riverine classified habitat (R5UBF: Riverine/Unknown_Perennial/Unconsolidated_Bottom/Semipermanently_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 .144 acres of Freshwater Emergent Wetland (PEM1A: Palustrine/Emergent/Persistent/Temporary_Flooded) and approximately .672 acres of Freshwater Pond (PUBFh- Palustrine/Unconsolidated_Bottom/Semipermanently_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, however as there are no recorded sightings of these species in the project site and there is a **less than significant impact**.
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. There is **no impact**.
- F. 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	<i>Agelaius tricolor</i>	tricolored blackbird	ABPBXB0020	None	Threatened	SSC	-	3812048	IRISH HILL	Mapped	Animals - Birds - Icteridae - <i>Agelaius tricolor</i>
Animals - Mammals	<i>Antrozous pallidus</i>	pallid bat	AMACC10010	None	None	SSC	-	3812048	IRISH HILL	Mapped	Animals - Mammals - Vespertilionidae - <i>Antrozous pallidus</i>
Animals - Mammals	<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	AMACC03010	None	None	SSC	-	3812048	IRISH HILL	Unprocessed	Animals - Mammals - Vespertilionidae - <i>Corynorhinus townsendii</i>
Animals - Reptiles	<i>Emys marmorata</i>	western pond turtle	ARAAD02030	None	None	SSC	-	3812048	IRISH HILL	Mapped and Unprocessed	Animals - Reptiles - Emydidae - <i>Emys marmorata</i>
Animals - Reptiles	<i>Phrynosoma blainvillii</i>	coast horned lizard	ARACF12100	None	None	SSC	-	3812048	IRISH HILL	Unprocessed	Animals - Reptiles - Phrynosomatidae - <i>Phrynosoma blainvillii</i>
Community - Terrestrial	<i>Ione Chaparral</i>	Ione Chaparral	CTT37D00CA	None	None	-	-	3812048	IRISH HILL	Mapped	Community - Terrestrial - Ione Chaparral
Plants - Bryophytes	<i>Bryum chryseum</i>	brassy bryum	NBIMUS1A430	None	None	-	4.3	3812048	IRISH HILL	Unprocessed	Plants - Bryophytes - Bryaceae - <i>Bryum chryseum</i>
Plants - Vascular	<i>Eryngium pinnatisectum</i>	Tuolumne button-celery	PDAP1020P0	None	None	-	1B.2	3812048	IRISH HILL	Mapped	Plants - Vascular - Apiaceae - <i>Eryngium pinnatisectum</i>
Plants - Vascular	<i>Githopsis pulchella</i> ssp. <i>serpentinicola</i>	serpentine bluecup	PDCAM07053	None	None	-	4.3	3812048	IRISH HILL	Unprocessed	Plants - Vascular - Campanulaceae - <i>Githopsis pulchella</i> ssp. <i>serpentinicola</i>
Plants - Vascular	<i>Crocanttherum suffrutescens</i>	Bisbee Peak rush-rose	PDCIS020F0	None	None	-	3.2	3812048	IRISH HILL	Mapped	Plants - Vascular - Cistaceae - <i>Crocanttherum suffrutescens</i>
Plants - Vascular	<i>Arctostaphylos myrtilloflora</i>	Ione manzanita	PDER104240	Threatened	None	-	1B.2	3812048	IRISH HILL	Mapped	Plants - Vascular - Ericaceae - <i>Arctostaphylos myrtilloflora</i>
Plants - Vascular	<i>Navaretia myrsili</i> ssp. <i>myrsili</i>	pin cushion navaretia	PDPLM00X1	None	None	-	1B.1	3812048	IRISH HILL	Mapped	Plants - Vascular - Polemoniaceae - <i>Navaretia myrsili</i> ssp. <i>myrsili</i>
Plants - Vascular	<i>Eriogonum apricum</i> var. <i>prostratum</i>	Irish Hill buckwheat	PDPGN080F2	Endangered	Endangered	-	1B.1	3812048	IRISH HILL	Mapped	Plants - Vascular - Polygonaceae - <i>Eriogonum apricum</i> var. <i>prostratum</i>
Plants - Vascular	<i>Horkelia parryi</i>	Parry's horkelia	PDROS0W0C0	None	None	-	1B.2	3812048	IRISH HILL	Mapped and Unprocessed	Plants - Vascular - Rosaceae - <i>Horkelia parryi</i>



