



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-6254
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

APPLICATION REFERRAL

TO:

Amador Air District	Shingle Springs Band of Miwok Indians**
Building Department	Calaveras Band of Mi-Wuk Indians**
County Counsel	Chicken Ranch Rancheria of Me-Wuk Indians**
Environmental Health Department	Jackson Rancheria Band of Miwok Indians**
Surveying Department	United Auburn Indian Community of the Auburn Rancheria**
Transportation and Public Works Department	Nashville Enterprise Miwok- Maidu-Nishinam Tribe**
Waste Management	Washoe Tribe of Nevada and California**
Sheriff's Office	Ione Band of Miwok Indians**
AFPD	Buena Vista Band of Me-Wuk Indians**
ACTC	
Amador Transit	
Amador Water Agency	
Cal Fire	
CHP	
Caltrans, District 10	
CDFW, Region 2	
Amador LAFCO	

DATE: June 11, 2021

FROM: Ruslan Bratan, Planning Department

PROJECT: Tentative Parcel Map #2891, which proposes to divide 246 acres into 6 parcels between 40 and 45 acres in size. 234 acres are included in Williamson Act contract #305; an additional 12 acres of non-contracted land from and adjacent parcel will be included, in conjunction with a request to rezone said acreage from the A, Agricultural district to the AG, Exclusive Agricultural district. APNs: 011-090-021 and 011-100-031 (12- acre portion).

Owner/Applicant: Vineyard Village Ione, LLC (Fred Ott, Manager)

Supervisorial District: 2

Location: 6601 Sutter Ione Road, Ione, CA 95640

REVIEW: As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the application for completeness during its regular meeting on **Wednesday, June 30, 2020 at 3:00 p.m.** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

**In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.



Delta
Engineering, Inc.
 33 Main Street
 Jackson, CA 95642
 209-223-1441

LETTER OF TRANSMITTAL

DATE: 2/24/21	JOB NO. 190057
ATTENTION:	
RE: Vineyard Village PM 2891	

Amador County Planning Dept.
 810 Court St.
 Jackson, CA 95642

WE ARE SENDING YOU Attached Under separate cover via _____ The following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			Application
1			Agent Authorization
1			Indemnification
2			Environmental Information
2			Grant Deed 2020-0006734-00
2			Grant Deed 2001-0004502-00
			APN map 11-10 & 11-09
			Title Report
			Oak Woodlands Assessment
			Vesting Tentative Parcel Map 11"x17", 8 1/2"x 11", & 24"x 36"
			Agricultural Infrastructure & Objectives Exhibit
			Cultural Resources Investigation-Water Appropriation
			Biological Resources Assessment
			Plan check fees – Public Works \$1,500, check 0102, Environmental Health \$1,860, check 0103, Planning Dept. \$5,956, check 0101, Fire Prevention Dept. \$186, check 1067

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 20 _____ PRINTS RETURNED AFTER LOAN TO US


REMARKS:

COPY: _____ & File _____

SIGNED: _____ Delta Engineering, Inc. _____

**APPLICATION FORM AND CHECKLIST FOR
TENTATIVE PARCEL MAP AND SUBDIVISION MAP**

The following information shall be included with this application:

1. Parcel Map Number 2891
or Subdivision Name and Number _____
2. Subdivider and/or Land Owner Vineyard Village Ione, LLC
Name Fred Ott, Manager
Address 1697 Industrial Road San Carlos, CA 94070
Phone (650) 483-5284
3. Surveyor Delta Engineering, Inc.
4. Assessor Plat Number 011-090-021 & 011-100-031 (Por.)
5. Existing Zoning District AG
6. General Plan Classification AG
7. Date Application Submitted February, 2021
8. Proposed Use of Parcels Sustainable agriculture
9. Special Use Districts (if applicable) _____
10. Source of Water Supply Wells
11. Sewage Disposal System On-site septic systems
12. Signature of Landowner/Applicant See statement
(May provide Statement of Authorization in lieu of signature)
13. Signature of Surveyor  FOR DELTA ENGINEERING, INC.

The following shall be included with this application:

- 14. Thirty-five (35) copies of tentative map. PLEASE FOLD MAPS
15 copies: 18" X 26" in size, folded to 6" X 9½" in size
20 copies: 11" X 17" in size, folded in half
- 15. One (1) copy of Assessor Plat Map.
- 16. Two (2) copies of deed(s).
- 17. Two (2) copies of completed environmental information form (sections 29, 30, 31 require description and photos).
- 18. Two (2) copies of preliminary map report.
- 19. One (1) reduced (8½" X 11") reproduction of tentative map.
- 20. Application Fee (see Fee Schedule).
- 21. Copies of Receipts of Environmental Health Department and Public Works Agency Fees.
- 22. Completed and signed Indemnification Agreement.
- 23. If your project accesses off a State highway, provide encroachment permit or other pertinent information (e.g., a road maintenance agreement if your project accesses from a private road connected to a State highway), or state if no information is available.
- 24. Oak Woodland Study prepared by a Registered Professional Forester pursuant to PRC 21083.4.

Vineyard Village Ione, LLC
1697 Industrial Road San Carlos, CA 94070

February 17, 2021

Amador County Planning Department
810 Court Street
Jackson, CA 95642

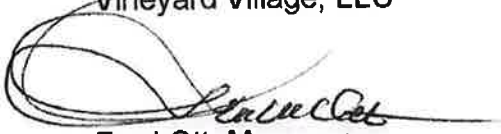
Re: Vineyard Village parcel map application no. 2891
6601 Sutter Ione Road
Amador County APN 011-090-021; 011-110-031 (Por.)

To whom it may concern:

I am the manager for the owner of record of the property known as 6601 Sutter Ione Road; Amador County APN 011-090-021, which is the subject of a current land division application. I hereby grant consent for and authorize Robin D. Peters, P.E. of Delta Engineering, Inc., to represent me before the County and to act as my agent for the purpose of permitting, entitlements and other matters associated with the subject land division application. Please ensure that copies of all relevant correspondence and notifications are forwarded to Mr. Peters for his consideration.

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

Very truly yours,
Vineyard Village, LLC



Fred Ott, Manager

cc: Robin D. Peters, P.E. – Delta Engineering, Inc.

INDEMNIFICATION

Project: Vineyard Village Parcel Map No. 2891

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 County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

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

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

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

Applicant:



Signature

Fred Ott, Manager
Vineyard Village lone, LLC

Owner (if different than Applicant):

Signature

Vesting Tentative Parcel Map No. 2891

ENVIRONMENTAL INFORMATION

General Information

Project Name: Vesting Tentative Parcel Map No. 2891 – Vineyard Village

Applicant & Landowner: Vineyard Village Ione, LLC
Fred Ott, Manager
1697 Industrial Road
San Carlos, CA 94070
(650) 483-5284

Agent: Robin D. Peters, P.E.
Delta Engineering, Inc.
33 Main Street
Jackson, CA 95642
(209) 223-1441
rpeters@deltaengineeringinc.com

Assessor's Parcel No.: 011-090-021; 011-100-031 (Por.)

Existing Zoning District: AG

Existing General Plan: AG

Existing Use of Parcels: Agriculture & rural residential

Proposed Use of Parcels: Sustainable agriculture

Written Project Description

Parcel Map no. 2891 proposes to divide approximately 246 acres of agricultural land into six parcels of roughly 40 acres each. The overall property comprises approximately 234 acres in one parcel (APN 011-090-021) plus additional acreage from APN 011-100-031 which is added via a boundary line adjustment previously approved and extended via Board resolution 2020-164. The property is located on Sutter Ione Road approximately three miles north and east of the City of Ione and one-half mile east of State Route 124.

APN 011-090-021 is subject to a current Agriculture Preserve (Williamson Act) contract. When divided, each of the resulting parcels will apply and qualify for individual Agriculture Preserve contracts. A foundational component of the project is irrigated agricultural infrastructure in the form of water appropriation, storage and irrigation water distribution to each of the resulting parcels. An appropriative right to divert and store 40

acre-feet of water in two reservoirs has been secured; one reservoir exists currently and the second reservoir is scheduled for construction during calendar year 2021. Appropriated water will be delivered to elevated water storage vessels, and a distribution system will deliver water from storage to irrigated agriculture on each parcel. At least 10 acres of land appropriate for irrigated agriculture has been identified on each of the parcels, and the types of sustainable agricultural operations will vary by parcel. Each of the resulting parcels will support sustainable agricultural operations and each parcel will exhibit unique characteristics of an agricultural industry.

1. Site Size: Approximately 246 acres.
2. Square Footage of Existing/Proposed Structures:
 - One single-family dwelling approximately 2,000 s.f. in size
 - Misc. other outbuildings of various size
3. Number of Floors of Construction: N/A
4. Amount of Off-street Parking: N/A
5. Source of Water: Individual on-site domestic wells
6. Sewage Disposal: Individual on-site septic systems
7. Plans: N/A
8. Proposed Scheduling of Construction: N/A
9. Phasing: Final maps may be recorded in phases with phase boundaries to be driven by market conditions.
10. Associated Projects: None
11. Land Division Project: See attached Vesting Tentative Parcel Map and associated Agricultural Infrastructure & Objectives Exhibit

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

YES NO

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features of any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale or character of general area of project. |

- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes or odors in the vicinity.
- 22. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.

Ground slopes on the subject property vary, with many areas greater than 10 percent.

- 25. Use or disposal of potentially hazardous materials such as toxic substances, flammables or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

Environmental Setting

29. Existing Site: The project comprises approximately 246 acres of agricultural land located on Sutter Lone Road approximately three miles north and east of the City of Lone. The project site currently supports a single-family dwelling and several small outbuildings, together with associated residential infrastructure and improvements (well, septic system, power, etc.). The site slopes gently to moderately, with slopes ranging from nearly level to over 30 percent. Vegetative cover consists primarily of stands of blue oak, gray pine and non-native grasses.

Soils are mapped by the USDA as those of the Auburn, Exchequer and Supan series. Auburn series soils are well drained silt loams of amphibolite schist parent. Exchequer series soils are somewhat excessively drained silt loams of metasedimentary parent. Supan series soils are well-drained loams and clay loams of conglomerate parent.

30. Surrounding Properties: Surrounding land uses consist of rural-density agriculture and residential agriculture (north, south, east and west). Surrounding property sizes range from approximately 17 acres (west) to more than 250 acres (north).
31. Hazardous Excavations: The presence or absence of mine shafts, tunnels, air shafts or open hazardous excavations has not been confirmed.

Proposed Improvements

Agricultural improvements including a new water storage reservoir, water storage tanks, water transmission pumps and piping, and water distribution are proposed to serve the irrigated agricultural areas on each of the resulting parcels. Each of the parcels will in turn support on-site agricultural improvements including irrigation, trellising, fencing and the like; individual improvements will vary between parcels.

Military Installations & Airspace Considerations

The project site is not located within 1000' of a military installation, beneath a low-level flight path, or within special use airspaces.

**BIOLOGICAL RESOURCES ASSESSMENT
FOR THE 235± ACRE
FRED OTT PROPERTY**

Amador County, California

Prepared For:

Fred Ott
P.O. Box 992
Shingle Springs, CA 95682
(530) 677-8440

Prepared By:



north
fork associates

1449 Lincoln Way
Auburn, California 95603
(530) 887-8500

July 12, 2001

BIOLOGICAL RESOURCES ASSESSMENT FOR THE 235± ACRE FRED OTT PROPERTY

Amador County, California

INTRODUCTION

On behalf of Fred Ott, North Fork Associates has conducted a Biological Resources Assessment and rare plant survey on the 235± acre Fred Ott Property. This analysis was conducted to satisfy the requirements in the June 12, 2000 letter from the State Water Resources Control Board, Division of Water Rights, which details concerns regarding special status plant and animals species. The letter was in response to the water rights application submitted by Fred Ott and Morlan Engineering.

The site is located approximately ½ mile east of State Highway 124 on Sutter-Ione Road. Sutter-Ione Road forms the southern boundary of the property. This location corresponds to the northeast portion of Section 17, Township 6 North, Range 10 East of the Irish Hill and Ione, California USGS 7.5 minute topographic quadrangles (Figure 1). Coordinates to the approximate center of the project site are: 38°22'40" N and 120°53'50" W.

Setting

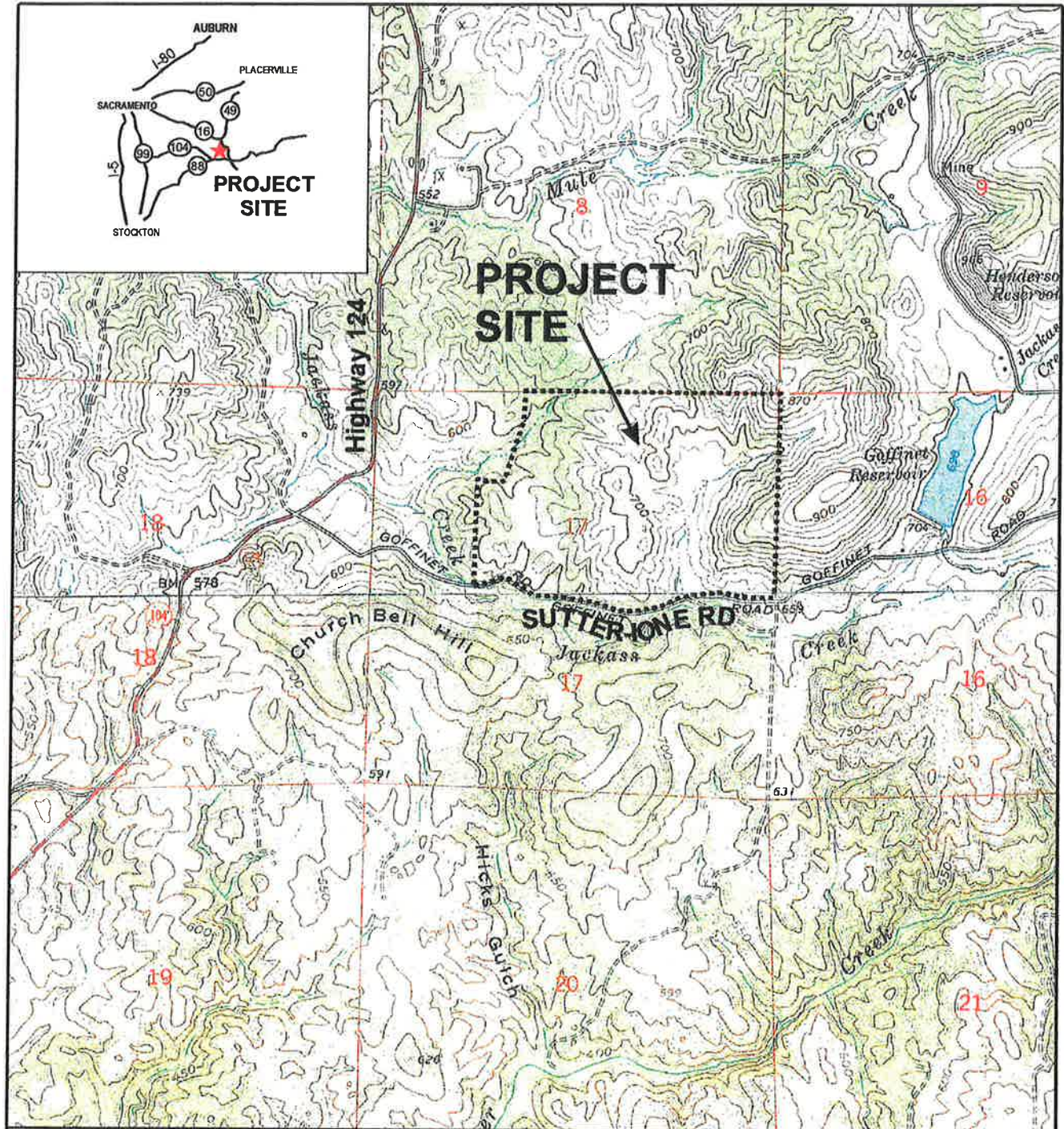
The project site is located in the foothills of the western slope of the Sierra Nevada mountains. Typical natural vegetation in the foothills consists of annual grasslands, oak woodlands, pine-oak woodlands, and riparian corridors. Land use in the area is primarily open pasture lands. The climate in the project area is characteristically Mediterranean with hot, dry summers and cool, rainy winters. Average precipitation is approximately 25 inches per year.

The entire property site is rolling foothill terrain. The elevation on site ranges from approximately 580 feet at the southwestern corner to about 860 feet along the central eastern property boundary. According to California USGS geological maps, the site is underlain by a Jurassic volcanic rock of the Gopher Ridge Volcanic series (JgO on USGS geological maps).

Biological Resource Assessment Objectives

As a condition of the state granting a water rights approval, the applicant is required to conduct adequate biological surveys to determine the presence or absence of special status species. The objectives of this report are to:

- Identify and describe the biological communities present on the project site
- Conduct rare plant survey for regionally occurring special status species
- Record plant and animal species observed on the project site
- Evaluate and identify special status animal species observed or potentially occurring within the project boundaries



0 1000 2000
Approximate scale in feet



Basemap: Irish Hill and Lone
USGS 7.5 minute
topographic quadrangles

Figure 1
**VICINITY AND
LOCATION MAP**
Fred Ott Property
Amador County, California

METHODOLOGY

Literature Review

The following publications were reviewed to provide information on life history, habitat requirements, distribution, and conservation status of regionally occurring plant and animal species – *The Inventory of Rare and Endangered Vascular Plants of California* (California Native Plant Society 1994), *The Jepson Manual, Higher Plants of California* (Hickman 1993), *California Birds: Their Status and Distribution* (Small 1994), *California's Wildlife, Volumes I-III* (Zeiner et al. 1988, 1990a, 1990b) *Amphibian and Reptile Species of Special Concern in California* (Jennings and Hayes 1994), *Lives of North American Birds* (Kaufman 1996), *A Field Guide to Western Reptiles and Amphibians* (Stebbins 1985), and *A Field Guide to Western Birds* (Peterson 1990).

In addition to the standard literature noted above, we obtained an May 2001 color aerial photograph of the project site and surrounding area. The aerial photo was used to identify habitat types and help direct the survey effort to those areas of greatest potential to support special status species.

Natural Diversity Data Base

The California Department of Fish and Game's (CDFG) Natural Diversity Data Base (NDDDB) (CDFG 1999) contains records of reported occurrences of rare native species and unique natural communities. Legal status, observation dates, locations, habitats, ecological descriptions, and population data are available through the database.

Prior to the field assessment, the NDDDB was queried for any reported occurrences of special status species within the Irish Hill & Ione, California 7.5 minute USGS topographic quadrangles and the ten closest adjoining topographic quadrangles (approximately 650 square miles).

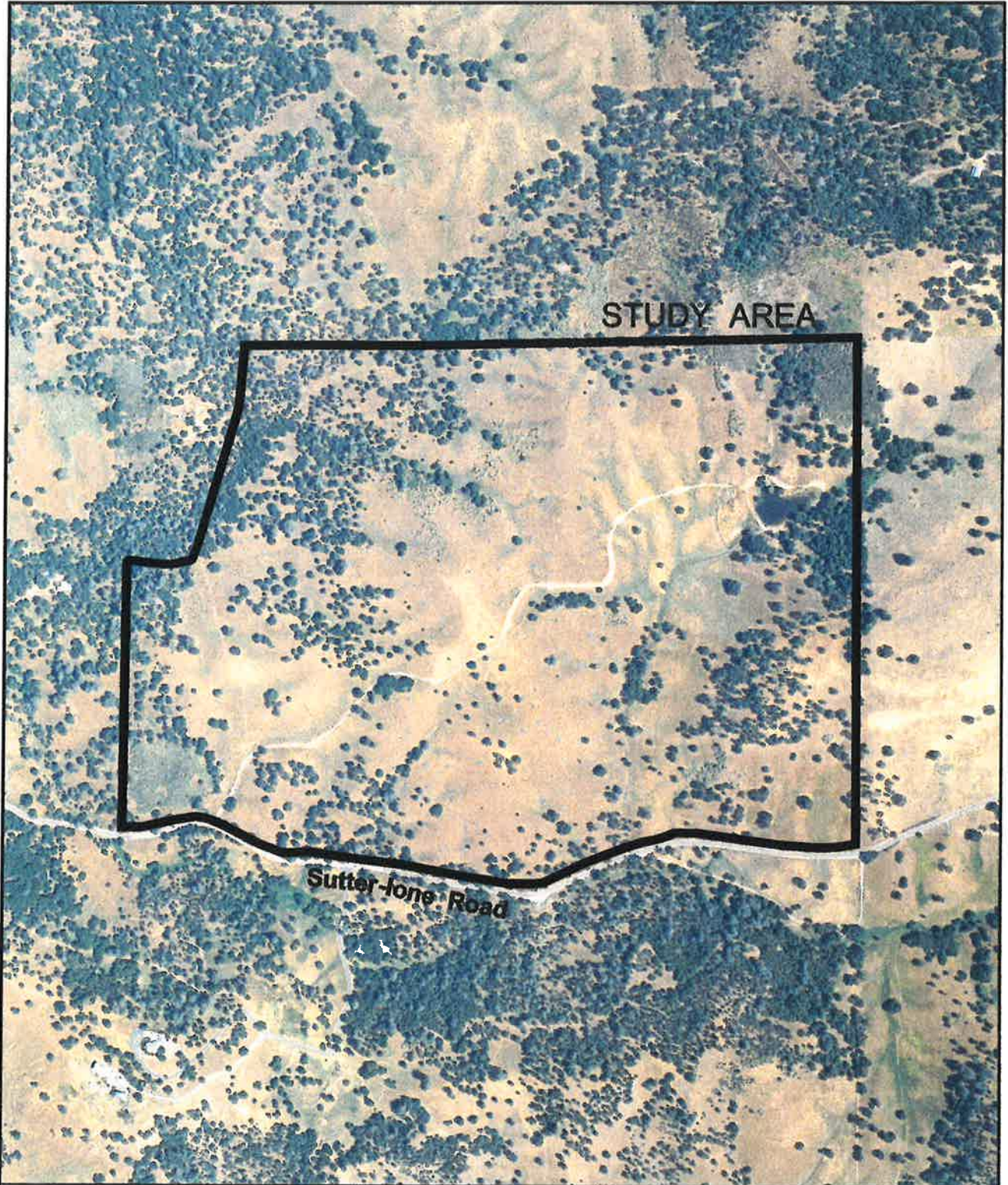
Field Survey

The field survey was conducted by Jeff Glazner (Botanist/Wetlands Specialist), Bob L. Jones (Wildlife Ecologist), and G. Fred Hrusa, PhD (Botanist) on June 7, 2001. Assessment surveys were conducted by walking meandering transects across the project site, emphasizing those habitats with the highest likelihood of supporting special status species. Habitat types and other field data were noted and mapped on the aerial photograph (Figure 2). Plant species were identified in the field. If this was not possible, the plant was collected and identified in the laboratory using a dissecting microscope. Animal species were recorded as seen.

BIOLOGICAL COMMUNITIES

The biological communities described in this section include a characterization of the plant communities (vegetation) and wildlife associated with these communities (Figures 3 & 4). Acreage by habitat type is listed in Table 1.

Plant communities were mapped on the aerial photo while conducting the field survey. Habitat lines are based on natural, discrete vegetation breaks. Criteria considered when mapping plant



0 800
Approximate scale in feet



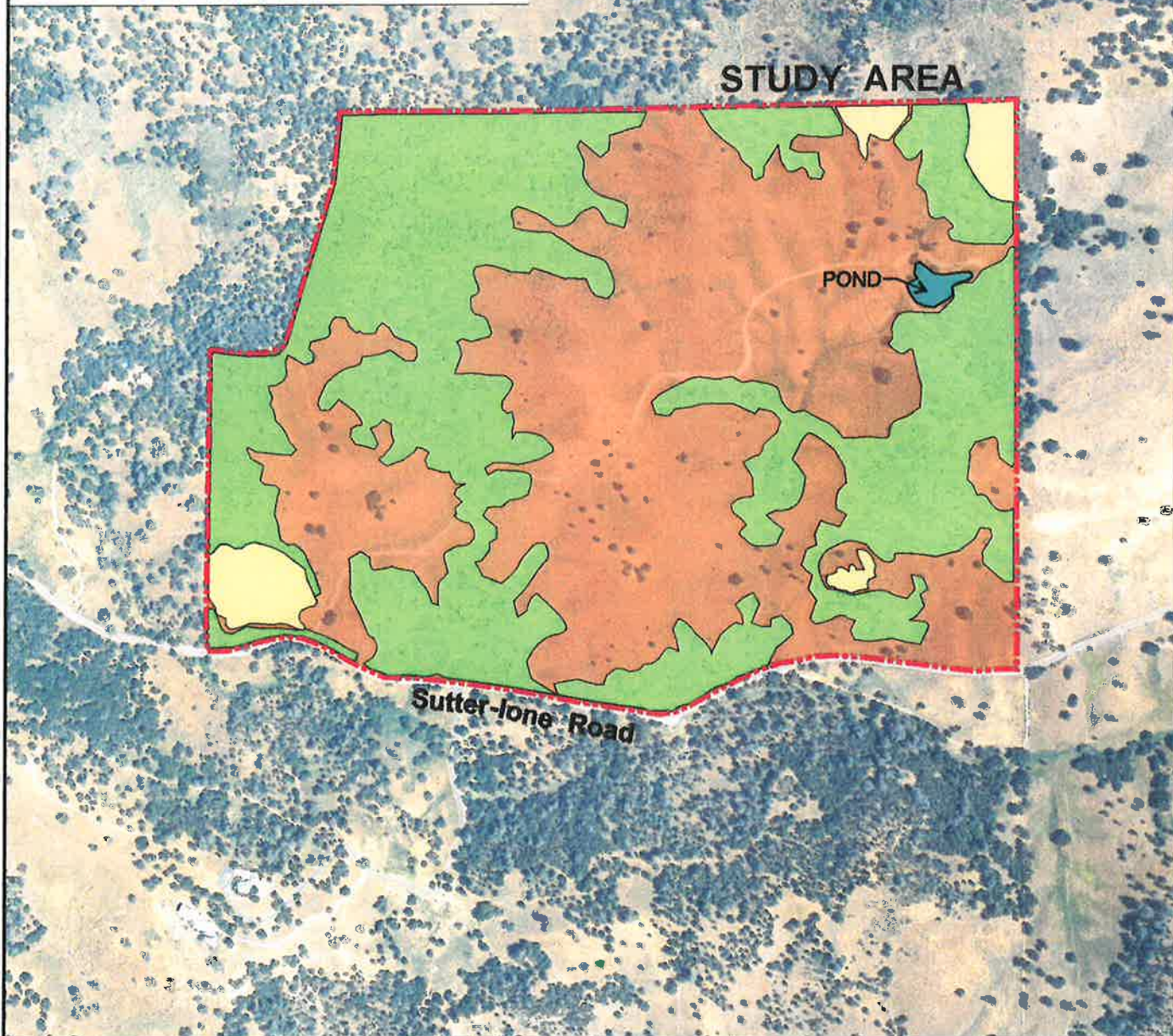
Photo Date: May, 2001
by Geomagery

Figure 2

AERIAL PHOTO
Fred Ott Property
Amador County, California

HABITAT TYPES

		<u>Acreage</u>
	Oak Woodland	96
	Chaparral	7
	Grassland	131
	Pond	1



0 800
Approximate scale in feet



Photo Date: May, 2001
by Geolmagery

Figure 3

HABITAT MAP
Fred Ott Property
Amador County, California



4.1 Pond, with Oak Woodland in background.



4.2 Annual Grassland and Oak Woodland habitat.



4.3 Annual Grassland with Oak Woodland in background and small portion of Chaparral in foreground.



Photo Date: May 2001

Figure 4

SITE PHOTOS
Fred Ott Property
Amador County, California

communities include dominant species composition, relative abundance, structure, seral stages, physiographic criteria, and species distribution.

