



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 223-6254  
WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)  
E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

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

**APPLICATION REFERRAL**

**TO:**

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

**DATE:** August 27, 2021

**FROM:** Krista Ruesel, Planning Department

**PROJECT:** Use Permit **AMENDMENT** Request for La Mesa Vineyards, proposing revisions to the current Conditions of Approval for approved Use Permit UP-19;12-1 La Mesa Vineyards. Property is 24.83 acres and zoned R1A, Single-family Residential and Agriculture. Proposed changes to the existing conditions are included in the Applicant's request letter. (APN: 012-140-054)

Applicant: La Mesa Vineyards LLC  
Supervisorial District: 5  
Location: 13200 Shenandoah Rd. Plymouth, CA 95669

**REVIEW:** As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project application for completeness during its regular meeting on **September 7, 2021** in the Conference Room C at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference, accessible through this link: <https://us02web.zoom.us/j/5375128983> or by calling one of the numbers below:

+1 669 900 6833 US	+1 346 248 7799 US	+1 301 715 8592 US
+1 312 626 6799 US	+1 929 205 6099 US	+1 253 215 8782 US

**Meeting ID: 537 512 8983**

At this time staff anticipates that a Mitigated Negative Declaration will be adopted for the project per CEQA Guidelines. Additional TAC meetings may be scheduled at a later date to complete a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission.

\*\*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.

La Mesa Vineyards  
13200 Shenandoah Rd  
Plymouth, CA 95669  
650-218-5207

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

Re: Amendment to Use Permit UP-19;12-1

Dear Mr. Beatty,

I would like to request an amendment to La Mesa Vineyard's Use Permit UP-19;12-1 to permit identical operating conditions to our neighbor vineyard/winery across Shenandoah Road, Belledor. In particular:

- 1) No restrictions on our days of operation, with indoor or outdoor amplified music until ten p.m.
- 2) Compensated or noncompensated events with up to one hundred twenty-five persons in attendance with no limitation on the number of events per year
- 3) Social gatherings or weddings for up to and including four hundred fifty persons up to and including twelve events per year with no more than four such events per month;

We are currently restricted to operating just 4 days per week and with only 6 events per year up to 100 attendees which puts us at a serious business disadvantage to our neighbor Belledor, literally across the street in the same neighborhood and about the same sized tasting room set on agricultural/vineyard land like us. We are also at a major disadvantage to other close by tasting rooms.

We are asking for the same operating permissions on these 3 items so that we may compete fairly on a level playing field.

Please advise us of the fees for the amendment process and next steps for us.

If easier, feel free to call me on 650-218-5207 or email me at [come@lamesavineyards.com](mailto:come@lamesavineyards.com).

With best regards,



Côme Laguë  
Owner – La Mesa Vineyards

# Notice of Determination

Appendix D

TO:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

County Clerk, County of Amador  
810 Court St.  
Jackson, CA 95642-2132

FROM: Amador County  
Planning Commission  
810 Court St.  
Jackson, CA 95642-2132  
planning@amadorgov.org  
Phone: (209) 223-6380

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**STATE CLEARINGHOUSE NUMBER (if submitted to State Clearinghouse):** \_\_\_\_\_

**PROJECT TITLE:** Use Permit UP-19;12-1 La Mesa Tasting Room in R1A

**Applicant:** Côme Lagüe

**Address:** 13200 Shenandoah Rd., Plymouth, CA 95669

**Phone:** (650)218-5207

**Email:** come@lamesavineyards.com

**PROJECT LOCATION (Amador County):** 13200 Shenandoah Rd., Plymouth, CA 95669

**PROJECT DESCRIPTION:** Use Permit (UP-19;12-1) proposing the conversion of an existing utility building into a tasting room for La Mesa Winery and Vineyards in the "R1A," Single-family Residential/Agricultural zoning district. The tasting room will be located in a 2,250 sq. ft. structure with 912 sq. ft. of the interior square footage to be allocated to the tasting area. The applicant proposes to host a maximum of 350 customers per day and 6 events annually with up to 100 guests. Regular business hours will be Friday through Monday from 11:00 a.m. to 5:00 p.m. (APN: 014-140-054)

This is to advise that the Amador County Planning Commission [ Lead Agency *or*  Responsible Agency] approved the above described project on May 12, 2020 and has made the following determinations regarding the above described project:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final environmental document, with comments and responses and record of project approval, or the Mitigated Negative Declaration, is available to the General Public at: Amador County Planning Dept., 810 Court St., Jackson, CA 95642.

Signature (Public Agency)  Title: Planner

Date: 5/13/2020

Date Received for Filing at O.P.R.: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
Reference: Sections 21000-21174, Public Resources Code.

ENDORSED  
FILED

MAY 20 2020

KIMBERLY L. GRADY, County Clerk  
AMADOR COUNTY

By M. CANALE Deputy

File No. 03052020 014

Posted On MAY 20 2020

Posting Removed \_\_\_\_\_

**CONDITIONS OF APPROVAL**  
**and**  
**MITIGATION MONITORING AND REPORTING PROGRAM**  
**FOR USE PERMIT: UP-19;12-1**

**APPLICANT:** La Mesa Vineyards LLC (Representative, Côme Lagüe) **PHONE:** (650) 218-5207

**ADDRESS:** 13200 Shenandoah Rd., Plymouth, CA 95669

**PROJECT LOCATION:** 13200 Shenandoah Rd., Plymouth, CA 95669 (APN: 014-140-054)

**PROJECT DESCRIPTION:** Use Permit (UP-19;12-1) La Mesa Vineyards Tasting Room in R1A Zoning District with AG, Agriculture General, General Plan designation. The wine tasting will be located in a 2,250 sq. ft. structure with 912 sq. ft. of the interior square footage to be allocated to the wine tasting area. The application includes a request to host a maximum of 6 events annually with up to 100 attendees. (APN: 014-140-054)

**ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration

**PLANNING COMMISSION APPROVAL DATE:**

**NOTICE OF DETERMINATION DATE:**

**IMPORTANT NOTES:**

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

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

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**CONDITIONS OF APPROVAL**

1. ***FISH AND GAME FEES:*** *No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Game Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Game. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
2. Applicant shall submit signed conditions to the Planning Department. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
3. This Use Permit is granted subject for the use(s) described (see attached application) on the condition that the project shall not, in the establishment, maintenance, or operation of the proposed use(s), be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use(s) or be detrimental or injurious to property and improvements in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

4. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
5. Encroachments: *Prior to the issuance of a building permit* and activation of the Use Permit, applicant must construct or verify a commercial driveway for the encroachment onto the property from Shenandoah Road. The permittee shall provide a copy of a valid encroachment permit for any and all access points onto any county right-of-way. THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT SHALL MONITOR THIS CONDITION.
6. Hours of Operation: The Tasting Room shall abide by the proposed business hours listed in the Use Permit application: Friday-Monday from 11:00 a.m. to 5:00 p.m. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
7. Occupancy: The number of guests at any one time shall be limited by the occupancy limit of the Tasting Room. Event guests will not exceed maximum occupancy of the building and events shall abide by the proposed conditions in the Use Permit application: **up to 6 events per year with up to 100 guests.** THE BUILDING DEPARTMENT AND PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
8. Alcohol License: The Property Owner shall maintain current licenses and certifications by the US Treasury's Alcohol and Tobacco Tax and Trade Bureau (TTB) and California Alcohol and Beverage Control (ABC) for operation of the tasting room. Use of the Tasting Room will not resume until all required licenses and certifications are obtained and active. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
9. Food Service: Food sales and service must comply with the requirements of the California Retail Food Code and the limitations of the terms of the Use Permit and zoning designation of the property. Food service for on-site consumption during events authorized by the Use Permit and zoning must be catered by a permitted individual or business independent of this Tasting Room. Other than events, food items for on-site consumption shall be limited to wine, prepackaged no potentially hazardous beverages, and crackers, or prepackaged foods stored and served from an approved refrigerated cold storage, certified through the Environmental Health Department. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
10. Building Permits: The permittee shall acquire all necessary building permits for all facilities and any other related equipment. Construction and location shall consistent with any construction and location on submitted plans and as stated in the approved project description. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION IN CONJUNCTION WITH THE BUILDING DEPARTMENT.
11. Grading Permit: Site development shall include grading plans submitted to the Building Department for any earthmoving greater than 50 cubic yards possibly including the implementation of erosion control plans, and best management practices (BMPs) that prevent the discharge of sediment into nearby drainage channels and properties. Any grading will comply with Chapter 15.30 of the California Fire and Safety Code regarding road widths, turnarounds, turnouts, gates, and other applicable state and county codes regarding commercial occupancy. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
12. Air Quality Best Management Practices (BMPs): Permittee shall meet requirements that may be deemed necessary by the Air District based upon site conditions and operations. The project shall require that idling times for delivery vehicles be limited to a maximum of 5 minutes to reduce

operational emissions of criteria pollutants per General Plan Mitigation Measure 4.3-2a. THE AMADOR AIR DISTRICT SHALL MONITOR THIS REQUIREMENT.

13. Water Supply: The applicant must obtain a valid transient-noncommunity domestic water supply permit from the Environmental Health Department prior to activation of the Use Permit. The water system permit must remain in effect for the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
14. Waste Disposal: Prior to activation of the Use Permit, the applicant must submit a will serve statement stating that the current solid waste disposal service is sufficient to serve the intended use. THE WASTE MANAGEMENT DEPARTMENT SHALL MONITOR THIS CONDITION.
15. Special Status Species: In the event that any of the endangered, threatened, or special-status plant or animal species identified in the CEQA Initial Study for this project are discovered in the project area, all construction and ground-disturbing activity will be halted immediately. The property owner will then contact the US Department of Fish and Wildlife and Amador County Planning Department to establish additional mitigations according to industry-standard best management practices (BMPs) to mitigate for impacts to these species. These may include, but are not limited to, biological assessment studies, ground disturbance/pre-construction surveys for active nest-sites for migratory birds, conservation plans for affected species, and other various mitigation measures addressed on a case-by-case basis.