Figure 4b: CNPS Quad Inventory (2020)

Plant List

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

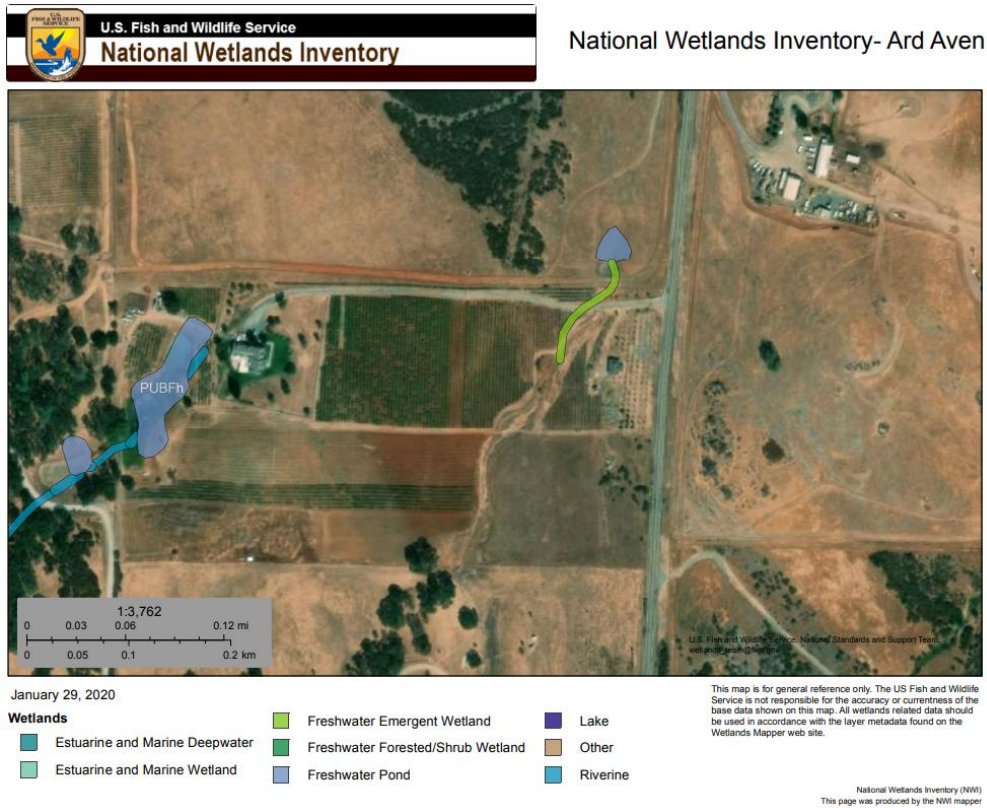
Search Criteria
Found in Quad 3812048

[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 myrtifolia	lone manzanita	Ericaceae	perennial evergreen shrub	Nov-Mar	1B.2	S1	G1
Bryum chryseum	brassy bryum	Bryaceae	moss		4.3	S3	G5
Crocanthemum suffrutescens	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	Aiaceae	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: National Wetland Inventory CA Fish and Wildlife



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 checked="" 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 ground disturbing or construction activity presented through this project. 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 that would be significantly impacted by this project. This study included review of historical maps, aerial imagery, record search of the Northern California Information Center (NCIC) of the California Historic Resource Inventory System (CHRIS), and a pedestrian survey. No cultural resources were identified by this study, therefore there is **a less than significant impact with mitigations included** regarding cultural resources.

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, Beckett Archeological Consulting- La Mesa Cultural Resources Report (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 **less than significant impact**.
- Ai-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 a **less than significant 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 a **less than significant 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 Exchequer Very rocky Silt loam, 3-31% slopes, Serpentine Rock Land, and 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**.

Note see Chapter 9. Hazards and Hazardous Materials for more information on the Serpentine Rock Land classification and any recommended mitigation measures.

E. The existing development is currently served by private wastewater service. Any additional use requires clearance by the Environmental Health Department and 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.