Table 1. Acreage of Biological Communities on the Project Site

Community/Habitat Type	Acreage Present
Annual Grassland	131
Oak Woodland	96
Chaparral	7
Pond	1
Total	235

Annual Grassland

Vegetation. The property contains approximately 131 acres of annual grassland habitat; more than half of the project site. The annual grasslands on site are dominated by common introduced Mediterranean species such as soft brome (*Bromus hordeaceus*), ripgut brome (*B. diandrus*) wild oat (*Avena fatua*) and rose clover (*Trifolium hirtum*), but there is a significant component of dicotyledonous weeds with a number of known pest species, such as yellow star thistle (*Centaurea solstitialis*), tocalote (*Centaurea melitensis*), Italian thistle (*Carduus pycnocephalus*) and the grass medusa-head (*Taeniatherum caput-medusae*).

Wildlife. Annual grassland provides foraging and reproductive habitat for a wide variety of invertebrate and vertebrate animals and their associated predators. Grasslands are utilized by insectivorous, granivorous (seed-eaters), and graminivorous (grass-eaters) animals – particularly birds and mammals. Animals observed during field evaluations included California quail (*Callipepla californica*), turkey vulture (*Cathartes aura*) [overhead], red-tailed hawk (*Buteo jamaicensis*) [overhead], black-tailed hare (*Lepus californicus*), American robin (*Turdus migratorius*), and western kingbird (*Tyrannus verticalis*).

Oak Woodland

Vegetation. The oak woodland on site (96 acres) consists primarily of blue oak (*Quercus douglasii*) and interior live oak (*Q. wislizenii*), with a scattering of foothill pine (*Pinus sabiniana*). The understory is composed of small, shrubby oaks, toyon (*Heteromeles arbutifolia*), with chamise (*Adenostoma fasciculatum*) and hollyleaf redberry (*Rhamnus ilicifolia*) growing along the woodland margins. The herbaceous layer throughout the entire woodland contains many of the same grass and forbs species noted in the annual grassland habitat.

Wildlife. Oak woodland offers wildlife a number of important resources including food (acorns), breeding sites, and roosting cover and the value to wildlife is generally high in healthy oak woodlands. Animals observed in the oak woodland habitat during field evaluations included western scrub jay (*Aphelocoma californica*), mourning dove (*Zenaida macroura*), western bluebird (*Sialia mexicana*), white-breasted nuthatch (*Sitta carolinensis*), Bullock's oriole (*Icterus bullockii*), mule deer (*Odocoileus hemionus*), striped skunk (*Mephitis mephitis*), and western fence lizard (*Sceloporus occidentalis*).

Chaparral

Vegetation. This plant community occupies approximately 7 acres of the project site. Four chaparral units are identified around the property all of which are dominated by chamise. Mixed with the chamise is toyon, buckbrush (*Ceanothus cuneatus*), hollyleaf redberry, poison oak (*Toxicodendron diversilobum*), and sticky monkeyflower (*Mimulus aurantiacus*). The chaparral areas were a major focus of the rare plant survey as they have the highest likelihood of supporting the target special status species. Much of the chaparral was so dense that we had to crawl under and through the chamise. The dense chamise areas had little understory and was actually poor habitat for the target species. The edges and transition areas provided the best habitat for potential target species occurrence.

Wildlife. Although animal diversity in chaparral is quite low, the Sierran foothill chaparral communities do provide cover for animals. Animals most likely to utilize chaparral habitat are rodents, a few bird species, and their attendant predator species. Animals observed during field evaluations included California thrasher (*Toxostoma redivivum*), northern mockingbird (*Mimus polyglottos*), and California quail.

Pond

Vegetation. The pond is lined with several emergent species including broadleaf cattails (*Typha latifolia*), needle spikerush (*Eleocharis acicularis*), common spikerush (*Eleocharis macrostachya*), dense boisduvalia (*Epilobium densiflorum*), western mannagrass (*Glyceria occidentalis*), annual beard-grass (*Polypogon monspeliensis*), water buttercup (*Ranunculus aquatilis*), and water cress (*Rorippa nasturtium-aquaticum*). Open water areas near the edge support duckweed (*Lemna* sp) and pondweed (*Potamogeton* sp).

Wildlife. About one-third of all wildlife observations on the property were made in the vicinity of the pond. For obvious reasons, the presence of permanent water is a magnet to wildlife. Animal species observed in and around the pond included bullfrog (*Rana catesbeiana*), mountain garter snake (*Thamnophis elegans*), western toad (*Bufo boreas*) (seen 20 meters northwest of the pond), black phoebe (*Sayornis nigricans*), great blue heron (*Ardea herodias*), tree swallow (*Tachycineta bicolor*), and killdeer (*Charadrius vociferus*). Bullfrog concentrations were unusually high.

Plant and Animal Observations

Tables 2 and 3 below list all the plant and animal species (including conspicuous invertebrates) observed on the project site on June 7, 2001.

Table 2. Plant Species Observed During Field Evaluations

Scientific Name*	Common Name
<i>Achillea millefolium</i>	yarrow
<i>Adenostoma fasciculatum</i>	chamise
<i>Aesculus californica</i>	California buckeye
<i>Aira caryophylla</i>	silver hairgrass
<i>Anthriscus caucalis</i>	bur-chervil
<i>Arctostaphylos manzanita</i>	common manzanita

<i>Scientific Name*</i>	<i>Common Name</i>
<i>Avena fatua</i>	wild oat
<i>Brachypodium distachyon</i>	purple false-brome
<i>Briza minor</i>	little quaking-grass
<i>Brodiaea elegans</i> ssp. <i>elegans</i>	harvest brodiaea
<i>Bromus diandrus</i>	riggut brome
<i>Bromus hordeaceus</i>	soft brome
<i>Bromus madritensis</i>	compact brome
<i>Calochortus</i> sp.	mariposa lilies
<i>Carduus pycnocephalus</i>	Italian thistle
<i>Carex</i> sp.	sedge
<i>Ceanothus cuneatus</i>	buckbrush
<i>Centaurea melitensis</i>	toocalote
<i>Centaurea solstitialis</i>	yellow star thistle
<i>Centaureum muehlenbergii</i>	Muhlenberg's centaury
<i>Chlorogalum pomeridianum</i>	soaproot
<i>Cirsium vulgare</i>	bull thistle
<i>Cynodon dactylon</i>	bermuda grass
<i>Cynosurus echinatus</i>	bristly dogstailgrass
<i>Daucus pusillus</i>	rattlesnake weed
<i>Eleocharis acicularis</i>	needle spikerush
<i>Eleocharis macrostachya</i>	common spikerush
<i>Epilobium densiflorum</i>	dense boisduvalia
<i>Eremocarpus setigerus</i>	turkey mullein
<i>Eriodictyon californicum</i>	California yerba santa
<i>Erodium botrys</i>	filaree
<i>Erodium cicutarium</i>	redstem stork's bill
<i>Filago gallica</i>	Mediterranean herba impia
<i>Galium aparine</i>	common bedstraw
<i>Galium parisiense</i>	wall bedstraw
<i>Galium porrigens</i>	graceful bedstraw
<i>Glyceria occidentalis</i>	western mannagrass
<i>Gnaphalium californicum</i>	California everlasting
<i>Heteromeles arbutifolia</i>	toyon
<i>Hordeum marinum</i>	Mediterranean barley
<i>Hordeum murinum</i>	smooth barley
<i>Horkelia californica</i> ssp. <i>dissita</i>	horkelia
<i>Hypochoeris glabra</i>	smooth cat's ear
<i>Juncus occidentalis</i>	western rush
<i>Lemna</i> sp.	duckweed
<i>Leontodon taraxacoides</i> ssp. <i>taraxacoides</i>	lesser hawkbit
<i>Leymus triticoides</i>	creeping rye-grass
<i>Lolium multiflorum</i>	Italian rye-grass
<i>Lonicera interrupta</i>	chaparral honeysuckle
<i>Lotus purshianus</i> var. <i>purshianus</i>	Spanish clover
<i>Lotus scoparius</i>	deerweed
<i>Lythrum hyssopifolia</i>	hyssop loosestrife
<i>Marah fabaceus</i>	wild-cucumber
<i>Melica californica</i>	California melic
<i>Mentha arvensis</i>	wild mint
<i>Mentha pulegium</i>	pennyroyal
<i>Mimulus aurantiacus</i>	sticky monkeyflower
<i>Navarretia pubescens</i>	purple navarretia
<i>Paspalum dilatatum</i>	dallis grass
<i>Pellaea andromedifolia</i>	coffee fern
<i>Pellaea mucronata</i>	bird's-foot fern

Scientific Name*	Common Name
<i>Pentagramma triangularis</i>	gold-black fern
<i>Phacelia tanacetifolia</i>	tansy-leaved phacelia
<i>Phoradendron villosum</i>	oak mistletoe
<i>Pinus sabiniana</i>	foothill pine
<i>Plantago lanceolata</i>	English plantain
<i>Polygonum punctatum</i>	punctate smartweed
<i>Polypogon monspeliensis</i>	annual beard-grass
<i>Potamogeton</i> sp.	pondweed
<i>Pterostegia drymarioides</i>	woodland pterostegia
<i>Quercus douglasii</i>	blue oak
<i>Quercus wislizenii</i>	interior live oak
<i>Ranunculus aquatilis</i>	water buttercup
<i>Ranunculus muricatus</i>	spiny buttercup
<i>Rhamnus ilicifolia</i>	hollyleaf redberry
<i>Rhamnus tomentella</i>	coffeeberry
<i>Rorippa nasturtium-aquaticum</i>	water cress
<i>Rubus discolor</i>	Himalayan blackberry
<i>Rumex conglomeratus</i>	clustered dock
<i>Rumex crispus</i>	curly dock
<i>Rumex pulcher</i>	fiddle dock
<i>Sambucus mexicana</i>	blue elderberry
<i>Scrophularia californica</i>	California figwort
<i>Silene gallica</i>	windmill pink
<i>Silybum marianum</i>	milk thistle
<i>Solanum xanti</i>	purple nightshade
<i>Sonchus asper</i> ssp. <i>asper</i>	prickly sow thistle
<i>Spergularia rubra</i>	red sandspurry
<i>Taeniatherum caput-medusae</i>	medusa-head
<i>Torilis arvensis</i>	field hedge-parsley
<i>Torilis nodosa</i>	knotted hedge-parsley
<i>Toxicodendron diversilobum</i>	poison oak
<i>Trifolium dubium</i>	shamrock
<i>Trifolium hirtum</i>	rose clover
<i>Trifolium microcephalum</i>	small head field clover
<i>Trifolium willdenovii</i>	tomcat clover
<i>Triteleia laxa</i>	Ithuriel's spear
<i>Typha latifolia</i>	broadleaf cattail
<i>Verbascum blattaria</i>	moth mullein
<i>Vulpia myuros</i>	rattail fescue

*Plant species identifications and nomenclature follow the *Jepson Manual* (Hickman 1993)

Table 3. Animal Species Observed During Field Evaluations

Scientific Name*	Common Name
Birds	
<i>Aphelocoma californica</i>	western scrub jay
<i>Ardea herodias</i>	great blue heron
<i>Buteo jamaicensis</i>	red-tailed hawk
<i>Callipepla californica</i>	California quail
<i>Cathartes aura</i>	turkey vulture
<i>Charadrius vociferus</i>	killdeer
<i>Icterus bullockii</i>	Bullock's oriole
<i>Melanerpes formicivorus</i>	acorn woodpecker

Scientific Name*	Common Name
Birds	
<i>Mimus polyglottos</i>	northern mockingbird
<i>Psaltriparus minimus</i>	bushtit
<i>Sialia mexicana</i>	western bluebird
<i>Sayornis nigricans</i>	black phoebe
<i>Sitta carolinensis</i>	white-breasted nuthatch
<i>Tachycineta bicolor</i>	tree swallow
<i>Toxostoma redivivum</i>	California thrasher
<i>Turdus migratorius</i>	American robin
<i>Tyrannus verticalis</i>	western kingbird
<i>Zenaida macroura</i>	mourning dove
Mammals	
<i>Lepus californicus</i>	black-tailed hare (jackrabbit)
<i>Mephitis mephitis</i>	striped skunk
<i>Odocoileus hemionus</i>	mule deer
Amphibians	
<i>Bufo boreas</i>	western toad
<i>Rana catesbeiana</i>	bullfrog
Reptiles	
<i>Sceloporus occidentalis</i>	western fence lizard
<i>Thamnophis elegans ssp. elegans</i>	mountain garter snake
Invertebrates	
<i>Anax junius</i>	common green darner dragonfly
<i>Apis mellifera</i>	honey bee
<i>Argia vivida</i>	vivid dancer damselfly
<i>Bombus sp.</i>	bumble bee
<i>Hippodamia convergens</i>	convergent ladybird beetle
<i>Libellula lydia</i>	common whitetail dragonfly
<i>Libellula saturata</i>	flame skimmer dragonfly
<i>Pachydiplax longipennis</i>	blue dasher dragonfly
<i>Sympetrum corruptum</i>	variegated meadowhawk dragonfly

*Avian nomenclature follows the A.O.U. Checklist of North American Birds (1998)

*Mammalian nomenclature follows Williams (1998)

*Reptilian and amphibian nomenclatures follows Collins (1997)

SPECIAL STATUS SPECIES ASSESSMENT

For purposes of this report, "special status" has been defined as any species that falls into one of the categories listed below:

- Listed as endangered or threatened under the federal Endangered Species Act (or formally proposed for listing)
- Listed as endangered or threatened under the California Endangered Species Act (or proposed for listing)
- Designated as rare, protected, or fully protected pursuant to California Fish and Game Code

- Designated as a Species of Special Concern by the California Department of Fish and Game (CDFG)
- Designated as a Sensitive Species by either the U.S. Forest (USFS) or the Bureau of Land Management (BLM)
- Designated as a Species of Management Concern by the U.S. Fish and Wildlife Service (USFWS)
- Plants or animals that meet the definitions of rare or endangered under the California Environmental Quality Act (CEQA)
- Plants listed as rare under the California Native Plant Protection Act
- Plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered in California (Lists 1B and 2)

Results of the NDDDB query revealed that 26 special status plant and animal species were reported to occur within the area of the Irish Hill and Ione, California 7.5' USGS topographic quadrangles and the ten surrounding quadrangles.

Utilizing a combination of this query, pertinent scientific literature, and field evaluations, a total of 9 special status species were judged to have a potential to grow, nest, or otherwise occupy the site for all, or at least part, of their life cycle (CDFG 2001a, 2001b) (Table 4).

TABLE 4. Special Status Species Potentially Occurring on the Project Site

Species	Federal	State	CNPS	Habitat	Potential for Occurrence
Plants					
Ione Manzanita <i>Arctostaphylos myrtifolia</i>	FT	none	1B	chaparral	Not Found. The Ione Formation does not exist on the site. Not observed during June survey.
Ione Buckwheat <i>Eriogonum apricum</i> var. <i>apricum</i>	FE	CE	1B	Ione Formation chaparral	Not Found. The Ione Formation does not exist on the site. Not observed during June survey.
Irish Hill Buckwheat <i>Eriogonum apricum</i> var. <i>prostratum</i>	FE	CE	1B	Ione Formation chaparral	Not Found. The Ione Formation does not exist on the site. Not observed during June survey.
Parry's Horkelia <i>Horkelia parryi</i>	none	none	1B	Ione Formation chaparral	Not Found. The Ione Formation does not exist on the site. Not observed during June survey.

Birds					
Prairie Falcon <i>Falco mexicanus</i>	none	CSC	--	grasslands, oak savannas, and agricultural land	Low Potential. Site contains some rocky outcrops, but are too small for special status breeding birds. Not observed during field investigations.
Amphibians					
Foothill Yellow-legged Frog <i>Rana boylei</i>	none	CSC	--	shallow, rocky streams	Unlikely. No suitable habitat located on site. Not seen or heard during field surveys.
California Tiger Salamander <i>Ambystoma californiense</i>	none	CSC	--	annual grassland vernal pools and ponds	Unlikely. Pond on site is a marginal feature at best. Not observed during field surveys.
Reptiles					
Western Pond Turtle <i>Clemmys marmorata</i>	none	CSC	--	ponds and slow moving streams	Moderate Potential. Suitable habitat exists in the pond. Not observed during surveys.
Invertebrates					
Valley Elderberry Longhorn Beetle <i>Desmocerus californicus dimorphus</i>	FT	none	--	elderberry shrubs	Future potential exists if elderberry plant grows larger.

Federal: FE = endangered FT =Threatened
State: CE = endangered CSC = California species of special concern
CNPS: List 1B = Rare, threatened, or endangered in California and elsewhere

The "Potential for Occurrence" column in Table 4 may be defined as follows:

- **Low Potential** - The project site and/or the immediate adjoining area contains low quality or marginal habitat for a given species. Potential may also be considered low if the organism is rare in the region even though suitable habitat exists on site.
- **Moderate Potential** - The project site and/or the immediate adjoining area contains habitat suitable for a given species. Potential is also considered moderate if a particular species is observed on site even though the habitat conditions are less the ideal.
- **High Potential** - The project site and/or immediate adjoining area contains excellent habitat and the species in question is known to occur in the area or has been observed on site during field evaluations.
- **Unlikely** - The project site and immediate area do not support suitable habitat or the site is outside the species current distribution.
- **Not Found** - Determinate survey conducted and species not found on the project site.

Plants

Special-status plant taxa in the region of Ione are restricted to the Ione Formation. This formation does not occur on the Fred Ott property, and this survey confirmed that no special-status plant taxa are present on the site.

Amphibians

The California tiger salamander and the foothill yellow-legged frog are unlikely to breed on the site as the conditions in the pond are unsuitable for developing larvae. The presence of known larval and adult predators such as bullfrogs (observed), great blue heron (observed), and garter snakes (observed) all located in and around a single pond make reproductive success for these species questionable. It is also our understanding that the pond is now or will be stocked with Centrarchid fishes (sunfish, basses, etc.) and these species are known to readily feed on amphibian larvae.

The California red-legged frog (*Rana aurora draytonii*) was not included on the potentially occurring special status species list because there are no records of recent occurrence in the area. According to the U.S. Fish & Wildlife's *Draft Recovery Plan for the California Red-legged Frog* (2000) there are no extant populations within a 25 mile radius of the project site. The closest occurrence is in Weber Creek, El Dorado County.

Birds

The tricolored blackbird (*Agelaius tricolor*) was not included in the special status species table because there is no appropriate breeding sites located within the property boundaries. The cattails growing around the pond are too immature and sparse to support a colony of breeding birds at this time.

Besides the bird species addressed above in the table above, all raptors (birds of prey), including relatively common species, and their nests are protected according to California Fish and Game Code, Section 3503.5 and the federal Migratory Bird Treaty Act of 1918. Preconstruction surveys for nesting raptors and other special status birds are typically required for CEQA compliance.

Other

One elderberry plant was observed on the project site at the edge of the wetland swale above the pond near the property line. The plant was heavily grazed and lacked sizeable stems (no live stems greater than 1" at ground level). The plant does not currently represent potential habitat for the valley elderberry longhorn beetle, but may in the future.

SUMMARY

The 235± acre Fred Ott Property site contains a mixture annual grassland, oak woodland, and chaparral. The annual grassland on site contains common, mostly non-native grasses and forbs. The woodland is composed mainly of blue oak and interior live oak with a few foothill pines scattered around the site. All chaparral areas on site are composed almost entirely of chamise.

The project site contains habitat of varying degrees of suitability for 9 special status species including 4 plant and 5 animal species. Determinate surveys for potentially occurring special status plant

species were made and none were found. We conclude that the site does not support any special status plant species. We did not observe any special status animal species during our field survey. The aquatic systems on the project site are minimal. The drainage swale flowing through the site carries little water and is not habitat for either California red-legged or foothill yellow-legged frogs. The pond contains abundant bullfrogs. The site contains many large oak and foothill pine trees that could support nesting raptors. If large oaks are to be removed during construction and during the nesting period, the California Department of Fish and Game requires a survey for nesting raptors. If any are found, the active nests(s) are avoided until the young fledge.

REFERENCES

- American Ornithologists' Union. 1998. The A.O.U. Check-list of North American Birds, Seventh Edition. 829 pp.
- California Department of Fish and Game. 1999. Natural Diversity Data Base Report for the Irish Hill, Ione, Jackson, Wallace, Amador City, Valley Springs, Goose Creek, Latrobe, Carbondale, Folsom SE, Clements, and Fiddletown USGS 7.5 minute topographic quadrangles. Sacramento, California.
- California Department of Fish and Game, Natural Diversity Data Base. January 2001a. Special Animals List. Sacramento, California. 46 pp.
- California Department of Fish and Game, Natural Diversity Data Base. January 2001b. Special Plants List. Sacramento, California. 150 pp.
- California Native Plant Society. 1994. Inventory of Rare and Endangered Vascular Plants of California (Fifth Edition). M. W. Skinner and B. M. Pavlik (eds.). California Native Plant Society, Sacramento, California. 338 pp.
- Collins, J.T. 1997. Standard common and current scientific names for North American amphibians and reptiles. SSAR, Herpetological Circular No. 25.
- Hickman, J. (ed). 1993. The Jepson Manual, Higher Plants of California. University of California Press, Berkeley. 1,400 pp.
- Jennings, M. R. and M. P. Hayes. 1994. Amphibian and Reptile Species of Special Concern in California. California Department of Fish and Game. Rancho Cordova, California. 255 pp.
- Kaufmann, K. 1996. Lives of North American Birds. Houghton Mifflin Company, Boston. 675 pp.
- Peterson, R. T. 1990. A Field Guide to Western Birds. Houghton Mifflin, Boston, Ma. 432 pp.
- Small, Arnold. 1994. California Birds: Their Status and Distribution. Ibis Publishing Company. Vista, California. 342 pp.
- Stebbins, R.C. 1985. A Field Guide to Western Reptiles and Amphibians. Houghton Mifflin Company. Boston, MA. 336 pp.

- U.S. Fish and Wildlife Service. 2000. Draft Recovery Plan for the California Red-legged Frog (*Rana aurora draytonii*). U.S. Fish and Wildlife Service, Portland, Oregon. 258 pp.
- Williams, D.F. 1998. Checklist of California mammals. California State University, Stanislaus. Turlock, CA.
- Zeiner, D.C., W.F. Laudenslayer Jr., K.E. Mayer, and M. White (eds). 1988. California's Wildlife, Volume I, Amphibians and Reptiles. California Department of Fish and Game. Sacramento. 272 pp.
- Zeiner, D.C., W.F. Laudenslayer Jr., K.E. Mayer, and M. White (eds). 1990a. California's Wildlife, Volume II, Birds. California Department of Fish and Game. Sacramento. 732 pp.
- Zeiner, D.C., W.F. Laudenslayer Jr., K.E. Mayer, and M. White (eds). 1990b. California's Wildlife, Volume III, Mammals. California Department of Fish and Game. Sacramento. 405 pp.

Foothill Resource Management

Steve Q. Cannon, RPF #2316
P.O. Box 818, Pine Grove, CA 95665
(209)419-1569

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

4 January 2021

Dear Mr. Beatty,

At the request of Mr. Robin Peters of Cal State Engineering I visited the Vineyard Village property (APNs 011-090-021 & 011-100-031) on Sutter Creek/Ione Road with the intent of conducting an Oak Woodlands Assessment as required by the State of California under PRC 21083.4. The proposed project would subdivide the 246 acre property into six parcels of 40 acres, 40 acres, 40 acres, 41 acres and 45 acres. New roads and widening of current roads are currently planned as shown on the attached map to access the six parcels.

As you know, the State of California requires a project, as defined by CEQA, to assess the potential for impacts to native oak woodlands and, if necessary, take mitigating action. My responsibility, as a Registered Professional Forester, is to determine if the vegetative cover on the project area qualifies as native oak woodland (greater than 10% canopy cover of native oaks) and if so, to determine if the proposed project will likely have a significant impact upon that oak woodland.

My assessment of the Vineyard Village property involved a comprehensive reconnaissance of the property to evaluate the vegetative cover and the potential effect of creating three parcels and if the forest cover qualifies as native oak woodland. I began my evaluation by inspecting the eastern portion of the property, north of Sutter Creek/Ione Road and north of Jackass Creek where an existing road approaches the existing pond and connects with a road that comes from the west. I walked around the pond and inspected the oak forest to the south of the pond and then proceeded north toward the northeast corner of the property. I encountered a dense stand of chamise (*Adenostema fasciculatum*) that had some scattered oaks throughout the stand. Heading west of this area I encountered scattered individual oak trees and groups of oaks within a rangeland obviously grazed by cattle. I headed to the west on the property and found similar conditions – groups of native oak trees and individual trees widely separated from other oaks, but consistently covering the ground in spacing ranging from 12 feet (within groups) to 75 feet and greater on areas that are more open. There are two areas in the central portion of the property, north of the existing dwelling and south of that point, where there are fewer concentrations of native oak trees (approx 57 acres). Another area, approximately 14 acres, that is on the central western portion of the property is also mostly rangeland and has scattered oak canopy. And finally, a 9 acre area in the southeast corner of the property is open and, while populated with some oak canopy, is mostly grassland.

Though it seemed apparent from aerial photography that the property has sufficient oak canopy to qualify as oak woodland, I surveyed the entire property, measuring diameters, crown diameters and noting species present within the areas where groups of oaks exist on the property. I also measured diameters, crown widths and spacing of oaks that are scattered over the landscape. I also estimated the acreage of the oak forest canopy using a planimeter to calculate the square inches of canopy cover and converted square inches to acres using a factor of 1 sq.in. = 0.92 acres.