#### MITIGATION MONITORING AND REPORTING PROGRAM

16. Lighting (AES-1): Any lighting installations must be compliant with County regulations, and be conditioned to incorporate measures to reduce light and reflectance pursuant to Amador County General Plan Mitigation Measure 4.1-4. This includes measures to reduce light and reflectance including limitation of all installed lighting with this project to full-cutoff, fully-shielded fixtures directed downwards with color correlative temperature (CCT) less than or equal to 3000K. Motion sensors and automatic shutoffs shall be used to limit all lighting fixtures in use after facility is closed to the public. THE PLANNING DEPARTMENT AND BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
17. Historic and Cultural Resources (CULTR-1) (CULTR-2): In the event the permittee encounters any historic, archaeological, paleontological, or tribal resource (such as chipped or ground stone, fossil-bearing rock, large quantities of shell, historic debris, building foundations, or human bone) during any construction undertaken to comply with these Use Permit conditions, permittee shall stop work immediately within a 100 ft. radius of the find and retain the services of a qualified professional for the purpose of recording, protecting, or curating the discovery as appropriate. The qualified professional shall be required to submit to the Planning Department a written report concerning the importance of the resource and the need to preserve the resource or otherwise reduce impacts of the project. The permittee shall notify the Amador County Planning Department of the find and provide proof to the Planning Department that any/all recommendations and requirements of the qualified professional have been complied with. Additionally in the case that human remains are discovered on site, the following steps must be taken in accordance with Amador County FEIR Mitigation Measure 4.5-15 Cultural Resources, per Section 7050.5 of the California Health and Safety Code.. The Amador County coroner shall, within two working days:
  - i. Determine if an investigation of cause of death is required;

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

THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

18. Sewage Disposal (GEO-1): Prior to activation of the Use Permit, the applicant must submit a certification by a qualified consultant stating that the on-site sewage system has been completed and is sufficient to serve the intended use. The certification may include recommendations for provision of chemical toilets to accommodate peak events. THIS REQUIREMENT SHALL BE MONITORED BY THE ENVIRONMENTAL HEALTH DEPARTMENT.
19. Hazardous Materials Upset and Release (HAZ-1): Prior to activation of the use permit, the applicant shall provide documentation to the Amador County Environmental Health Department that the site is in full compliance with the requirements of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident. The applicant shall substantially comply with all requirements of the Unified Program throughout the life of the Use Permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.
20. Noise (construction) (NOI-1): Per GPM 4.11, all construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps); all impact tools will be shrouded or shielded; and all intake and exhaust ports on power equipment will be muffled or shielded. All equipment employed during the project shall maintain appropriate setback distances from residences to reduce vibration levels below the recommended FTA and Caltrans guidelines of 80 VdB and 0.2 in/sec PPV, respectively when located within 500 feet and 300 feet of impact pile drivers, and within 70 feet and 45 feet of large bulldozers (and other heavy-duty construction equipment). Noise levels generated by the project shall not exceed 65 decibels at the nearest property line. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.
21. Noise (amplified music) (NOI-2): Consistent with County Code Section 19.24.045(D)(4b) and 19.24.040(A)(27e)(viii), any indoor or outdoor amplified music will be shut off at or before 10:00

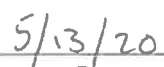
p.m. and also be limited to the hours of operation specified in the Use Permit. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

22. Fire Protection Services (PUB-1): To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640 (County Code 17.14.020)4, the developer shall participate in the annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a "waiver and consent" to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County's secured property tax roll, and payment of the County's cost in conducting the procedure. THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION.
23. Access (TRA-1): The project applicant/permittee shall comply with Chapter 15.30 Fire and Life Safety Ordinance. This includes ensuring that no vehicles shall park on or along the driveway to the tasting room or otherwise impair access of traffic or emergency vehicles. THE BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.
24. Parking: The applicant shall ensure that no traffic associated with the tasting room or its operation shall park along Shenandoah Road. THE TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.
25. Overflow Parking: The applicant shall provide a minimum of 20 overflow parking spaces in addition to the proposed 20 permanent parking spaces. The permanent parking spaces shall have an all-weather, non-combustible surface. The area(s) utilized for overflow parking shall be maintained to mitigate for fire risk and dust through industry-standard best-management fire-safe and dust reduction practices, which may include, but are not limited to: mowing, watering dirt, applying gravel, paving, removing and clearing away all flammable vegetation and other combustible growth pursuant to Public Resources Code Section 4291(a), and other forms of maintenance. Single specimens of trees or other vegetation may be retained, provided they are well spaced, well pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure. THE PLANNING DEPARTMENT AND BUILDING DEPARTMENT SHALL MONITOR THIS CONDITION.

  
\_\_\_\_\_  
Chairperson  
Amador County Planning Commission

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Applicant

  
\_\_\_\_\_  
Date

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



The Planning Commission of the County of Amador met on Tuesday, May 12, 2020 in the Board of Supervisors Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:06 p.m. by Chair Ryan.

COMMISSIONERS PRESENT WERE:

Planning Commissioners: John Gonsalves, District 1  
Dave Wardall, District 2  
Earl Curtis, District 3  
Andy Byrne, District 4  
Ray Ryan, Chair, District 5

COMMISSIONERS ABSENT WERE: None

Staff present: Chuck Beatty, Planning Director  
Krista Ruesel, Planner I  
Glenn Spitzer, Deputy County Counsel  
Mary Ann Manges, Recording Secretary

**NOTE:** The Staff Report packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions or recommendations which are referred to by Commissioners in their action motions on project decisions which are contained in the Staff Reports are part of these minutes. Any written material, petitions, packets, or comments received at the hearing also become a part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the Amador County Planning Department.

- A. **Pledge of Allegiance.**
- B. **Approval of Agenda:**

**MOTION:** It was moved by Commissioner Wardall, seconded by Commissioner Curtis and unanimously carried to approve the agenda as presented.

- C. **Minutes:** March 10, 2020

**MOTION:** It was moved by Commissioner Gonsalves, seconded by Commissioner Wardall, and unanimously carried to approve the March 10, 2020 minutes with correction.

- D. **Correspondence:** None related to non-agenda items.
- E. **Public Matters not on the Agenda:** No one addressed the Commission on non-agenda matters.
- F. **Recent Board Actions:** None
- G. **Agenda Items:**

**Item 1 - Election of Vice Chair**

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Wardall and unanimously carried to appoint Commissioner Gonsalves as Vice Chair.