Figure 7a: Soil Map





Figure 7b: Soil Map Key
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
EcD	Exchequer very rocky silt loam, 3 to 31 percent slopes	5.3	52.1%
Sb	Serpentine rock land	4.6	45.3%
W	Water	0.3	2.6%
Totals for Area of Interest		10.2	100.0%

Figure 7c: Soil Map Legend

Soil Map—Amador Area, California
(Reuter_parcel)

MAP LEGEND

- Area of Interest (AOI)**
- Area of Interest (AOI)
- Soils**
- 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
- Sandy 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 but no other emissions would be associated with the operation of the proposed project. Therefore, the project would not generate significant greenhouse gas emissions or result in significant global climate change impacts. There is a less than significant impact.
- 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. As shown in *Figure 7 Soil Map*, and *Figure 8 Geologic Map*, the property where the project is located is occupied by approximately 50% Serpentine Rock Land on the eastern half of the property and where the proposed site is located. Serpentine is an ultramafic (um) rock type and Serpentine is known to contain naturally occurring asbestos (NOA) particles which are known human health risks, classified as a carcinogen by state, federal, and international agencies. Asbestos, when contained in the soil or rock is not a health risk; but when released from the parent source, airborne exposure of asbestos can result in elevated risks of lung cancer and mesothelioma. Asbestos can be transported by a variety of ways not only including construction and earthmoving, but also by small-scale ground disturbance such as gardening, unpaved roadways, and other human activities, which can expose people to the particles. These particles can also be transported into buildings where they remain a risk to human health. This project includes small-scale construction of the building and parking lots. This necessitates **Mitigation Measure HAZ-1**.

The project will also 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. **Mitigation Measure HAZ-2** addresses these impacts.

For these reasons, **Mitigation Measures HAZ-1 & 2** are 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 **less than significant 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 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.

HAZ-2 Asbestos Best Management Practices (BMPs): In order to limit the release of asbestos into the air where it poses a risk to human health, project applicant shall abide by industry-standard BMPs to limit the release of the hazardous material. This consists of regulating dust and ground disturbance activities pursuant to Amador County General Plan Mitigation Measure 4.3-5: Naturally Occurring Asbestos Control (see below).

Address the reduction of asbestos exposure for grading permits in areas likely to contain naturally occurring asbestos (mapped as Ultramafic (um), Copper Hill Volcanics (Jch), the Gopher Ridge Volcanics (Jgo), or Logtown Ridge (Jlr) on the Geologic Atlas of California – Sacramento Sheet, or based on mapping developed by the California Geological Survey).



Methods to reduce asbestos exposure may include requiring grading permits or building permits that would result in earth disturbance to have a California registered geologist knowledgeable about asbestos-containing formations inspect the project area, using appropriate test methods, for the presence of asbestos. If the investigation determines that NOA is present, then the County will require the project applicant to prepare an Asbestos Dust Control Plan as required in Section 93105 of the California Health and Safety Code, including measures to reduce exposures consistent with Section 93105(d) and (e) of the California Health and Safety Code. These measures include wetting unpaved areas subject to vehicle traffic; limiting speed to 15 miles per hour; stabilizing storage piles and disturbed areas with water, cover, or chemical suppressant; washing down equipment before moving from the property onto a paved public road; and applying water to prevent visible dust in areas where ground disturbance or grading occurs.

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 no 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 Willow Creek Road with road frontage on the eastern property border. 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. The project proposes one additional building for the tasting room, and all other 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

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. The property site is in Mineral Land Classification MRZ-3a, known to contain talc and asbestos. MRZ-3 delineates areas containing mineral deposits the significance of which cannot be evaluated from available data. MRZ-3a defines “areas underlain by geologic settings within which undiscovered mineral resources similar to known deposits... may be reasonably expected to exist (hypothetical resources)” (CA Department of Conservation Mineral Land Classification Report). Within the Sutter Creek Quadrangle where the property is located, talc and asbestos deposits are underlain by ultramafic rocks. 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 the construction of the building and possible parking accommodations which would accompany the use of the tasting room, thus necessitating **Mitigation Measure HAZ-1**, referenced by Section 9 of this study. The impacts are **less than significant with mitigation incorporated**.