The oak trees on the Vineyard Village property consist of Valley Oak (*Quercus lobata*). Blue oak (*Quercus douglasii*), and Interior Live Oak (*Quercus wislizenii*) vary in size from small diameter trees (6 inches DBH) to larger trees (32 inch DBH) with an average diameter of 18 inches. Canopy diameters vary from 20 feet to 75 feet with an average of 44 feet. The average basal area stocking level of the oak woodland is approximately 49 square feet per acre and the number of trees per acre in that stand is approximately 28 trees per acre. Other species encountered include chamise (*Adenostema fasciculatum*), Medusa head (*Taeniatherum caput-medusae*), annual grasses (*Bromus spp*), and coast redwood (*Sequoia sempervirens*).

My estimate of the total area covered with oak canopy was derived by measuring the grassy areas with little oak canopy coverage and deducting that acreage from the total 246 acres. This resulted in a net oak canopy coverage of 157 acres. Of that figure, I used my estimates of spacing between trees to come up with an average number of trees per acre and then multiplied that number (28 TPA) by the average crown area (37,419 sq. ft./acre). Based upon aerial photo analysis, I reduced the oak canopy coverage per acre due to some tree crowns interlocking and overtopping smaller trees. My ocular estimate of average oak canopy coverage compared to open areas between canopies is that approximately 60% of the oak woodland is covered with oak canopy and the resulting net oak canopy coverage is approximately 39%. Section 360 of the Fish & Game Code defines native oak woodland as lands having at least 10% of the surface area covered with native oak canopy, excluding commercial species controlled by the Forest Practice Rules. The stocking level and canopy coverage of native oaks that exist on the Vineyard Village property definitely exceeds the 10% canopy coverage criteria and results in the property having a classification of native oak woodland.

Since the native oak stocking level qualifies the property as oak woodland, the PRC requires an evaluation of the proposed project in terms of its potential for causing an impact on the oak woodland.

My assessment of this question took into account the level of native oak stocking in relation to the location of potential building sites, the topography of the land and the feasibility of road construction for the 5 new proposed parcels and the proposed dam and new pond. Cal State Engineering has provided me with detailed maps showing the proposed widening of one road and the construction of the dam and pond. My assessment of the potential impact of this project has taken into account the removal of trees necessary for the widening of the primary access road and the construction of the dam and pond. I used aerial photos of the property with the road right of way and dam/pond location superimposed on the photo to estimate the number of trees needed to accomplish the proposed project. I also estimated the number of trees likely to be removed to facilitate the construction of house sites on the six parcels. My estimate of the impact of those actions is that one acre of oak woodland would be removed as a result of this project. Vineyard Village Road and the existing road that heads east to the existing pond will be widened and some oaks will likely be removed to facilitate the road construction. But the net loss of oak woodland as a result of road and residence construction will be insignificant to oak canopy coverage.

Given the minor amount of road construction and pond construction that is proposed and the plan to maintain the property in high value agricultural production, I feel that the potential for impact to native oak woodlands as defined under PRC 21083.4 a result of this proposed subdivision to be insignificant.

If you have any questions regarding this report, please feel free to call me.

Sincerely,



Steve Q. Cannon
Registered Professional Forester #2316

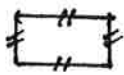
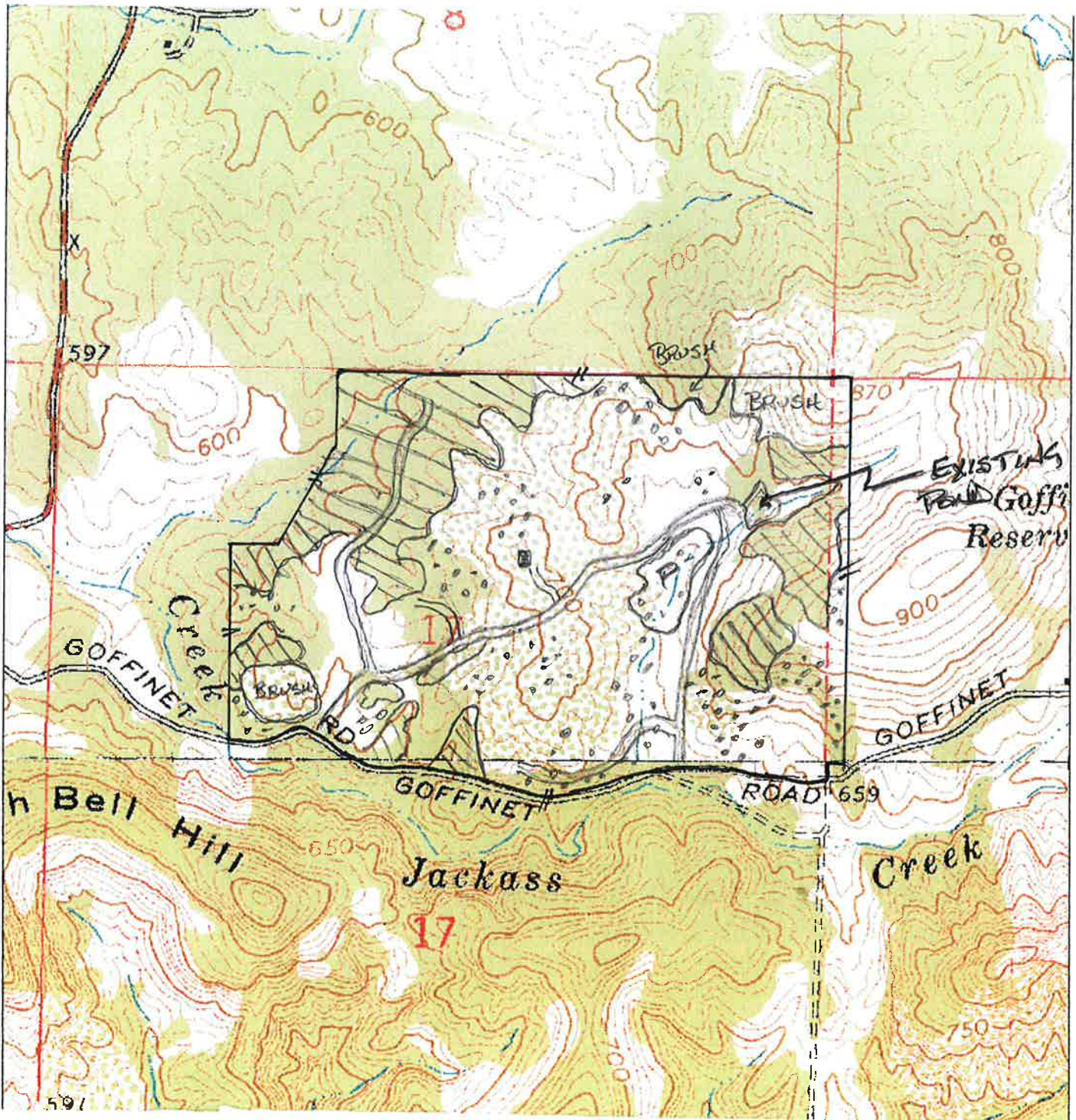
attachment

Vineyard Village Oak Woodland Assessment

Township 6 North, Range 10 East, Sec. 16 & 17, MDB&M

Irish Hill & Lone 7.5' Quadrangles

Amador County



Vineyard Village Boundary



Individual/small groups of oak

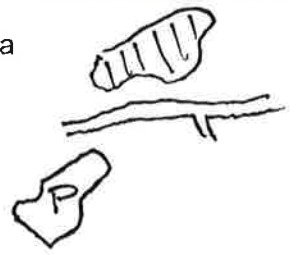


Existing structure

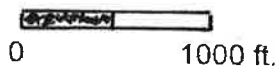
Oak Woodland Area

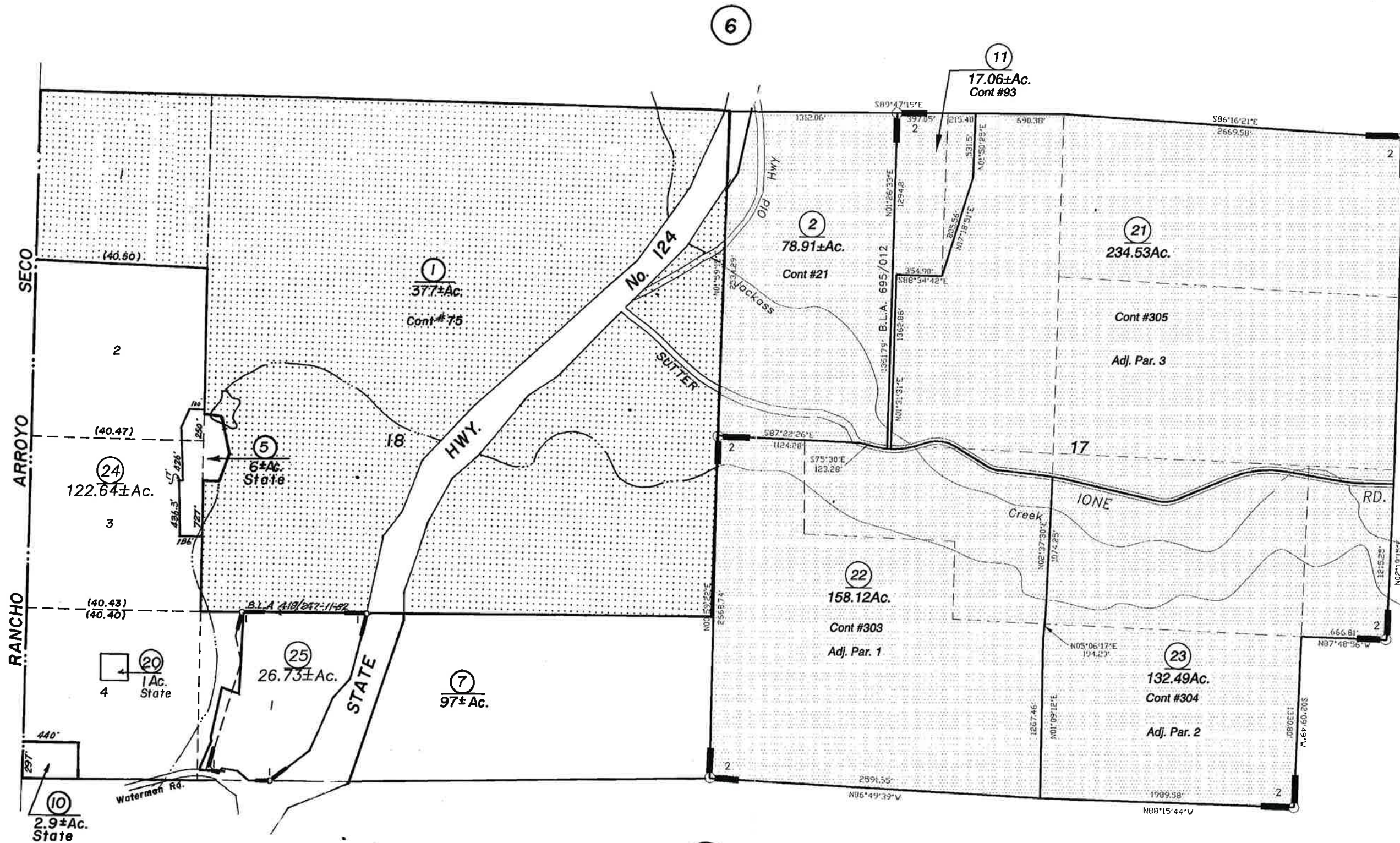
Existing Road

Proposed Pond



Scale





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

Map changes become effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

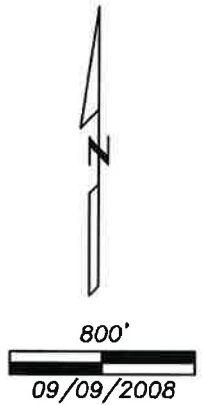
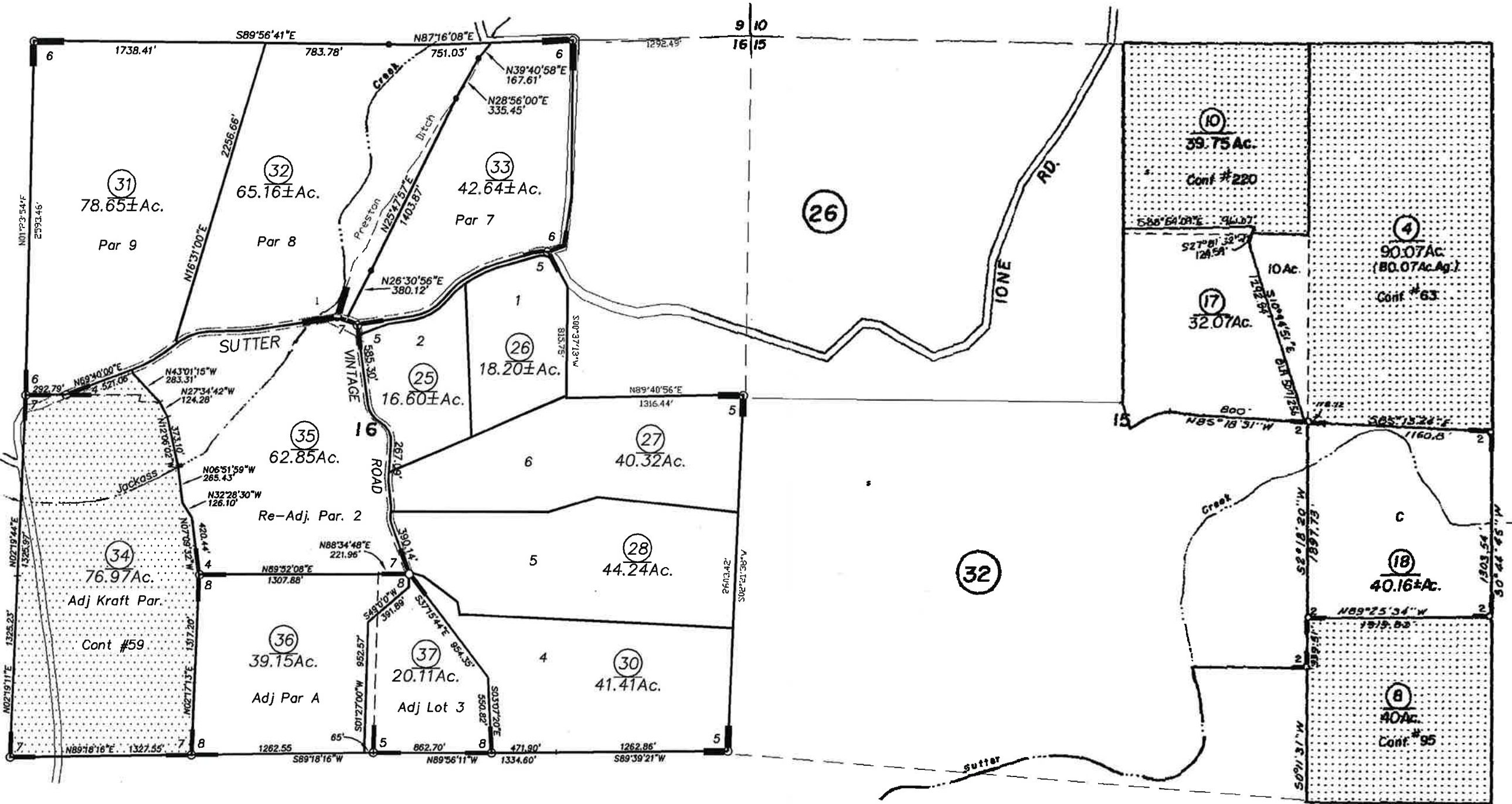
- 1- R.M. Bk. 36, Pg. 37
- 2- R.M. Bk. 46, Pg. 86 (9/10/92)
- R.M. Bk. 55, Pg. 74 (7/8/2003)

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

Assessor's Map Bk. 11 , Pg. 09
County of Amador, Calif.

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

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



- 1-R.M.Bk. 4, Pg.60
- 2-R.M.Bk.24, Pg.83
- 3-R.M.Bk.46, Pg.76 (7/22/1992)
- 4-R.M.Bk.53, Pg.61 (9/29/2000)
- 5-R.M.Bk. 7, Sub.Pg.58 (10/3/2001) Vintage Estates Unit #1
- 6-R.M.Bk. 9, Sub.Pg.48 (10/11/2007) Vintage Estates Unit #2
- 7-R.M.Bk.60, Pg.30 (12/13/2007)
- 8-R.M.Bk.59, Pg.83 (07/11/2007)

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

Assessor's Map Bk. 11 , Pg. 10
County of Amador, Calif.



VESTING TENTATIVE PARCEL MAP No. 2891 for VINEYARD VILLAGE

BEING A PORTION OF SECTIONS 16&17, T.6N., R.10 E., M.D.M.
AMADOR COUNTY, CALIFORNIA

FEBRUARY 2021

OWNERS:
VINEYARD VILLAGE IONE, LLC
1697 Industrial Road
San Carlos, CA 94070

SUBDIVIDED BY:
VINEYARD VILLAGE IONE, LLC
1697 Industrial Road
San Carlos, CA 94070

PREPARED BY:
DELTA ENGINEERING, INC.
Robin D. Peters, P.E. RCB No. 58604
33 Main Street
Jackson, CA 95642
(209) 223-1441

GENERAL NOTES

- DEED REFERENCE: INS. NO. 1998-0023B3, 2006-0007123 & 2001-0004502
- MAP REFERENCES: 46-M-86 & 9-S-48
- ASSESSOR'S PARCEL NUMBERS: 011-090-021 & 011-100-031 (POR.)
- TOTAL ACREAGE: ±246 AC.
- TOTAL NUMBER OF PARCELS: 6
- EXISTING LAND USE: AGRICULTURAL
- PROPOSED LAND USE: NO CHANGE
- EXISTING ZONING: AG
- PROPOSED ZONING: NO CHANGE
- EXISTING GENERAL PLAN DESIGNATION: AG
- PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
- WATER SUPPLY: PRIVATE WELLS
- SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
- PROPOSED UTILITIES: NO CHANGE
- POWER: PACIFIC GAS & ELECTRIC CO.
- TELEPHONE SERVICE: A.T. & T.
- SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
- FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
- CONTOUR INTERVAL: 5 FEET BASED ON AN AERIAL SURVEY CONDUCTED JULY, 2020
- THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS FOR HIGH VALUE AGRICULTURE DEVELOPMENT.
- BUILDING SETBACKS ARE TO COMPLY WITH COUNTY ZONING CHAPTER 19.44 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS). THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
- THIS PROPERTY MAY BE WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN URBANIZED AREA AS DEFINED IN SECTION 65944.

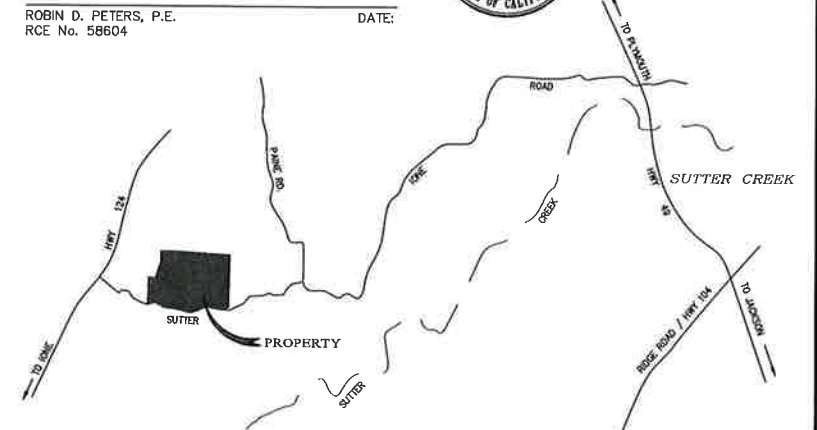
AGENT'S CERTIFICATE:

I AM THE AGENT FOR SUBDIVIDER, VINEYARD VILLAGE IONE, LLC, WHO CONSENTS TO THE FILING OF THIS PARCEL MAP APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

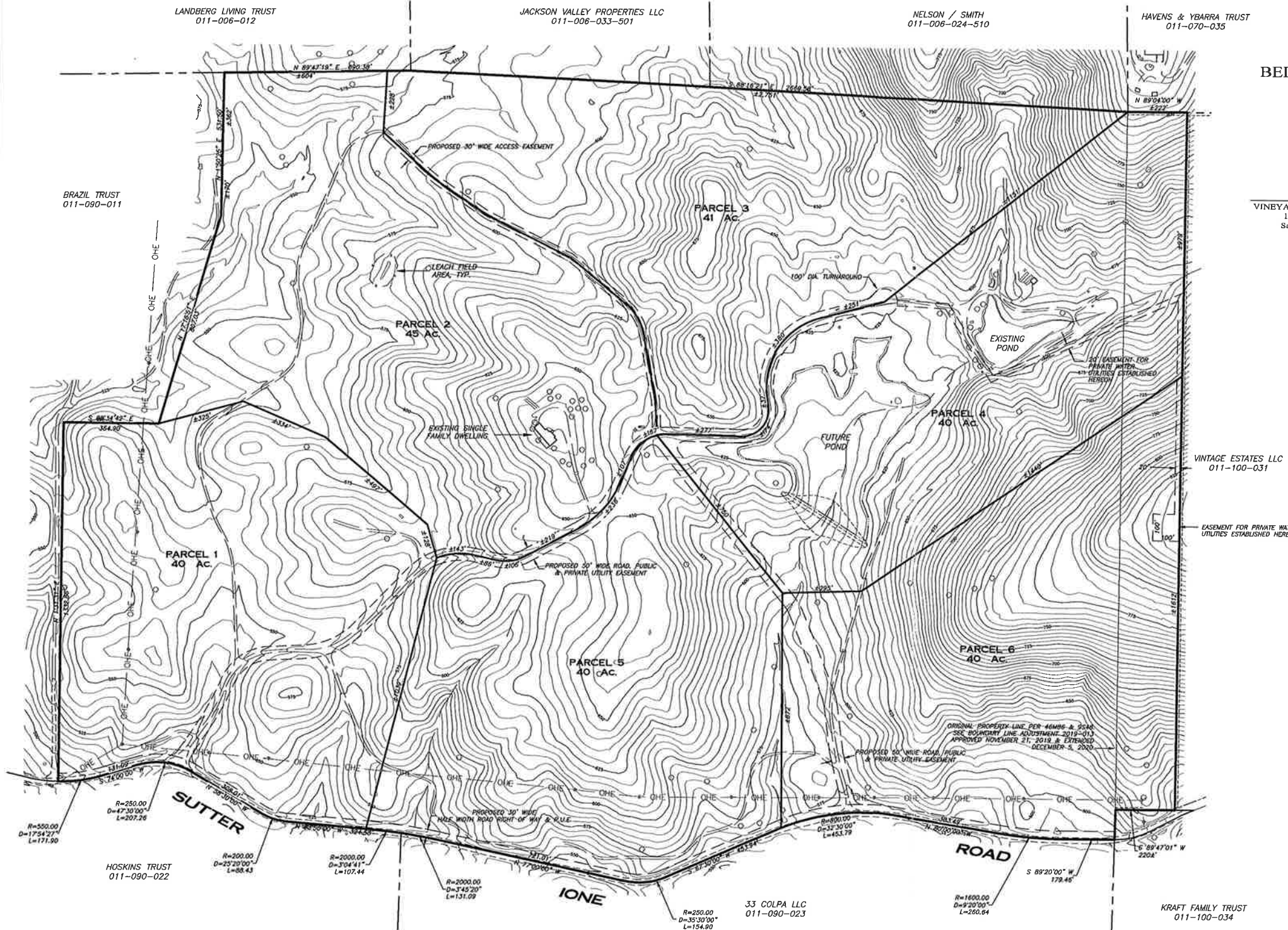


ROBIN D. PETERS, P.E.
RCB No. 58604

DATE:



VICINITY MAP
NOT TO SCALE



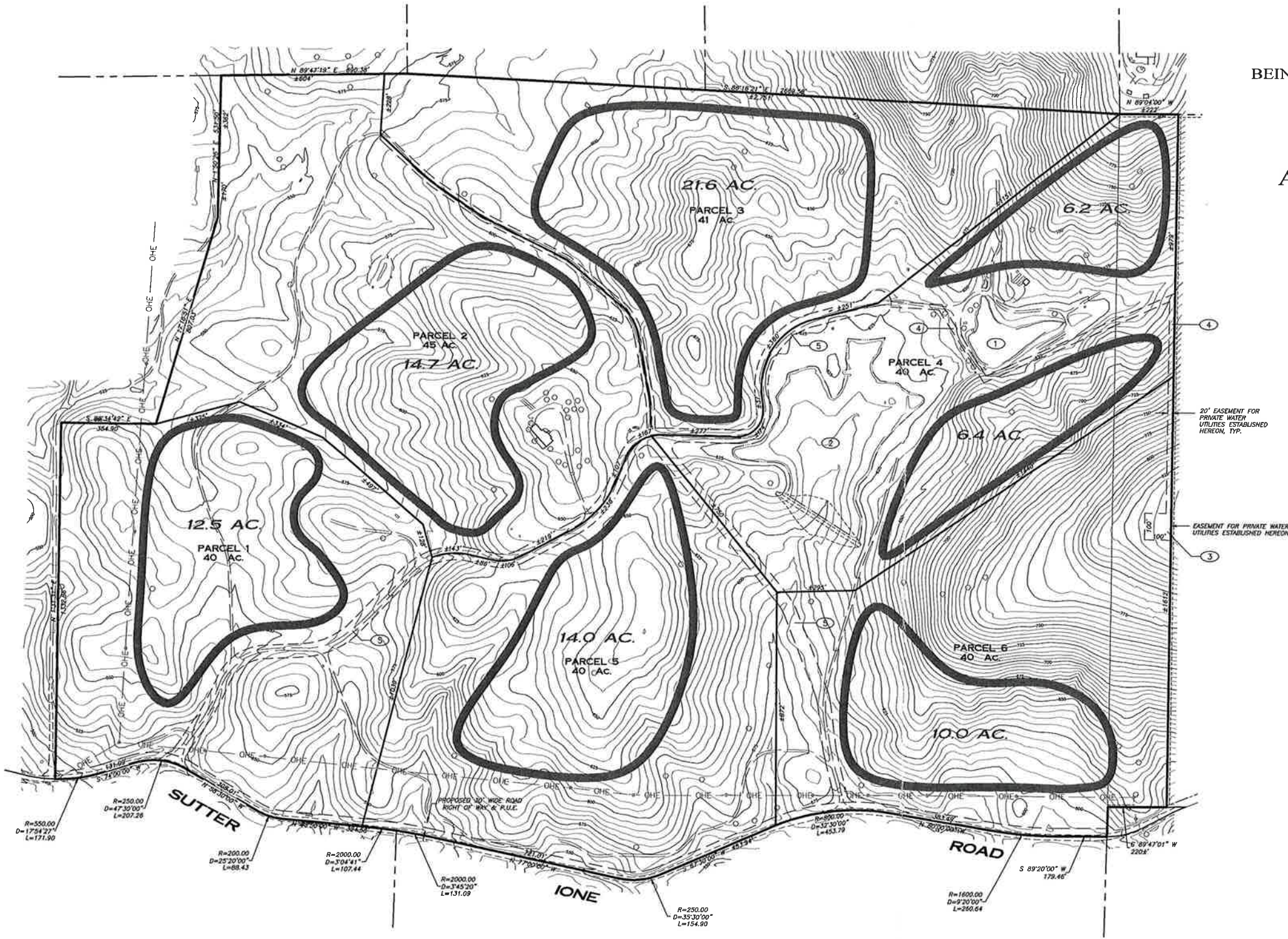
CONFORMED TO 6601 SUTTER-IONE ROAD - ONE - AMADOR CO. 1/19/2021

DELTA ENGINEERING, INC.
ENGINEERING LAND DEVELOPMENT
PLANNING ENVIRONMENTAL PERMITTING
33 MAIN STREET JACKSON, CA 95642
209-223-1441 INFO@DELTAENGINEERING.COM



VESTING
 TENTATIVE PARCEL MAP No. 2891
 for
 VINEYARD VILLAGE
 BEING A PORTION OF SECTIONS 16&17, T.6N., R.10 E., M.D.M.
 AMADOR COUNTY, CALIFORNIA
 FEBRUARY 2021

AGRICULTURAL INFRASTRUCTURE
 & OBJECTIVES EXHIBIT



AGRICULTURAL FEATURES

- ① EXISTING WATER SUPPLY RESERVOIR
- ② NEW WATER SUPPLY RESERVOIR. APPROPRIATE WATER RIGHT IS IN PLACE AND CONSTRUCTION IS SCHEDULED FOR CY 2021. COMBINED CAPACITY OF RESERVOIRS IS 40 ACRE-FEET.
- ③ WATER STORAGE TANK SITE. WATER FROM RESERVOIRS WILL BE PUMPED TO STORAGE FOR PRESSURIZED DISTRIBUTION TO EACH OF THE PARCELS FOR IRRIGATION
- ④ EASEMENT FOR IRRIGATION WATER PIPELINE
- ⑤ ROAD, PUBLIC AND PRIVATE UTILITY EASEMENT. EASEMENT WILL CONTAIN AN IRRIGATION WATER DISTRIBUTION MAIN TO DISTRIBUTE IRRIGATION WATER TO EACH OF THE PARCELS

LEGEND

- AREA IDENTIFIED BY A VITICULTURE & AGRICULTURE CONSULTANT AS SUITABLE FOR IRRIGATED AGRICULTURAL PRODUCTION, WITH ACREAGE. BOUNDARIES MAY BE ADJUSTED DURING AREA DEVELOPMENT.
- EASEMENT FOR IRRIGATION WATER TRANSMISSION & DISTRIBUTION PIPING. STORED IRRIGATION WATER WILL BE DELIVERED TO EACH OF THE PARCELS UNDER PRESSURE TO PROVIDE FOR AT LEAST 10 ACRES OF IRRIGATED AGRICULTURAL LAND PER PARCEL.