**Public Hearing**

- Item 2 - Request for a Use Permit (UP-19;12-1) for a Wine Tasting Room in the "R1A," Single-family residential-agricultural zone with "AG," Agricultural General, General Plan designation. The wine tasting will be located in a 2,250 sq. ft. structure with 912 sq. ft. of the interior square footage to be allocated to the wine tasting area. The application includes a request to host a maximum of 6 events annually with up to 100 attendees.**

(APN: 014-140-054)

**Applicant:** La Mesa Vineyards, LLC (Côme Lagüe, representative)  
**Supervisory District:** 5  
**Location:** 13200 Shenandoah Rd., Plymouth

Chair Ryan introduced the item.

Ms. Ruesel, Planner, shared the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Ryan asked if anyone desired to speak.

Côme Lagüe, applicant, shared that they are a small scale wine producer and are respecting the site by saving natural elements of the property.

Chair Ryan asked if anyone else desired to speak. No one else spoke.

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Curtis, and unanimously carried to close the public hearing.

Chair Ryan asked for discussion among the Commission.

Commissioner Wardall asked the applicant where parking would be available for 100 guests, assuming there would be 50 cars.

Mr. Lagüe responded that there was space for 20 cars near the tasting room, and room for more near the winery and vineyard. He added that the types of events would be centered on their wine club and events with 100 attendees would be spread out over an afternoon.

Chair Ryan noted that Vintners Association events, particularly Behind the Cellar Door and The Big Crush, are heavily attended and it's possible to have 35 or 40 cars at one winery at a given time. Being new to the area will make the winery sought out be event goers, so parking needs to be accommodated so that it doesn't back up onto Shenandoah Road.

Mr. Lagüe responded that they would plan accordingly to handle the parking demand.

Commissioner Byrne asked Mr. Mr. Lagüe why the request included events with up to 100 attendees when the request also included permission for up to 350 persons per day. That would average 20 cars per hour, which seems like a lot of traffic at one location.

Chair Ryan noted that this application was the first to anticipate a daily maximum attendance, but expected that level of attendance would not be sustained.

Commissioner Byrne asked to address the cumulative effects of tasting rooms on the area, and noted that the winery ordinance should be updated.

Chair Ryan noted that over 20 years, the number of wineries has increased from a few to over 40 in the County, with most of them located in the Shenandoah Valley. Short of additional roadways, there's not much else that can be done. But if the winery ordinance isn't revisited, the Shenandoah Valley could become like Napa where traffic is sometimes at a standstill. He added that the traffic issued make it critical for parking not to back up on the roads.

Commissioner Byrne asked Chair Ryan if there was a mechanism to enforce the on-street parking issue.

Chair Ryan suggested that the conditions of approval include a prohibition against parking on public roads, and that the applicant provide traffic management during events. He asked the applicant how many parking spaces would be provided in the overflow area.

Mr. Lagúe responded that the overflow parking as designed now could accommodate 30 cars, and the 600-foot-long driveway could accommodate another 85 cars. He added that there was a turn-out approximately 300 feet into their property and a hammerhead turn around at the tasting room.

Chair Ryan asked if there was language in the conditions to ensure that the project lighting would be consistent with the proposed Outdoor Lighting Regulations.

Commissioner Wardall noted that the condition #16 required lighting to be full cutoff fixtures.

Commissioner Byrne suggested that an overflow parking area of at least 20 spaces be provided and the surface be fire-safe and dust free.

Commissioner Curtis noted that if parking is allowed along the driveway, the driveway would have to be at least 36 feet wide to accommodate emergency vehicles as well as traffic leaving the property.

Mr. Lagúe responded that parking couldn't take place in the driveway itself, only off to the side of it. He was aware of the requirement for the driveway to meet the fire code.

Ms. Ruesel repeated the proposed language for the amended parking conditions.

Commissioner Gonsalves stated that emergency access should be a top priority, but also noted that the number of annual events was low.

**MOTION:** It was moved by Vice Chair Gonsalves, seconded by Commissioner Wardall, and unanimously carried to approve the Mitigated Negative Declaration as the appropriate environmental document.

**MOTION:** It was moved by Vice Chair Gonsalves, seconded by Commissioner Curtis, and unanimously carried to approve the requested Use Permit with the amended conditions of approval as discussed, including the findings as recommended in the staff report.

*Ms. Ruesel stated that the Planning Commission approved Use Permit 19;12-1 for wine tasting and special events at 13200 Shenandoah Rd., Plymouth. Anyone wishing to appeal the decision may do so by filing a written appeal along with the appropriate fee with the Clerk of the Board of Supervisors no later than 5:00pm on Friday, May 22, 2020.*

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Wardall, and unanimously carried to adjourn the meeting. The next meeting will be June 9, 2020.