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

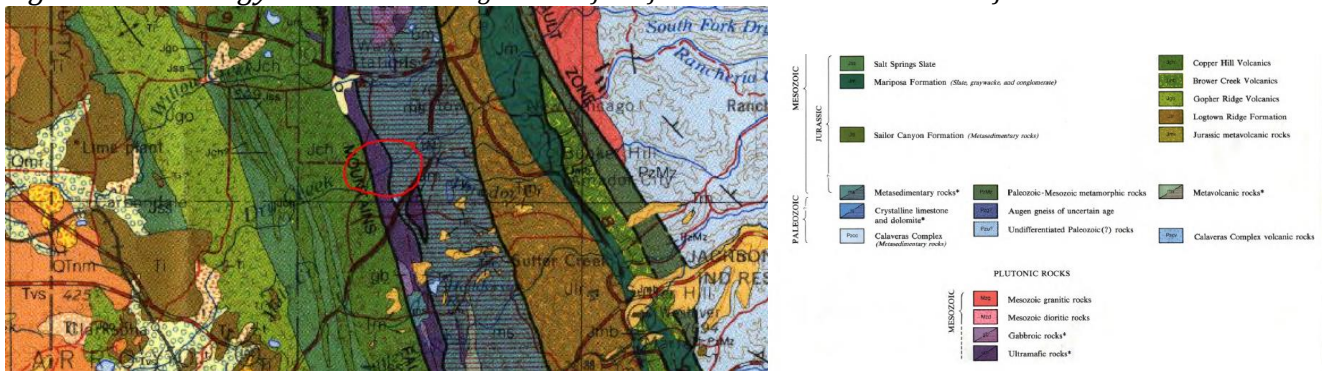


Figure 12b: Department of Conservation Mineral Land Classification of the Sutter Creek 15 Minute Quadrangle (1983)

Areas Classified MRZ-3a(i): These are areas underlain by rocks within which undiscovered industrial mineral resources, similar to known deposits in the same producing district or region, may be reasonably expected to exist (hypothetical resources). Such areas may include prospects of undetermined significance. In the Sutter Creek quadrangle, known talc and asbestos deposits are restricted to areas underlain by ultramafic rocks. Consequently, all ultramafic bodies are classified MRZ-3a(i).



Figure 12c: Department of Conservation Mineral Land Classification of the Sutter Creek 15 Minute Quadrangle (1983)

MRZ Categories - Nonurban Studies

In order to communicate mineral potential information for the purposes of classifying land in nonurban areas of the state with respect to metallic and industrial minerals, the classification categories set forth in guidelines of the Mining and Geology Board have been adapted to the McKelvey diagram. These general adaptations are presented below*:

MRZ-1: Areas where available geologic information indicates there is little likelihood for the presence of mineral resources.

MRZ-2a: Areas underlain by demonstrated mineral reserves where geologic data indicate that significant measured or indicated resources are present. As shown on Figure 4, MRZ-2 is divided on the basis of both degree of knowledge and economic factors, and MRZ-3 is divided according to degree of knowledge. Areas classified MRZ-2a contain discovered mineral deposits that represent either measured or indicated reserves as determined by such evidence as drilling records, sample analysis, surface exposure, and mine information.

MRZ-2b: Areas underlain by inferred mineral resources where geologic information indicates that significant inferred resources are present. Areas classified MRZ-2b contain discovered deposits that represent either inferred reserves or deposits that are presently subeconomic as determined by limited sample analysis, exposure, and past mining history. Further exploration work and/or changes in technology or economics could result in upgrading areas classified MRZ-2b to MRZ-2a.

MRZ-3a: Areas underlain by geologic settings within which undiscovered mineral resources similar to known deposits in the same producing district or region may be reasonably expected to exist (hypothetical resources). Land areas classified MRZ-3a are underlain by geologic settings which are favorable environments for the occurrence of specific mineral deposits. In the McKelvey diagram, these are referred to as hypothetical resources. Further exploration work within these areas could result in the reclassification of specific localities into the MRZ-2a or MRZ-2b categories.