DELTA ENGINEERING, INC.
 ENGINEERING LAND DEVELOPMENT
 PLANNING ENVIRONMENTAL PERMITTING
 33 MAIN STREET JACKSON, CA 95642
 209-223-1441 INFO@DELTAENGINEERINGINC.COM



DELTA ENGINEERING, INC.

ENGINEERING

PLANNING

LAND DEVELOPMENT

ENVIRONMENTAL

PERMITTING

April 12, 2021
DEI 190057

Mr. Ruslan Bratan
Amador County Planning Department
810 Court Street
Jackson, CA 95642

Re: Zoning Amendment request
Amador County APN 011-100-031 (Portion)

Dear Mr. Bratan,

Please find attached application forms and supporting materials for a zoning amendment request for a portion of the subject property. Approximately 12 acres of the 79-acre property will be re-zoned from A – Agriculture to AG so that the zoning is consistent with that of the adjoining property to the west. A boundary line adjustment between the subject property and the property to the west has already been approved in concept, and the approval later extended via Board resolution 2020-164. The boundary line adjustment will allow the property to the west to complete its parcel map process, currently pending.

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

Very truly yours,
Delta Engineering, Inc.

Robin D. Peters, P.E.
Principal Engineer

Att: Application materials
Filing fee

RDP:st



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-6254
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

1. A. Name of Property Owner Vintage Estates, LLC
Mailing Address 1697 Industrial Rd.
San Carlos, CA 94070
Phone Number 650-483-5284
- B. Name of Applicant Vintage Estates, LLC
Mailing Address 1697 Industrial Rd.
San Carlos, CA 94070
Phone Number 650-483-5284
- C. Name of Representative Robin D. Peters, Delta Engineering, Inc.
Mailing Address 33 Main Street
Jackson, CA 95642
Phone Number 209-223-1441
2. Assessor Parcel Number(s) 011-100-031 (Portion)
3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.**
4. Letter of authorization if landowner is being represented by another party.
5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department (810 Court Street, Jackson, CA) for the purpose of aiding in drawing of the plot plan.
6. Copy of deed(s) to property.
7. Completed Environmental Information Form and Indemnification Agreement.
8. Filing fee of \$ 1,156 (see attached schedule of fees).
9. Application Form to be signed at the time of project presentation in the Planning Department.

INDEMNIFICATION

Project: Vintage Estates Parcel 9 zoning amendment

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 County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. 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.

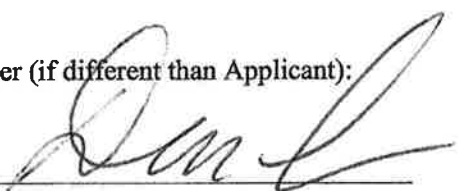
3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

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

Vintage Estates, LLC

1697 Industrial Road

San Carlos, CA 94070

April 12, 2021

Amador County Planning Department
810 Court Street
Jackson, CA 95642

Re: Zoning Amendment application
Amador County APN 011-100-031 (Portion)

To whom it may concern:

I am the manager for the owner of record of the property known as Amador County APN 011-100-031, a portion of which is the subject of a pending zoning amendment application. I hereby grant consent for and authorize Robin D. Peters, P.E. of Delta Engineering, Inc., to represent me before the County and to act as my agent for the purpose of permitting, entitlements and other matters associated with the subject land division application. Please ensure that copies of all relevant correspondence and notifications are forwarded to Mr. Peters for his consideration.

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

Very truly yours,
Vintage Estates, LLC



Dominick Chirichillo, Manager

cc: Robin D. Peters, P.E. – Delta Engineering, Inc.

**Zoning Amendment in support of
Vesting Tentative Parcel Map No. 2891 – Vineyard Village**

ENVIRONMENTAL INFORMATION

General Information

Project Name: Vesting Tentative Parcel Map No. 2891 – Vineyard Village

Applicant & Landowner: Vintage Estates, LLC
Dominick Chirichillo, Manager
1697 Industrial Road
San Carlos, CA 94070
(650) 483-5284

Agent: Robin D. Peters, P.E.
Delta Engineering, Inc.
33 Main Street
Jackson, CA 95642
(209) 223-1441
rpeters@deltaengineeringinc.com

Assessor's Parcel No.: 011-100-031 (Portion)

Existing Zoning District: A –Agriculture

Existing General Plan: AG – General Agriculture

Existing Use of Parcels: Agriculture & rural residential

Proposed Use of Parcels: Sustainable agriculture

Written Project Description

Parcel Map no. 2891 – Vineyard Village - proposes to divide approximately 246 acres of agricultural land into six parcels of roughly 40 acres each. The overall property comprises approximately 234 acres in one parcel (APN 011-090-021) plus additional acreage from APN 011-100-031 which is added via a boundary line adjustment previously approved and extended via Board resolution 2020-164. The additional acreage, approximately 12 acres, is the subject of the present zoning amendment request; the net result will be like zoning for the entirety of the property associated with the boundary line adjustment and parcel map.

1. Site Size: Approximately 79 acres, of which approximately 12 acres is the subject of the present zoning amendment request
2. Square Footage of Existing/Proposed Structures:
- None
3. Number of Floors of Construction: N/A
4. Amount of Off-street Parking: N/A
5. Source of Water: Individual on-site domestic wells
6. Sewage Disposal: Individual on-site septic systems
7. Plans: N/A
8. Proposed Scheduling of Construction: N/A
9. Phasing: N/A.
10. Associated Projects: PM 2891 – Vineyard Village (pending)
11. Land Division Project: PM 2891 – Vineyard Village (pending)

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

YES NO

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features of any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |

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

Ground slopes on the subject property vary, with many areas greater than 10 percent.

- 25. Use or disposal of potentially hazardous materials such as toxic substances, flammables or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

Environmental Setting

29. Existing Site: The overall property comprises approximately 79 acres of agricultural land located on Sutter Lone Road approximately three miles north and east of the City of Lone. The overall property currently supports no improvements other than fencing and miscellaneous agricultural improvements. The site slopes gently to moderately, with slopes ranging from nearly level to over 30 percent. Vegetative cover consists primarily of stands of blue oak, gray pine and non-native grasses.

Soils are mapped by the USDA as those of the Auburn, Exchequer and Supan series. Auburn series soils are well drained silt loams of amphibolite schist parent. Exchequer series soils are somewhat excessively drained silt loams of metasedimentary parent. Supan series soils are well-drained loams and clay loams of conglomerate parent.

30. Surrounding Properties: Surrounding land uses consist of rural-density agriculture and residential agriculture (north, south, east and west). Surrounding property sizes range from approximately 17 acres (west) to more than 250 acres (north).
31. Hazardous Excavations: The presence or absence of mine shafts, tunnels, air shafts or open hazardous excavations has not been confirmed.

Proposed Improvements

None. The present zoning amendment request is intended to support a previously approved boundary line adjustment

Military Installations & Airspace Considerations

The project site is not located within 1000' of a military installation, beneath a low-level flight path, or within special use airspaces.

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: 04-12-21  AGENT

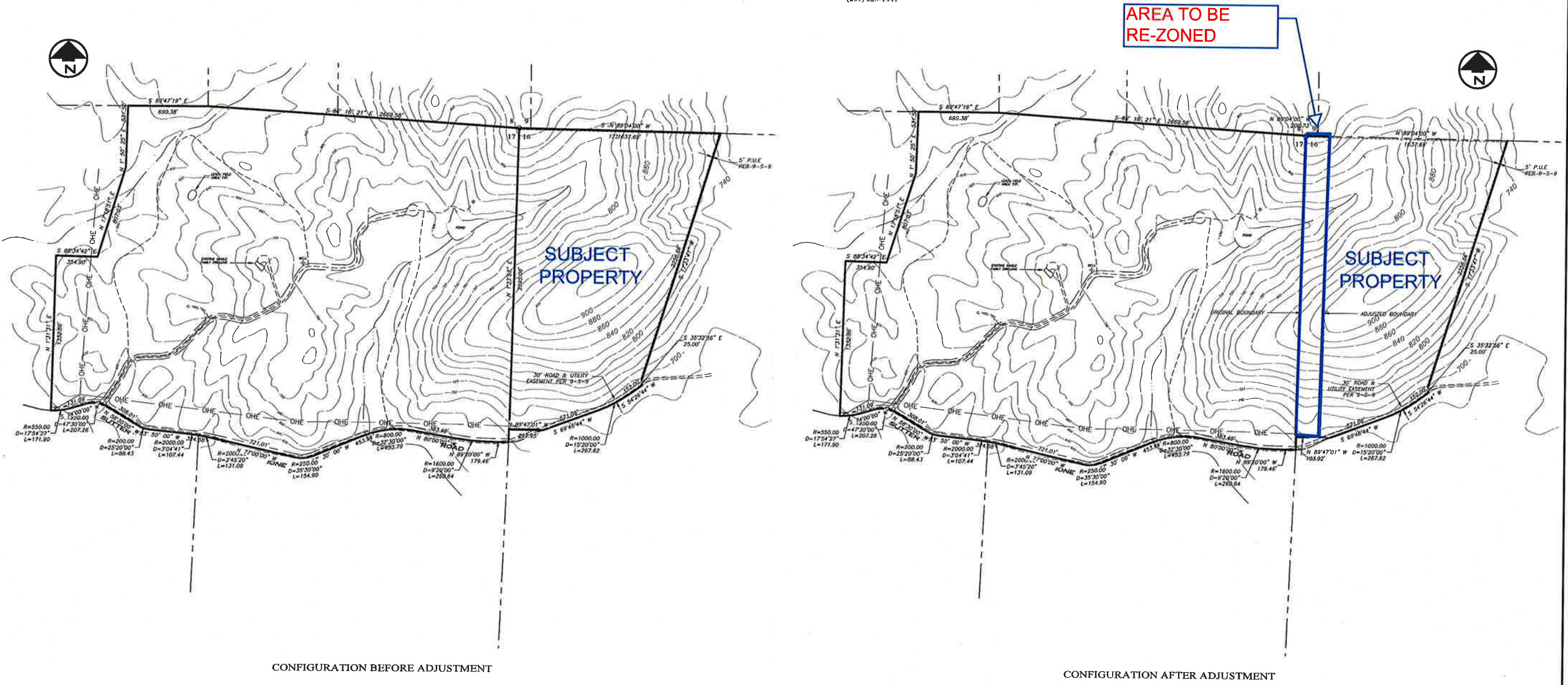
For: VINTAGE ESTATES, LLC

ZONING AMENDMENT EXHIBIT
 for
VINTAGE ESTATES, LLC
 BEING A PORTION OF SECTION 16, T.7N., R.10 E., M.D.M.
 AMADOR COUNTY, CALIFORNIA

APRIL, 2021

OWNER:
 Vintage Estates LLC
 1697 Industrial Road
 San Carlos, CA 94070

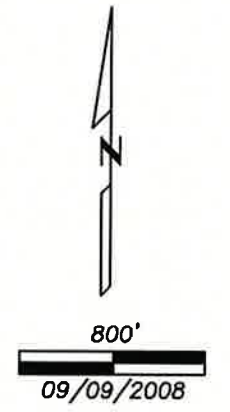
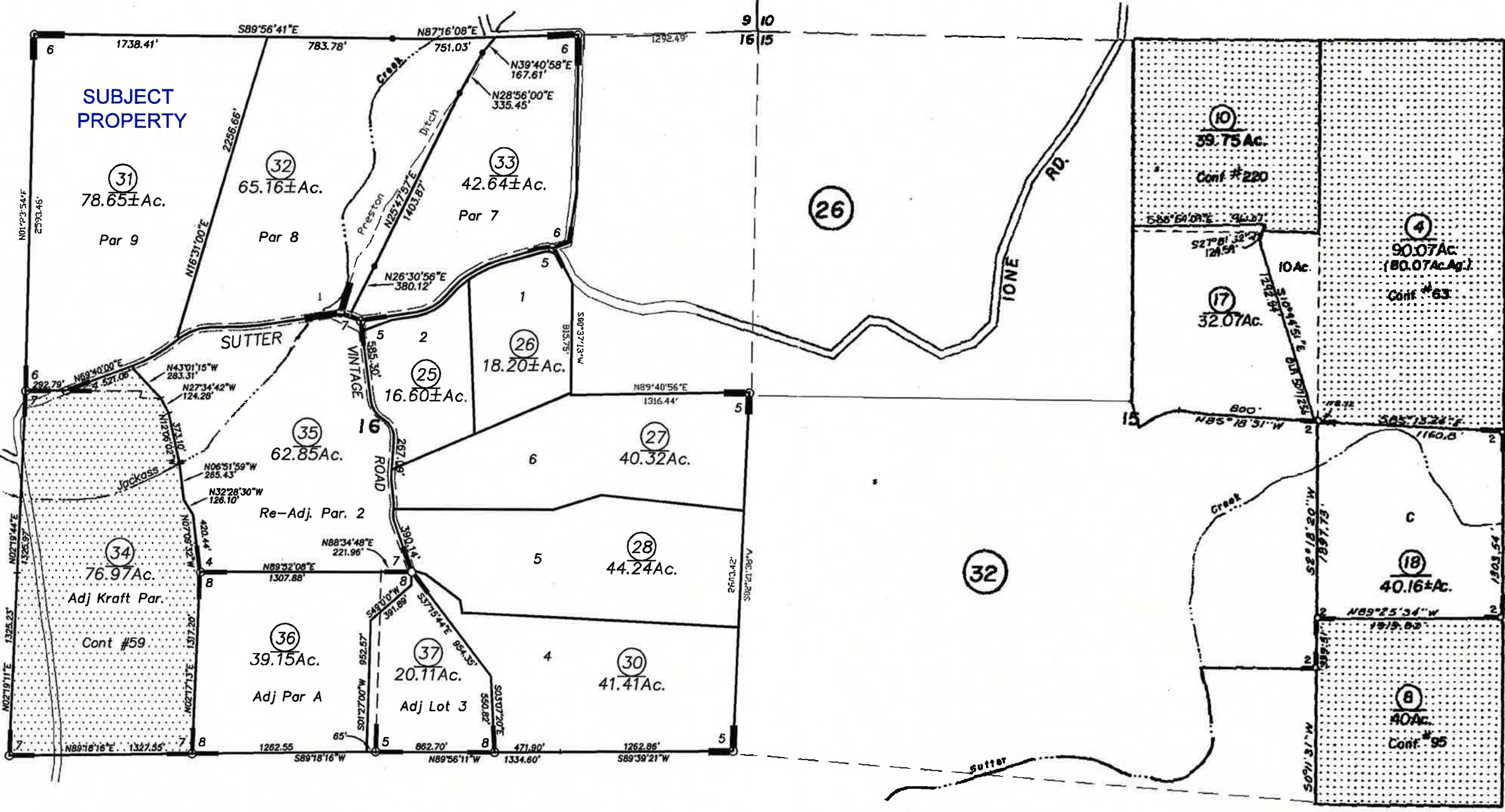
PREPARED BY:
 DELTA ENGINEERING, INC.
 Robin D. Peters, P.E. RCE No. 58604
 33 Main Street
 Jackson, CA 95642
 (209) 223-1441



AREA TO BE RE-ZONED

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

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



- 1-R.M.Bk. 4, Pg.60
- 2-R.M.Bk.24, Pg.83
- 3-R.M.Bk.46, Pg.76 (7/22/1992)
- 4-R.M.Bk.53, Pg.61 (9/29/2000)
- 5-R.M.Bk. 7, Sub.Pg.58 (10/3/2001) Vintage Estates Unit #1
- 6-R.M.Bk. 9, Sub.Pg.48 (10/11/2007) Vintage Estates Unit #2
- 7-R.M.Bk.60, Pg.30 (12/13/2007)
- 8-R.M.Bk.59, Pg.83 (07/11/2007)

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

Assessor's Map Bk. 11 , Pg. 10
County of Amador, Calif.

PARCEL 1

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

[Handwritten Signature]

Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
Parcel 1 of PM 2891	40	Irrigated Vineyards	12.5±	Residential	1±
Total Acres in request.	40				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? NO
 If so, explain below.

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture		Animal Units	
Irrigated Pasture		Animal Units	
Field Crops		Tons Per Acre	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard		Tons Per Acre	
Other	Vineyard	3± Tons/acre	

Item F

OTHER INCOME FROM THE LAND

Hunting		Fishing		Mineral		Other	
\$	Per Year	\$	Per Year	\$	Per Year	\$	Per Year
None		None		None		None	

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			40
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s)	
Corral(s)	
Fences	
Wells	
Water Systems	
Other (specify)	
TOTAL	See attached data

2.

ESTIMATED INCOME

Use	Estimated Annual Income
TOTAL	See attached data

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Fred Ott, Manager

ADDRESS: PO Box 992

CITY: Shingle Springs, CA 95682

PHONE: 530-558-5387


Signature of person who prepared application.

4-13-2021
Date

Additional persons to be notified concerning action on this request:

NAME: Robin Peters, Delta Engineering, Inc.

NAME: _____

ADDRESS: 33 Main Street

ADDRESS: _____

CITY: Jackson, CA 95642

CITY: _____

PHONE: 209-223-1441

PHONE: _____

Vineyard Village PM 2891

Parcel 1

April 12, 2021

Annual agricultural income estimate

Wine grape production

Description: commercial wine grape production
Vineyard area: 12.5 acres
Vines per acre: 600
Mature yield: 3 tons/acre
Fruit value: \$1,250 per ton

Total estimated annual gross income from agriculture: \$46,875 per year gross

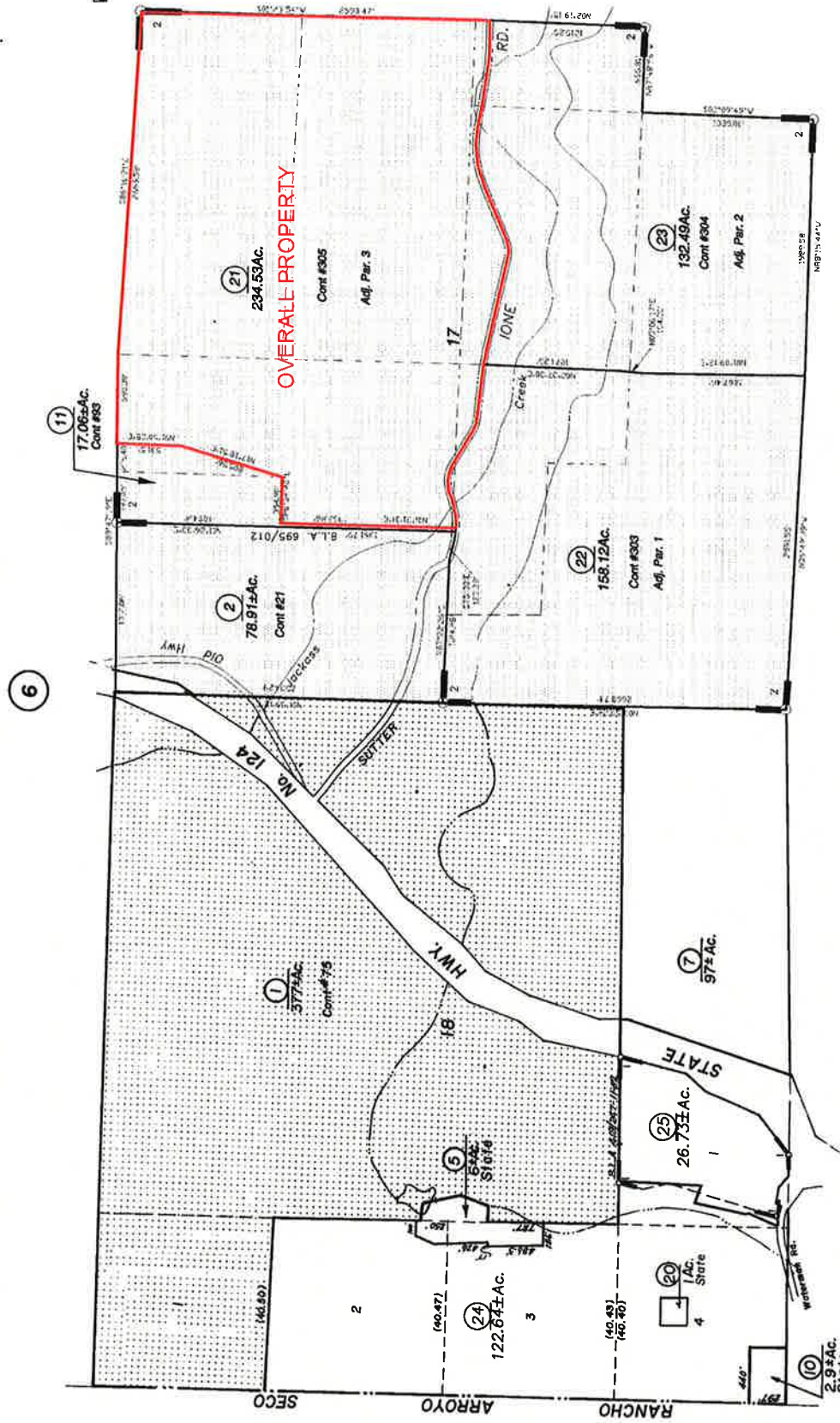
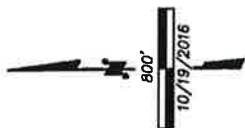
Significant permanent agricultural improvements valuation

<u>Item</u>	<u>Qty</u>	<u>Units</u>	<u>Unit value (\$)</u>	<u>Value (\$)</u>
8-ft. deer fencing	3000	LF	\$9.00	\$27,000
Vines	7500	EA	3.00	22,500
Trellis, end post & irrigation system	12.5	ACRE	2000.00	25,000

Total value of permanent agricultural improvements: \$74,500

SECS 17 & 18, T. 6N., R. 10E., M.D.B. & M.

11-09



- 1- R.M. Bk. 36, Pg. 37
- 2- R.M. Bk. 46, Pg. 86 (9/10/92)
- R.M. Bk. 55, Pg. 74 (7/8/2003)

Map changes become effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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

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

Assessor's Map Bk. 11, Pg. 09
County of Amador, Calif.

