

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: October 13, 2020**

ITEM 6 **Public Hearing – Request for Use Permit (UP-19;4-4) for a Wine Tasting Room in the R1A, Single-family Residential and Agriculture Zoning District, with AG, Agriculture-General, General Plan designation. The tasting room will be located within a new 3,600± sq. ft. structure. The tasting room will be open daily from 9:00 a.m. to 5:00 p.m. The site will host a maximum of twelve special events per year, including six events with a limit of 125 guests, and six events with a limit of 75 guests. (APN: 007-070-051)**

Applicant: Blood Gulch, LLC (Representative: Robin Peters)

Supervisorial District: 5

Location: 10690 Shenandoah Rd. Plymouth

A. General Plan Designation: AG, Agricultural-General

B. Present Zoning: R1A, Single-family Residential and Agricultural

C. Acreage Involved: 20 acres

D. Description: The application seeks a Use Permit to allow for a wine tasting facility and the attendant on-site retail sale of wines. Indoor gift display and retail areas will not exceed 500 sq. ft. and will allow the sale of winery-related merchandise, gift items, and pre-packaged food. The existing single-family dwelling on the property will remain. New construction includes a ± 3,600 sq. ft. tasting room, 600 sq. ft. tasting pavilion, and 120 sq. ft. restroom facility. All new construction will be single-story. At least eighteen (18) permanent, paved, off-street parking spaces are required and included in the proposed project, and an open area in the southwest corner of the property will serve as a temporary overflow parking lot. An existing well serves the existing house, and an additional/replacement well may be constructed if needed for the project, as directed by Amador County Environmental Health. On-site septic systems will address additional demands as needed. The master Type-02/Winegrower license issued by the CA Alcoholic Beverage Control is registered to Casino Mine Vineyard, located in Plymouth. Upon Use Permit approval, the duplicate Type-02/Winegrower license shall be obtained for the subject location.

Proposed hours of operation for the tasting room will be daily from 9:00 a.m. to 5:00 p.m. Special events are proposed with a maximum of six (6) annual events with up to 125 guests, and six (6) annual events with up to 75 guests. Typical events will include Amador Vintners Association events, an anniversary event, winemaker dinners, club member events, and weddings. Events will terminate at 8:00 p.m. and outdoor amplified voice or music will terminate at 5:00 p.m. Food service other than prepackaged food will be limited to special events and shall be catered by a permitted outside caterer.

E. TAC Review and Recommendation: The Technical Advisory Committee (TAC) met on August 17, 2020 to complete the CEQA Initial Study, prepare mitigation measures and conditions of approval, and to make a recommendation to the Planning Commission. TAC found no technical objections to the Planning Commission approving the project subject to the mitigations, conditions, and findings included in the staff report.

G. Planning Commission Action: Following the public hearing, 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.

H. 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.

DRAFT CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM

FOR USE PERMIT: UP-9;4-4 Blood Gulch Wine Tasting Room in R1A Zoning District

APPLICANT: Blood Gulch, LLC., Jim Merryman;
892 Hopkins Way, Pleasanton, CA 94566

PHONE: (409) 888-8810

Representative: Robin Peters
427 Broadway St., Jackson, CA 95642

PHONE: (209) 223-1441

PROJECT LOCATION: 10690 Shenandoah Rd., Plymouth, CA 95669 (APN: 007-070-051)

PROJECT DESCRIPTION: Request for Use Permit (UP-19;4-4) for a Wine Tasting Room in the “R1A,” Single-family Residential and Agriculture Zoning District, with AG, Agriculture-General, General Plan designation. The tasting room will be located within a new 3,600± sq. ft. structure. The tasting room may be open daily to the public from 9:00 a.m. to 5:00 p.m. The site will host a maximum of twelve special events per year, including six events with a limit of 125 guests, and six events with a limit of 75 guests.

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 CONDITION.*
2. Applicant shall submit signed conditions to the Planning Department. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
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 CONDITION.

5. Hours of Operation: The tasting room may be open to the public between the following business hours: 9:00 a.m. to 5:00 p.m. daily. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
6. Occupancy and Events: The number of guests at any one time shall be limited by the occupancy limit of the tasting room. Event guests will not exceed maximum occupancy of the building and events shall be limited to:
 - a) a maximum of six (6) events per year with up to 75 guests per event and,
 - b) a maximum of six (6) events per year with up to 125 guests per event.

THE BUILDING DEPARTMENT AND PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

7. Alcohol License: The Property Owner shall maintain current licenses and certifications by the US Treasury's Alcohol and Tobacco Tax and Trade Bureau (TTB) and California Alcohol and Beverage Control (ABC) for operation of the tasting room. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
8. Food Service: Food sales and service must comply with the requirements of the California Retail Food Code and the limitations of the terms of the Use Permit and zoning designation of the property. Food service for on-site consumption during events authorized by the Use Permit and zoning 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 other 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 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. Site development shall demonstrate compliance with Amador County's grading ordinance, Chapter 15.40, and obtain necessary permits prior to any grading work. Any grading will also 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. Pursuant to the County regulations, implementation of an erosion control plan may be required prior to permitting and site development shall demonstrate compliance with National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB). THE BUILDING DEPARTMENT AND PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
11. 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 Shenandoah 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. Tasting Room Public Access Roads: All roads on the property utilized for the tasting room, events, or associated uses and/or public access shall be paved and maintained for the life of the Use Permit. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.

13. Parking: The applicant shall provide a minimum of 20 overflow parking spaces in addition to the required 18 permanent parking spaces. The permanent parking spaces shall have an all-weather, non-combustible surface. The area(s) utilized for overflow parking shall be maintained to mitigate for fire risk and dust through industry-standard best-management fire-safe and dust reduction practices, which may include, but are not limited to: mowing, watering dirt, applying gravel, paving, removing and clearing away all flammable vegetation and other combustible growth pursuant to Public Resources Code Section 4291(a), and other forms of maintenance. THE PLANNING DEPARTMENT AND BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
14. Water Supply: The applicant must at all times comply with the regulations governing public water systems. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
15. 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.

MITIGATION MONITORING AND REPORTING PROGRAM

16. Lighting (AES-1): Any lighting installations must be compliant with County regulations, and be conditioned to incorporate measures to reduce light and reflectance pursuant to Amador County General Plan Mitigation Measure 4.1-4. This includes measures to reduce light and reflectance including limitation of all installed lighting with this project to full-cutoff, fully-shielded fixtures directed downwards with color correlative temperature (CCT) less than or equal to 3000K. Motion sensors and automatic shutoffs shall be used to limit all lighting fixtures in use after facility is closed to the public. The applicant shall, in addition, implement and maintain vegetative screening as necessary to further limit glare to surrounding properties. THE PLANNING DEPARTMENT AND BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
17. Air Quality Best Management Practices (BMPs) (AIR-1): 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 CONDITION.
18. Special Status Species (BIO-1): Special-status plant and animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW or USFWS. 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. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
19. Ground Disturbance Timing for Nesting Birds (BIO-2): To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation

removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding or nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

20. Plant Survey (BIO-3): Prior to any construction activity, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens, or any other BMPs or conservation practices established by CDFW or USFWS. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
21. Riparian and Wetland Conservation (BIO-4): Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage channels and wetlands. To the extent feasible, any intermittent creeks within the project vicinity shall be preserved, with a 50-foot buffer, limited to construction on either side of the creek. This buffer should be 50 feet in width on each side of the creek as measured from the edge of US Army Corps of Engineers jurisdiction. This mitigation measure shall not apply where it conflicts with hazardous site remediation required by orders from the Central Valley Regional Water Quality Control Board. If complete avoidance of potential jurisdictional Waters of the U.S. or wetlands is not practicable, a wetland delineation should be prepared and submitted to USACE for verification in order to determine the jurisdictional or non-jurisdictional nature of the seasonal wetlands and man-made drainage ditches, consistent with Section 1602 of the Fish and Game Code. If jurisdictional areas will be impacted, wetland permits/and or certification should be obtained from USACE, CDFW, and the RWQCB prior to placement of any fill (e.g., a culvert, fill slope, rock) within potential Waters of the U.S. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
22. 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 FEIR 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.

23. 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. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
24. 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.
25. Noise (construction) (NOI-1): Per GPMM 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.
26. 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.
27. 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.
28. 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.
29. Conditional Use Permit Activities Monitoring and Reporting (CUM-1): Permittee shall, for as long as this Conditional Use Permit is active, monitor its conditionally permitting uses and report said monitoring results to the Planning Department. Specifically, by the 30th day of January following each calendar year during which conditionally permitted uses were undertaken, provide to the

Planning Department a report containing the following information:

- a. The number of and type of events conducted during the calendar year, and the date each event was conducted;
- b. The number of guests attending each event;
- c. Vehicular parking conditions observed during each event (i.e. adequacy of parking conditions, and how any parking problems were addressed);
- d. Amplified sound conditions for each event (i.e. when amplified sound began, whether it was indoors or outdoors, when amplified sound was terminated and/or moved indoors, etc.);
- e. A log of complaints received about permitted activities, if any;
- f. A letter certifying that to the best of the permittee's knowledge and belief, all activities permitted by the Conditional Use Permit were undertaken in conformance with the Conditions of Approval.

Chairperson
Amador County Planning Commission

Date

Applicant

Date

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

PUBLIC REVIEW DRAFT

MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY

**UP-19; 4-4 Blood Gulch
Wine Tasting Room in R1A Zoning District
APN: 007-070-051**

September 2020

Prepared by:

Krista Ruesel, Planner

Amador County Planning Department

810 Court Street

Jackson, CA 95642

(209) 223-6380



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PROJECT OVERVIEW

Project Title:	UP-19; 4-4 Blood Gulch Wine Tasting Room in R1A Zoning District
Project Location:	10690 Shenandoah Road Plymouth, CA 95669 (APN: 007-070-051).
Project Sponsor’s Name and Address:	Blood Gulch, LLC., Jim Merryman; 892 Hopkins Way, Pleasanton, CA 94566 Representative: Robin Peters 427 Broadway St., Jackson, CA 95642
Current Zoning(s):	“R1A,” Single-family Residential and Agricultural zoning district
General Plan Designation(s):	AG – Agricultural, General
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:	August 2020
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	CA Alcohol and Beverage Control, Federal Alcohol Trade and Tax Bureau

PROJECT DESCRIPTION

Use Permit (UP-19; 4-4, Blood Gulch Tasting Room in R1A) to allow for the use of the property at 10690 Shenandoah Road, Plymouth CA 95669 (APN 007-070-051) for a wine tasting facility and the attendant on-site retail sale of wines.. Indoor gift display and retail areas will not exceed 500 sq. ft. and will allow the sale of winery-related merchandise, gift items, and pre-packaged food. Amplified music will terminate prior to 5:00 p.m. The existing single-family dwelling on the property will be remain. New construction includes ± 3,600 sq. ft. tasting room, 600 sq. ft. tasting pavilion, and 120 sq. ft. restroom facility. All new construction will be single-story. At least eighteen (18) permanent, paved, off-street parking spaces are required and included in the proposed project, and an open area in the southwest corner of the property will serve as a temporary overflow parking lot. An existing well serves the existing house, and an additional/replacement well may be constructed if needed for the project, as directed by Amador County Environmental Health. On-site septic systems will address additional demands as needed. The master Type-02/Winegrower license issued by the CA Alcoholic Beverage Control is registered to Casino Mine Vineyard, located in Plymouth. Upon Use Permit approval, the duplicate Type-02/Winegrower license shall be obtained for this project and property.

Proposed hours of operation for the tasting room will be daily from 9:00 a.m. to 5:00 p.m. Special events are proposed with a maximum of six (6) annual events with up to 125 guests, and six (6) annual events with up to 75 guests. Typical events will include Amador Vintners Association events, an anniversary event, winemaker dinners, club member events, and weddings. Events will terminate prior to 8:00 p.m. and if amplified voice or music is utilized, it shall terminate prior to 5:00 p.m. Food service other than prepackaged food will be limited to events and shall be catered by a permitted outside person or business.



Project Location

The Blood Gulch Wine Tasting Room Project is located entirely in the unincorporated area of Amador County, California. The nearest incorporated city is Plymouth located to the east, and the nearest unincorporated community is River Pines to the west.

Site Characteristics

The property is 20.17 acres and includes residential and agricultural uses. There is an existing $\pm 3,000$ sq. ft. single-family dwelling located on the southeastern portion of the property. The site is mostly barren with scrub vegetation and oak woodland and a large portion of the property is occupied by a pond on the west end of the property constructed on a seasonal drainage course. The property drains generally toward the pond and slopes range from level to approximately 12 percent. Entry to the property is from the west from Shenandoah Road, and the driveway into the interior of the property crosses a bridge.

Land Use

The existing zoning is "R1A," or Single-Family Residential-Agricultural. The General Plan designation of the project is AG-Agricultural-General. The land is currently utilized for agricultural uses, open space, and a single-family residence.

Surrounding Land Uses

Most of the development in the area is for agricultural buildings and single-family residences, and open space/grazing land. There are some low density single-family residential dwellings as well as vineyards and public commercial venues in vicinity of the project site. There are single-family residences to the north, south, and west of the project site. Commercial vineyards with public tasting and dining functions are located to the north and south along Shenandoah Road. Most development is 1-3 stories and spaced widely apart. The nearest adjacent structure is a single-family residence to the north of the project site, approximately fifty (50) ft. from the property line.

Access and Transport

The project site is approximately 2.8 miles from the City of Plymouth. The major collector, Shenandoah Road, is located directly to the west of the property and runs north-south. Primary (and exclusive) access to the project is via an encroachment from Shenandoah Road. The project proposes thirty (30) paved, off-street parking spaces adjacent to the Tasting Room and three (3) additional spaces at the northwestern area of the property.