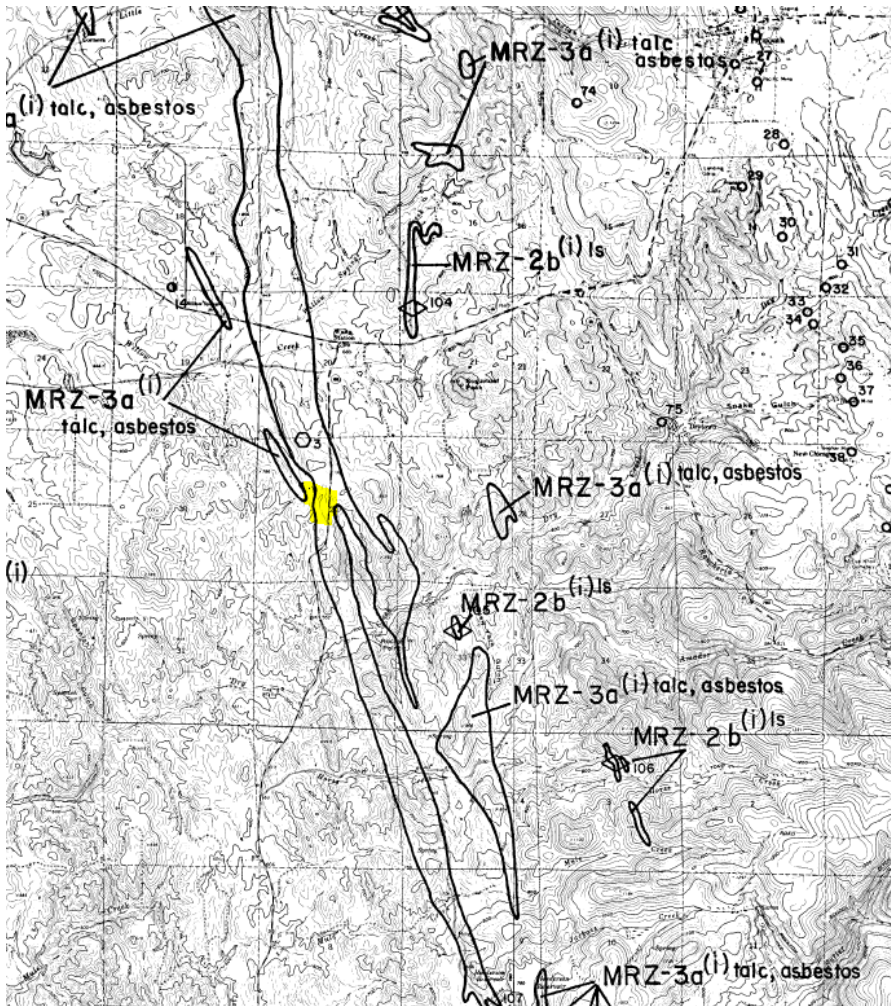
MRZ-3b: Areas that may contain undiscovered mineral resources that occur either in known types of deposits in favorable geologic settings where mineral discoveries have not been made, or in types of deposits as yet unrecognized for their economic potential (speculative resources). Land areas classified MRZ-3b are underlain by geologic settings which appear to be favorable environments for the occurrence of specific mineral deposits. In the McKelvey diagram, these are referred to as speculative resources. Further exploration work could result in the reclassification of all or part of these areas into MRZ-3a category or specific localities into the MRZ-2a or MRZ-2b categories.

MRZ 4: Areas where geologic information does not rule out either the presence or absence of mineral resources.

* Specific MRZ criteria have been developed for each type of mineral deposit.



Figure 12d: Department of Conservation Mineral Land Conservation Map Plate 2 (1983)



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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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's addition of the tasting room may result in higher level of traffic traveling into and out from the existing driveway. This might introduce increased congestion at the location of the encroachment into Willow Creek Rd. As a requirement for project permitting, the Amador County Transportation and Public Works will require the implementation of a commercial driveway. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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):				
i. Water or wastewater treatment facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Stormwater drainage facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Electric power facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Natural gas facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Telecommunications facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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"/>
d) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs while not otherwise impairing the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A i. Amador County Environmental Health Department will address the provision of sufficient water or wastewater treatment facilities through standard permitting processes regarding public water systems, 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. 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. Therefore, **no impact** related to these utilities and service systems would occur.



C&D 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. The impact is **less than significant**.

E-G The project will not introduce an 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.