VESTING
TENTATIVE PARCEL MAP No. 2891
for
VINEYARD VILLAGE
BEING A PORTION OF SECTIONS 16&17, T.6N., R.10 E., M.D.M.
AMADOR COUNTY, CALIFORNIA
FEBRUARY 2021

OWNERS:
VINEYARD VILLAGE LONE LLC
1897 Industrial Road
San Carlos, CA 95070

SUBDIVIDED BY:
VINEYARD VILLAGE LONE LLC
1897 Industrial Road
San Carlos, CA 95070

PREPARED BY:
DELTA ENGINEERING, INC.
James D. Davis, P.E. RCE No. 5804
Richard A. Rice, P.E. RCE No. 5803
San Carlos, CA 95050
(408) 224-1441

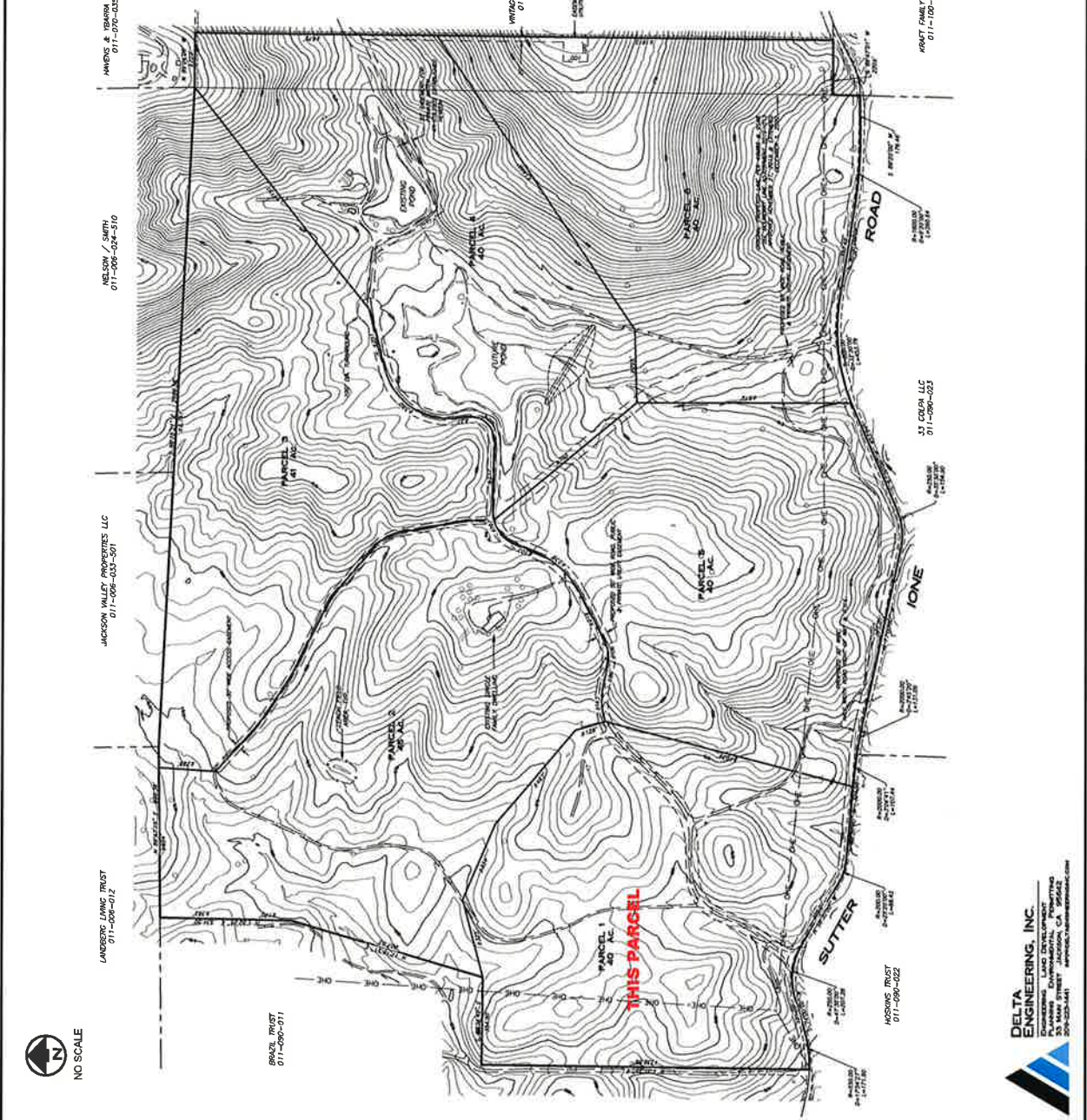
- GENERAL NOTES**
1. DEED REFERENCES: INC. NO. 1984-002883, 2006-0007123 & 2001-0004027
 2. MAP REFERENCES: 46-46-06 & 8-5-48
 3. ASSESSOR'S PARCEL NUMBERS: 011-090-021 & 011-100-031 (P&P)
 4. COUNTY OF AMADOR
 5. TOTAL NUMBER OF PARCELS: 6
 6. EXISTING LAND USE: AGRICULTURAL
 7. PROPOSED LAND USE: NO CHANGE
 8. EXISTING ZONING: AG
 9. PROPOSED ZONING: NO CHANGE
 10. EXISTING GENERAL PLAN DESIGNATION: AG
 11. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
 12. WATER SUPPLY: PRIVATE WELLS
 13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
 14. PROPOSED UTILITIES: NO CHANGE
 15. TELEPHONE SERVICE: A, T, & T
 16. TELEPHONE SERVICE: A, T, & T
 17. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
 18. CONTOUR INTERVAL: 5 FEET BASED ON AN AERIAL SURVEY CONDUCTED JULY, 2020
 19. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS FOR HIGH VALUE AGRICULTURE DEVELOPMENT.
 20. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
 21. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
 22. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.

AGENT'S CERTIFICATE:
I AM THE AGENT FOR SHERWINER, VINEYARD VILLAGE LONE, LLC. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THE APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

ROBIN D. PETERS, P.E.
RCE No. 5804

DATE: _____

VICINITY MAP
NOT TO SCALE



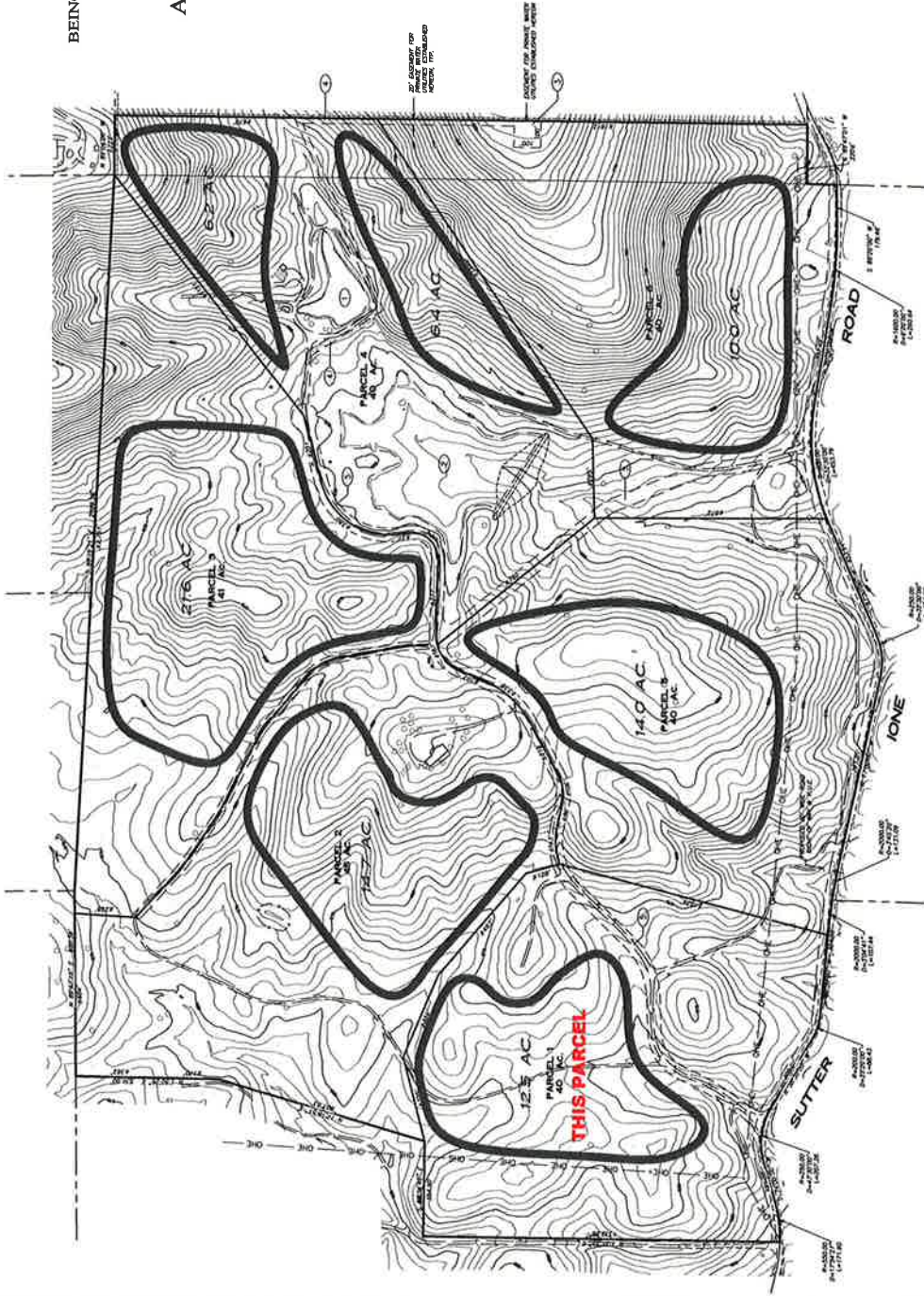
DELTA ENGINEERING, INC.
ENGINEERING LAND DEVELOPMENT
35 MAIN STREET
SAN CARLOS, CALIFORNIA 95050
408-224-1441
WWW.DELTAENGINEERING.COM

VESTING
TENTATIVE PARCEL MAP No. 2891
for
VINEYARD VILLAGE

BEING A PORTION OF SECTIONS 16&17, T. 6N., R. 10 E., M.D.M.
AMADOR COUNTY, CALIFORNIA

FEBRUARY 2021

AGRICULTURAL INFRASTRUCTURE
& OBJECTIVES EXHIBIT



AGRICULTURAL FEATURES

- ① EXISTING WATER SUPPLY RESERVOIR
- ② NEW WATER SUPPLY RESERVOIR, APPROPRIATE WATER STORAGE CAPACITY FOR 2021. COMBINED CAPACITY OF RESERVOIRS IS 40 ACRES-FEET.
- ③ EXISTING AND NEW WATER MAINS AND WATER FROM RESERVOIRS WILL BE TUNNELED TO STORAGE FOR PRESSURIZED DISTRIBUTION TO EACH OF THE PARCELS FOR IRRIGATION.
- ④ EASEMENT FOR IRRIGATION WATER PIPELINE
- ⑤ ROAD, PUBLIC AND PRIVATE UTILITY EASEMENT, DISTRIBUTION MAIN TO DELIVER IRRIGATION WATER TO EACH OF THE PARCELS

LEGEND

- AREA IDENTIFIED BY A VERTICAL LINE & FOR IRRIGATION WATER STORAGE AND DELIVERY TO IRRIGATED AGRICULTURAL PRODUCTION, WITH DURING AREA DEVELOPMENT
- EASEMENT FOR IRRIGATION WATER PIPELINE. STORMWATER RUNOFF WILL BE DELIVERED TO IRRIGATION MAINS TO DELIVER IRRIGATION WATER TO EACH OF THE PARCELS. IRRIGATED AGRICULTURAL LAND PER PARCEL.



LEGAL DESCRIPTION

EXHIBIT A

The land referred to herein is situated in the County of Amador, State of California, and is describes as follows:

Parcel 1 of Parcel Map 2891, according to the official map thereof filed for record _____ in Book _____ of Maps and Plats, at Page _____, Amador County Records.

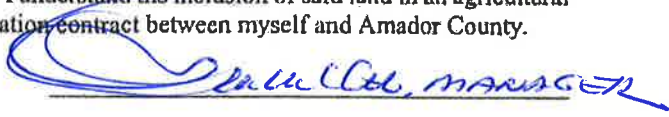
DRAFT

PARCEL 2

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.



Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
Parcel 2 of PM 2891	45	Irrigated Vineyards	14.7±	Residential	1±
Total Acres in request.	45				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? NO
 If so, explain below.

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture		Animal Units	
Irrigated Pasture		Animal Units	
Field Crops		Tons Per Acre	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard		Tons Per Acre	
Other	Vineyard	3± Tons/acre	

Item F

OTHER INCOME FROM THE LAND

Hunting		Fishing		Mineral		Other	
\$ None	Per Year	\$ None	Per Year	\$ None	Per Year	\$ None	Per Year

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			45
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1. **PERMANENT AGRICULTURAL IMPROVEMENTS**

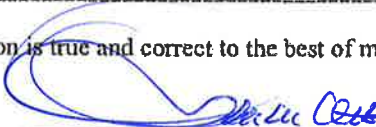
Type of Improvement	Estimated Value
Barn(s)	
Corral(s)	
Fences	
Wells	
Water Systems	
Other (specify)	
TOTAL	See attached data

2. **ESTIMATED INCOME**

Use	Estimated Annual Income
TOTAL	See attached data

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Fred Ott, Manager
ADDRESS: PO Box 992
CITY: Shingle Springs, CA 95682
PHONE: 530-558-5387


Signature of person who prepared application.
4-13-2021
Date

Additional persons to be notified concerning action on this request:

NAME: Robin Peters, Delta Engineering, Inc.
ADDRESS: 33 Main Street
CITY: Jackson, CA 95642
PHONE: 209-223-1441

NAME: _____
ADDRESS: _____
CITY: _____
PHONE: _____

Vineyard Village PM 2891

Parcel 2

April 12, 2021

Annual agricultural income estimate

Wine grape production

Description: commercial wine grape production
Vineyard area: 14.7 acres
Vines per acre: 600
Mature yield: 3 tons/acre
Fruit value: \$1,250 per ton

Total estimated annual gross income from agriculture: \$55,125 per year gross

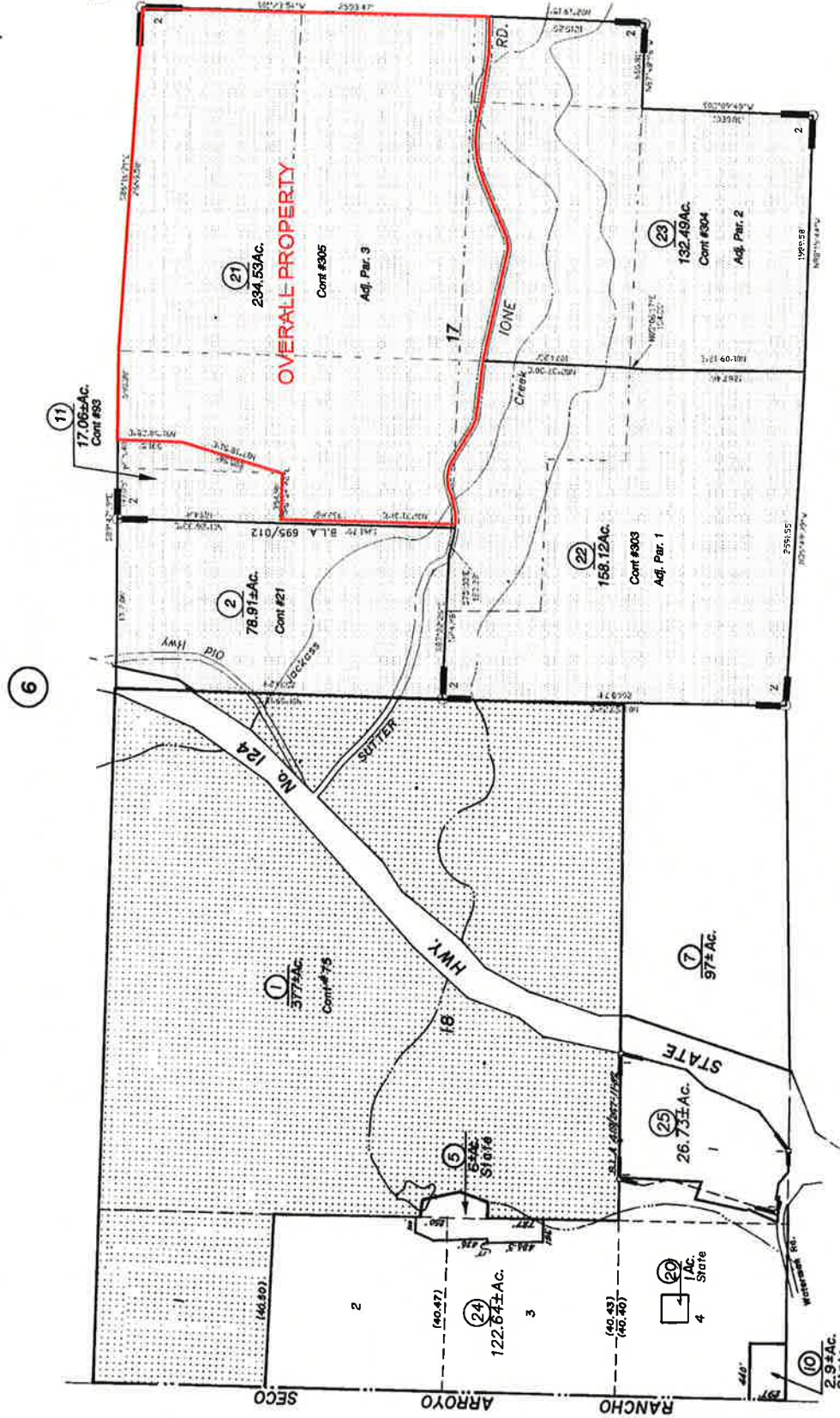
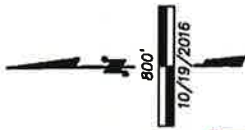
Significant permanent agricultural improvements valuation

<u>Item</u>	<u>Qty</u>	<u>Units</u>	<u>Unit value (\$)</u>	<u>Value (\$)</u>
8-ft. deer fencing	3200	LF	\$9.00	\$28,800
Vines	8820	EA	3.00	26,460
Trellis, end post & irrigation system	14.7	ACRE	2000.00	29,400

Total value of permanent agricultural improvements: \$84,660

SECS 17 & 18, T. 6N., R. 10E., M.D.B. & M.

11-09



1-R.M. Bk. 36, Pg. 37
 2-R.M. Bk. 46, Pg. 86 (9/10/92)
 R.M. Bk. 55, Pg. 74 (7/9/2003)

Map changes become effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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

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

Assessor's Map Bk. 11, Pg. 09
 County of Amador, Calif.

VESTING
TENTATIVE PARCEL MAP No. 2891
for
VINEYARD VILLAGE
BEING A PORTION OF SECTIONS 16&17, T. 6N., R. 10 E., M.D.M.
AMADOR COUNTY, CALIFORNIA
FEBRUARY 2021

OWNERS:
VINEYARD VILLAGE ONE, LLC
1897 Industrial Road
San Carlos, CA 94070

SUBDIVIDED BY:
VINEYARD VILLAGE ONE, LLC
1897 Industrial Road
San Carlos, CA 94070

PREPARED BY:
DELTA ENGINEERING, INC.
Robert D. Peters, P.E. License No. 28604
1897 Industrial Road
San Carlos, CA 94070
(408) 225-1141

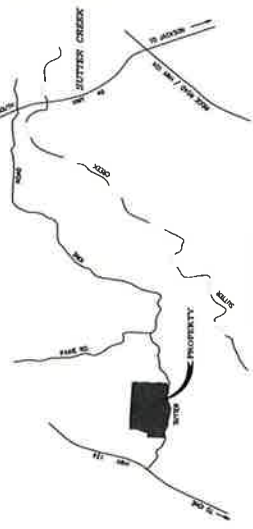
GENERAL NOTES

1. SEE REFERENCES INS. NO. 1098-00383, 2006-007123 & 2001-000402
2. MAP REFERENCES: 46-N-36 & 9-S-49
3. ASSESSOR'S PARCEL NUMBERS: 011-090-021 & 011-100-031 (PPK)
4. TOTAL NUMBER OF PARCELS: 6
5. EXISTING LAND USE: AGRICULTURAL
6. PROPOSED LAND USE: NO CHANGE
7. EXISTING ZONING: NO CHANGE
8. PROPOSED ZONING: NO CHANGE
9. EXISTING GENERAL PLAN DESIGNATION: AG
10. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
11. WATER SUPPLY: PRIVATE WELLS
12. SEWERAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
13. PROPOSED UTILITIES: NO CHANGE
14. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
15. CONTOUR INTERVAL: 5 FEET BASED ON AN AERIAL SURVEY CONDUCTED JANU, 2020
16. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS
17. THE TOTAL AREA OF THIS SUBDIVISION IS 10.00 ACRES
18. WITH CHAPTER 15.50 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 20' SIDE & REAR BUILDING SETBACKS
19. THE PROPERTY IS SUBJECT TO THE AMADOR COUNTY ZONING CHARTER 18.44 AND 18.45 AND THE AMADOR COUNTY ZONING REGULATIONS
20. THE PROPERTY IS SUBJECT TO THE AMADOR COUNTY FIRE DEPARTMENT'S FIRE DEPARTMENTAL ORDINANCES
21. THE PROPERTY IS SUBJECT TO THE AMADOR COUNTY AIR QUALITY DISTRICT'S AIR QUALITY REGULATIONS
22. BENEATH A LOW LEVEL FLIGHT PATH OR WITHIN SPECIAL AIRSPACE AS DETERMINED IN SECTION 21086 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN UNBANNED AREA AS DEFINED IN SECTION 21084.

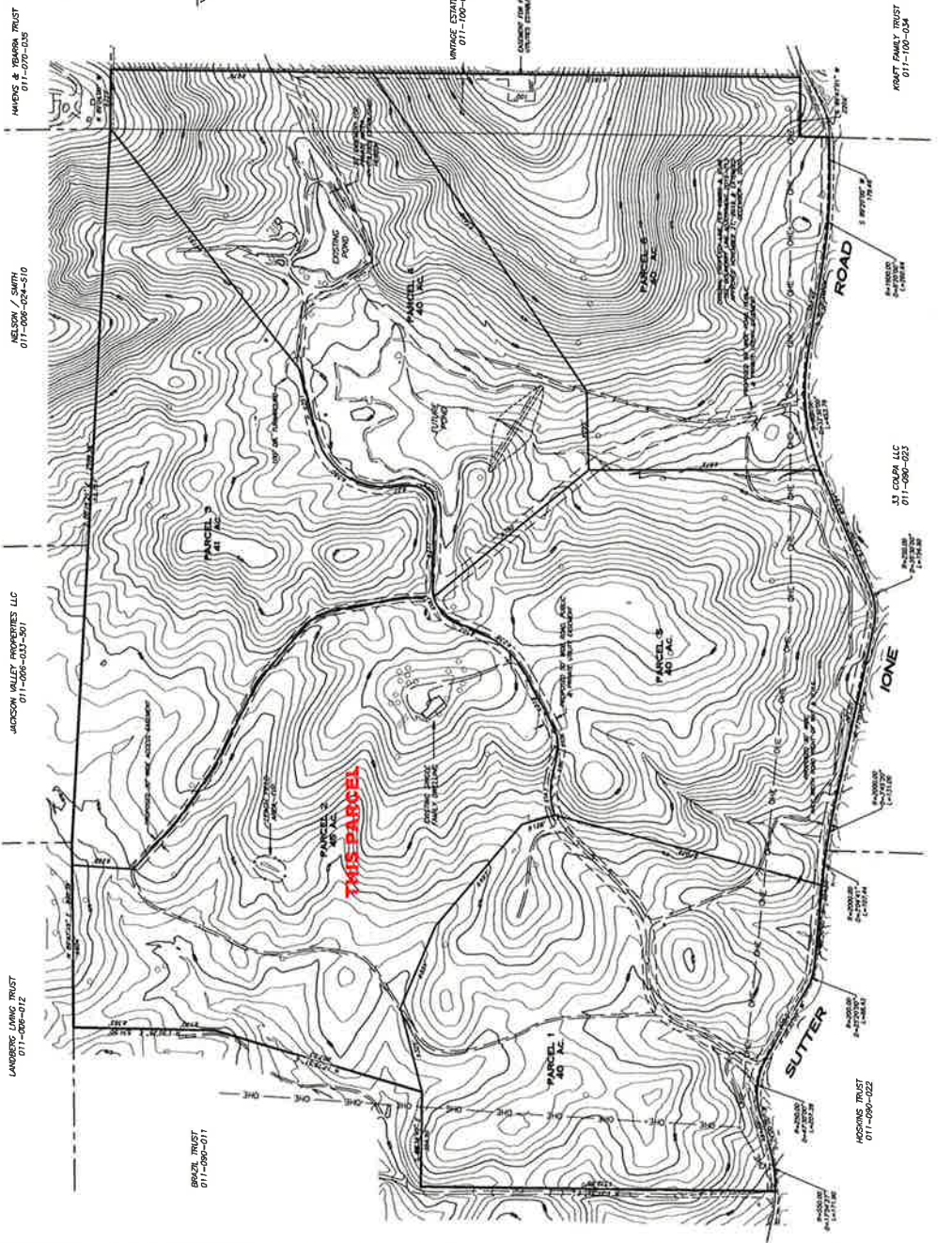
AGENTS CERTIFICATE:

I AM THE AGENT FOR SUBDIVIDER, VINEYARD VILLAGE ONE, LLC. I HAVE REVIEWED THE TENTATIVE PARCEL MAP AND THE APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE REQUIREMENTS OF THE DIVISION OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

ROBIN D. PETERS, P.E.
REC No. 58604
DATE _____



VICINITY MAP
NOT TO SCALE



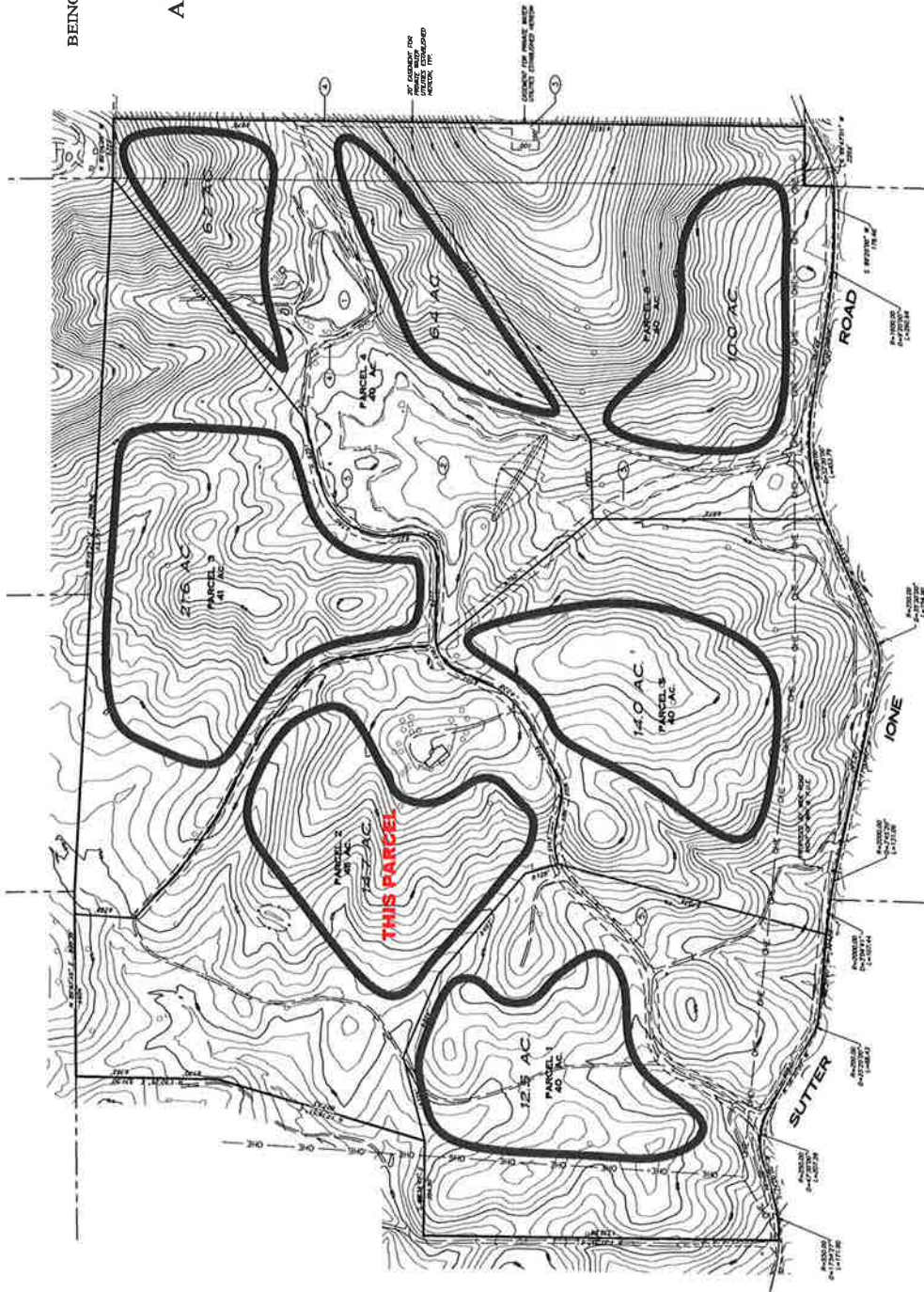
VESTING for VINEYARD VILLAGE

TENTATIVE PARCEL MAP No. 2891

BEING A PORTION OF SECTIONS 16&17, T.6N., R.10 E., M.D.M.
AMADOR COUNTY, CALIFORNIA

FEBRUARY 2021

AGRICULTURAL INFRASTRUCTURE & OBJECTIVES EXHIBIT



AGRICULTURAL FEATURES

- ① EXISTING WATER SUPPLY RESERVOIR
- ② NEW WATER SUPPLY RESERVOIR WATER RIGHT TO BE PLACED AND CONSTRUCTION IS SCHEDULED FOR CY 2021. COMBINED CAPACITY OF RESERVOIRS IS 1,000,000 GALLONS.
- ③ WATER STORAGE TANKS. SITE WATER FROM RESERVOIRS WILL BE PUMPED TO STORAGE FOR PRESSURIZED IRRIGATION TO EACH OF THE PARCELS FOR IRRIGATION.
- ④ EASEMENT FOR IRRIGATION WATER PIPELINE
- ⑤ ROAD, DUELS AND PRIVATE UTILITY EASEMENT EASEMENT WILL CONTAIN AN IRRIGATION WATER DISTRIBUTION MAIN TO DISTRIBUTE IRRIGATION WATER TO EACH OF THE PARCELS.