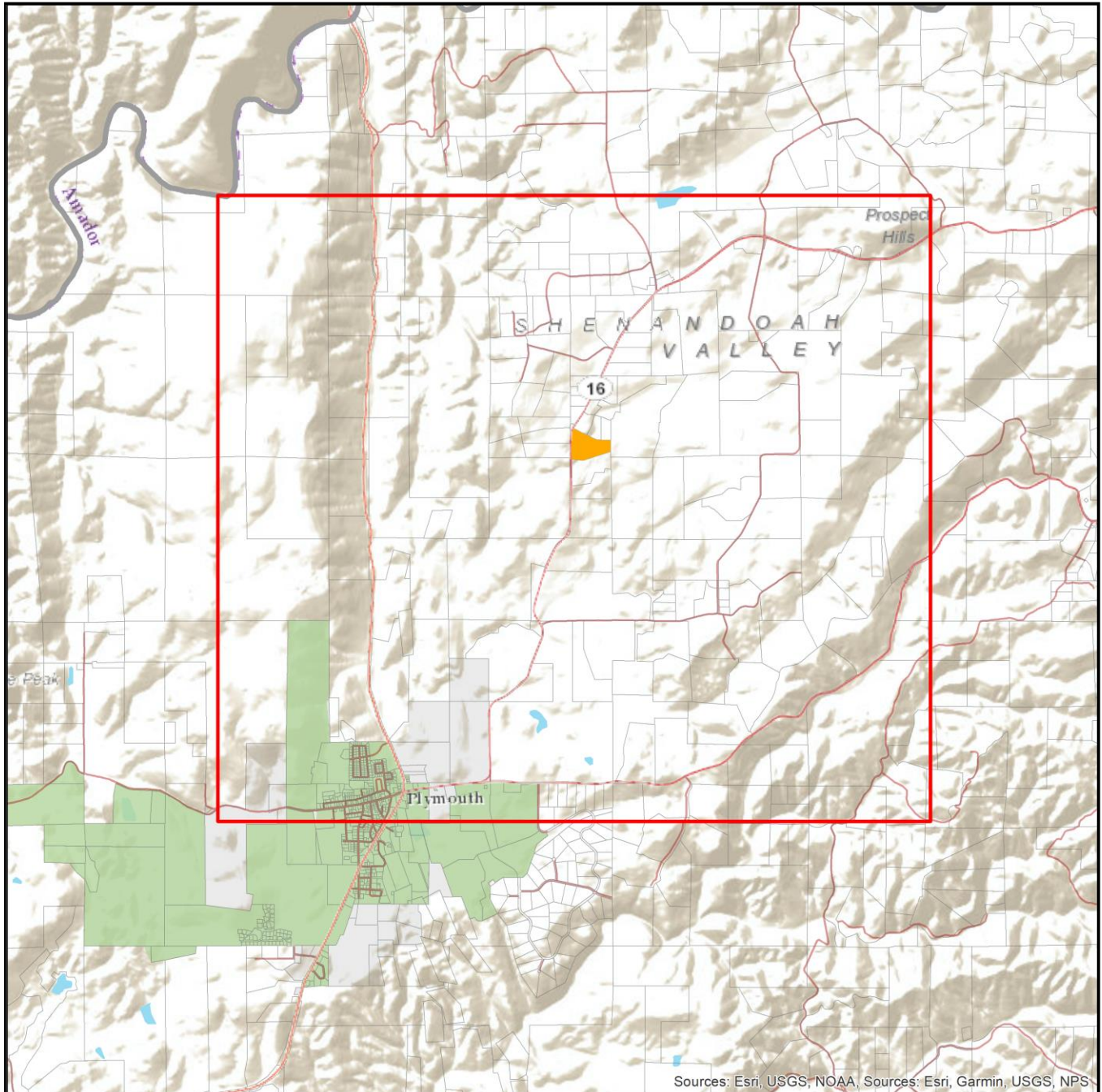
PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF MND/MMRP

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 responding affected agencies, the applicant, and 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 identification of environmental impacts, necessary mitigation measures and monitoring programs, cumulative impacts and mitigation measures, and level of significance after mitigation measures.



Figure A: Location Map



Sources: Esri, USGS, NOAA, Sources: Esri, Garmin, USGS, NPS

Legend

-  Site Area
-  Amador Boundary
-  Project Location
-  City Limits
-  Spheres Of Influence
-  Water Bodies

**Blood Gulch Wine Tasting Room
In R1A Zoning District**

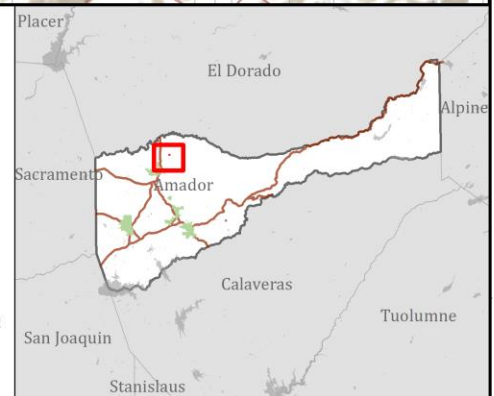
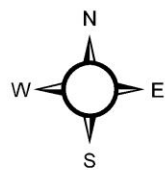




Figure B: Aerial Map





Figure C: Site Plan





Figure D: Project Area Zoning Map

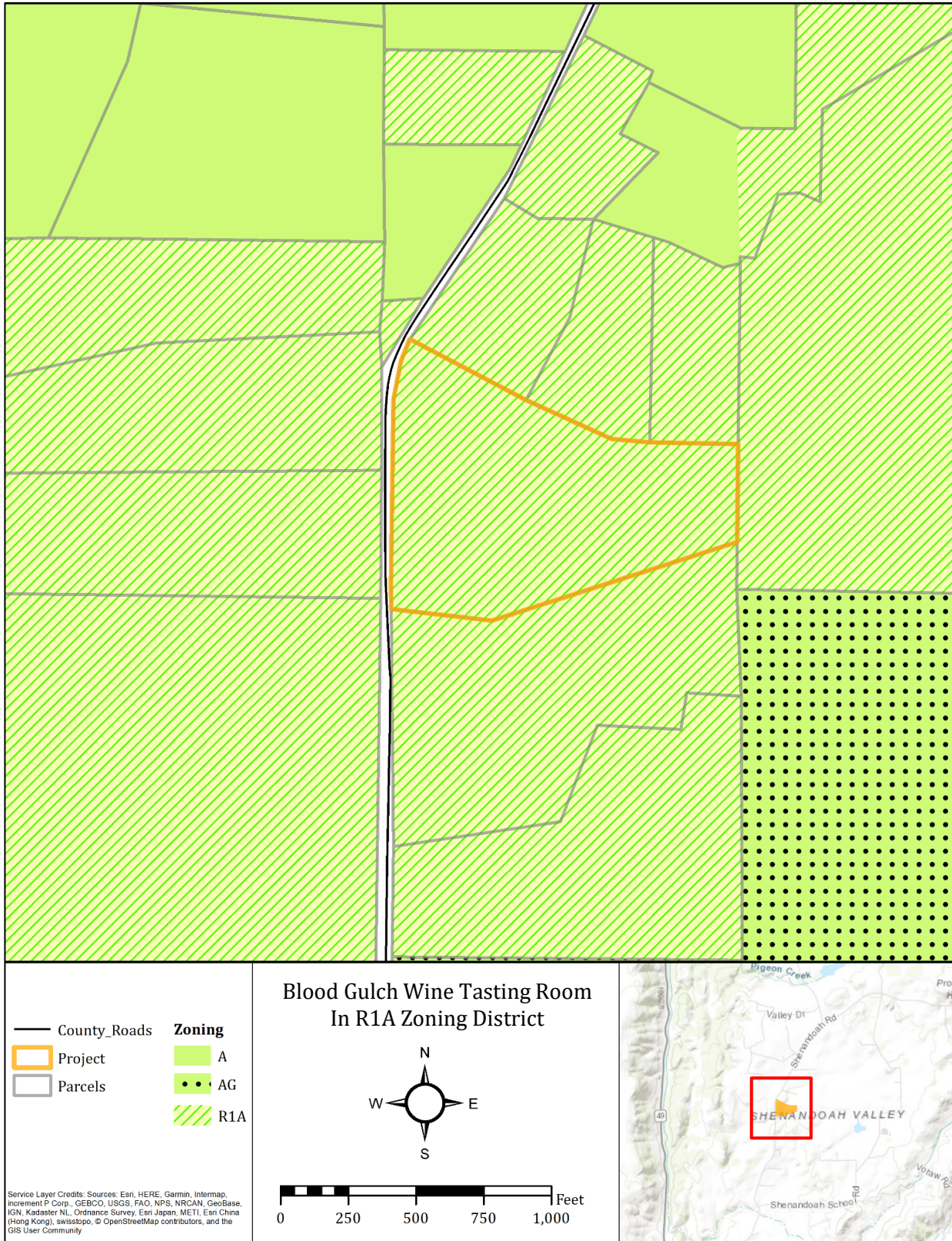
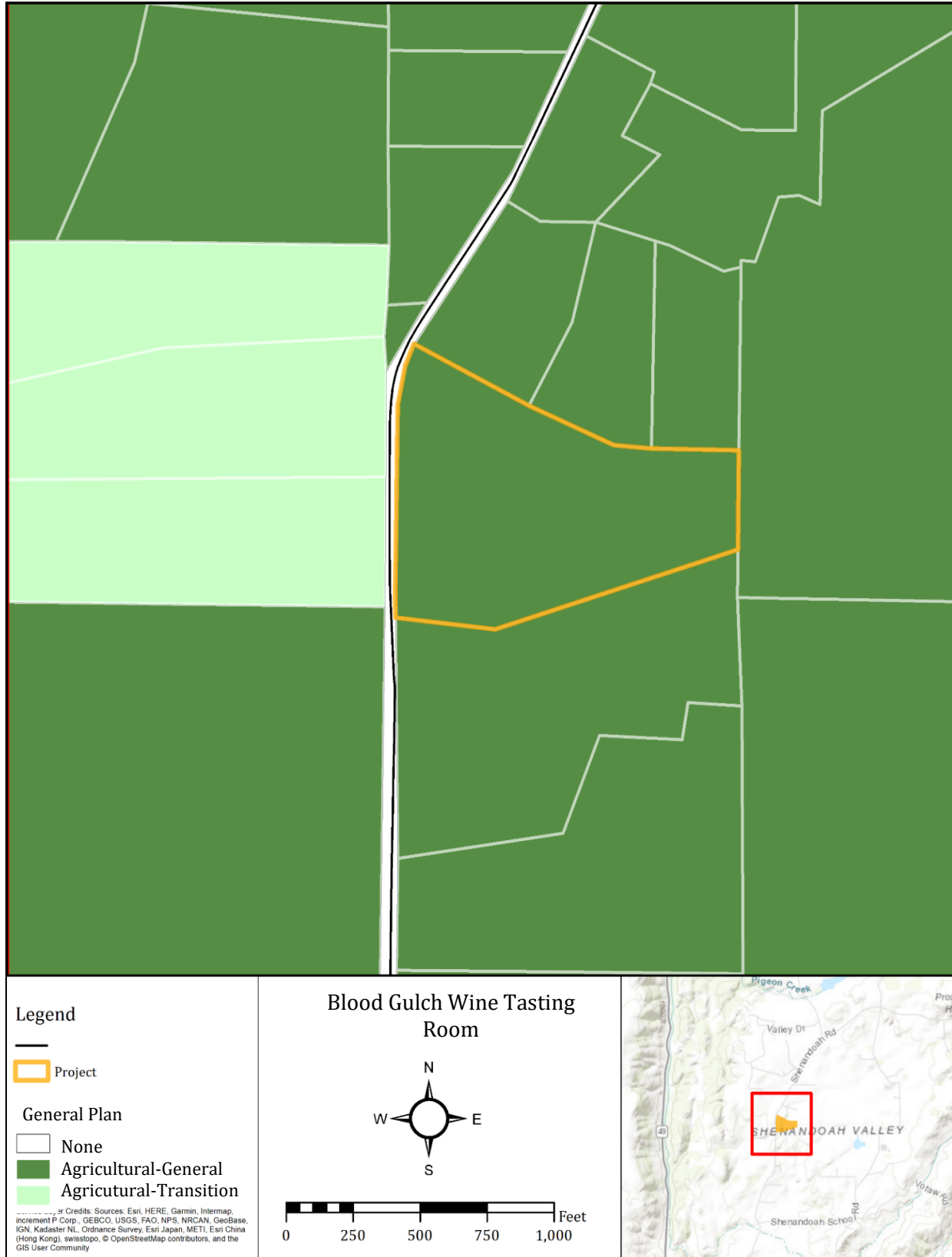




Figure E: General Plan Designation





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 within a state scenic highway including, but not limited to, trees, rock outcroppings, and historic buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings from public vantage points/vistas or conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Scenic vistas are often designated by a public agency. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No publicly-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 project located along Shenandoah Road, which is not a designated scenic highway, therefore there is **no impact**.
- C. While there are no officially designated scenic vistas in the project area, certain short-range views could potentially be affected by this project. Changes may include a slight increase in commercial traffic due to the addition of a new tasting room. Additional impact could consist of increased traffic and vehicle trips to and from the tasting room, as well as a change in scenery from the road with the addition of the tasting room and other appurtenant structures. The project is located in the Shenandoah Valley, and the proposed project is consistent with existing views in the area. The general allowed uses and landscape character would not change within the project area nor is the project area in the vicinity of any designated scenic vistas ensuring that the impacts are **less than significant**.
- D. Existing sources of light and glare are produced by vehicular traffic along the roadways and product of the surrounding wineries, tasting rooms, and residences along Shenandoah Road. Current use of the property is for one single-family dwelling on the north end of the property, and farm/cropland. The proposed project could potentially include lighting installation on the premises. Increased light and glare could be potentially impactful to nearby residences, therefore necessitating **Mitigation Measure AES-1** and rendering the impacts **less than significant with mitigation 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).



Chapter 2. AGRICULTURE AND FOREST RESOURCES

<p>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 or USDA, to non-agricultural use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<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>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

Discussion/Conclusion/Mitigation:

- A. Farmland Conversion: The project is located directly off of Shenandoah Road just south of the intersection with Shenandoah Cross Road and in the Shenandoah Valley. There is Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance in proximity of the project site. The project site itself does not include Important or Unique Farmland and according to the 2016 Important Farmland Map provided by the California Department of Conservation the site consists entirely of listed Grazing Land.