Mary Ann Manges, Recording Secretary  
Amador County Planning Department



Ray Ryan, Chair  
Amador County Planning Commission



Chuck Beatty, Planning Director  
Amador County Planning Department

**MITIGATED NEGATIVE DECLARATION  
AND INITIAL STUDY**

**UP-19;12-1**

**La Mesa Vineyards Tasting Room in the R1A Zoning District**

**APN: 014-140-054**

May 2020

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



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**Project Title:** UP-19;12-1 La Mesa Vineyards Tasting Room in R1A Zoning District

**Project Location:** 13200 Shenandoah Rd., Plymouth, CA 95669  
APN: 014-140-054

**Project Sponsor’s Name and Address:** Come Lague, Owner  
13200 Shenandoah Rd., Plymouth, CA 95669

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

**Current Zoning(s):** “R1A,” Single-Family Residential & Agriculture

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

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

**Date Prepared:** May, 2020

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

## PROJECT DESCRIPTION

This project proposes the addition of a tasting room and winery building (2,250 sq. ft.) with 912 sq. ft. to be allocated to the tasting area. Additionally, there will be small-scale on-site retail and events. Proposed hours of operation for the tasting room will be Friday through Monday (4 days a week) from 11:00 a.m. to 5:00 p.m. with up to 350 customers per day. The facility will host up to six (6) events annually with up to 100 guests. The maximum proposed occupancy of the tasting room will be determined by the building department at the time of permits and Chapter 15.30 of County Code (Fire and Life Safety) and the terms of the Use Permit.

### Project Location

The UP-19;2-1 La Mesa Tasting Room Project is located entirely in the unincorporated area of Amador County, California in District 5. The nearest incorporated city is Plymouth located to the southwest, and the nearest unincorporated community is River Pines, approximately 3 miles northeast of the property. The tasting room will be located on the east end of the property.

### Site Characteristics

The property is 24.83 acres with agricultural uses including ten (10) acres of grapes. The project site occupies one (1) acre; the Tasting Room building will be approximately 2,250 sq. ft. with 912 sq. ft. allocated to the tasting area. Sewage disposal will be through a new septic system, and water will be supplied by well. The site is approximately at 1,839 ft. above sea level on the eastern portion of the property between two blocks of grapevines. There is an existing gravel driveway. Soil is composed of decomposed granite and clay loam intermixed with granite rocks. There is a large rocky



outcrop on the northeast part of the site which will be preserved. Mature walnut trees will also be persistent landscape features. The project site includes views of the surrounding vineyards on the property, neighboring vineyards, and forest as well as a view of Shenandoah Rd. There are no pre-existing structures, and appear to be no historical aspects of the site which is consistent with the findings included in the Cultural Resources Report conducted for this project.

### **Land Use**

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

### **Surrounding Land Uses**

The surrounding properties uses are agriculture, residential, and commercial-agricultural with access off of Shenandoah Rd. (county-maintained). Most of the development in the nearby vicinity is commercial agriculture buildings and wineries, and single-family residences. To the east of the project, is a single family residence and farm. The neighboring farm will be adjacent to the La Mesa Tasting Room and the residence further north. The property to the south of the project is largely undeveloped with a single family residence 0.2 miles and south of the project. Across Shenandoah Rd., the neighboring property includes an existing single family residence approximately 0.35 miles from the project site, vineyards, and a winery and tasting room.

### **Access and Transport**

The project site is directly south of the county-maintained major collector Shenandoah Rd., with access onto the north end of the property through an existing encroachment onto Shenandoah. The existing driveway onto the site is gravel and currently utilized to load grapes at harvest into trucks. This project is anticipated to be relatively small-scale and introduce a small increase in traffic and will require a commercial encroachment onto Shenandoah Rd.