LEGEND

- AREA IDENTIFIED BY A VINEYARD IS A VINEYARD AS DETERMINED BY AN AGRICULTURAL CONSULTANT AS SUITABLE FOR ASSOCIATED AGRICULTURAL PRODUCTION WITH ASSOCIATED AGRICULTURAL INFRASTRUCTURE DURING AREA DEVELOPMENT.
- EASEMENT FOR IRRIGATION WATER TRANSMISSION & DISTRIBUTION PIPELINE. STORED IRRIGATION WATER WILL BE DELIVERED TO EACH OF THE PARCELS THROUGH THIS EASEMENT TO PROVIDE FOR AT LEAST 10 AGERS OF IRRIGATED AGRICULTURAL LAND PER PARCEL.



LEGAL DESCRIPTION

EXHIBIT A

The land referred to herein is situated in the County of Amador, State of California, and is describes as follows:

Parcel 2 of Parcel Map 2891, according to the official map thereof filed for record _____ in Book _____ of Maps and Plats, at Page _____, Amador County Records.

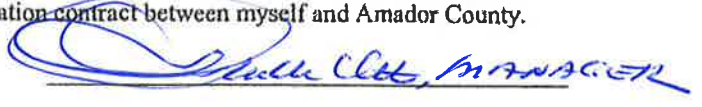
DRAFT

PARCEL 3

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.



Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
Parcel 3 of PM 2891	41	Irrigated Vineyards	21.6±	Residential	1±
Total Acres in request.	41				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? NO
 If so, explain below.

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture		Animal Units	
Irrigated Pasture		Animal Units	
Field Crops		Tons Per Acre	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard		Tons Per Acre	
Other	Vineyard	3± Tons/acre	

Item F

OTHER INCOME FROM THE LAND

Hunting		Fishing		Mineral		Other	
\$	Per Year	\$	Per Year	\$	Per Year	\$	Per Year
None		None		None		None	

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			41
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s)	
Corral(s)	
Fences	
Wells	
Water Systems	
Other (specify)	
TOTAL	See attached data

2.

ESTIMATED INCOME

Use	Estimated Annual Income
TOTAL	See attached data

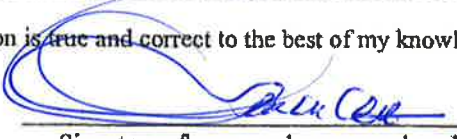
I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Fred Ott, Manager

ADDRESS: PO Box 992

CITY: Shingle Springs, CA 95682

PHONE: 530-558-5387


 Signature of person who prepared application.
4-13-2021
 Date

Additional persons to be notified concerning action on this request:

NAME: Robin Peters, Delta Engineering, Inc.

ADDRESS: 33 Main Street

CITY: Jackson, CA 95642

PHONE: 209-223-1441

NAME: _____

ADDRESS: _____

CITY: _____

PHONE: _____

Vineyard Village PM 2891

Parcel 3

April 12, 2021

Annual agricultural income estimate

Wine grape production

Description: commercial wine grape production
Vineyard area: 21.6 acres
Vines per acre: 600
Mature yield: 3 tons/acre
Fruit value: \$1,250 per ton

Total estimated annual gross income from agriculture: \$81,000 per year gross

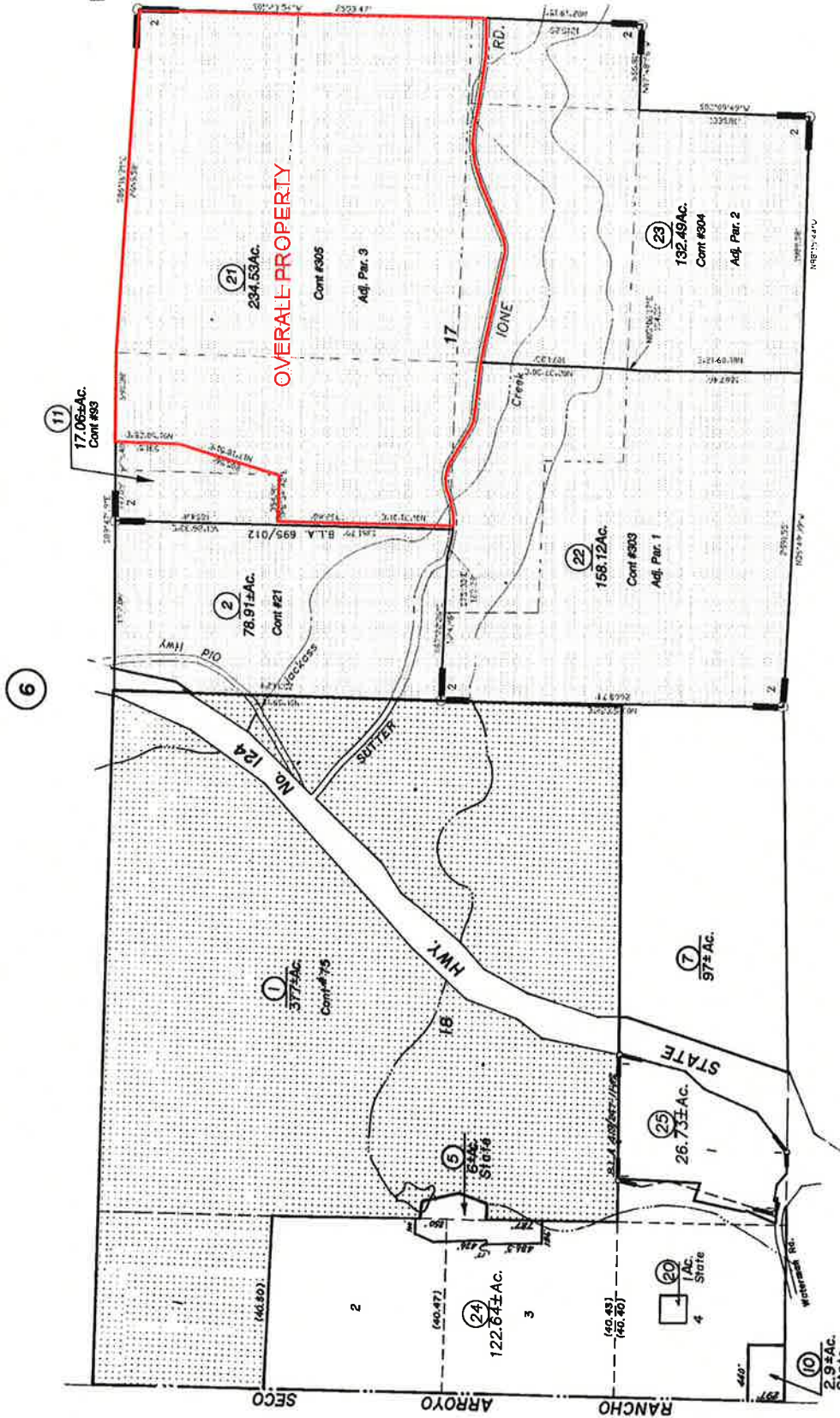
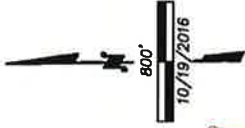
Significant permanent agricultural improvements valuation

<u>Item</u>	<u>Qty</u>	<u>Units</u>	<u>Unit value (\$)</u>	<u>Value (\$)</u>
8-ft. deer fencing	4000	LF	\$9.00	\$36,000
Vines	12960	EA	3.00	38,880
Trellis, end post & irrigation system	21.6	ACRE	2000.00	43,200

Total value of permanent agricultural improvements: \$118,080

SECS 17 & 18, T.6N., R.10E., M.D.B.&M.

11-09



- 1- R.M. Bk. 36, Pg. 37
- 2- R.M. Bk. 46, Pg. 86 (9/10/92)
- R.M. Bk. 55, Pg. 74 (7/8/2003)

Map changes become effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption or roll on each July 1.

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

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

Assessor's Map Bk. 11 , Pg. 09
County of Amador, Calif.

VESTING
TENTATIVE PARCEL MAP No. 2891
for
VINEYARD VILLAGE
BEING A PORTION OF SECTIONS 16&17, T.6N., R.10 E., M.D.M.
AMADOR COUNTY, CALIFORNIA
FEBRUARY 2021

OWNERS:
VINEYARD VILLAGES IONE, LLC
1697 Industrial Road
San Carlos, CA 94070

SUBDIVIDED BY:
VINEYARD VILLAGES IONE, LLC
1697 Industrial Road
San Carlos, CA 94070

PREPARED BY:
DELTA ENGINEERING, INC.
Robta D. Pactor, P.E. RCTC No. 58004
15 Main Street
San Carlos, CA 94054
(408) 224-1441

GENERAL NOTES

1. LSTD REFERENCES: INS. NO. 1984-003883, 2006-0007123 & 2001-0004502
2. MAP REFERENCES: 4E-M-66 & 9-S-46
3. ASSESSOR'S PARCEL NUMBERS: 011-090-021 & 011-100-031 (DPE)
4. TOTAL NUMBER OF PARCELS: 6
5. TOTAL NUMBER OF ACRES: 10.44
6. EXISTING LAND USE: AGRICULTURAL
7. PROPOSED LAND USE: NO CHANGE
8. PROPOSED ZONING: NO CHANGE
9. EXISTING GENERAL PLAN DESIGNATION: AG
10. EXISTING ZONING: NO CHANGE
11. EXISTING UTILITIES: NO CHANGE
12. WATER SUPPLY: PRIVATE WELLS
13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
14. PROPOSED UTILITIES: NO CHANGE
15. EXISTING TELEPHONE SERVICE: NO CHANGE
16. TELEPHONE SERVICE: A T. & T.
17. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
18. CONTOUR INTERVAL: 5 FEET BASED ON AN AERIAL SURVEY CONDUCTED JULY, 2020
19. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS FOR HIGH VALUE AGRICULTURE DEVELOPMENT.
20. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS. BECAUSE A LOW LEVEL FLIGHT PATH EXISTS WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21089 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN UNBARRICAD AREA AS DEFINED IN SECTION 05844.

AGENTS CERTIFICATE:

I AM THE AGENT FOR SUBDIVIDER, VINEYARD VILLAGE IONE, LLC, AND HEREBY CERTIFY THAT THIS TENTATIVE PARCEL MAP IS AN APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

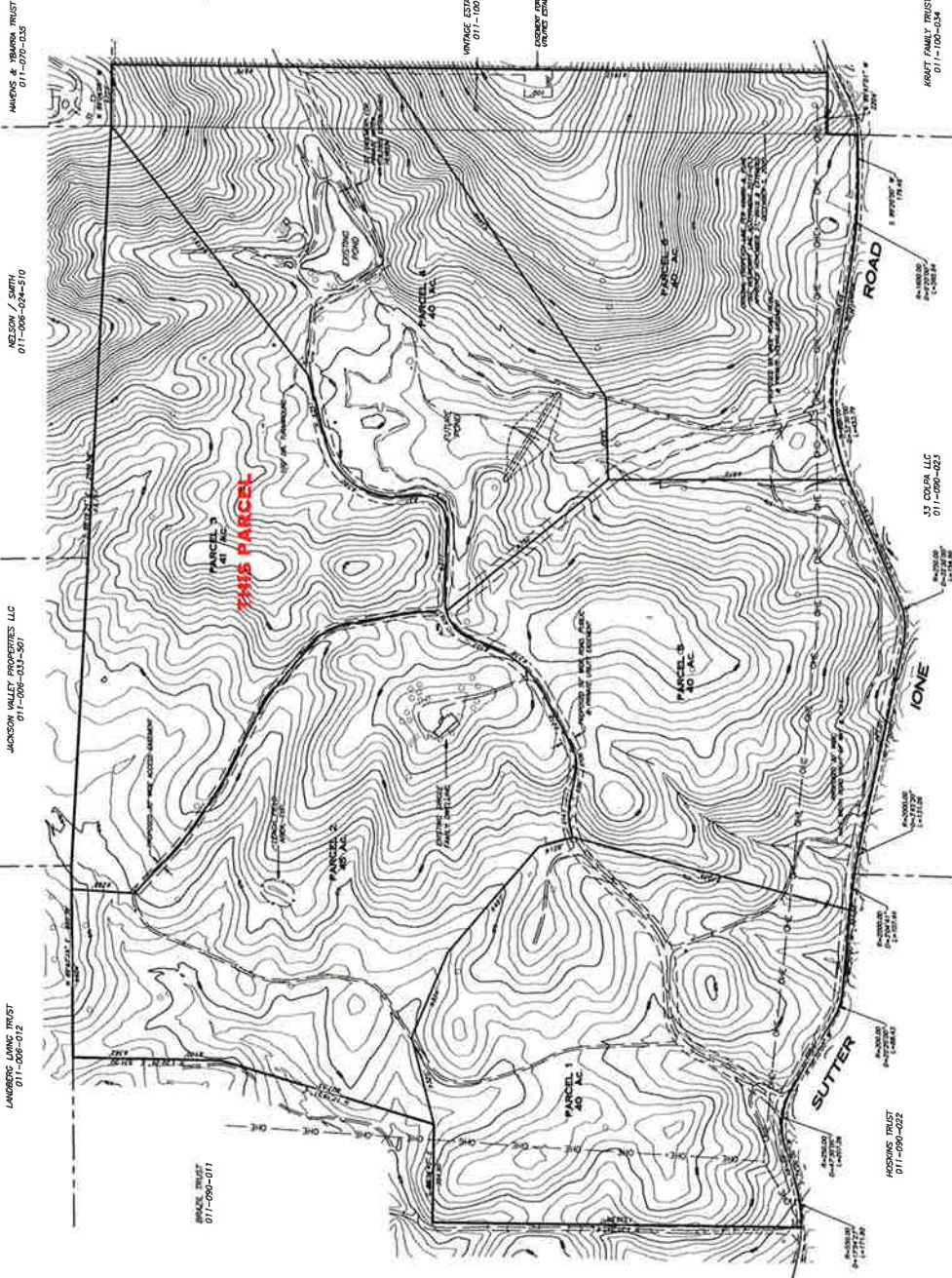
ROBIN D. PACTOR, P.E.
RCE No. 58004



DATE: _____

VICINITY MAP
NOT TO SCALE

SHEET 1 OF 2



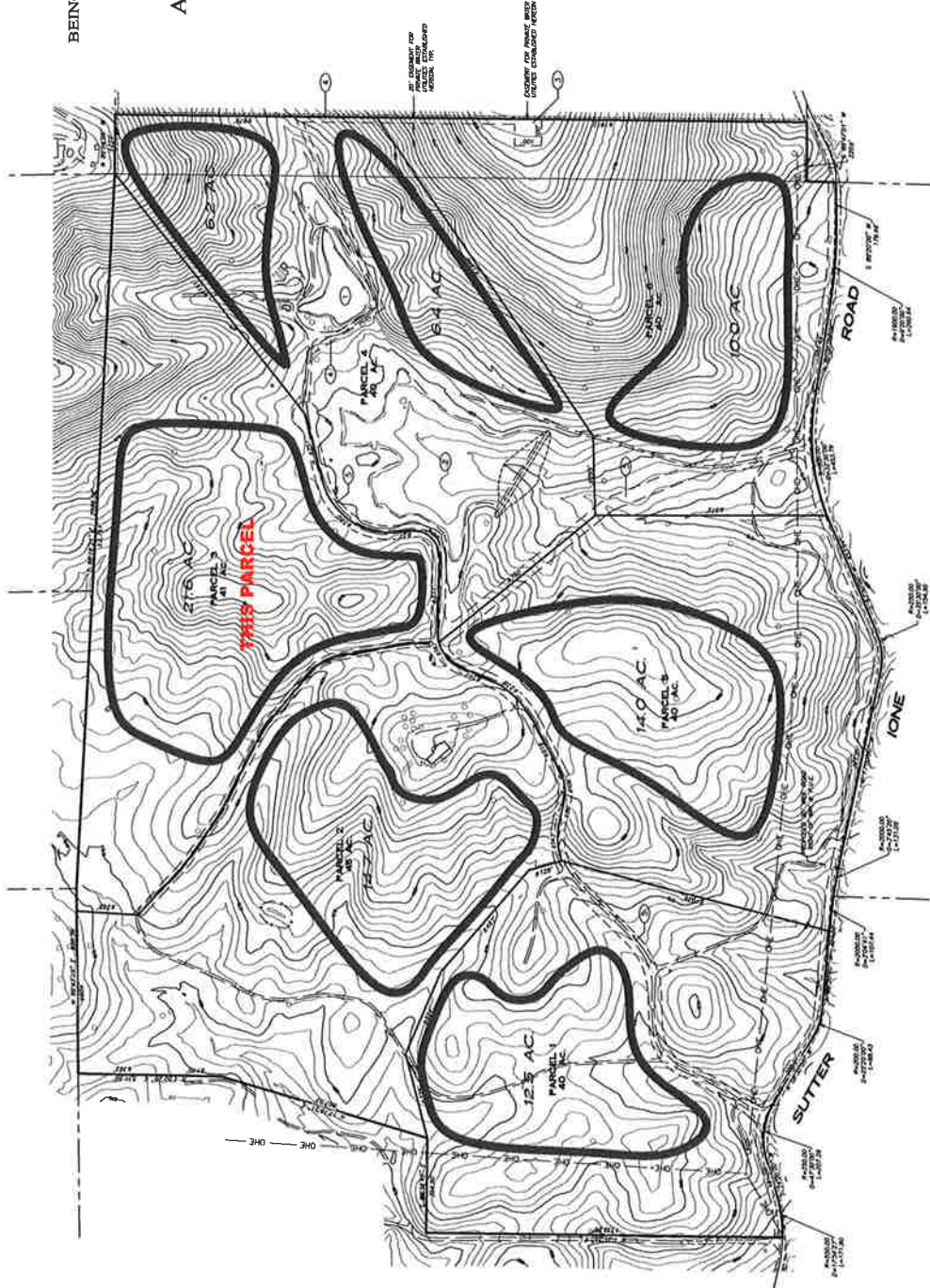
DELTA ENGINEERING, INC.
SUBDIVISIONS, LAND DEVELOPMENT
35 Main Street
San Carlos, CA 94054
408-224-1441
WWW.DELTAENGINEERING.COM

VESTING
for
VINEYARD VILLAGE

BEING A PORTION OF SECTIONS 16&17, T.6N., R.10 E., M.D.M.
AMADOR COUNTY, CALIFORNIA

FEBRUARY 2021

AGRICULTURAL INFRASTRUCTURE
& OBJECTIVES EXHIBIT



AGRICULTURAL FEATURES

- ① EXISTING WATER SUPPLY RESERVOIR
- ② NEW WATER SUPPLY RESERVOIR. APPROXIMATE WATER STORAGE CAPACITY OF RESERVOIR IS 40 ACRE-FEET.
- ③ MAIN WATER PIPELINE. MAIN WATER PIPELINE RESERVOIRS WILL BE PLACED TO STORE WATER FOR PROPOSED DISTRIBUTION TO EACH OF THE PARCELS FOR PRODUCTION.
- ④ EASEMENT FOR IRRIGATION WATER PIPELINE.
- ⑤ ROAD, PUBLIC AND PRIVATE UTILITY EASEMENT. DISTRIBUTION MAIN TO DISTRIBUTE IRRIGATION WATER TO EACH OF THE PARCELS.

LEGEND

- AREA CENTERED BY A VERTICAL LINE IS A PROPOSED IRRIGATION WATER STORAGE RESERVOIR. IRRIGATION WATER STORAGE RESERVOIR WILL BE DELIVERED TO PRODUCE FOR AT LEAST 10 ACRES OF IRRIGATED AGRICULTURAL LAND PER PARCEL.
- EASEMENT FOR IRRIGATION WATER PIPELINE.

DELTA ENGINEERING, INC.
 3000 DELTA DRIVE
 SACRAMENTO, CALIFORNIA 95833
 (916) 441-1111
 WWW.DELTAENGINEERING.COM

LEGAL DESCRIPTION

EXHIBIT A

The land referred to herein is situated in the County of Amador, State of California, and is describes as follows:

Parcel 3 of Parcel Map 2891, according to the official map thereof filed for record _____ in Book _____ of Maps and Plats, at Page _____, Amador County Records.

DRAFT

PARCEL 4

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

[Handwritten Signature]

Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
Parcel 4 of PM 2891	40	Irrigated Vineyards	12.6±	Residential	1±
Total Acres in request.	40				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? NO
 If so, explain below.

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture		Animal Units	
Irrigated Pasture		Animal Units	
Field Crops		Tons Per Acre	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard		Tons Per Acre	
Other	Vineyard	3± Tons/acre	

Item F

OTHER INCOME FROM THE LAND

Hunting		Fishing		Mineral		Other	
\$	Per Year	\$	Per Year	\$	Per Year	\$	Per Year
None		None		None		None	

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			40
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s)	
Corral(s)	
Fences	
Wells	
Water Systems	
Other (specify)	
TOTAL	See attached data

2.

ESTIMATED INCOME

Use	Estimated Annual Income
TOTAL	See attached data

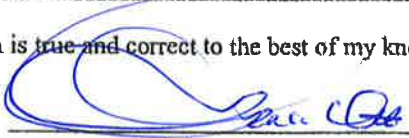
I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Fred Ott, Manager

ADDRESS: PO Box 992

CITY: Shingle Springs, CA 95682

PHONE: 530-558-5387



Signature of person who prepared application.

4-13-2021

Date

Additional persons to be notified concerning action on this request:

NAME: Robin Peters, Delta Engineering, Inc.

NAME: _____

ADDRESS: 33 Main Street

ADDRESS: _____

CITY: Jackson, CA 95642

CITY: _____

PHONE: 209-223-1441

PHONE: _____

Vineyard Village PM 2891

Parcel 4

April 12, 2021

Annual agricultural income estimate

Wine grape production

Description: commercial wine grape production
Vineyard area: 12.6 acres
Vines per acre: 600
Mature yield: 3 tons/acre
Fruit value: \$1,250 per ton

Total estimated annual gross income from agriculture: \$47,250 per year gross

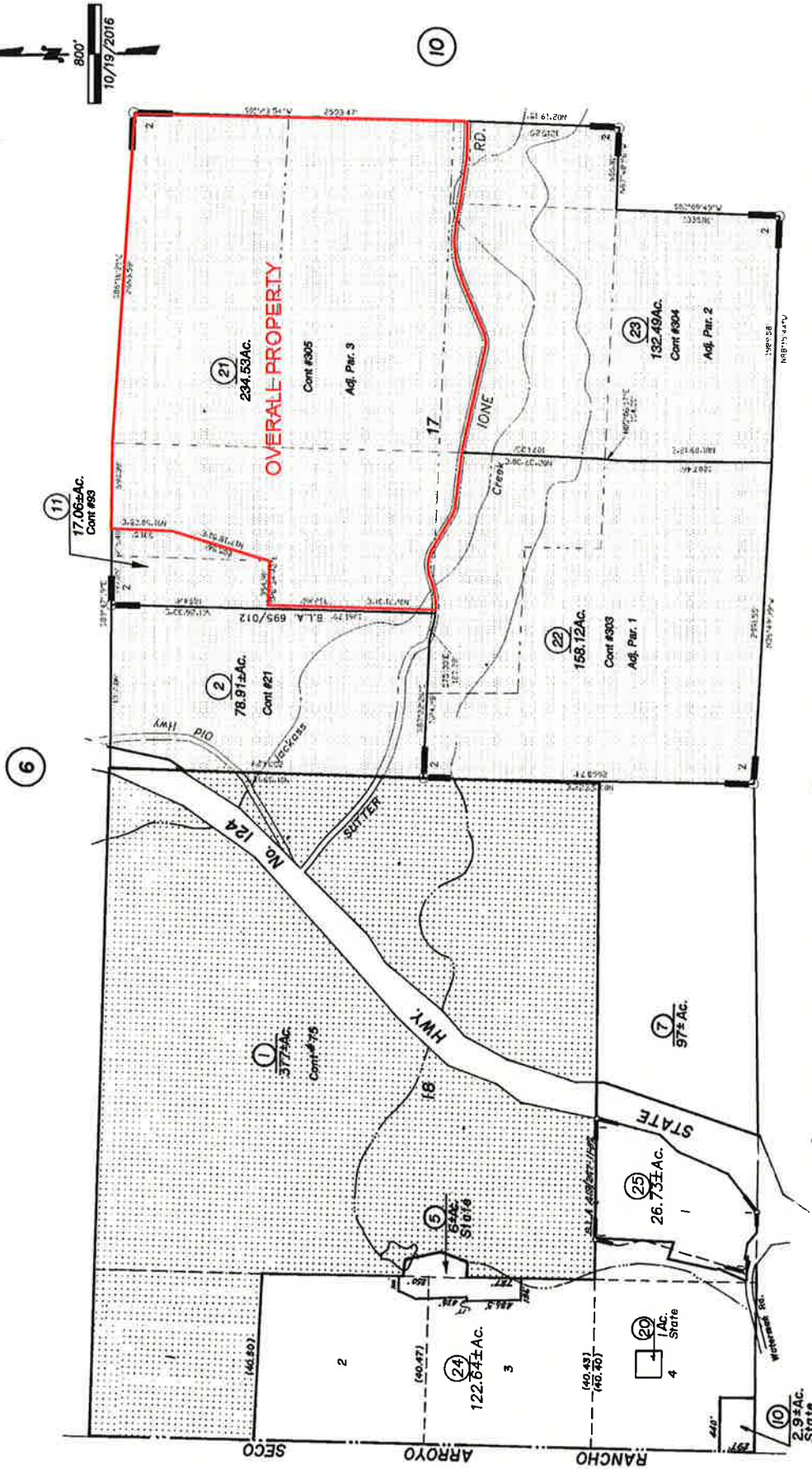
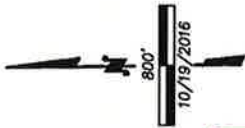
Significant permanent agricultural improvements valuation

<u>Item</u>	<u>Qty</u>	<u>Units</u>	<u>Unit value (\$)</u>	<u>Value (\$)</u>
8-ft. deer fencing	5000	LF	\$9.00	\$45,000
Vines	7560	EA	3.00	22,680
Trellis, end post & irrigation system	12.6	ACRE	2000.00	25,200

Total value of permanent agricultural improvements: \$92,880

SECS 17 & 18, T. 6N., R. 10E., M.D.B. & M.