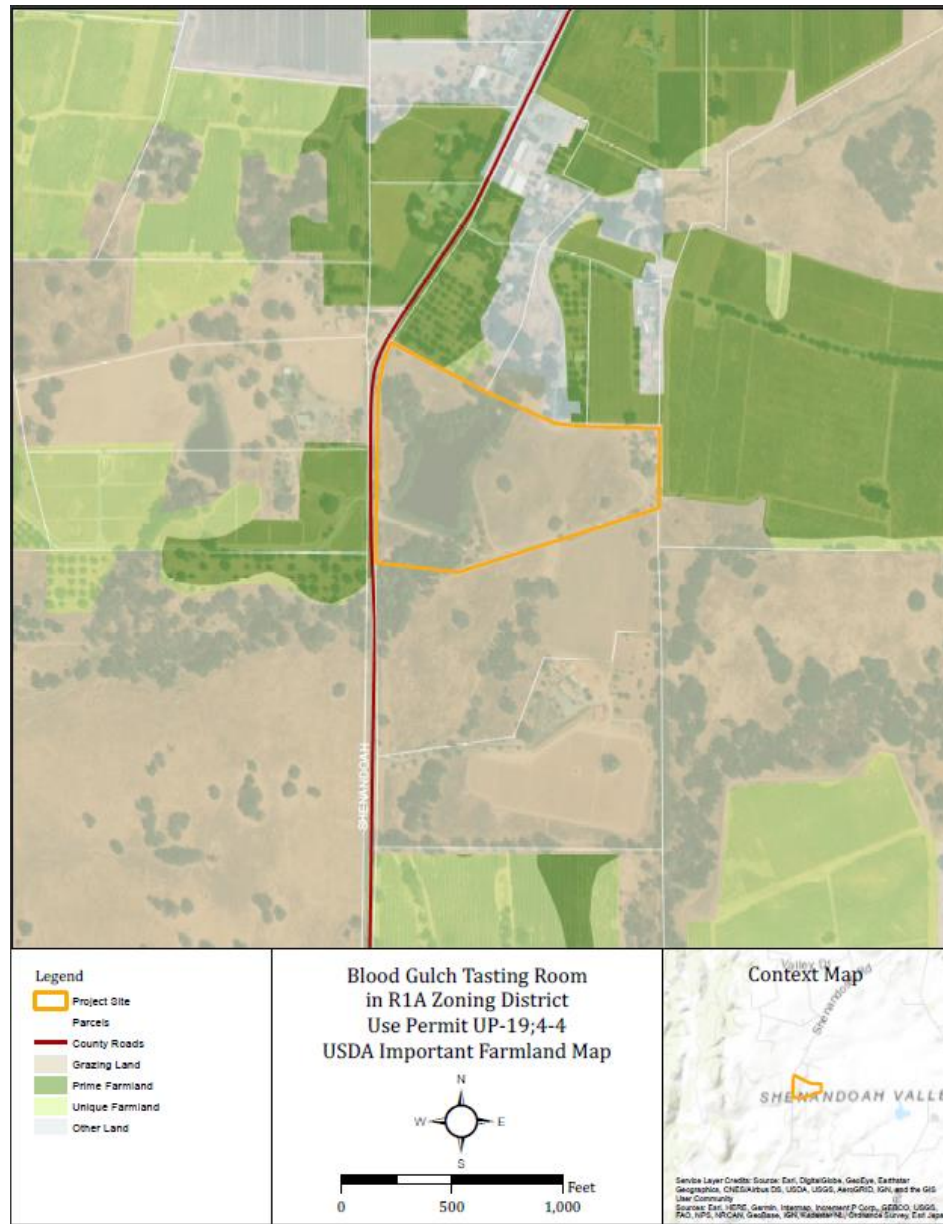
While the footprint of the project will result in the loss of some agricultural land, the proposed project does not introduce a substantial change in use or a significant loss in agricultural lands. The proposed tasting room use is compatible with an agricultural use and likely will ensure the continued use of the property’s agricultural lands for production of agricultural products. Taking these factors into consideration, there is **a less than significant impact**.

- B. The property is not included in a Williamson Act contract. Regarding agricultural use generally, see the response above. There is **a less than significant impact**.
- C. The area is not zoned for forest land or timberland nor 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. The introduction of a tasting room could slightly affect the nature of use on the property, bringing in a new commercial industry secondary to the existing agricultural use for vineyards. The project itself does not introduce a substantial change in use, nor any significant conversion of farmland or forest land. The property is not changing size as part of this project nor will the site experience any significant change in the nature of development. The impact is **less than significant**.

Figure 2a: USDA Important Farmland Map (2016)



Source: California Important Farmland: 1984-2016 Map, California Department of Conservation; Amador County General Plan; Amador County Planning Department; CA Public Resources Code.



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 checked="" type="checkbox"/>	<input 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. Construction and accompanying emissions as part of the project’s development would not introduce pollution in excess of existing standards established through the County’s air quality guidelines. **Mitigation Measure AIR-1** is consistent with General Plan Mitigation Measure 4.3: Air Quality Standards and establishes standards for construction-related emissions. The impacts are **less than significant with mitigation incorporated**.
- B. The proposed project would not generate a substantial increase in operational or long-term emissions nor result in significant population increase in the area as no new residences are proposed. However the additional commercial use may generate additional vehicle trips to and from the project site and new commercial activities may increase guests, and intensity of operation and maintenance on-site. The project will not introduce any high-intensity uses or uses beyond what is allowed by the zoning designation of the parcel or otherwise specified in the conditional use permit. Operation of the Tasting Room would not generate significant emissions and the project would not violate any air quality standards and prevent cumulative contributions to the net increase of PM10 or ozone in the region. Impacts would be **less than significant**.
- 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 between the City of Plymouth and the communities of Fiddletown and River Pines. The nearest school is Plymouth Elementary in the City of Plymouth, approximately 3.2 miles away. Residential units are in close vicinity of the project, but amounts of emissions generated through this project would not significantly increase the exposure of sensitive receptors to substantial pollutant concentrations. Impacts to sensitive receptors would be **less than significant**.
- D. The proposed project includes continuing agricultural use of the land with the addition of a Tasting Room. The project would not generate any significantly objectionable odors. A **less than significant impact** would result.



Mitigation Measure:

AIR-1 Exhaust Emission Reduction Measures shall be implemented over the course of this project to meet the requirements of General Plan Mitigation Measure 4.3-1b (Exhaust Emissions from Construction Equipment), including but not limited to:

- Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).
- To the extent feasible, alternative fuels and emission controls shall be used to further reduce exhaust emissions.
- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes (as required by the state airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site.
- The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.
- Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.

Source: Amador Air District, Amador County Planning Department.



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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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. 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. CDFW identified California Essential Habitat Connectivity “natural areas, small” in the project area.

Two Federally listed threatened species are within the vicinity of the activities at this site according to the IPAC database. The California Red-legged Frog (*Rana draytonii*) and Delta Smelt (*Hypomesus transpacificus*). However, no critical habitats are located in the project area for either of these species. California Department of Fish and Wildlife CNDDDB Bios identified the above species as well as the Foothill Yellow-legged Frog (*Rana boylei*), Consumnes Stripetail (*Cosumnoperla hypocrena*), and Western pond turtle (*Emys marmorata*) in the quad where the project is located. Additionally, several plants were also listed including the Streambank Spring Beauty (*Claytonia parvifolia ssp. Grandiflora*), Brandegee’s clarkia (*Clarkia biloba ssp. Brandegeae*), Beautiful Shootingstar (*Primula pauciflora*), and Foothill Jepsonia (*Jepsonia heterandra*). Central Valley



PC DRAFT

Drainage Hardhead/Squawfish Stream aquatic communities are also found in the quad where the project is located. However, no endangered species were determined to be present in the project site. If any of the above listed species are identified within the project site, all construction or ground disturbing activity in the vicinity of the sighted species must be halted to establish further mitigation measures, as stated in **Mitigation Measure BIO-1**. The impacts are **less than significant with mitigation incorporated**.

- B. Riparian Habitat and other Sensitive Natural Communities: CNDDDB Bios identified the Central Valley Drainage Hardhead/Squawfish Stream as a sensitive aquatic community in the quad where the project is located. Site-specific habitats and communities in the project area include R4SBC (Riverine/Intermittent/Streambed/Seasonally Flooded) riverine communities. CNDDDB Bios identified Developed, Open space, Evergreen Forest Mixed Forest, Shrub/scrub, and Herbaceous Land covers according to the National Land Cover Database (2011). Increased development could impact these habitats and communities and the implementation of **Mitigation Measure BIO-3** includes a plant survey intended to reduce potential impacts to sensitive plant species and communities. **Mitigation Measure BIO-4** includes project-level avoidance of mapped riverine communities and other mitigations associated with development in proximity of a riverine community. Because the lands are already disturbed due to the existing level of agricultural development on the subject property and on surrounding properties, and because the project is not proposed to take place within the range of the riverine communities on the property, the potential **impacts are less than significant with mitigations incorporated**.
- C. Federally Protected Wetlands: The project site includes areas classified as PUBHh (Palustrine/Unconsolidated Bottom/Permanently Flooded/ Diked/Impounded) freshwater pond, and PSSC (Palustrine/Scrub-shrub/Seasonally Flooded) Freshwater forested/shrub wetland communities, according to the Fish and Wildlife Service National Wetlands Inventory. **Mitigation Measure BIO-4** includes mitigations addressing potential disturbance of wetland communities. There is a **less than significant impact with mitigations incorporated**, to these wetlands as the project site does not extend into the vicinity of these environments, and any project changes which would encroach into the wetland area would require further regulation by the CA Department of Fish and Wildlife.
- D. Movement of Fish and Wildlife: There are several migratory birds which have potential habitat areas in the project site including many of which listed on the USFWS Birds of Conservation Concern (BCC) list. Lawrence's Goldfinch (*Carduelis lawrencei*), Lewis's Woodpecker (*Melanerpes lewis*), Oak Titmouse (*Baeolophus inornatus*), Wrenit (*Chamaea fasciata*), and Yellow-billed Magpie (*Pica nuttali*) are all listed BCC with range across of the Continental US. Lawrence's Goldfinch (*Carduelis lawrencei*), Lewis's Woodpecker (*Melanerpes lewis*), Oak Titmouse (*Baeolophus inornatus*), Wrenit (*Chamaea fasciata*) and Yellow-billed Magpie (*Pica nuttalli*) are all listed BCC species, range wide across the Continental US. BCC Birds in Bird Conservation Regions (BCR's) also within range of this project include the Spotted Towhee (*Pipilo maculatus clementae*), Song Sparrow (*Melospiza melodia*), Nuttall's Woodpecker (*Picooides nuttalli*), and Common Yellowthroat (*Geothlypis trichas sinuosa*). The Migratory Bird Treaty Act is a US Federal law protecting migratory birds. In addition, the Delta Smelt (*Hypomesus transpacificus*) is an anadromous pelagic fish which migrates from the San Joaquin Delta and Suisun Bay estuaries upstream to spawn seasonally in inland surface waters.
- Mitigation Measure BIO-2** includes requirement of nesting bird surveys be conducted in the event that potential nesting habitat is disturbed over the project development and construction phasing of this project. There is suitable habitat in the project area for some or all of the above species, however these species do not have critical habitat in the project site, so there is reduced likelihood these species would be located on the project site. Impacts are foreseen as **less than significant with mitigations incorporated**. In the event that any of the above species are found within the project site, all construction or ground disturbing activity in the vicinity of the sighted species must be halted to establish further mitigation measures.
- E. The proposed project would not conflict with local policies adopted for the protection of biological resources. **Mitigation Measure HYD-1** references the County Ordinance Requirements (Chapter 15.40) for grading control which may include implementation of an erosion control plan. Grading control minimizes negative impacts to biological communities through limitation of runoff, siltation, and redirection of seasonal stream flows. Compliance with 15.40 reduces impacts to biological resources through grading as **less than significant with mitigations incorporated**.
- 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. **No impact** would result.

Mitigation Measure(s):

- BIO-1 Special-Status Species** – Special-status plant and animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the



impacts to a less-than-significant level. Mitigation may include preservation and enhancement of on and/or off-site populations, transplanting individuals to a preservation area, or other actions, subject to the approval of CDFW or USFWS.

- BIO-2 Ground Disturbance Timing for Nesting Birds.** To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist. This survey should be conducted within two weeks prior to any construction activities. The purpose of this survey is to determine the presence or absence of nests in an area to be potentially disturbed. If nests are found, a buffer depending upon the species and as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife and shall be demarcated with bright orange construction fencing. Any vegetation clearing should be schedule outside of the avian nesting season (February 1 through August 31) or survey should be conducted immediately prior to vegetation removal. If active nests are found, vegetation removal should be delayed until the young fledge. No ground disturbing or other construction activities shall occur within this buffer until the County-approved biologist has confirmed that breeding or nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for ground disturbing activities occurring between September 2 and January 31.
- BIO-3 Plant Survey-** Prior to any construction activity, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed. Surveys shall be timed according to the blooming period for the target species, and known reference populations will be visited prior to surveys to confirm the species is blooming where known to occur. If special-status species are identified, avoidance zones may be established around plant populations to clearly demarcate areas for avoidance. Avoidance measures and buffer distances may vary between species, and the specific avoidance zone distance will be determined in coordination with the appropriate resource agencies. For individual specimens, highly visible temporary construction fencing shall be placed at least 10 ft. away from the drip line of the plant. No construction activity or grading would be permitted within the buffer zone. Where avoidance is infeasible, and the plant subject to removal or potential damage from construction, the project applicant shall develop and implement a mitigation plan pursuant to State and Federal regulation. The mitigation plan shall provide for no net loss of habitat and shall include, but is not limited to, relocation of the affected plants, replanting, and monitoring of relocated and planted specimens, or any other BMPs or conservation practices established by CDFW or USFWS.
- BIO-4 Riparian and Wetland Conservation.** Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage channels and wetlands. To the extent feasible, any intermittent creeks within the project vicinity shall be preserved, with a 50-foot buffer, limited to construction on either side of the creek. This buffer should be 50 feet in width on each side of the creek as measured from the edge of US Army Corps of Engineers jurisdiction. This mitigation measure shall not apply where it conflicts with hazardous site remediation required by orders from the Central Valley Regional Water Quality Control Board. If complete avoidance of potential jurisdictional Waters of the U.S. or wetlands is not practicable, a wetland delineation should be prepared and submitted to USACE for verification in order to determine the jurisdictional or non-jurisdictional nature of the seasonal wetlands and man-made drainage ditches, consistent with Section 1602 of the Fish and Game Code. If jurisdictional areas will be impacted, wetland permits/and or certification should be obtained from USACE, CDFW, and the RWQCB prior to placement of any fill (e.g., a culvert, fill slope, rock) within potential Waters of the U.S.