### **PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE MND/MMRP**

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

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





Figure A: Location Map

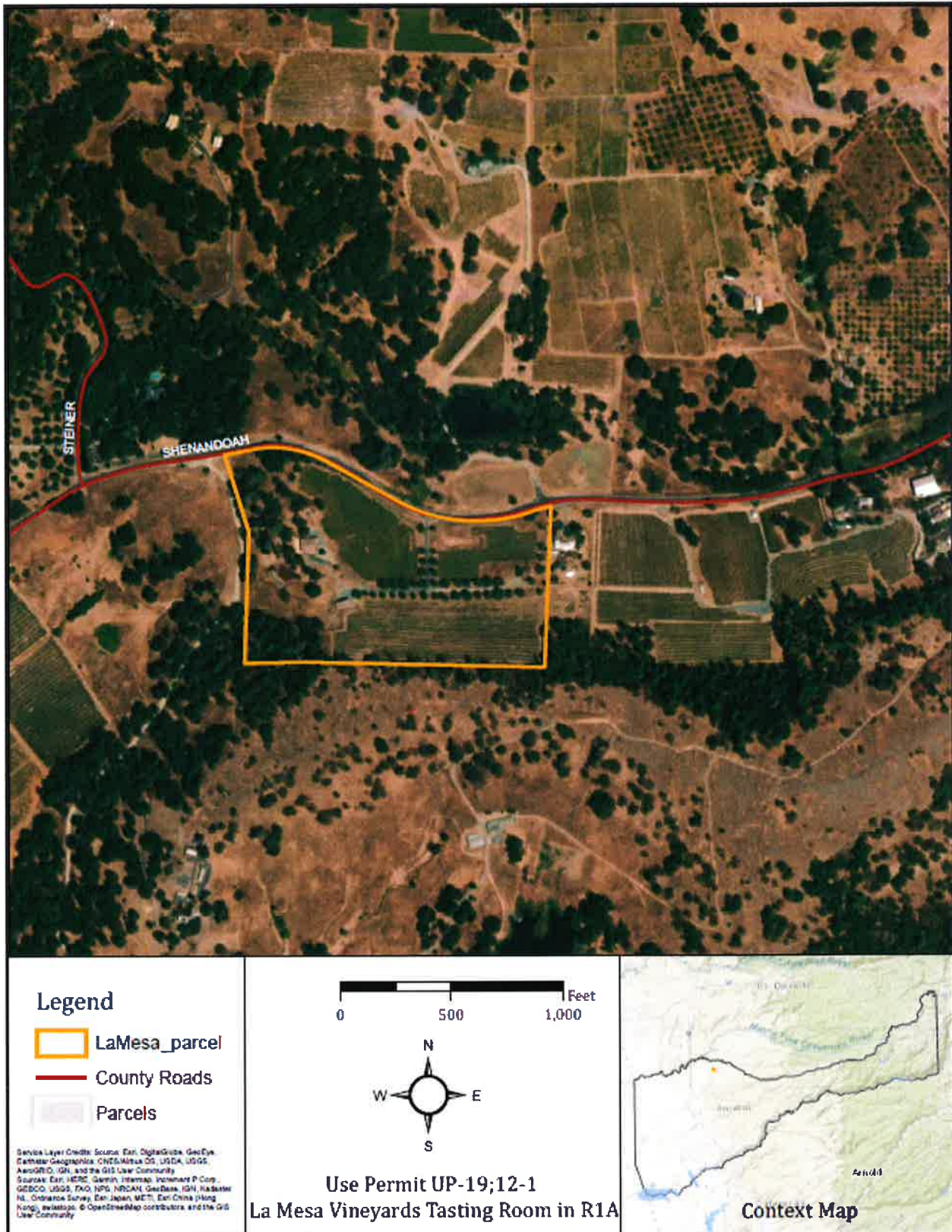




Figure B: Zoning Designation

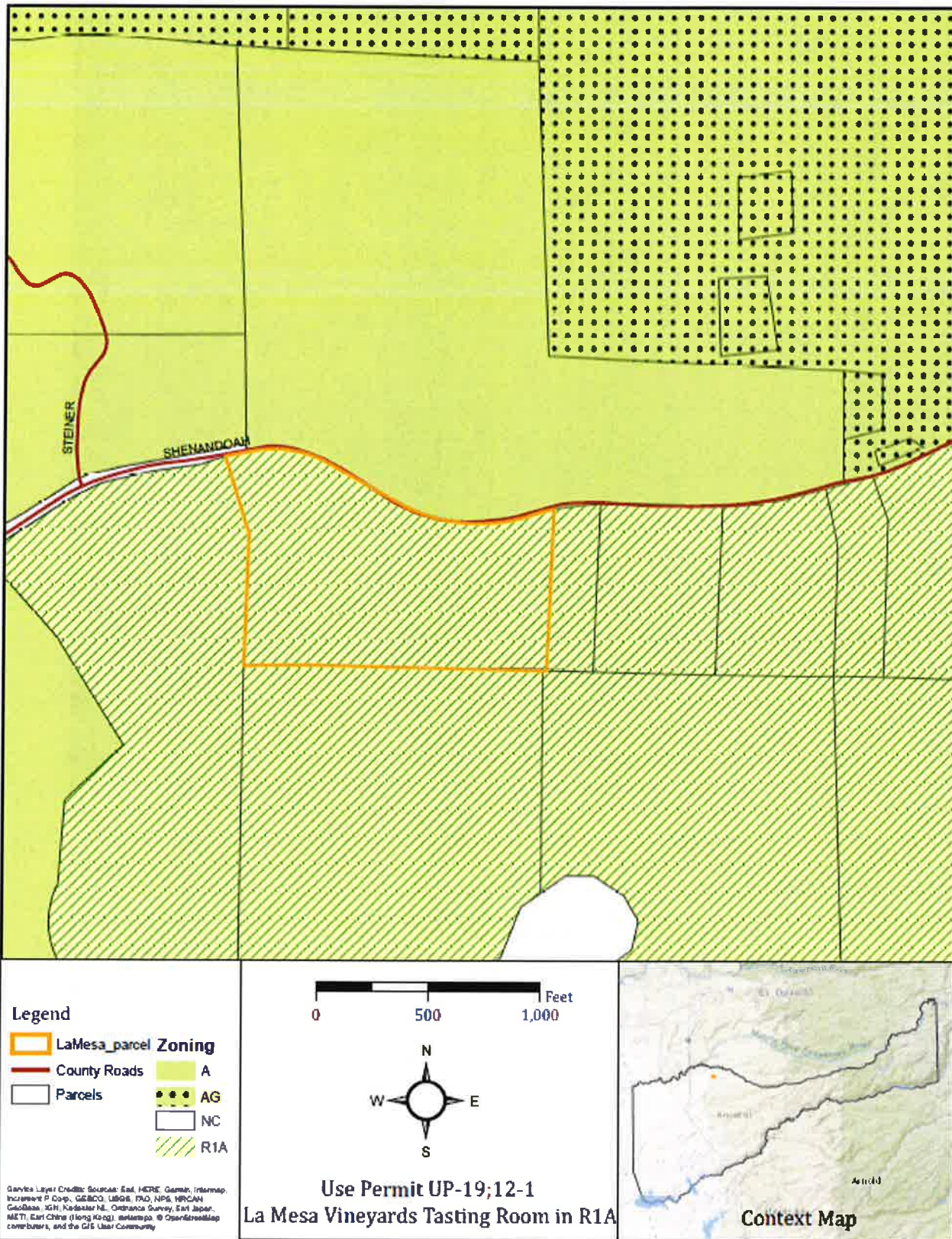
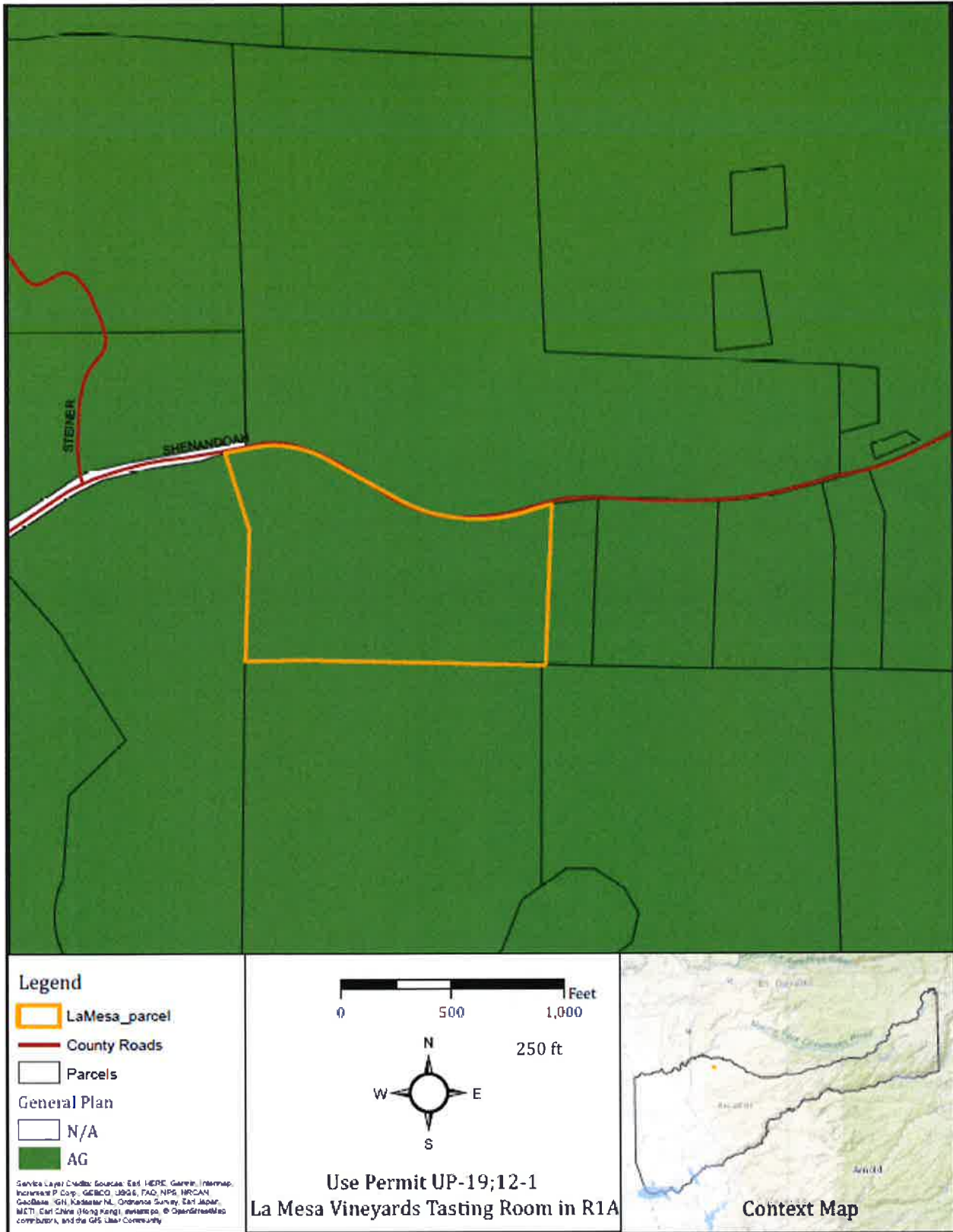