11-09



- 1-R.M. Bk. 36, Pg. 37
- 2-R.M. Bk. 46, Pg. 86 (9/10/92)
- R.M. Bk. 55, Pg. 74 (7/9/2003)

Map changes become effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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

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

Assessor's Map Bk. 11, Pg. 09
County of Amador, Calif.

VESTING
TENTATIVE PARCEL MAP No. 2891
 for
VINEYARD VILLAGE
 BEING A PORTION OF SECTIONS 16&17, T. 6N., R. 10 E., M.D.M.
 AMADOR COUNTY, CALIFORNIA
 FEBRUARY 2021

OWNERS:
 VINEYARD VILLAGE FINE LLC
 1897 Industrial Road
 San Carlos, CA 95070

SUBDIVIDED BY:
 VINEYARD VILLAGE FINE LLC
 1897 Industrial Road
 San Carlos, CA 95070

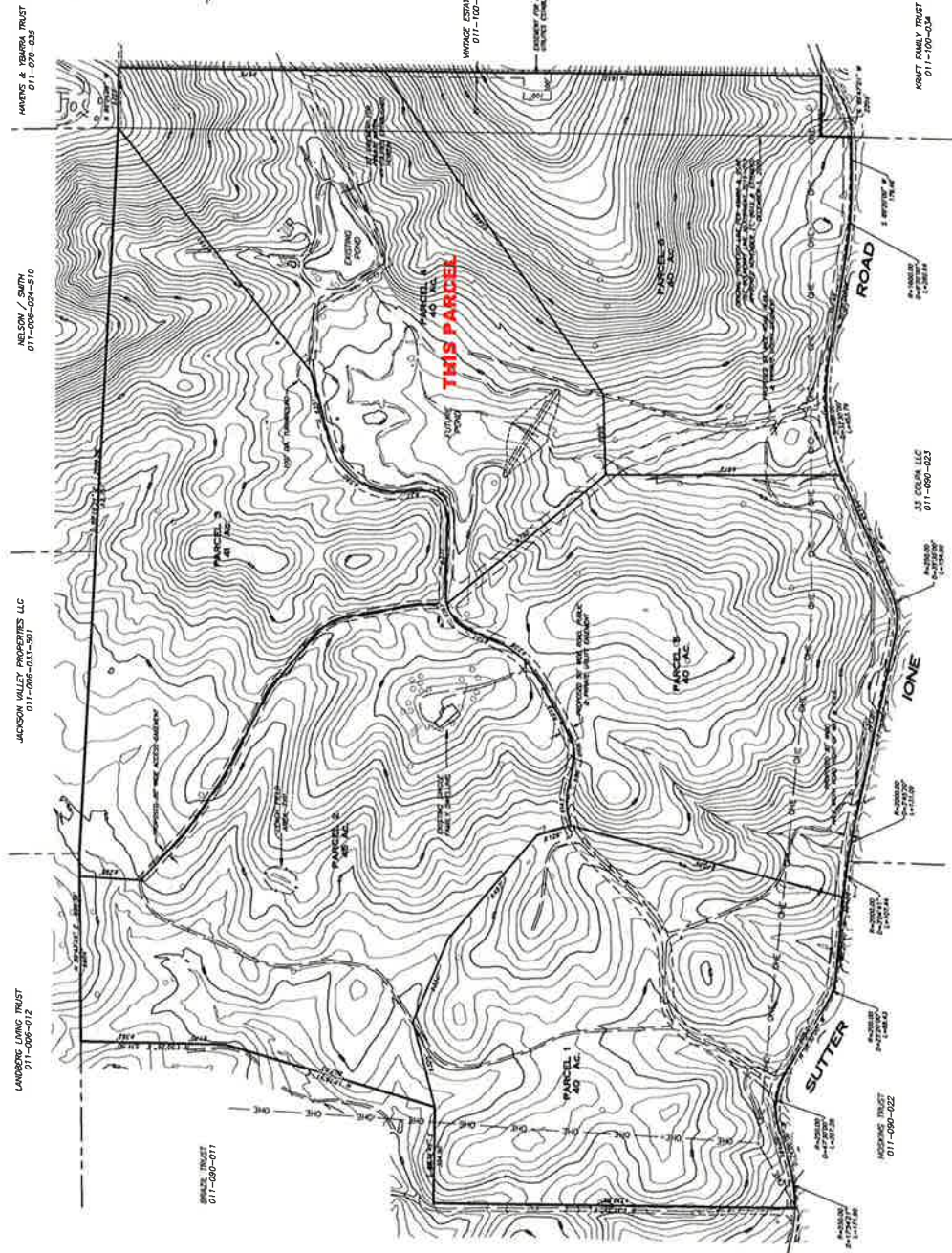
PREPARED BY:
 DELTA ENGINEERING, INC.
 Robb D. Peters, P.E. REC No. 58604
 Jackson, CA 95622
 (209) 225-1441

GENERAL NOTES

1. DEED REFERENCE: MCS NO. 1994-002383, 2004-0007123 & 2001-0004022
2. MAP REFERENCES: 48-14-36 & 3-5-45
3. ASSESSOR'S PARCEL NUMBERS: 011-090-021 & 011-100-031 (P&R)
4. TOTAL NUMBER OF PARCELS: 6
5. EXISTING ZONING: AG
6. EXISTING ZONING: NO CHANGE
7. PROPOSED ZONING: NO CHANGE
8. PROPOSED ZONING: NO CHANGE
9. PROPOSED ZONING: NO CHANGE
10. PROPOSED GENERAL LAND USE: AGRICULTURE
11. PROPOSED GENERAL LAND USE: NO CHANGE
12. WATER SUPPLY: PRIVATE WELLS
13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
14. POWER: PUBLIC GAS & ELECTRIC CO.
15. TELEPHONE SERVICES: A, T, & T
16. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
17. CONTOUR INTERVAL: 5 FEET BASED ON AN AERIAL SURVEY CONDUCTED JULY, 2020
18. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS
19. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS), THIS PROPERTY IS SUBJECT TO 25' FRONT YARD SETBACKS & 20' SIDE & REAR BUILDING SETBACKS
20. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS), THIS PROPERTY IS SUBJECT TO 25' FRONT YARD SETBACKS & 20' SIDE & REAR BUILDING SETBACKS
21. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS), THIS PROPERTY IS SUBJECT TO 25' FRONT YARD SETBACKS & 20' SIDE & REAR BUILDING SETBACKS
22. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS), THIS PROPERTY IS SUBJECT TO 25' FRONT YARD SETBACKS & 20' SIDE & REAR BUILDING SETBACKS

WINEGARD ESTATES LLC
 011-100-031

PROPERTY FOR PUBLIC WATER
 PUBLIC CHANGING WATER

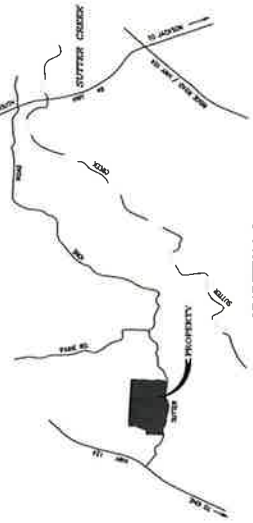


AGENT'S CERTIFICATE

I AM THE AGENT FOR SUBDIVIDER, VINEYARD VILLAGE FINE, LLC. I HAVE CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY AND HAVE FOUND THAT THE PROPERTY IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

ROBB D. PETERS, P.E.
 REC No. 58604

DATE: _____



VICINITY MAP
 NOT TO SCALE

DELTA ENGINEERING, INC.
 ENGINEERING, LAND DEVELOPMENT
 33 MAIN STREET, JACKSON, CA 95622
 (209) 225-1441
 WWW.DELTAENGINEERING.COM



VESTING
TENTATIVE PARCEL MAP No. 2891
 for
VINEYARD VILLAGE

BEING A PORTION OF SECTIONS 16&17, T.6N., R.10 E., M.D.M.
 AMADOR COUNTY, CALIFORNIA
 FEBRUARY 2021

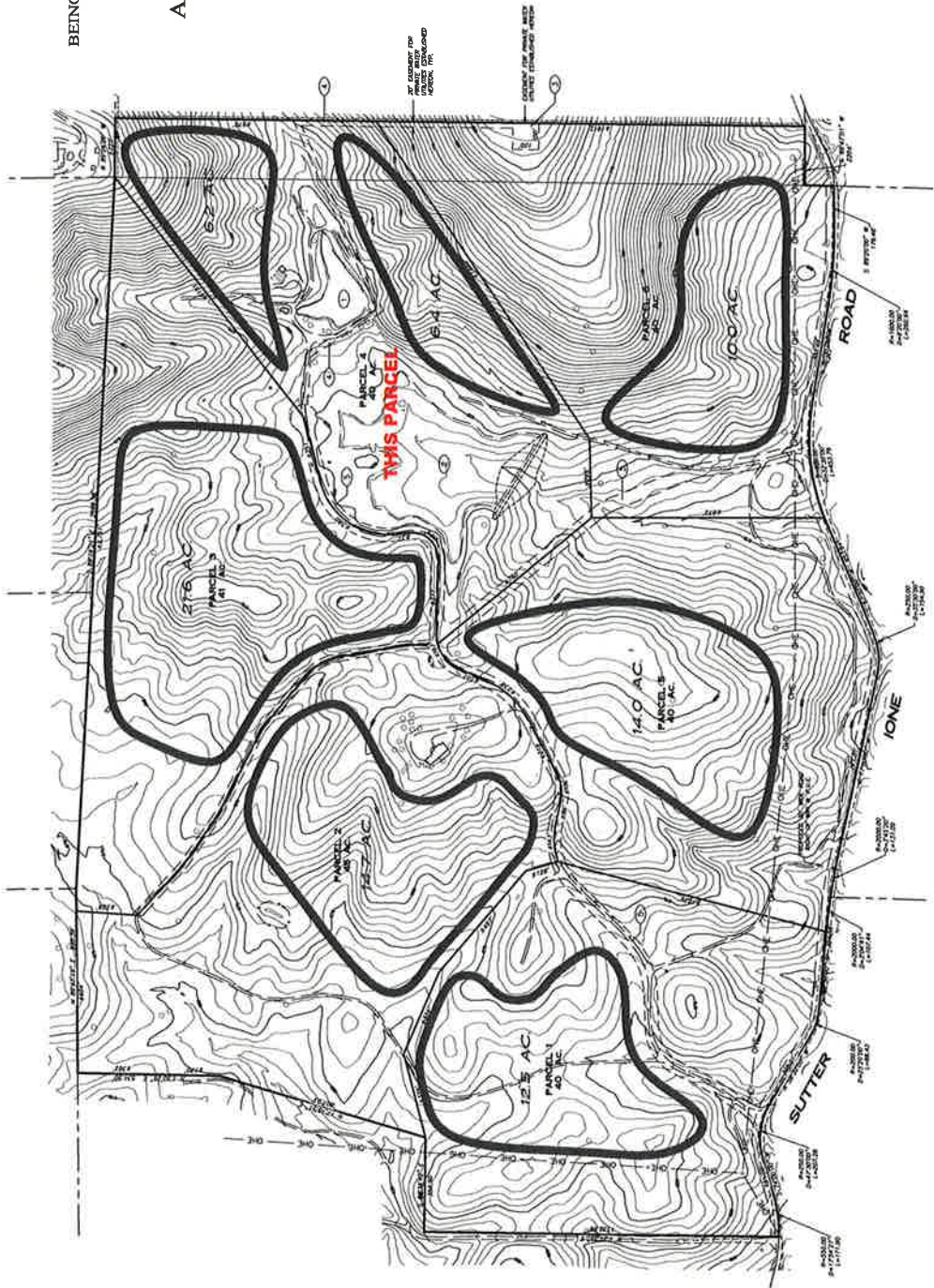
**AGRICULTURAL INFRASTRUCTURE
 & OBJECTIVES EXHIBIT**

AGRICULTURAL FEATURES

- 1. EXISTING WATER SUPPLY RESERVOIR
- 2. NEW WATER SUPPLY RESERVOIR. APPROXIMATE WATER RIGHT IS IN PLACE AND CONSTRUCTION IS SCHEDULED TO BEGIN IN 2021. COMBINED CAPACITY OF RESERVOIRS IS 40 ACRE-FEET.
- 3. WATER STORAGE TANK SITE. WATER FROM RESERVOIRS WILL BE PUMPED TO STORAGE FOR PRESSURIZED IRRIGATION.
- 4. EASEMENT FOR IRRIGATION WATER PIPELINE
- 5. ROAD, PUBLIC AND PRIVATE UTILITY EASEMENT. EASEMENT WILL CONTAIN AN IRRIGATION WATER PIPELINE AND WILL PROVIDE IRRIGATION WATER TO EACH OF THE PARCELS.

LEGEND

- AREA IDENTIFIED BY A VITICULTURE & AGRICULTURE CONSULTANT AS SUITABLE FOR VITICULTURE. PARCEL BOUNDARIES MAY BE ADJUSTED DURING AREA DEVELOPMENT.
- EASEMENT FOR IRRIGATION WATER TRANSMISSION & DISTRIBUTION. PIPING TO EACH OF THE PARCELS SHALL BE INSTALLED TO PROVIDE AT LEAST 10 FEET OF IRRIGATED AGRICULTURAL LAND PER PARCEL.



DELTA ENGINEERING, INC.
 ENGINEERS, LAND DEVELOPERS
 33 MAIN STREET, JACKSON, CA 95222
 209-523-1441
 #PARCEL2891@DELTAENGINEERING.COM

LEGAL DESCRIPTION

EXHIBIT A

The land referred to herein is situated in the County of Amador, State of California, and is describes as follows:

Parcel 4 of Parcel Map 2891, according to the official map thereof filed for record _____ in Book _____ of Maps and Plats, at Page _____, Amador County Records.

DRAFT

PARCEL 5

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
Parcel 5 of PM 2891	40	Irrigated Vineyards	14±	Residential	1±
Total Acres in request.	40				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? NO
 If so, explain below.

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture		Animal Units	
Irrigated Pasture		Animal Units	
Field Crops		Tons Per Acre	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard		Tons Per Acre	
Other	Vineyard	3± Tons/acre	

Item F

OTHER INCOME FROM THE LAND

Hunting		Fishing		Mineral		Other	
\$	Per Year	\$	Per Year	\$	Per Year	\$	Per Year
None		None		None		None	

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			40
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s)	
Corral(s)	
Fences	
Wells	
Water Systems	
Other (specify)	
TOTAL	See attached data

2.

ESTIMATED INCOME

Use	Estimated Annual Income
TOTAL	See attached data

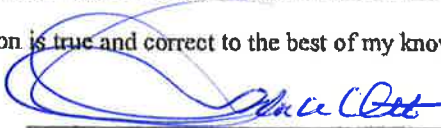
I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Fred Ott, Manager

ADDRESS: PO Box 992

CITY: Shingle Springs, CA 95682

PHONE: 530-558-5387



Signature of person who prepared application.

4-13-2021

Date

Additional persons to be notified concerning action on this request:

NAME: Robin Peters, Delta Engineering, Inc.

NAME: _____

ADDRESS: 33 Main Street

ADDRESS: _____

CITY: Jackson, CA 95642

CITY: _____

PHONE: 209-223-1441

PHONE: _____

Vineyard Village PM 2891

Parcel 5

April 12, 2021

Annual agricultural income estimate

Wine grape production

Description: commercial wine grape production
Vineyard area: 10 acres
Vines per acre: 600
Mature yield: 3 tons/acre
Fruit value: \$1,250 per ton

Total estimated annual gross income from agriculture: \$37,500 per year gross

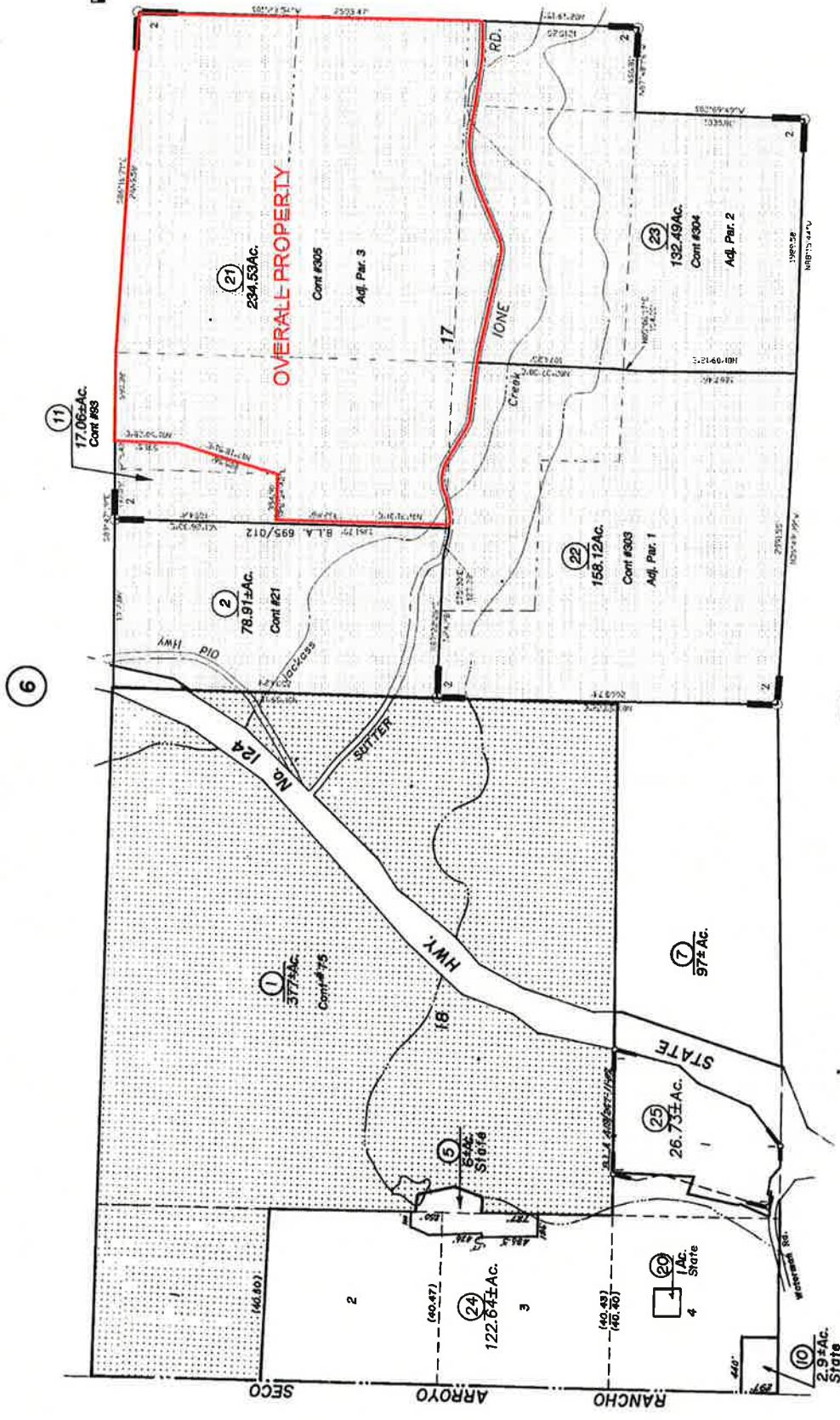
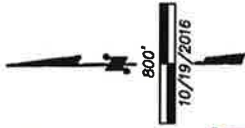
Significant permanent agricultural improvements valuation

<u>Item</u>	<u>Qty</u>	<u>Units</u>	<u>Unit value (\$)</u>	<u>Value (\$)</u>
8-ft. deer fencing	2800	LF	\$9.00	\$25,200
Vines	6000	EA	3.00	18,000
Trellis, end post & irrigation system	10	ACRE	2000.00	20,000

Total value of permanent agricultural improvements: \$63,200

SECS 17 & 18, T. 6N., R. 10E., M.D.B. & M.

11-09



Map changes became effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption or roll on each July 1.

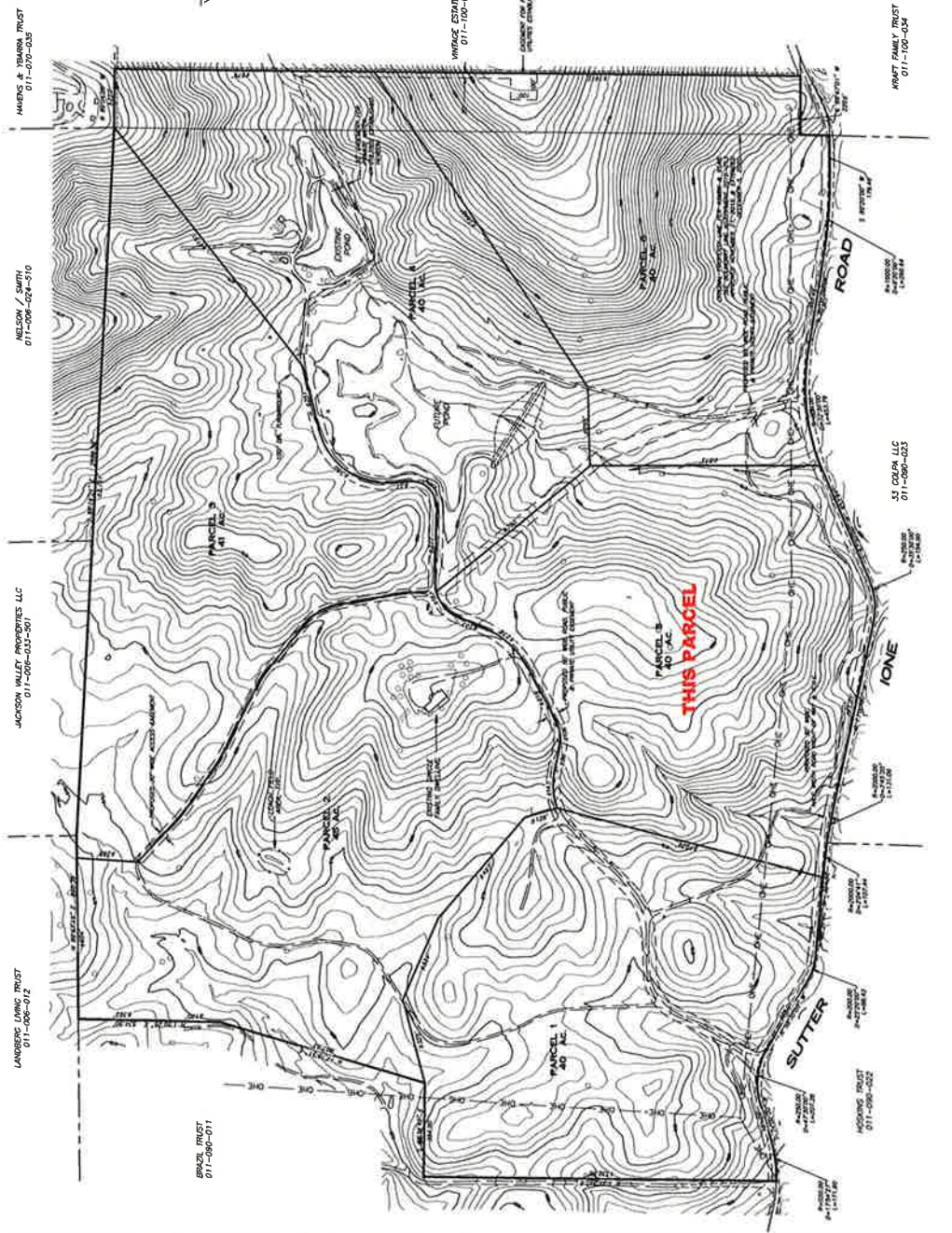
IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

- 1-R.M. Bk. 36, Pg. 37
- 2-R.M. Bk. 46, Pg. 86 (9/10/92)
- R.M. Bk. 55, Pg. 74 (7/8/2003)

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

Assessor's Map Bk. 11, Pg. 09
County of Amador, Calif.