Figure 4a: CNPS Database Quad Search

Plant List

2 matches found. Click on scientific name for details

Search Criteria
 Found in Quad 3812057

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
Clarkia biloba ssp. brandegeae	Brandegee's clarkia	Onagraceae	annual herb	May-Jul	4.2	S4	G4G5T4
Claytonia parviflora ssp. grandiflora	streambank spring beauty	Montiaceae	annual herb	Feb-May	4.2	S3	G5T3

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 4b: Federal Wetland Inventory Mapper (2020)

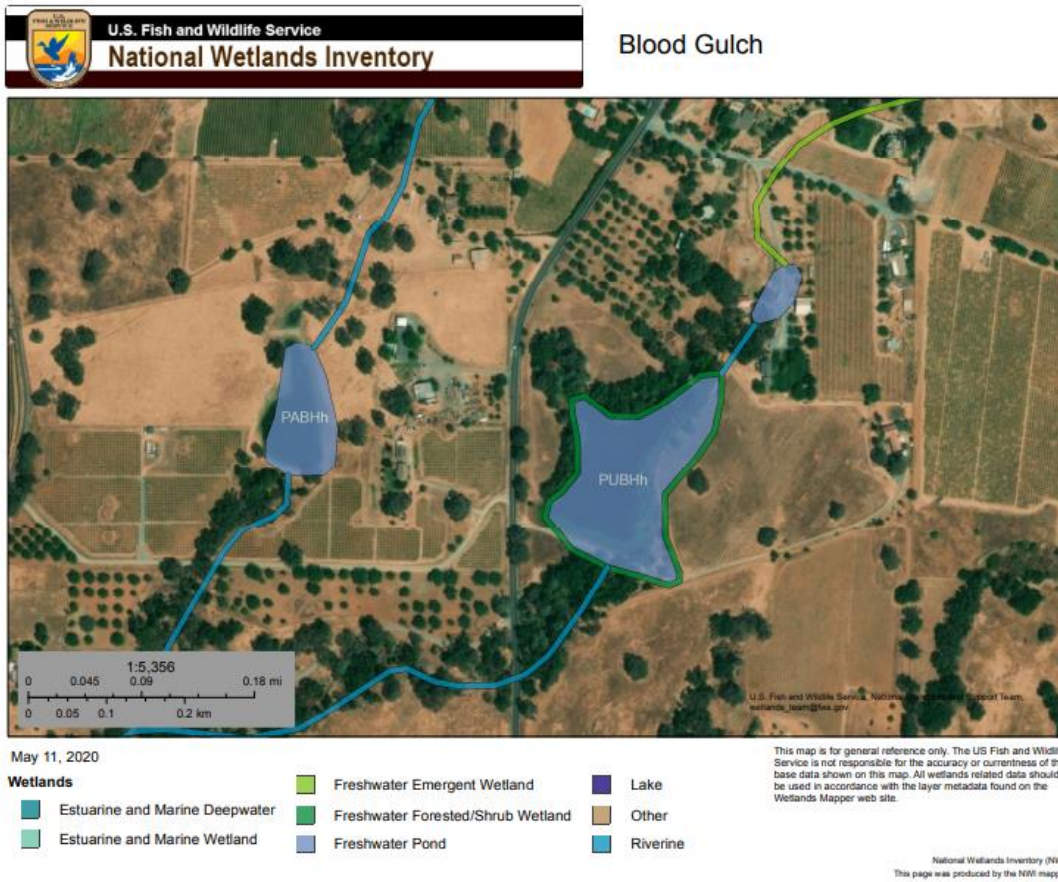




Figure 4c: CNDDDB BIOS Quickview Quad Species List

CNDDDB Quad Species List 10 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 - Amphibians	<i>Rana boylei</i>	foothill yellow-legged frog	AAABH01050	None	Candidate Threatened	SSC	-	3812057	FIDDLETOWN	Mapped	Animals - Amphibians - Ranidae - <i>Rana boylei</i>
Animals - Amphibians	<i>Rana draytonii</i>	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3812057	FIDDLETOWN	Mapped	Animals - Amphibians - Ranidae - <i>Rana draytonii</i>
Animals - Insects	<i>Cosumnoperla hypocreana</i>	Cosumnes stripetail	IIPLE23020	None	None	-	-	3812057	FIDDLETOWN	Mapped	Animals - Insects - Perlodidae - <i>Cosumnoperla hypocreana</i>
Animals - Reptiles	<i>Emys marmorata</i>	western pond turtle	ARAAD02030	None	None	SSC	-	3812057	FIDDLETOWN	Mapped	Animals - Reptiles - Emydidae - <i>Emys marmorata</i>
Community - Aquatic	Central Valley Drainage Hardhead/Squawfish Stream	Central Valley Drainage Hardhead/Squawfish Stream	CARA2443CA	None	None	-	-	3812057	FIDDLETOWN	Mapped	Community - Aquatic - Central Valley Drainage Hardhead/Squawfish Stream
Plants - Vascular	<i>Claytonia parviflora</i> ssp. <i>grandiflora</i>	streambank spring beauty	PDPOR030D1	None	None	-	4.2	3812057	FIDDLETOWN	Unprocessed	Plants - Vascular - Montiaceae - <i>Claytonia parviflora</i> ssp. <i>grandiflora</i>
Plants - Vascular	<i>Clarkia biloba</i> ssp. <i>brandegeae</i>	Brandegee's clarkia	PDONA05053	None	None	-	4.2	3812057	FIDDLETOWN	Mapped and Unprocessed	Plants - Vascular - Onagraceae - <i>Clarkia biloba</i> ssp. <i>brandegeae</i>
Plants - Vascular	<i>Eriogonum tripodum</i>	tripod buckwheat	PDPGN085Y0	None	None	-	4.2	3812057	FIDDLETOWN	Unprocessed	Plants - Vascular - Polygonaceae - <i>Eriogonum tripodum</i>
Plants - Vascular	<i>Primula pauciflora</i>	beautiful shootingstar	PDPRI030D0	None	None	-	4.2	3812057	FIDDLETOWN	Unprocessed	Plants - Vascular - Primulaceae - <i>Primula pauciflora</i>
Plants - Vascular	<i>Jepsonia heterandra</i>	foothill jepsonia	PDSAX0J010	None	None	-	4.3	3812057	FIDDLETOWN	Unprocessed	Plants - Vascular - Saxifragaceae - <i>Jepsonia heterandra</i>

Source: California Department of Fish and Wildlife BIOS, U.S. Fish and Wildlife Service IPAC, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

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

Discretionary permits for projects “that could have significant adverse impacts to prehistoric or historic-era archeological resources” in areas designated by the Amador County General Plan as being moderate-to-high cultural resource sensitivity are required to have a Cultural Resource Study prepared prior to project approval, per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Plan. The Cultural Resource Study conducted for this project did not identify any cultural resources which would be significantly impacted by this project. This study included literature review and a pedestrian survey, as well as a review of existing records with the California Historical Resources Information System (CHRIS) for any known resources within one mile of the survey area. NO resources meeting the CEQA definition of a unique or significant cultural resources were identified through this study in the project area. Recommendations produced by the report state that the project does not have the potential to impact significant cultural resources and presents no further management actions. Mitigation Measures CULTR-1 and CULTR-2 still apply in the case that through this project, any additional historic or cultural resources are identified.. The project then has a **less than significant impact with mitigations incorporated.**

Mitigation Measures:

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



CULTR-2

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

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

Source: Amador County Planning Department; Amador County General Plan Environmental Impact Report, Broadbent Project No. 19-02-165 "A Cultural Resource Inventory of 10690 Shenandoah Road" (2019), 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 checked="" type="checkbox"/>	<input 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. 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 during project construction or operation, therefore there is **less than significant 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 checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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:

- A1. 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, **no impact** would occur.
- A2-4 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. Therefore, the impact is **less than significant**.
- B. The construction and operation of this project is not expected to require 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. The issuance of a grading permit, along with implementation of Erosion Control requirements during construction and the stabilized landscaped impervious areas, will minimize potential erosion resulting to a **less than significant** impact.
- C-D. According to the Natural Resources Conservation Service (NRCS, 2017), the project site is located on a variety of different soil types including Ahwahnee Loam, Ahwahnee Very Rocky Loam, Placer Diggings and Riverwash, Sierra Coarse Sandy



Loam, and Water. None of the soils mapped by the NRCS are expansive soils. Therefore, the proposed project would not be located on expansive soil, and impacts would be **less than significant**.

- E. **Mitigation Measure GEO-1** addresses certification of existing wastewater services in the context of operational use and peak events. 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 existing pond would not be destroyed and efforts on behalf of the developer will be made to preserve the existing geological features of the site. There is a **less than significant impact**.

Mitigation Measure(s):

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: USDA Natural Resource Conservation Service (NCRS) Soil Map (2020)



Figure 7b: USDA NCRS Soil Map (2020) Map Legend

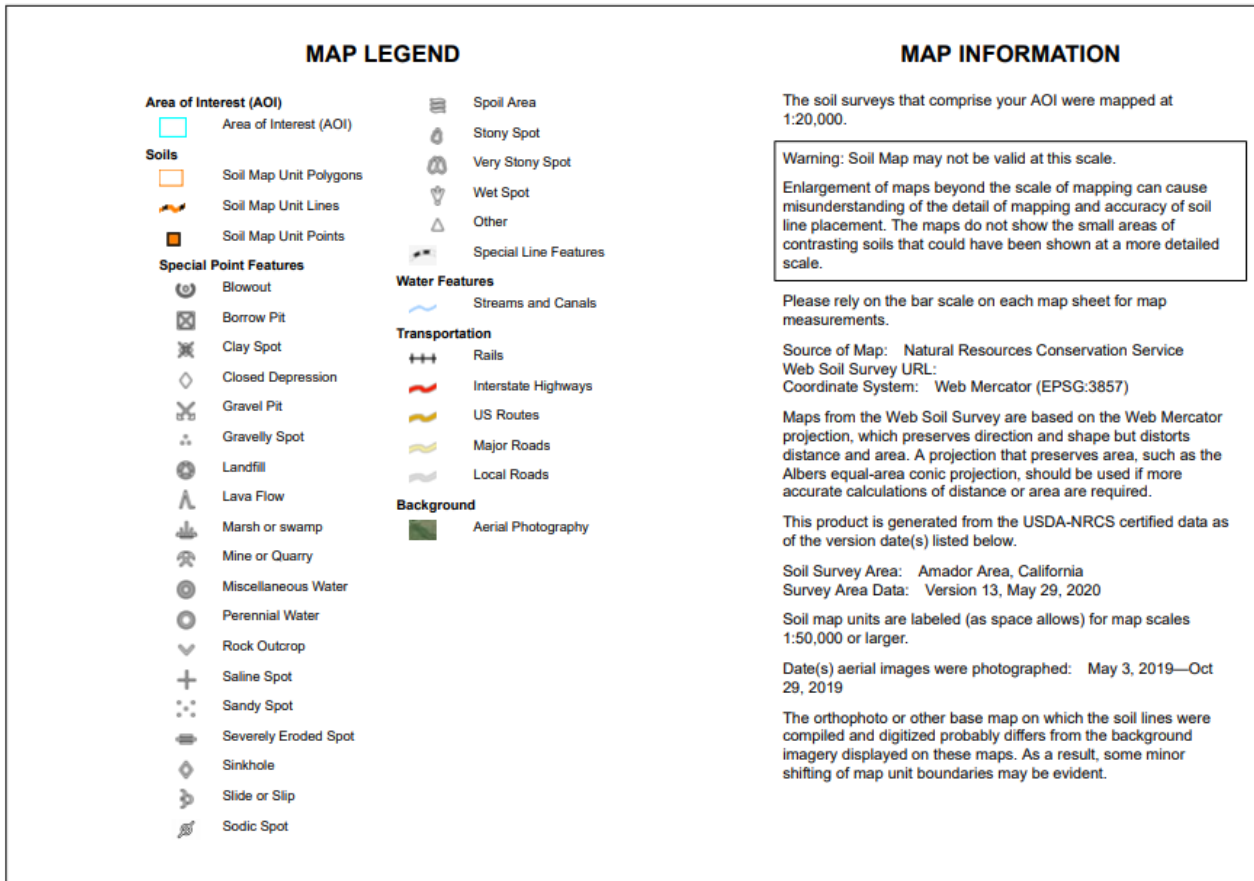


Figure 7c: USDA NCRS Soil Map (2020) Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaC	Ahwahnee loam, 9 to 16 percent slopes	2.1	10.6%
AdD	Ahwahnee very rocky loam, 9 to 31 percent slopes	0.5	2.4%
Pw	Placer diggings and Riverwash	0.7	3.8%
SgB	Sierra sandy loam, 2 to 9 percent slopes, LRU 18XI	8.7	44.1%
SgB2	Sierra coarse sandy loam, 3 to 9 percent slopes, eroded	3.2	16.4%
SgC2	Sierra coarse sandy loam, 9 to 16 percent slopes, eroded	1.0	4.9%
W	Water	3.5	17.8%
Totals for Area of Interest		19.8	100.0%

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



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 checked="" type="checkbox"/>	<input 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 and consists of the addition of a tasting room auxiliary to the vineyard and agricultural uses of the property. The project would introduce possibility of increased visitation and maintenance, potentially resulting increases in several daily vehicle trips. Construction activities would cause a temporary increase in emissions but no other emissions would be associated with the operation of the proposed project. **Mitigation Measure AIR-1** addresses the potential emission increases. Emissions would not exceed standards established by the California Air Resources Board (CARB) therefore, the project would not generate significant greenhouse gas emissions, conflict with an applicable plan, policy, or result in significant global climate change impacts. Impacts would be **less than significant with mitigations incorporated.**
- B. There is no applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases impacted through this project. Any increase in emissions would comply with regulations and limits established by the California Air Resources Board (CARB) and Amador Air District. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project 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 nor any foreseeable circumstances of accidental release of the abovementioned materials through this project. **Mitigation Measure HAZ-1** addresses the proposed changes in uses therefore there is **a less than significant impact with mitigation incorporated.**
- B. **Hazardous Materials Upset and Release:** The project will enable winetasting and associated uses which would increase the numbers of persons in proximity to agricultural and processing operations. **Mitigation Measure HAZ-1** addresses 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. **The impact is less than significant with mitigation incorporated.**



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- C. Schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be **no impact**.
- D. The project site does not appear on any hazardous material site lists compiled pursuant to Government Code Section 65962.5. In June 2019, Amador County staff searched the following databases for known hazardous materials contamination at the project site including Superfund Enterprise Management System (SEMS) database Department of Toxic Substances Control's Envirostor database for cleanup sites and hazardous waste permitted facilities and Geotracker search for leaking underground fuel tanks. The project site does not appear on any of the above lists, nor are there any hazardous material contamination sites anywhere near or around the site. There are no permitted underground fuel storage tanks according to the CA EPA Geotracker. Therefore, there would be **less than significant impacts**.
- 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 12.6 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. No known private airstrips have been identified within two miles of the project site. The nearest private airstrip is Eagle's nest Airport located in Ione and approximately 15.7 miles away. As a result, **no impact** to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site.
- G. The proposed project is located directly off of Shenandoah Road between River Pines and Plymouth. 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 **less than significant impact**.