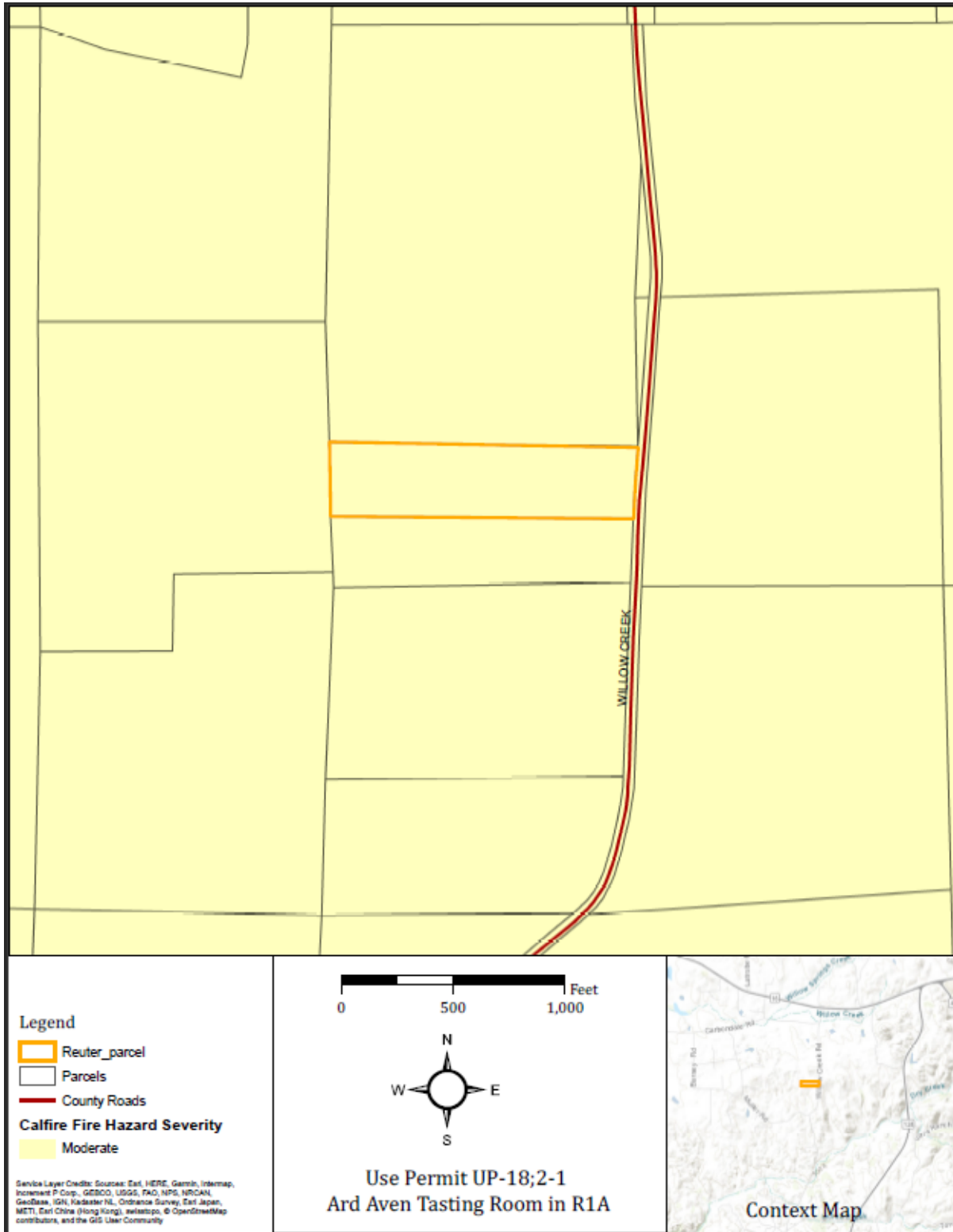
Chapter 20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair 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. The following mitigation measures are required to render environmental impacts less than significant, as determined through this Initial Study and accompanying environmental review.