VESTING
for
VINEYARD VILLAGE
BEING A PORTION OF SECTIONS 16&17, T.6N., R.10 E., M.D.M.
AMADOR COUNTY, CALIFORNIA
FEBRUARY 2021



OWNERS:
VINYARD VILLAGE IONE, LLC
1697 Industrial Road
San Gabriel, CA 95976

SUBDIVIDED BY:
VINYARD VILLAGE IONE, LLC
1697 Industrial Road
San Gabriel, CA 95976

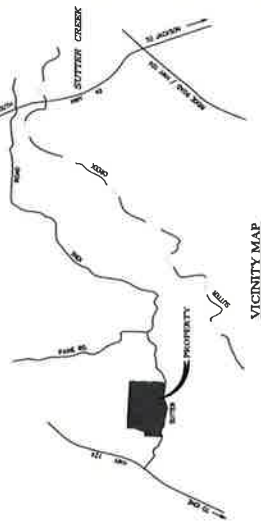
PREPARED BY:
DELTA ENGINEERING, INC.
Richard E. Peters, P.E. License No. 58804
Jackson, CA 95642
(209) 225-4441

- GENERAL NOTES**
1. DEED REFERENCE: INS. NO. 1998-002383, 2006-0007123 & 2001-0004502
 2. MAP REFERENCES: 44-34-36 & 3-3-48
 3. EXISTING ZONING: AMADOR COUNTY ORDINANCES 01-090-021 & 01-100-031 (POK)
 4. TOTAL NUMBER OF PARCELS: 6
 5. TOTAL ACRES: 23.4
 6. EXISTING LAND USE: AGRICULTURAL
 7. EXISTING ZONING: AG
 8. EXISTING ZONING: AG
 9. PROPOSED ZONING: NO CHANGE
 10. PROPOSED ZONING: NO CHANGE
 11. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
 12. WATER SUPPLY: PRIVATE WELLS
 13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
 14. POWER: PACIFIC GAS & ELECTRIC CO.
 15. TELEPHONE SERVICE: A.T. & T.
 16. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
 17. CONTOUR INTERVAL: 5 FEET BASED ON AN AERIAL SURVEY CONDUCTED JULY, 2000
 18. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS
 19. HOLDING VESTED IN ACCORDANCE WITH COUNTY ZONING CHAPTER 19.14 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS). THIS PROPERTY IS SUBJECT TO 25' FRONT YARD SETBACKS & 5' SIDE & REAR BUILDING SETBACKS
 20. BEHIND A LOW LEVEL LIGHT PATH OR WITH SPECIAL AIRSPACE AS WITHIN AN UNZONED AREA AS DEFINED IN SECTION 05044

AGENT'S CERTIFICATE:
I, ROBIN D. PETERS, P.E., AS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, HAVE EXAMINED THE RECORDS OF THIS PARCEL MAP AND CONSIDER THE SAME TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT



ROBIN D. PETERS, P.E.
RICE No. 58804
DATE: _____



DELTA ENGINEERING, INC.
ENGINEERING LAND DEVELOPMENT
3030 Jackson Street
Jackson, CA 95642
209-225-4441
WWW.DELTAENGINEERING.COM

VESTING
for
TENTATIVE PARCEL MAP No. 2891
VINEYARD VILLAGE

BEING A PORTION OF SECTIONS 16&17, T.6N., R.10 E., M.D.M.
AMADOR COUNTY, CALIFORNIA

FEBRUARY 2021

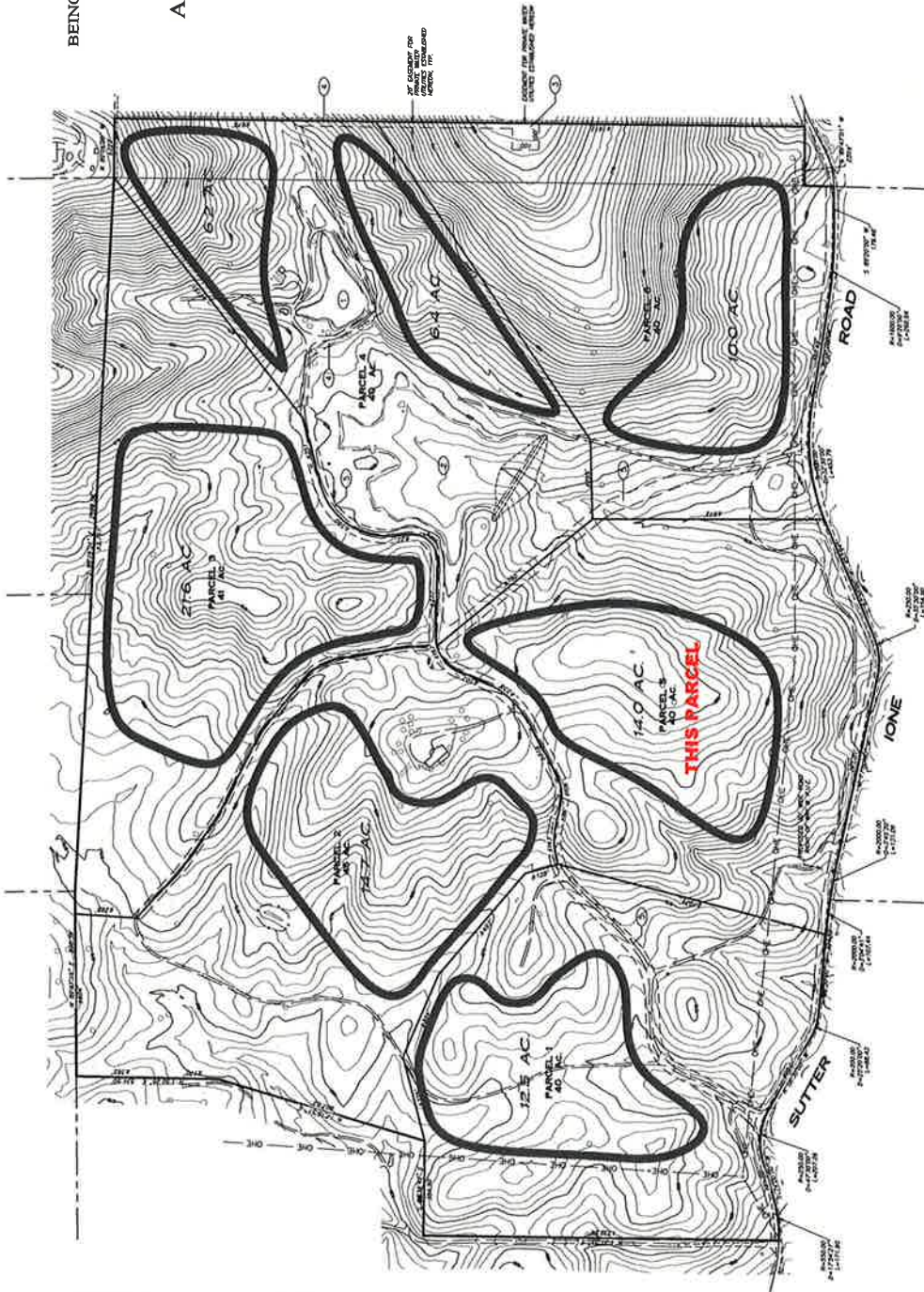
AGRICULTURAL INFRASTRUCTURE
& OBJECTIVES EXHIBIT

AGRICULTURAL FEATURES

- ① EXISTING WATER SUPPLY RESERVOIR
- ② NEW WATER SUPPLY AND DISTRIBUTION WATER MAINS AND CONSTRUCTION IS SCHEDULED FOR CY 2021. COMBINED CAPACITY OF RESERVOIRS IS 1,000,000 GALLONS.
- ③ WATER STORAGE TANK SITE. WATER FROM RESERVOIRS WILL BE PUMPED TO STORAGE FOR PRESSURIZED IRRIGATION TO EACH OF THE PARCELS FOR IRRIGATION.
- ④ EASEMENT FOR IRRIGATION WATER PIPELINE.
- ⑤ ROAD, PULSUS AND PRIVATE UTILITY EASEMENT. EASEMENT WILL CONTAIN AN IRRIGATION WATER DISTRIBUTION MAIN TO DISTRIBUTE IRRIGATION WATER TO EACH OF THE PARCELS.

LEGEND

- AREA DESIGNATED BY A VERTICAL LINE AS AGRICULTURAL PRODUCTION, WITH THE CAPACITY TO BE ADJUSTED DURING AREA DEVELOPMENT.
- EASEMENT FOR IRRIGATION WATER PIPELINE, TRANSMISSION & DISTRIBUTION PIPING. STORED IRRIGATION WATER WILL BE DELIVERED TO EACH OF THE PARCELS FOR IRRIGATION TO EACH OF THE PARCELS FOR IRRIGATION.



DELTA ENGINEERING, INC.
ENGINEERING, LAND DEVELOPMENT
3115 MARSH CREEK AVENUE, SUITE 100
SUTTER, CALIFORNIA 95957
916-338-4441
WWW.DELTAENGINEERING.COM

LEGAL DESCRIPTION

EXHIBIT A

The land referred to herein is situated in the County of Amador, State of California, and is describes as follows:

Parcel 5 of Parcel Map 2891, according to the official map thereof filed for record _____ in Book _____ of Maps and Plats, at Page _____, Amador County Records.

DRAFT

PARCEL 6

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

[Handwritten Signature]

Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
Parcel 6 of PM 2891	40	Irrigated Vineyards	10±	Residential	1±
Total Acres in request.	40				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? NO
 If so, explain below.

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture		Animal Units	
Irrigated Pasture		Animal Units	
Field Crops		Tons Per Acre	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard		Tons Per Acre	
Other	Vineyard	3± Tons/acre	

Item F

OTHER INCOME FROM THE LAND

Hunting		Fishing		Mineral		Other	
\$	Per Year	\$	Per Year	\$	Per Year	\$	Per Year
None		None		None		None	

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			40
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s)	
Corral(s)	
Fences	
Wells	
Water Systems	
Other (specify)	
TOTAL	See attached data

2.

ESTIMATED INCOME

Use	Estimated Annual Income
TOTAL	See attached data

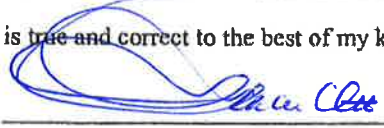
I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Fred Ott, Manager

ADDRESS: PO Box 992

CITY: Shingle Springs, CA 95682

PHONE: 530-558-5387


Signature of person who prepared application.
4-23-2021
Date

Additional persons to be notified concerning action on this request:

NAME: Robin Peters, Delta Engineering, Inc.

NAME: _____

ADDRESS: 33 Main Street

ADDRESS: _____

CITY: Jackson, CA 95642

CITY: _____

PHONE: 209-223-1441

PHONE: _____

Vineyard Village PM 2891

Parcel 6

April 12, 2021

Annual agricultural income estimate

Wine grape production

Description: commercial wine grape production
Vineyard area: 14 acres
Vines per acre: 600
Mature yield: 3 tons/acre
Fruit value: \$1,250 per ton

Total estimated annual gross income from agriculture: \$52,500 per year gross

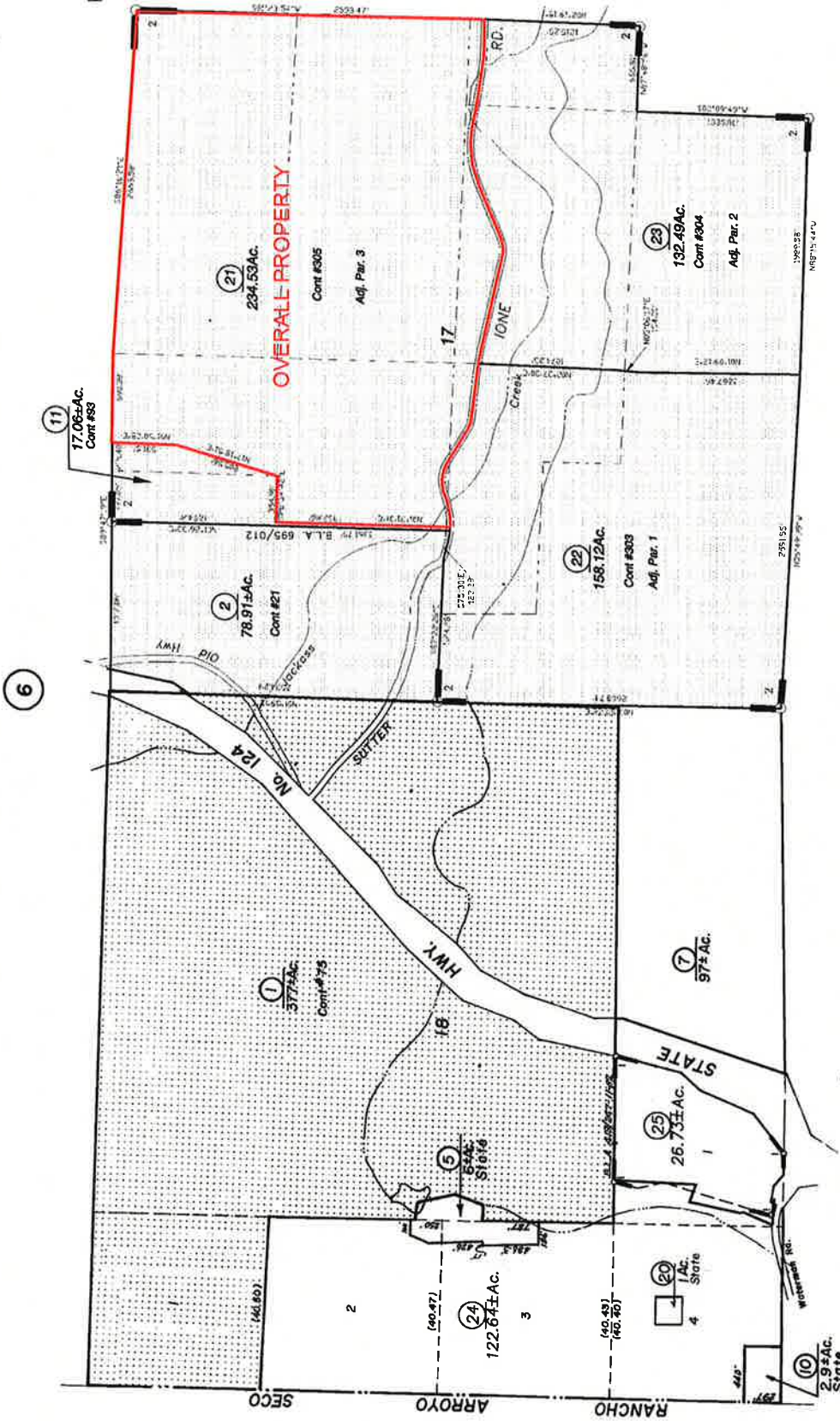
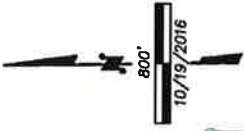
Significant permanent agricultural improvements valuation

<u>Item</u>	<u>Qty</u>	<u>Units</u>	<u>Unit value (\$)</u>	<u>Value (\$)</u>
8-ft. deer fencing	3200	LF	\$9.00	\$28,800
Vines	8400	EA	3.00	25,200
Trellis, end post & irrigation system	14	ACRE	2000.00	28,000

Total value of permanent agricultural improvements: \$82,000

SECS 17 & 18, T. 6N., R. 10E., M.D.B. & M.

11-09



Map changes become effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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

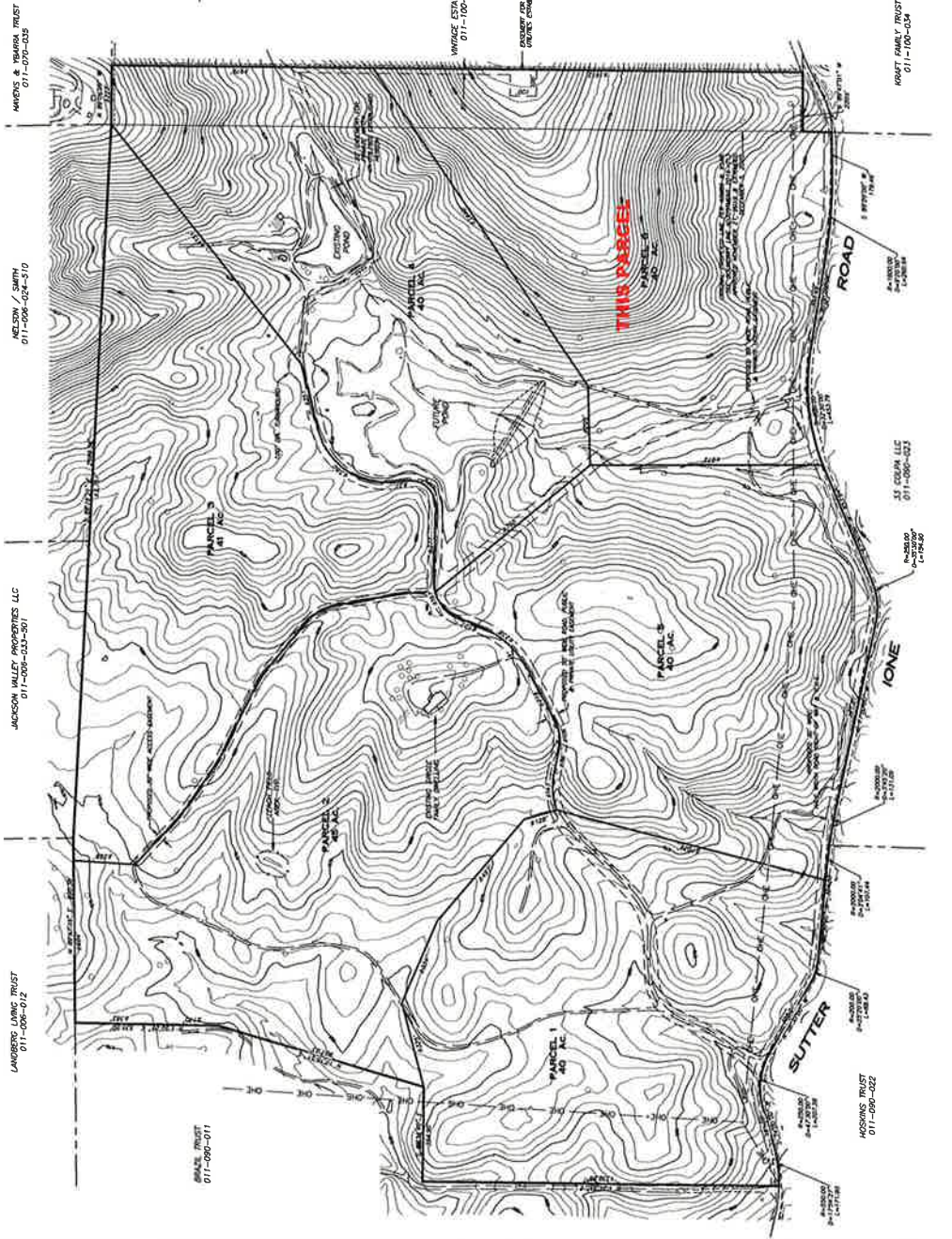
- 1-R.M. Bk. 36, Pg. 37
- 2-R.M. Bk. 46, Pg. 86
- R.M. Bk. 55, Pg. 74 (7/8/2003)

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

Assessor's Map Bk. 11, Pg. 09
County of Amador, Calif.

VESTING TENTATIVE PARCEL MAP No. 2891 for VINEYARD VILLAGE

BEING A PORTION OF SECTIONS 16&17, T.6N., R.10 E., M.D.M.
AMADOR COUNTY, CALIFORNIA
FEBRUARY 2021



OWNERS:
VINEYARD VILLAGE, LLC
1697 Industrial Road
San Carlos, CA 94070

SUBDIVIDED BY:
VINEYARD VILLAGE, LLC
1697 Industrial Road
San Carlos, CA 94070

PREPARED BY:
DELTA ENGINEERING, INC.
33 Main Street
P.O. Box 2891
San Carlos, CA 94070
(408) 222-1141

GENERAL NOTES

1. EXISTING UTILITIES: NO CHANGE
2. MAP REFERENCES: 48-N-36 & 8-2-48
3. ASSESSOR'S PARCEL NUMBERS: 011-090-021 & 011-100-031 (PPC)
4. TOTAL NUMBER OF PARCELS: 6
5. EXISTING LAND USE: AGRICULTURAL
6. PROPOSED LAND USE: AGRICULTURAL
7. PROPOSED ZONING: NO CHANGE
8. EXISTING GENERAL PLAN DESIGNATION: AG
9. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
10. WATER SUPPLY: PRIVATE WELLS
11. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
12. TELEPHONE SERVICES: S.F.P. & S.F. CO.
13. SCHOOL DISTRICT: AMADOR COUNTY LIMITED SCHOOL DISTRICT
14. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT CONDUCTED JULY 2020 FOR HIGH VALUE AGRICULTURE DEVELOPMENT.
15. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS. RESIDENTIAL LOW LEVEL LIGHT PLANT OR WITH SPECIAL AIRSPACE DESIGNATED IN SECTION 21008 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN UNZONED AREA AS ZONED IN SECTION 0594.

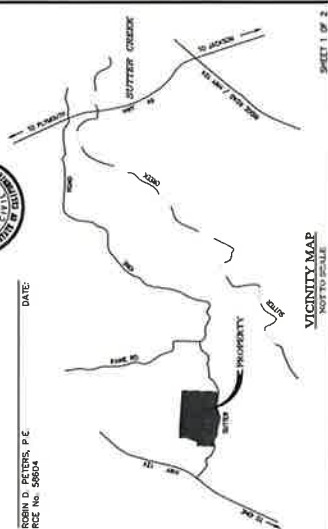
AGENTS CERTIFICATE:

I AM THE AGENT FOR SUBDIVIDER, VINEYARD VILLAGE, LLC. I HAVE REVIEWED THE TENTATIVE PARCEL MAP AND CERTIFY THAT THE APPLICATION IS IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 7 DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

ROBIN D. PETERS, P.E.
RCE No. 58004



DATE _____



VICINITY MAP
NOT TO SCALE



DELTA ENGINEERING, INC.
ENGINEERS, LAND SURVEYORS
PLANNERS, ENVIRONMENTAL PROFESSIONALS
33 MAIN STREET
SAN CARLOS, CA 94070
408.222.1141

VESTING
TENTATIVE PARCEL MAP No. 2891

for

VINEYARD VILLAGE

BEING A PORTION OF SECTIONS 16&17, T.6N., R.10 E., M.D.M.
 AMADOR COUNTY, CALIFORNIA

FEBRUARY 2021

**AGRICULTURAL INFRASTRUCTURE
 & OBJECTIVES EXHIBIT**

AGRICULTURAL FEATURES

- ① EXISTING WATER SUPPLY RESERVOIR
- ② NEW WATER SUPPLY RESERVOIR, WATER MAIN AS TO ROAD, AND CONSTRUCTION SCHEDULED FOR C.Y. 2021. COMBINED CAPACITY OF RESERVOIRS IS 1,100,000 GALLONS.
- ③ WATER STORAGE TANK SITE. WATER FROM RESERVOIRS WILL BE PUMPED TO STORAGE FOR PRESSURIZED IRRIGATION TO EACH OF THE PARCELS FOR PRODUCTION.
- ④ EASEMENT FOR IRRIGATION WATER PIPELINE
- ⑤ ROAD, PUBLIC AND PRIVATE UTILITY EASEMENT EASEMENT WILL CONTAIN AN IRRIGATION WATER MAIN TO DISTRIBUTE IRRIGATION WATER TO EACH OF THE PARCELS.

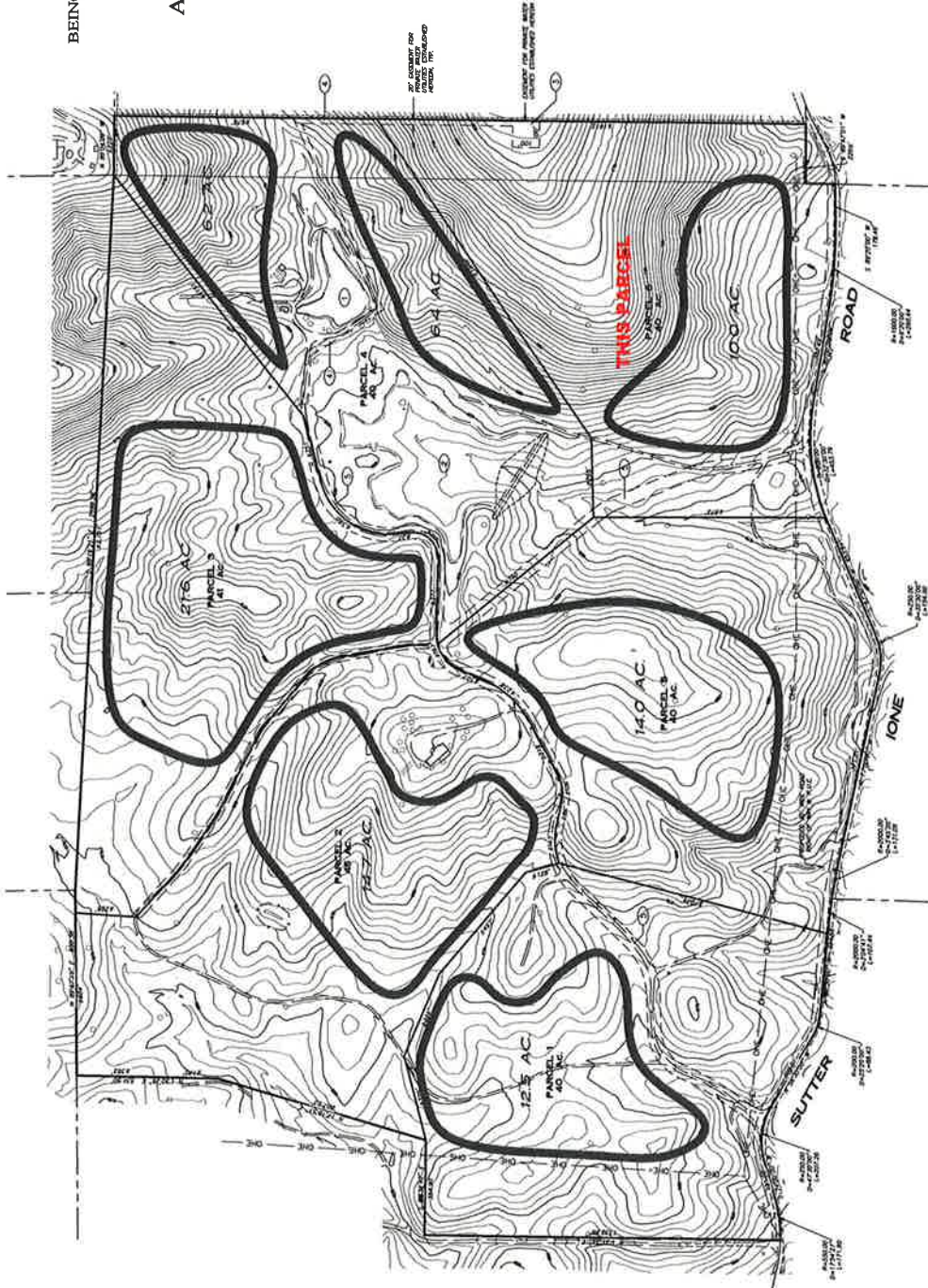
LEGEND



AREA DIVIDED BY A NETWORK OF AGRICULTURE CONSULTANT AS SUITABLE FOR ASSOCIATED AGRICULTURAL PRODUCTION, WITH DURING AREA DEVELOPMENT.



EASEMENT FOR IRRIGATION WATER TRANSMISSION & DISTRIBUTION PIPING. STORED IRRIGATION WATER WILL BE DELIVERED TO EACH OF THE PARCELS TO PROVIDE FOR AT LEAST TO ACRES OF IRRIGATED AGRICULTURAL LAND PER PARCEL.



LEGAL DESCRIPTION

EXHIBIT A

The land referred to herein is situated in the County of Amador, State of California, and is describes as follows:

Parcel 6 of Parcel Map 2891, according to the official map thereof filed for record _____ in Book _____ of Maps and Plats, at Page _____, Amador County Records.

DRAFT