Mitigation Measure(s):

HAZ-1 Prior to activation of the use permit, the applicant shall provide documentation to the Amador County Environmental Health Department that the site is in full compliance with the requirements of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident. The applicant shall substantially comply with all requirements of the Unified Program throughout the life of the Use Permit.

Sources: Amador County Planning Department, 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).



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 checked="" type="checkbox"/>	<input 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 an increase in urban storm water runoff. The addition of the tasting room and associated development in the project site could potentially produce/increase contamination or sediment conveyance but due to the small scale of development and low intensity use, would not be likely to violate water quality standards. Prior to permitting new development, projects would be subject to plan review by the Community Development Agency including Environmental Health verification of water quality on-site and potential effects of development projects. Impacts to water quality or waste discharge would be **less than significant**.
- 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. A **less than significant impact** would result.
- C-i-ii The proposed project consists of the additional use of a tasting room for a property currently utilized for residential and agricultural use. This addition of a small commercial operation could contribute to any increase in erosion, siltation, surface runoff, or redirect 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 site disturbance, and potential alteration of absorption rates or drainage patterns introduced through this project however compliance with the County's Grading Ordinance (15.40), included in **Mitigation Measure HYD-1** requiring a grading permit issued through the building department and potentially erosion control plans render **impacts less than significant with mitigations incorporated**.
- C iii The project would not contribute runoff water which would exceed the capacity of existing or planned Stormwater drainage systems. The impact is **less than significant**.
- C iv The proposed project does not involve the construction of housing in addition to the pre-existing residence 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 project site has an approximate elevation of 1400 feet above sea level and 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, a **less than significant impact** to flood flows would occur.
- E The project would not substantially degrade water quality through its operation. Conditions of project approval include the requirement of a grading plan for any ground-disturbing activity greater than fifty (50) cubic yards of cut or fill, and the Environmental Health Department and Waste Management Department monitors waste disposal, and rendering impacts to water quality **less than significant**.
- 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 artificial levee on the southern border of the property which is largely responsible for retaining the large pond occupying the western half of the project site. However, this pond is not large enough to constitute substantial risk for property or people and therefore, impact regarding risk or loss is **less than significant**.
- G There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. **No impact** would result.

Mitigation Measure(s):

HYD-1 Grading and Runoff- Site development shall demonstrate compliance with Amador County's grading ordinance (Chapter 15.40) and obtain necessary permits prior to any grading work. Pursuant to the County regulations, implementation of an erosion control plan may be required prior to permitting. Site development shall demonstrate compliance with National Pollution Discharge Elimination System (NPDES) permits administered by the State Water Resources Control Board (SWRCB).



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 checked="" type="checkbox"/>	<input 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 Shenandoah Road, about two miles north of the City of Plymouth and about 6 miles southwest of River Pines. The subject property is currently utilized for agricultural crops and one single-family residence. Surrounding land uses consist of wineries and commercial tasting rooms as well as general agriculture and single-family residences. The Shenandoah Valley is known for its winemaking industry and the projects proposed use is consistent with the general theme of the Valley. The proposed project would not divide an established community. A **less than significant impact** would result.
- B. The project presents a tasting room, an allowed use under the property’s current zoning as R1A under the condition that the property owner/developer obtain a Use Permit for the tasting room from the County. The general plan designation of the project site is A (Agriculture) which is also consistent with the Winery and Tasting Room use of the property. The impact is **less than significant**.
- 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.



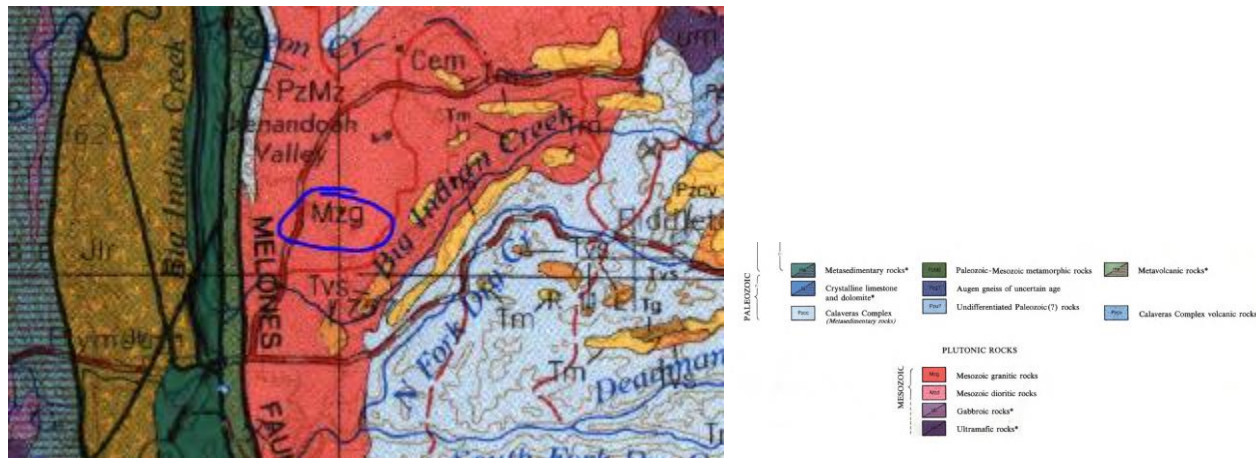
Chapter 12. MINERAL RESOURCES

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 The California Geological Survey (CGS) has not classified the project site as being located in a Mineral Resource Zone (MRZ). The project is located in the Shenandoah Valley, and is underlain by Mesozoic granite Rocks. The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. **No impact** would result.

Figure 12a: CGS Sacramento Region



Source: Amador County Planning Department, California Geological Survey (Regional Geological Maps, Sacramento, 1981 (RGM 1A).



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**. Existing road noise from Shenandoah Road. will not experience significant increases following the property’s change in use. 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. Proposed structures which would require heavy footings where the use of heavy pile drivers or heavy equipment would be require construction that would be temporary in nature, and follow best management practices regarding operation and use of equipment, described in **Mitigation Measure NOI-1**. Impacts are **less than significant with mitigation incorporated**.
- C Operation of the proposed project may introduce increased visitation and commercial activity which in turn could generate a small amount of noise associated with the infrequent operations of agricultural equipment or vehicles associated with the above uses. Noise levels generated would not exceed applicable noise standards established in the General Plan. Impacts would be **less than significant with mitigations incorporated in Mitigation Measure NOI-2**.
- D Noise activities related to the project would not introduce significant increase and shall not significantly affect offsite residences. **Mitigation Measure NOI-2** addresses potential long-term noise increases. Therefore the impact is foreseen as **less than significant with mitigation incorporated..**



E&F The nearest airport is over 15 miles away. **No impact** would result.

Mitigation Measure(s):

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 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.



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 agricultural cropland with a single-family residence. The addition of a new tasting room could draw more transient visitors as well as more intensive maintenance. However, this population growth would not induce substantial change to the project area in nature or use, and therefore there is **no impact**.
- B & C The single-family dwelling currently situated on the property will remain throughout the project’s development and operation. No displacement of housing would occur, therefore **no impact** would result.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A The project site is currently served by the Amador Fire Protection District. The nearest fire station is located at in the City of Plymouth at 18534 Sherwood Dr. approximately 3 miles from the project site. There is also a fire station located in River pines approximately 5 miles from the project site. The project is located within Amador Fire Protection District (AFPD) and mutual aid agreements coordinate protection service between AFPD and City Fire Protection Jurisdictions. Proposed improvements would not result in significant additional demand for fire protection services. The proposed project 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. A **less than significant impact with mitigation included** is related to fire protection services for this project.
- B The project site is currently served by the Amador County Sheriff’s Department. The nearest police station is located at 18 Main St. in Sutter Creek, which serves the area through mutual aid agreements with the Sheriff’s Department. The project site is located approximately 10 miles (driving distance) from the Sutter Creek Police Station. 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. **Less than significant** related to police protection services would occur.
- 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 project would not increase demand for those services at this time. As such, the proposed project would result a **less than significant 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 activation of this Use Permit.

Sources: Amador County Planning Department, Amador Fire Protection District.



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 a **less than significant** on recreational facilities.

Source: Amador County Planning, Amador County Recreation Agency (ACRA).



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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

A&B The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any significant congestion at any intersections. Enhancement of the existing encroachment (driveway) off of Shenandoah Road may consist of widening the pullout area and potential traffic calming measures. The proposed facility would require periodic maintenance but 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. As this proposed project is introduced into an already-established industry of wine tasting in the Shenandoah Valley, the project is not likely to significantly draw additional traffic over current levels. Impacts would be **less than significant with Mitigation Measure TRA-1** requiring compliance with 15.30 of County Code regarding fire and life safety requirements for emergency access.



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- 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 Shenandoah Road. As a requirement for project permitting, the Amador County Transportation and Public Works will require the implementation of a commercial driveway. . The proposed project would be consistent with surrounding residential and commercial agricultural uses relating to traffic. Therefore, **a less than significant impact** is foreseen.
- E The proposed project would not significantly interfere with emergency access routes. The potential development of the project would have clear access to the major collector Shenandoah Road with adequate road access and sufficient safety measures. **A less than significant impact** is foreseen.
- 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 **no impact**.
- G Due to the implementation of **Mitigation Measure TRA-1**, as well as consistent use of the tasting room and agricultural with surrounding land uses and zoning, the impact is **less than significant with mitigation incorporated** with respects to CEQA Guidelines §15064.3, subdivision (b).

Mitigation Measure(s):

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

Sources: Amador County Planning, Transportation and Public Works Department, California Environmental Quality Act (CEQA) Guidelines 2019.



Chapter 18. TRIBAL CULTURAL RESOURCES

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

Discussion/Conclusion/Mitigation:

A As defined by Public Resources Code section 21074 (a) there were no “tribal cultural resources identified in the project area. “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.

No cultural landscapes, unique archaeological resources, or “nonunique archeological resources” have been 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, and the Washoe Tribe of Nevada and California were notified of this project proposal and did not submit any materials referencing tribal cultural resources affected by this project. In the case that Tribal Cultural resources are identified on this site, all construction or ground-disturbing activity must be halted immediately in which further mitigation measures may be determined. As the Cultural Resources study for this project did not identify any significant impacts regarding tribal cultural resources, and pursuant to Public Resources Code Section 21080.3.1, formal notification was issued to all tribes requesting project notification and no responses were received within the 30-day time period, impacts are **less than significant**.

Sources: Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places; Broadbent Project No. 19-02-165 “A Cultural Resource Inventory of 10690 Shenandoah Road” (2019).



Chapter 19. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded systems (causing significant environmental effects):				
a. Water or wastewater treatment facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Stormwater drainage facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Electric power facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Natural gas facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Telecommunications facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statues and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

- A-a. The proposed project would require additional water and wastewater service as well as an expansion of these systems to provide for increased visitors due to the introduction of the commercial tasting room. Water and Wastewater service must be verified and certified by Environmental Health prior to project approval and be determined capable of sufficiently supporting any increased demand.
- A-b. With the addition of the new structure designated as a tasting room there may be a future need to expand Stormwater drainage on site and redirect it. There is no requirement for a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board for this project at this point. The pond will likely serve as the primary receptacle for Stormwater runoff and drainage will be necessary components of the project's grading plan, submitted to the County



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Transportation and Public Works Department at the time of building permits. Therefore, there is a **less than significant impact** at this point.

- A-c-e. 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. Therefore there is a **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, a **less than significant impact** related to these utilities and service systems would occur.
- C&D The project would entail increase in the use of water supplies or wastewater treatment and new or expanded entitlements or services are potentially needed for the project or its long-term operation. The Environmental Health department will address this increase in demand for the proposed uses through standard permitting of public water systems. Impacts are **less than significant**.
- E-G The project will introduce an increase in solid waste disposal needs. Project applicant shall verify with the Environmental Health Department and Waste Management that they may obtain sufficient waste disposal service to serve the project's needs. 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 Waste Management, Amador County Environmental Health Department.