- 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);

- HAZ-2** Asbestos Best Management Practices (BMPs): In order to limit the release of asbestos into the air where it poses a risk to human health, project applicant shall abide by industry-standard BMPs to limit the release of the hazardous material. This consists of regulating dust and ground disturbance activities pursuant to Amador County General Plan Mitigation Measure 4.3-5: Naturally Occurring Asbestos Control (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 5:00 p.m.;
- PUB-1** AFPD 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 due 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. 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 an immitigable 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 be 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 & Ellizabeth (Three Graes 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; 15631 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 5,000 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, Agricultural 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, 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	<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, Ione, 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
Legendre	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

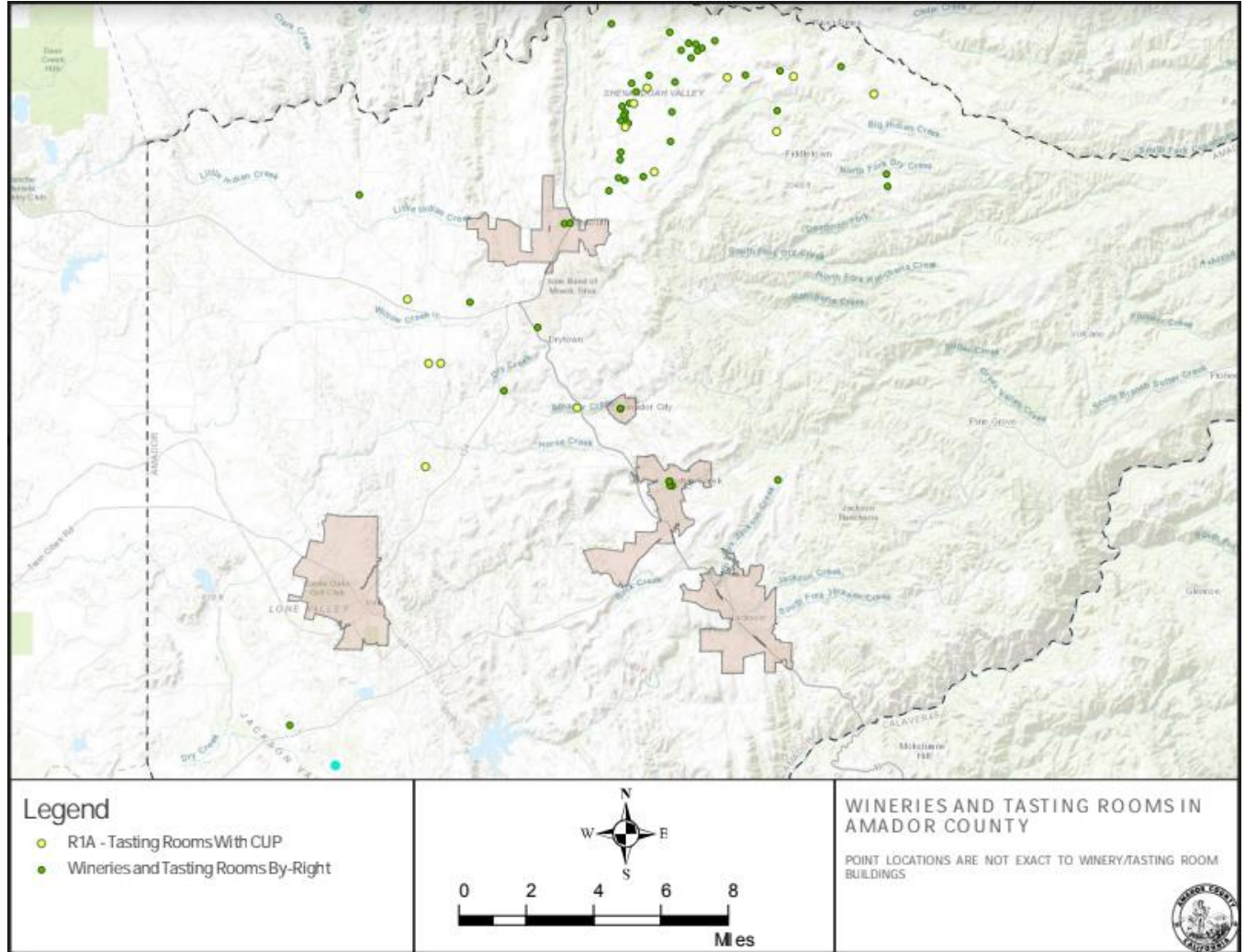


Figure 21a: Other Tasting Room Use Permits in R1A Zoning Designation Continued (2020)

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.