Figure C: General Plan Designation





### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

On the basis of the initial evaluation:

<input type="checkbox"/>	I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/>	I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<input type="checkbox"/>	I find that the proposed project <b>MAY</b> have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <b>ENVIRONMENTAL IMPACT REPORT</b> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or <b>NEGATIVE DECLARATION</b> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Krista Ruesel, Planner  
Amador County Planning Department

5/14/2020

Date



## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.



Chapter 1. AESTHETICS - Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). Would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The nearest scenic highway is Highway 88 east of the Dew Drop Ranger Station to the Alpine County Line as designated by Caltrans and the Amador County General Plan. The project is not located within the section of Highway 88 designated as a scenic highway or affected by the County’s scenic highway overlay district. There is **no impact**.
- C. There are no officially designated scenic vistas in the project area, and it is unlikely that short-range views would be significantly affected by this project. This project is not foreseen to cause any significant change in the aesthetic quality of the property. The conversion of a utility building to a tasting room is not a major change in use, and the hours of operation will be Friday, Saturday, Sunday, and Monday from 11:00 a.m. to 5:00 p.m. with the maximum of 6 events per year with up to 100 guests. The proposed tasting room structure is 2,250 sq. ft. on a 24.83 acre lot, and is therefore relatively small. The tasting is expected to occupy 9.12 sq. ft. of the building’s interior space. The additional uses proposed will not introduce any significant changes or additions to the physical landscape, therefore there is a **less than significant impact**.
- D. Existing sources of light and glare are produced by the commercial agriculture uses of the property and along the roadways in the project vicinity. Additionally light would be also produced from the sparse residential properties. Current use of the property consists of commercial agriculture (vineyard and winery); the proposed project does not propose any additional lighting sources or change of existing fixtures beyond what is allowed by State Building Code and Amador County Code. Any future installed lighting would comply with any County Regulations for commercial lighting. There is a **less than significant impact**.