Chapter 20. WILDFIRE

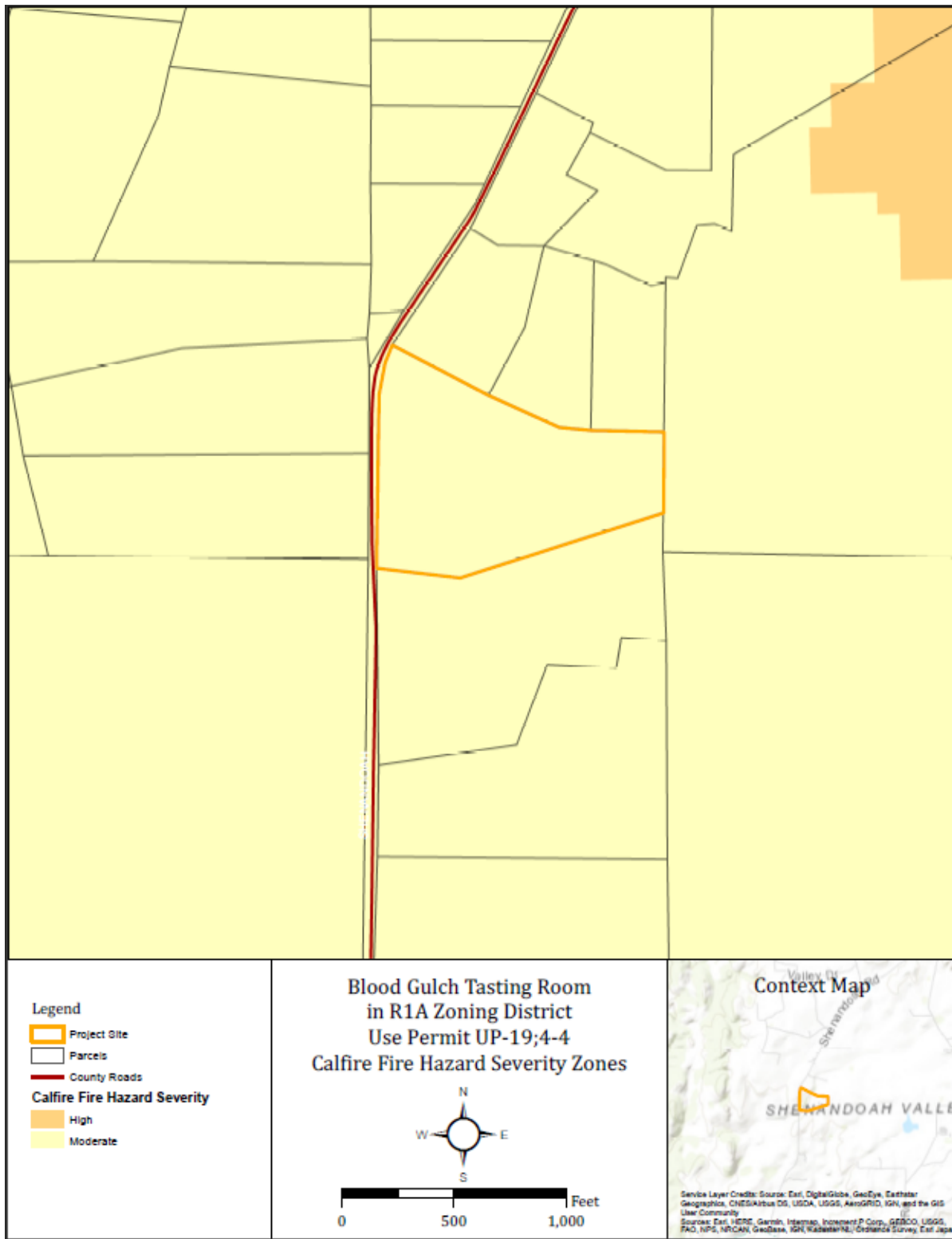
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency 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 checked="" type="checkbox"/>	<input 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. The impact is **less than significant**.
- B The project does not exacerbate wildfire risks through change in slope, prevailing winds, or other factors. There is no projected increase in project occupants or increase or require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. Therefore, 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. **Mitigation Measure TRA-1** includes compliance with Chapter 15.30 Fire and Life Safety Ordinance. The impacts are **less than significant with mitigation incorporated**.
- 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 Risk Zone 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 3.2 miles from Amador Fire Protection District Station 122 in the City of Plymouth, and therefore will not require any increased fire protection due to the project or future development of the site. The impact is **less than significant**.



Figure 20a: CalFire Fire Hazard Severity Zones Map



Source: Amador County Planning, Amador County Office of Emergency Services.



Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE

Upon review of the aforementioned potential impacts, Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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) 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) 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 Impacts to Aesthetics, Biological Resources and Cultural Resources would be **less than significant with mitigation incorporated**. The property where the project is located is ±20 acres and proposes commercial uses in addition to the commercial agricultural uses by right for which the property is zoned. There is some increase in activity and impact on the existing aesthetic landscape, biological systems, and physical resources of the site and the surrounding properties.

The project will not significantly degrade the quality of the environment and no habitat, wildlife populations, and plant and animal communities. In the case that special status species are found in the project area, additional mitigation measures may be required. As no species have been identified in the project site, all environmental topics are either considered to have "No Impact," "Less Than Significant Impact," or "Less than Significant Impacts with Mitigation Incorporated." Mitigation Measures proposed with this project are as follows, with the exception of **Mitigation Measure CUM-1** under Section C of this chapter:

- AES-1** Any installed lighting accompanying the proposed use and development must comply with General Plan Mitigation Measure 4.1-4 (Aesthetics);
- AIR-1** Compliance with General Plan Mitigation Measure 4.3 regarding construction emissions and exhaust shall be implemented to reduce impacts to sensitive receptors (Air Quality);
- BIO-1** Special-Status Species – Special-status plant and animal species should be avoided to the maximum extent practicable. If complete avoidance is infeasible, project impacts will need to be quantified and mitigation developed to reduce the impacts to a less-than-significant level (Biological Resources);
- BIO-2** Ground Disturbance Timing for Nesting Birds. To avoid impacts to nesting bird species or birds protected under the Migratory Bird Treaty Act, all ground disturbing activities conducted between February 1 and September 1 must be preceded by a pre-construction survey for active nests, to be conducted by a qualified biologist (Biological Resources);
- BIO-3** Plant Survey- Prior to any construction activity, a biological and/or rare plant survey shall be conducted to determine if there are any special-status plants within the project area and which may potentially be disturbed (Biological Resources);
- BIO-4** Riparian and Wetland Conservation. Complete avoidance of wetlands is conservatively recommended to ensure compliance with wetland laws. Site development shall implement erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage channels and wetlands. If jurisdictional areas will be impacted, wetland



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permits/and or certification should be obtained from USACE, CDFW, and the RWQCB prior to placement of any fill (e.g., a culvert, fill slope, rock) within potential Waters of the U.S. (Biological Resources);

- 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. 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 (Hazards and Hazardous Materials);
- HYD-1** Grading and Runoff- Site development shall demonstrate compliance with Amador County’s grading ordinance (Chapter 15.40) and obtain necessary permits prior to any grading work (Biological Resources);
- 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: Consistent with County Code Section 19.24.045(D)(4b) and 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 (Noise);
- PUB-1** AAFP requires that this project annex into the County’s Community Facilities District No. 2006-1 prior to the approval of this Use Permit (Public Services);
- TRA-1** The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30) (Transportation and Traffic);
- CUM-1** Conditional Use Permit Activities Monitoring and Reporting, see Section C (Chapter 21)(Mandatory Findings of Significant Cumulative Impacts);
- B** **Cumulative Impacts.** In addition to the individually limited impacts discussed in the previous chapters of this Initial Study, CEQA requires a discussion of “cumulatively considerable impacts”, meaning the incremental effects of a project in connection with the effects of past, current, and probable future projects. These potential cumulatively considerable impacts may refer to those resulting from increased traffic to and from the general area, overall resource consumption, aesthetic and community character, and other general developmental shifts.

Evaluation of these potentially cumulative impacts may be conducted through two alternative methods as presented by the CA State CEQA Guidelines, the list method and regional growth projections/plan method. Either or both of these methods may be employed to evaluate an individual project’s contribution to potential cumulative significant impacts in conjunction with past, current, or reasonably foreseeable future projects. Thresholds of significance may be established independently for the project evaluated depending on potentially cumulative impacts particular to the project under review, but shall reference those established in the 2016 General Plan EIR and be supplemented by other relevant documents as necessary. According to CEQA Guidelines §15064.7, thresholds of significance may include environmental standards, defined as “(1) a quantitative, qualitative,



or performance requirement found in an ordinance, resolution, rule, regulation, order, plan, or other environmental requirement; (2) adopted for the purpose of environmental protection; (3) addresses the environmental effect caused by the project; and, (4) applies to the project under review” (CEQA Guidelines §15064(d)). CEQA states that an EIR may determine a project’s individual contribution to a cumulative impact, and may establish whether the impact would be rendered less than cumulatively considerable with the implementation of mitigation or reduction strategies. Any impacts would only be evaluated with direct associations to the proposed project. If cumulative impacts when combined with the impact product of the specific project are found to be less than significant, minimal explanation is required. For elements of the environmental review for which the project is found to have no impact through the Initial Study, no additional evaluation of cumulative impacts is necessary.

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

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

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

- Biological Resources (Chapter 4) cumulative impacts including species loss, reduced biodiversity, and habitat loss observe thresholds of significance established through the 2016 General Plan and FEIR, and State and Federal statutes. Geographic scope for these impacts include nearby ecosystems, habitats, and communities within the County as well as other nearby habitat areas in surrounding counties and bioregions and communities established through CDFW and U.S. Fish and Wildlife. Mitigation measures established through the General Plan FEIR as well as unique mitigation measures prescribed in the Conditions of Approval for this project render impacts to biological resources less than cumulatively considerable.
- Agricultural and Forest Resources (Chapter 2) are considered in the context of existing agricultural uses and Farmland conversion (Impact 4.2-1, General Plan FEIR). No federal plans, policies, regulations, or laws pertain to the analysis of agricultural and forest resources impacts. Though this project does not propose direct conversion of agricultural or forest lands to incompatible uses, this project and projects of this nature may contribute to increased conflicts relating to increased agricultural-urban interface, and thus potentially contribute incrementally to a cumulative significant impact of conflicting land uses, referenced below. However, due to an absence of physical conversion of agricultural resources through this project, this project does not present any potentially significant contribution to cumulative impacts relating to Agricultural and forest resources themselves.
- 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



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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.
- 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. Mitigation measure AIR-1 includes BMPs which shall be implemented through this project consistent with the General Plan Mitigations.
- 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



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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. Conditions of Approval and specific limits on guests and hours of operation for this project effectively prevent attaining those levels therefore this project would not approach the level of impact to reach those thresholds. The amount of traffic and contribution to transportation-related impacts produced through this project will increase demand on existing infrastructure and incrementally contribute to a lower LOS and greater cumulative transportation impacts, but would not reach thresholds for the current LOS “C” to be reduced to LOS “D” (2016 General Plan FEIR). 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 and the proposed project is consistent with the Amador County General Plan. Incorporation of a mitigation monitoring and reporting schedule introduced as **Mitigation Measure CUM-1** requires permittee to monitor conditional uses including events, attendance, and parking and report to the County Planning Department on an annual basis. **Mitigation Measure CUM-1** is aimed to establish an informational baseline for monitoring Tasting Rooms and related impacts on local communities (the Shenandoah Valley, in this instance). This project when evaluated individually in the context of cumulative impacts, is established to have **less than significant impacts with mitigations incorporated**.

Mitigation Measure:

CUM-1 Conditional Use Permit Activities Monitoring and Reporting: Permittee shall, for as long as this Conditional Use Permit is active, monitor its conditionally permitting uses and report said monitoring results to the Planning Department. Specifically, by the 30th day of January following each calendar year during which conditionally permitted uses were undertaken, provide to the Planning Department a report containing the following information:

- a. The number of and type of events conducted during the calendar year, and the date each event was conducted;
- b. The number of guests attending each event;
- c. Vehicular parking conditions observed during each event (i.e. adequacy of parking conditions, and how any parking problems were addressed);
- d. Amplified sound conditions for each event (i.e. when amplified sound began, whether it was indoors or outdoors, when amplified sound was terminated and/or moved indoors, etc.);
- e. A log of complaints received about permitted activities, if any;
- f. A letter certifying that to the best of the permittee’s knowledge and belief, all activities permitted by the Conditional Use Permit were undertaken in conformance with the Conditions of Approval.



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

FILE NUMBER	APPLICANT NAME	DESCRIPTION	Events/Operations	APN; Street; City	DATE REC'D	DATE APPROVED	EXPIRATION DATE / STATUS
UP-06;9-1	Tanis, Andrew	Use Permit to allow a wine tasting room and sale of winery related gift items in an R1A district. 748 sq ft tasting room attached to existing SFD and the sale and public display of winery related gift items shall be indoors and limited to an interior foot print area not to exceed 50 (Fifty) square feet.	No Special Events	011-240-025; 13120 Willow Creek Rd. Ione, CA. 95640	9/14/2006	3/13/2007	APPROVED BY PC
UP-07;1-4	Holdener, Tim & Lani (Macchia Winery)	Use Permit to allow a winery/ tasting room in the "R1A" zone district; the sale and public display of winery-related gift items; art gallery and sales; an outdoor picnic area.	<ul style="list-style-type: none"> Participation in events which coincide with the Amador Vintners Association sponsored events. One grand opening party. Up to three vintage release parties. Up to six (6) wedding events per year with no more than 125 persons in attendance. 	014-140-046; 14500 Shenandoah Rd. Plymouth, CA. 95669	1/18/2007	10/9/2007	APPROVED BY PC
UP-07;5-6	Borjon, Jesus & Nora	Use Permit to allow a winery/ tasting room in the "R1A" zone district; the sale and public display of winery related gift items; art gallery and sales; an outdoor picnic area.	<ul style="list-style-type: none"> Participation in events which coincide with the Amador Vintners Association sponsored events. An annual release party. A grand opening party. One additional event per calendar year for a Cinco de Mayo celebration. 	014-120-003; 11270 Shenandoah Rd. Plymouth, CA. 95669	5/17/2007	9/11/2007	APPROVED BY PC
UP-08;11-8	Sera Fina Cellars	Use Permit to allow the following in an "R1A" zone district in conjunction with a winery; wine tasting and tours; retail sales of wine and other grape related products and indoor or outdoor amplified or non-amplified music until 10:00 PM; Art gallery and sales in combination with the public display and retail sale of winery related promotional gift items and prepackaged foods, not to exceed 500 square feet of interior foot print area.	<ul style="list-style-type: none"> Participation in events which coincide with the Amador Vintners Association sponsored events. A grand opening party. Three vintage parties per year. No more than six additional events per year with a maximum of one hundred twenty five persons in attendance. 	008-080-017 (changed to 022); 17000 Latrobe Rd, Plymouth, CA 95669	11/17/2008	6/9/2009	APPROVED BY PC
UP-09;8-3	Andis / Archway Cellars	Use Permit to allow the following in an "R1A" zone district in conjunction with a winery; wine tasting and tours; retail sales of wine, winery related promotional items, gifts, and other grape related products (not to exceed 650 sq. ft.); outdoor picnic area.	<ul style="list-style-type: none"> Participation in all Vintner Assoc. events. Two vintage release parties per year. Up to 13 additional events annually (such as weddings and 1 anniversary party) with a maximum of 150 persons in attendance. The installation of a commercial kitchen for the purpose of providing food service for the above events. The sale of pre-packaged food for tasting room customers. 	007-120-009; 11000 Shenandoah Rd. Plymouth, CA 95669	8/24/2009	12/9/2009	APPROVED BY PC
UP-10;6-1	Rosenthal, Ira & Ellthabeth (Three Graces Vineyards)	Use Permit to allow the following in a "R1A" zone district in conjunction with a winery; an office; wine tasting and tours; retail sales of wine, art, and other grape and wine-related products.	<ul style="list-style-type: none"> Participation in two events that coincide with the Amador Vintners Association. One-time grand opening party and annual anniversary event. Two vintage release parties annually. Four additional events per year with no more than 150 guests. 	014-150-023; 16631 Tyler Rd, Fiddletown CA 95629	6/1/2010	8/10/2010	APPROVED BY PC
UP-11;7-1	Wine Tree Farm (C. Moore)	Use Permit to allow the following in a "R1A" zone district in conjunction with a winery; wine tasting by appointment and a 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, Agriculture General, General Plan designation. The Tasting Room will occupy 3,616 sq. ft.	<ul style="list-style-type: none"> Maximum of 350 customers per day. Regular business hours will be (7) days a week from 10:00 a.m. to 10:00 p.m. Special events with a maximum of three special events per week for no more than 125 guests. Up to twelve (12) larger special events annually with up to 450 guests, with no more than four of those larger special events in any one month. 	007-070-051; 10690 Shenandoah Rd, Plymouth, CA 95669	04/09/2018? and 04/23/2019	TBD	HAS NOT GONE BEFORE PC YET
UP-19;12-1	La Mesa Vineyards	Use Permit to allow for a tasting room in R1A Zoning District with AG, Agriculture General, General Plan designation. The wine tasting will be located in a 2,250 sq. ft. structure with 912 sq. ft. of the interior square footage to be allocated to the wine tasting area.	<ul style="list-style-type: none"> Maximum of 6 events annually with up to 100 attendees 	014-140-054; 13200 Shenandoah Rd, Plymouth, CA 95669	12/9/2019	5/12/2020	Approved on 05/12/2020
Nonconform	34 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, 2013



Figure 21b: Tasting Rooms in Amador (2020)

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



Figure 21b: Tasting Rooms in Amador Cont. (2020)

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

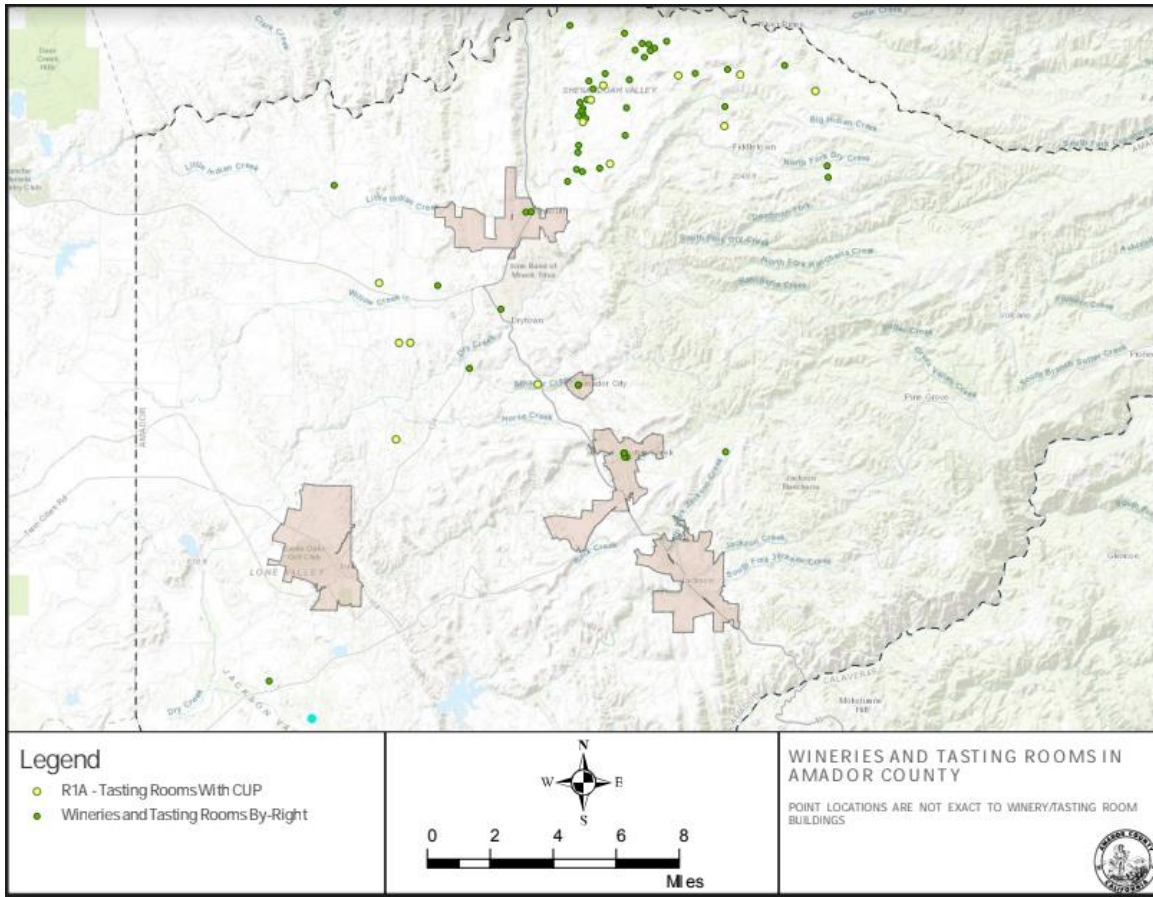


Figure 21b: Tasting Rooms in Amador Cont. (2020)

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 21c: Tasting Rooms in Amador County 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 major collector of Shenandoah Road, 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. App. 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.



PLANNING DEPARTMENT
Community Development Agency

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

APPLICATION PROCEDURE FOR USE PERMIT

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

_____ 1. Complete the following:

Name of Applicant Blood Gulch LLC

Mailing Address 862 Hopkins Way

Pleasanton, CA 94556

Phone Number (408) 888-8810

Assessor Parcel Number 007-070-051

Use Permit Applied For:

- Private Academic School
 Private Nonprofit Recreational Facility
 Public Building and Use(s)
 Airport, Heliport
 Cemetery
 Radio, Television Transmission Tower
 Club, Lodge, Fraternal Organization
 Dump, Garbage Disposal Site
 Church
 OTHER Wine tasting facility use permit

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: \$ _____
_____ Environmental Health Review Fee: \$ _____
_____ Public Works Agency Review Fee: \$ _____
8. Complete an Environmental Information Form.
- _____ 9. Sign Indemnification Form.



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

July 24, 2020
CSE 200012

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

Re: Blood Gulch wine tasting facility on Amador County APN 007-070-051
Pending CUP application UP-19;4-4

Dear Mr. Beatty,

Cal State Engineering, Inc. is pleased to submit, on behalf of its client Blood Gulch LLC, revised application materials for pending conditional use permit application UP-19;4-4. The revised application materials propose operational parameters for the facility which better reflect the applicant's goals and intentions and reduce potential impacts overall. Developing this revised application has been a collaborative effort, incorporating input received from neighbors, the Foothill Conservancy, and County Planning Department staff. Please replace materials previously submitted with those enclosed.

Should you have any comments or questions, please be sure to contact me.

Very truly yours,
Cal State Engineering, Inc.

Robin D. Peters, P.E.
Principal Engineer

Att: Revised site plans
Revised project description
Revised environmental information forms

Cc: Blood Gulch LLC

RDP:st

Blood Gulch, LLC
892 Hopkins Way Pleasanton, California, 94566 (408) 888-8810

June 2, 2020

Amador County Planning Department
500 Argonaut Lane
Jackson, CA 95642

Re: Blood Gulch wine tasting facility Conditional Use Permit
Amador County APN 007-070-051; 10690 Shenandoah Road, Plymouth

To whom it may concern,

We are owners of the property located at 10690 Shenandoah Road near Plymouth which is the subject of a pending wine tasting facility conditional use permit application. We hereby grant consent for and authorize Robin D. Peters, P.E. of Cal State Engineering, Inc., to act as our agent for application processing and ask that copies of all correspondence and notifications be forwarded to Mr. Peters.

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

Very truly yours,



Jim Merryman
Member, Blood Gulch, LLC

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

INDEMNIFICATION

Project: BLOND BULCH LLC 10690 SHENANDOAH ROAD

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

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

INVOICE - FIRST NOTICE

TO: C. Steven Swason
 12800 Shenandoah Rd
 Plymouth, CA 95669

Invoice ID	Date
IN0026248	4/23/2019
Receipt #	
AB0125102	

ATTN:
 RE: C. Steven Swason

Date	Program/ Element	Description	Comments		Amount
04/09/18	2664	2664 CONDITIONAL USE PERMITS	B G Pond, LLC	\$	208.00
04/09/18	2677	2677 NEGATIVE DECLARATION		\$	144.00
04/09/18	9999	9999 Payment		\$	-208.00
04/09/18	9999	9999 Payment		\$	-144.00
Total Due for This Invoice:				\$	0.00

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

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE

WINEGROWER

VALID FROM

Aug 06, 2019

CMV, LLC
1807 SANTA RITA RD
STE H260
PLEASANTON, CA 94588

EXPIRES

Jun 30, 2020

TYPE NUMBER DUP

02 607210 1

AREA CODE

0300 23

BUSINESS ADDRESS
(IF DIFFERENT)

DBA: CASINO MINE VINEYARD
13608 SHENANDOAH RD
PLYMOUTH, CA 95669-9508

PRM From:
02-602695

CONDITIONS

7

OWNERS: CMV, LLC



IMPORTANT INFORMATION

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/dalport/LQSMenu.html>.

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

RENEWAL DATES: It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

RENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennans Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

SEASONAL LICENSES: It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

POSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

CONDITIONS: A copy of all applicable conditions must be kept on premises.

LICENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

DBA: If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 16 DAYS OR WILL BE PERMANENTLY CLOSED.

<http://www.abc.ca.gov>



@ca_abc



CaliforniaABC

Department of Alcoholic Beverage Control
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)
ABC 211 (6/99)

State of California
014 140026

TO: Department of Alcoholic Beverage Control
50 D ST
ROOM 130
SANTA ROSA, CA 95404
(707) 576-2165

File Number: 613528
Receipt Number: 2617164
Geographical Code: 0300
Copies Mailed Date: December 12, 2019
Issued Date:

①A AG

DISTRICT SERVING LOCATION: SANTA ROSA
First Owner: **CMV, LLC**
Name of Business: **CASINO MINE VINEYARD**
Location of Business: **13608 SHENANDOAH RD
PLYMOUTH, CA 95669-9508**
County: **AMADOR**
Is Premises inside city limits? **No**
Mailing Address:(If different from premises address) **1807 SANTA RITA RD
STE H260
PLEASANTON, CA 94566**
Type of license(s): **02**
Transferor's license/name: **600674 / CMV, LLC**

RECEIVED
DEC 17 2019
**AMADOR COUNTY
PLANNING DEPARTMENT**

Census Tract: 0002.00

Dropping Partner: Yes No

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
02 - Winegrower	PRM	Y			

<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	PREMISES TO PREMISES TRF	NA	0	12/12/19	\$780.00
Total					\$780.00

Have you ever been convicted of a felony? **No**
Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of AMADOR Date: December 12, 2019

Applicant Name(s)

CMV, LLC

30. Surrounding properties are a mix of residential, commercial, and agricultural uses. There are single family homes on properties to the North, south, and west. Vineyards with public tasting / dining functions are to both north and south along Shenandoah Road. Most development is low density, 1-3 stories, and spaced widely apart. The nearest adjacent structure is a single family residence to the North, approximately 50 feet from the property line at its closest point. At that property owners request, vegetation will be provided to shield their home. A Cultural Resource Inventory dated July 29, 2019 by Broadbent has been perviously submitted.

31. There are no known existing shafts, tunnels, or hazardous excavations.

**Blood Gulch Wine Tasting Facility
Conditional Use Permit**

ENVIRONMENTAL INFORMATION

Revised July, 2020

General Information

Project Name: Blood Gulch Wine Tasting Facility

Project Location: 10690 Shenandoah Road Plymouth, CA 95669

Landowner: Blood Gulch LLC
892 Hopkins Way
Pleasanton, CA 94566
(408) 888-8810

Applicant: Blood Gulch LLC
892 Hopkins Way
Pleasanton, CA 94566
(408) 888-8810

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

Assessor's Parcel No.: 007-070-051

Existing Zoning District: R1-A

Existing General Plan: A-G

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

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

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

Project Description

General

Blood Gulch LLC is seeking a conditional use permit for a small-scale wine tasting facility on property located at 10690 Shenandoah Road near Plymouth. The 20± acre property is located approximately 1.1 miles north of Shenandoah School Road, north and east of the City of Plymouth. Surrounding properties are agricultural in nature and of varying sizes, both larger and smaller than the subject property.

The site's current zoning is R1-A – single-family residential-agricultural. All surrounding properties are also zoned R1-A. Current and historic uses at the site include residential and agricultural uses including vineyard, barn and winery planning and pre-development. Vineyard, barn and winery development and construction will continue, as such uses are permitted within the R1-A zoning district.

The present application is for a conditional use permit to permit and regulate wine tasting and retail sale of wine in conjunction with agricultural and other uses permitted by right. A wine tasting facility will allow the owners to attain a higher value for their agricultural products than is generally achievable through wholesale sales, an approach which is consistent with the General Plan's agricultural economic development objectives.

The proposed wine tasting facility will operate from 9:00 am to 5:00 pm. The primary focus of the facility will be to showcase fine wines produced from fruit grown in the Shenandoah Valley, and to provide visitors with a positive experience based in local, sustainable agriculture. In keeping with the character and scale of other small wine tasting facilities in the neighborhood, Blood Gulch will host no more than six events per year having a maximum attendance of 125 guests, and no more than six events per year having a maximum attendance of 75 guests. Typical events would include Amador Vintners Association events, an anniversary event, winemaker dinners, club member events, an occasional wedding, etc. All events will be low-key, low-impact affairs designed to minimize impacts upon neighboring properties. Events will terminate or be moved indoors no later than 8:00 pm and amplified voice or music, if any, will terminate or be moved indoors no later than 5:00 pm.

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

1. Property Information:

Area: The subject property comprises approximately 20 acres
Deed reference: 2018-009194
Map reference: Parcel 1 of PM 26-M-99

2. Square Footage of Existing and Proposed Structures:

Existing structures are as listed below:

- Single family dwelling: 3,000± s.f.

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

- Tasting room facility: 3,600± s.f.
- Tasting pavilion: 600± s.f.
- Barn & winery building: 2,500± s.f.
- Restroom facility: 120± s.f.

3. Number of Floors of Construction: 1

4. Amount of Off-street Parking:

Winery: One space/500 s.f. = 2 spaces min. (≈1,000 s.f. of winery area within a larger multi-use building)
Tasting facility: One space/200 s.f. = 18 spaces min.

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

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

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

7. Plans: See attached.

8. Proposed Scheduling of Construction: To be determined

9. Phasing: Wine tasting is anticipated to begin as soon as construction of the tasting facility and related infrastructure is complete. Phasing may vary according to resource availability and market demand.

10. Associated Projects: None
11. Land Division Projects: N/A
12. Residential Projects: N/A
13. Commercial Projects: N/A
14. Industrial Projects: N/A
15. Institutional Projects: N/A
16. Conditional Use Permit: The property is currently zoned and designated for vineyard development and operation, wine production and processing, and related uses. The applicant requests a conditional use permit to allow for small-scale wine tasting and on-site retail sale of wines. No variance or rezone is requested at this time.

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

YES NO

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

Development of a wine tasting facility on the subject property will not significantly affect existing features, lakes or hills. Minor grading for parking areas, driveways, etc. is not anticipated to be significant.

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

The proposed wine tasting facility will be situated within the lowest portion of the property near an existing pond. Scenic views or vistas will not be changed by construction of the proposed facility.

19. Change in pattern, scale or character of general area of project.

The Shenandoah Road corridor in the vicinity of the subject property contains other vineyards, wineries and tasting facilities including five other tasting facilities within one-half mile of the subject property. As the Blood Gulch facility has been designed and later revised to conform to the scale of other, similar facilities in

the neighborhood, no change in pattern, scale or character of the general area will occur.

- 20. Significant amounts of solid waste or litter.

Wine tasting facilities do not produce significant quantities of solid waste or litter. Empty wine bottles will be recycled to the degree colored glass recycling remains feasible.

- 21. Change in dust, ash, smoke, fumes or odors in the vicinity.

The proposed tasting facility will not produce significant amounts of dust, ash, smoke, fumes or odors. Minor quantities of dust may be generated for a short period of time during grading operations.

- 22. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.

The addition of a tasting facility to the winery, vineyards and other permitted uses on the property will not create a change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. The proposed wine tasting facilities have been carefully arranged to avoid pond and stream impacts, and grading plans will be subject to erosion and sediment control best management practices as a condition of grading permit issuance.

Water consumption in wine tasting facilities is relatively insignificant.

- 23. Substantial change in existing noise or vibration levels in the vicinity.

The addition of a tasting facility to the winery, vineyards and other permitted uses on the property is not expected to create significant noise or vibration in the vicinity. Events will terminate no later than 7:00 pm and outdoor amplified voice or music, if any, will terminate no later than 5:00 pm.

- 24. Site on filled land or has slopes of 10 percent or more.

The proposed wine tasting facility and related parking & circulation driveways have been situated so as to minimize grading. Grading, where required, may incorporate minor cuts and engineered fills.

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

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

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

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

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

The addition of a tasting facility to the winery, vineyards and other permitted uses on the property is not anticipated to create a significant demand for fossil fuels. The introduction of a new tasting facility into an area already supporting a concentration of tasting facilities tends not to produce significant new vehicular traffic; the new facility instead provides an additional wine tasting option for visitors already in the area. Incremental increases in average vehicular traffic are therefore relatively insignificant.

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

The proposed wine tasting facility will showcase wines produced from Shenandoah Valley fruit. Wine will be produced on the subject property in its on-site winery in Year 2; until the on-site winery is operational, wine will be produced elsewhere in the Shenandoah Valley. From time to time wine may also be produced at a custom crush facility outside of Amador County.

Environmental Setting:

29. Existing Site: The subject property comprises approximately 20 acres of land located roughly 1.1 miles north of Shenandoah School Road, north and east of Plymouth. The property currently supports a single family dwelling and related improvements, and a large pond constructed on a seasonal drainage course. A

portion of the site slopes easterly from Shenandoah Road to the pond and drainage, and the balance slopes westerly toward the pond and drainage. Slopes range from nearly level to roughly 12 percent. Most of the property is currently unimproved, with vegetation consisting primarily of oak woodland and non-native grasses, however much of the property will soon be planted to vineyards. Soils are mapped by the USDA as predominantly Sierra Sandy Loams of granitic parent. Soils are stable, well-drained and deep.

30. Surrounding Properties: Surrounding land uses consist of rural-density agriculture (e.g. vineyards, orchards and/or livestock grazing), and agricultural-residential uses on parcels ranging in size from five acres (north) to 16 acres (west) to 20 acres (south) and 80 acres (east). Surrounding zoning is entirely R1-A.
31. Hazardous Excavations: The presence or absence of mine shafts, tunnels, air shafts or open hazardous excavations has not been confirmed.

Certification:

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

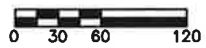
Date: 07-24-20



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



1" = 60'
C.I. = 5'



CONDITIONAL USE PERMIT SITE PLAN for BLOOD GULCH LLC

10690 SHENANDOAH ROAD
PLYMOUTH
AMADOR COUNTY, CALIFORNIA
REVISED JULY, 2020

PARKING DEMAND

TASTING ROOM BUILDING AREA	UNIT RATE	SPACES REQUIRED
3,600 S.F.	1/200 S.F.	18

SPACES REQUIRED: 18
SPACES SHOWN ON SITE PLAN: 33

GENERAL NOTES

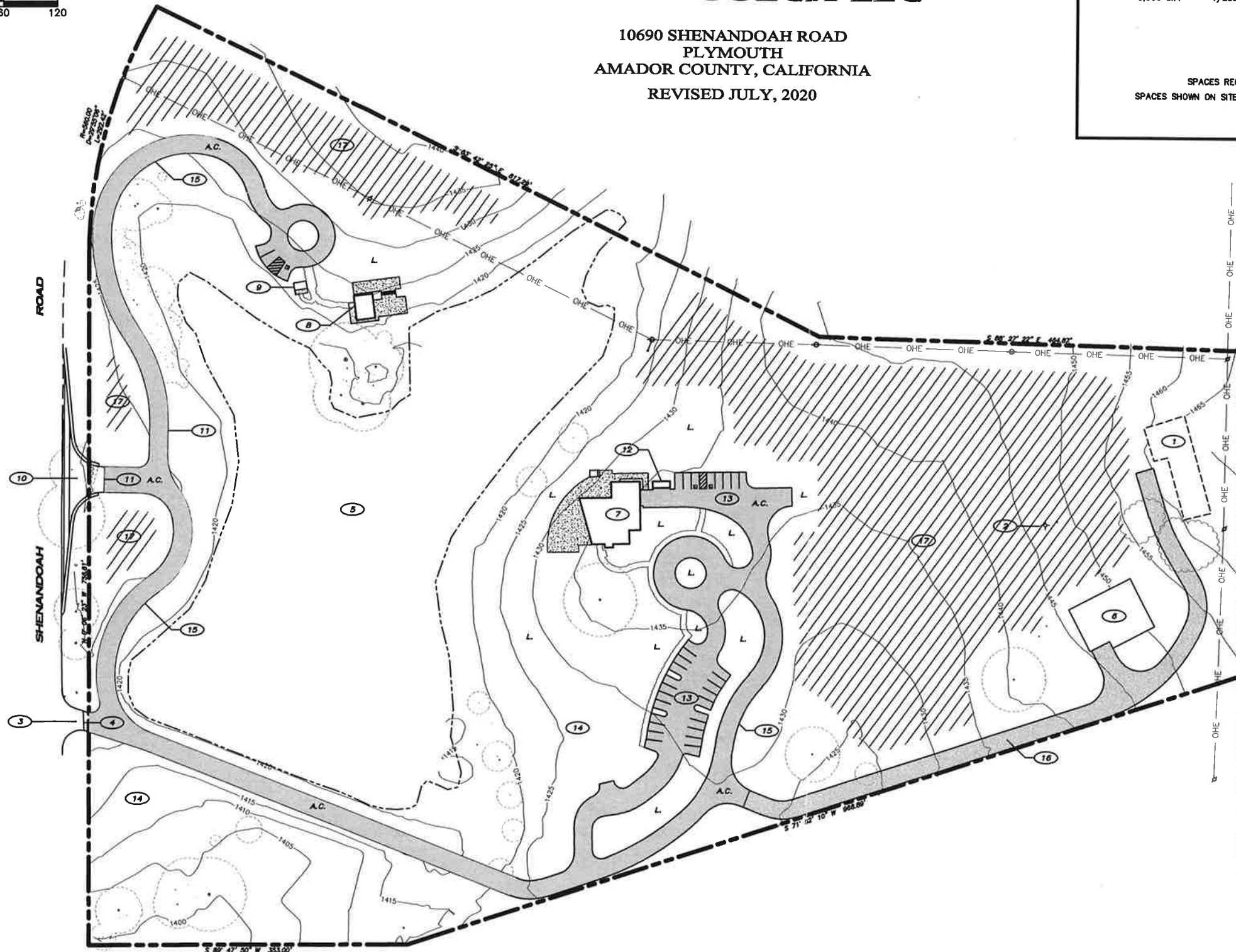
- DEED REFERENCE: IHS. NO. 2018009194
- MAP REFERENCE: 26-M-99 PARCEL 1
- ASSESSOR'S PARCEL NUMBER: 007-070-051
- TOTAL ACREAGE: 20± AC. OVERALL
- TOTAL NUMBER OF PARCELS: 1
- TOTAL NUMBER OF DWELLING UNITS: 1
- EXISTING LAND USE: RESIDENTIAL AGRICULTURE
- PROPOSED LAND USE: RESIDENTIAL AGRICULTURE & WINE TASTING
- EXISTING ZONING: R1A
- PROPOSED ZONING: NO CHANGE
- EXISTING GENERAL PLAN DESIGNATION: AG
- PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
- WATER SUPPLY: ON-SITE DOMESTIC WELL
- SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
- POWER: P.G. & E.
- FIRE PROTECTION: AFPP
- BUILDING SETBACKS: 25' FRONT; 30' SIDE; 30' REAR

SITE PLAN FEATURES

- 1 EXISTING SINGLE FAMILY DWELLING
- 2 EXISTING WELL TO REMAIN
- 3 EXISTING DRIVEWAY ENCROACHMENT TO REMAIN
- 4 EXISTING GATE TO REMAIN (NORMALLY CLOSED)
- 5 EXISTING POND TO REMAIN
- 6 NEW BARN & WINERY
- 7 NEW WINE TASTING FACILITY
- 8 WINE TASTING PAVILION (SEASONAL)
- 9 NEW RESTROOM FACILITY
- 10 NEW DRIVEWAY ENCROACHMENT
- 11 NEW GATE
- 12 TRASH ENCLOSURE
- 13 PARKING & CIRCULATION, TYP., PAVED
- 14 OVERFLOW PARKING, UNPAVED
- 15 ON-SITE CIRCULATION DRIVE, PAVED
- 16 ON-SITE CIRCULATION DRIVE, GRAVEL
- 17 VINEYARDS

LEGEND

- TREE TO REMAIN
- LANDSCAPE AREA
- CONCRETE - NEW AS NOTED
- BUILDING OUTLINE
- OVERHEAD ELECTRIC
- PROPERTY BOUNDARY
- VINEYARDS



CAL STATE ENGINEERING
INCORPORATED

437 BROADWAY JACKSON, CA. 95642
PHONE: (209) 223-1441 FAX: (209)-223-5044

TOPOGRAPHY, BOUNDARY AND BASE SITE PLAN BY
BKF ENGINEERS, 2020

- | | |
|--|----------------------|
| | Initial
<u>kr</u> |
| 1. GIS List. <u>1000</u> ft. Plus _____
(Distance) (Special Instructions: e.g. to end of access road) | |
| 2. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or "SPECIAL INSTRUCTIONS." | <u>kr</u> |
| 3. Project Applicant and Representative(s), if applicable.
email: <u>steve@swason4.com ; Stromero@bdf.com</u> | <u>kr</u> |
| 4. Checked Project file cover for agency distribution. | <u>kr</u> |
| 5. Checked inside file for special requests for notification. | <u>kr</u> |
| 6. Checked old notification list for additional notification. | <u>kr</u> |
| 7. Other - Specify; _____
email: _____
_____ 3 emails on notification list _____
_____ | |

AFFIDAVIT OF SERVICE BY MAIL

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding UP-19; 4-4 Blood Gulch Wine Tasting Room by placing copies in 17 envelopes addressed to: (see attached list). no RIA

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on September 21, 2020 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on September 21, 2020

Signed Krista Rezend

Witness [Signature]

DEPARTMENT OF TRANSPORTATION

DISTRICT 10

P.O. BOX 2048, STOCKTON, CA 95201

(1976 E. DR. MARTIN LUTHER KING JR. BLVD. 95205)

PHONE (209) 948-7325

FAX (209) 948-7164

TTY 711

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a California Way of Life.*

August 14, 2020

Krista Ruesel, Planner
Amador County Planning Department
810 Court Street
Jackson, Ca. 95642

10-AMA-PM 17.220
Blood Gulch Winery
Tasting Room
CUP

Dear Ms. Ruesel,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the application for a Conditional Use Permit (CUP) for Blood Gulch Winery, located at 10690 Shenandoah Road, Plymouth, Ca. 95669, APN 007-070-051. The subject property is located approximately 2.8 miles south of State Route (SR) 49. The 20± acre site is zoned Single-Family Residential and Agricultural. The proposed wine tasting room and retail sale of wine is in conjunction with existing agricultural and other approved uses on the parcel. The tasting room will be located within a new 3,600± sq. ft. structure at the existing Blood Gulch Winery.

Caltrans has the following comments:

Please consider public transit routes and/or connection to this proposed Blood Gulch Wine Tasting and Event Facility in accordance with Senate Bill (SB) 743.

Senate Bill (SB) 743 is changing CEQA analysis of transportation impacts. It requires local land use projects to provide safe transportation systems, reduce per capita Vehicle Miles Traveled (VMT), increase accessibility by mode share of bicycle, pedestrian, and transit travel, and reduce GHG emissions. VMT reduction is necessary to meet the statewide greenhouse gas (GHG) emissions regulations. Caltrans recommends VMT per capita thresholds are 15% below existing regional VMT per capita. Caltrans also recommends establishment of programs or methods to reduce VMT and support appropriate bicycle, pedestrian, and transit infrastructure.

Krista Ruesel
August 14, 2020
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If you have any questions or would like to discuss these comments, please contact Lloyd Clark at (209) 941-1982 (Email: Lloyd.Clark@dot.ca.gov) or me at (209) 941-1947 (Email: kevin.schroder@dot.ca.gov).

Sincerely,

Kevin Schroder

Kevin Schroder, Interim Office Chief
Office of Rural Planning