**Mitigation Measure**

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

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



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

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



<p><b>Chapter 2. AGRICULTURE AND FOREST RESOURCES</b> – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Dept. of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:</p>	<p><b>Potentially Significant Impact</b></p>	<p><b>Less Than Significant Impact with Mitigation Incorporated</b></p>	<p><b>Less Than Significant Impact</b></p>	<p><b>No Impact</b></p>
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC §12220(g)), timberland (as defined in PRC §4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

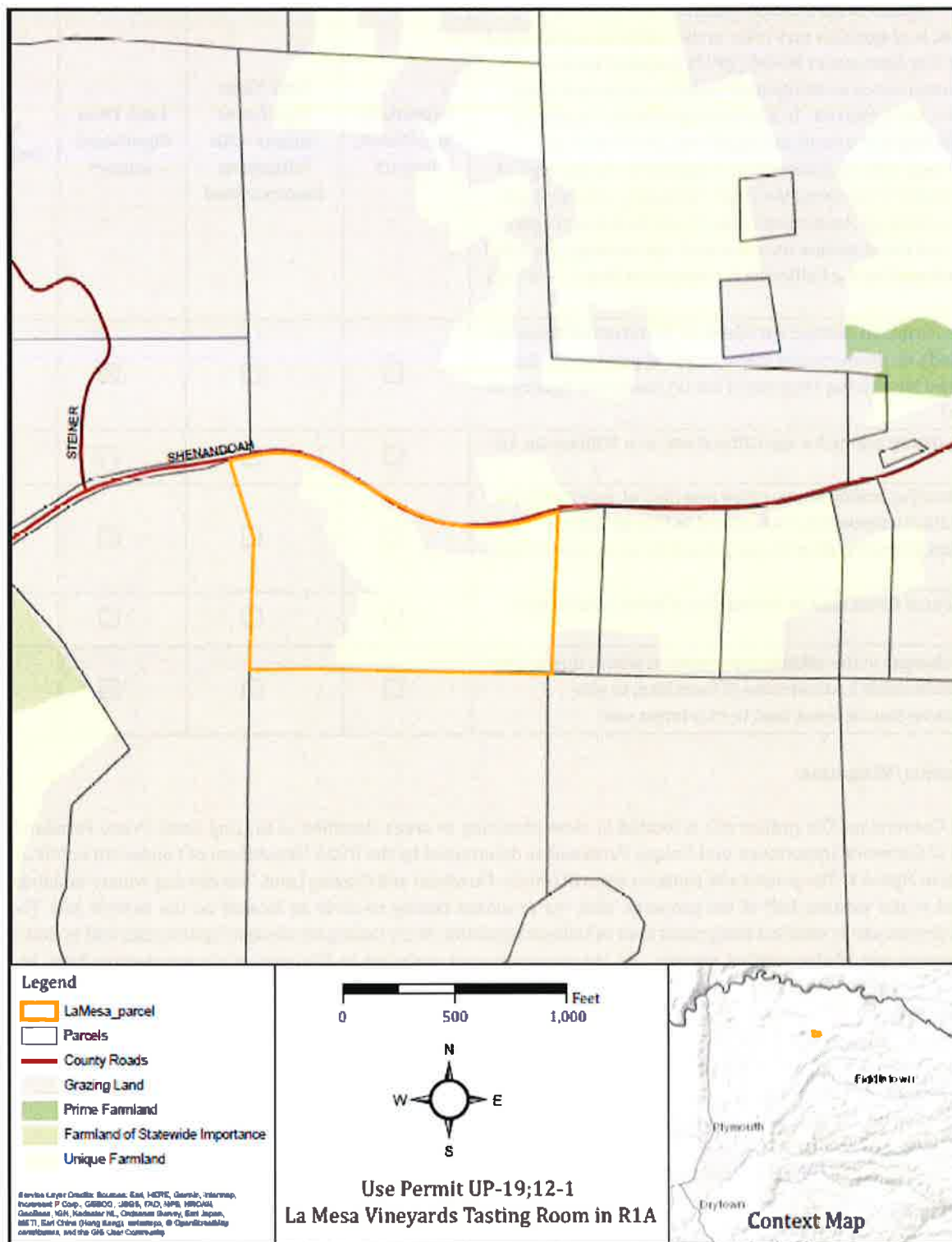
**Discussion/Conclusion/Mitigation:**

- A. Farmland Conversion: The project site is located in close proximity to areas classified as Grazing Land, Prime Farmland, Farmland of Statewide Importance, and Unique Farmland as determined by the USDA Department of Conservation (2016) and shown in *Figure 4*. The project site contains areas of Unique Farmland and Grazing Land. The existing winery buildings are located in the western half of the property, with the proposed tasting room to be located on the eastern end. The proposed project site is within a designated area of Unique Farmland. Wine tasting encourages agritourism and is thus a complementary use of the existing winery. As the proposed uses included in this project do not detract from any agricultural uses of the property or of nearby properties, nor convert any agricultural areas to non-agricultural uses, there is a **less than significant impact**.
- B. The project is not enrolled in any Williamson Act Contract under the California Land Conservation Act of 1965 nor are any adjacent properties. This property is not eligible for inclusion into a Williamson Act contract. There is **no impact** to agricultural uses or Williamson Act contracts.
- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.
- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.
- E. This project does not introduce any additional use or impact that would introduce significant changes to nearby property uses. The increase in commercial aspects of the existing agricultural use is secondary to the current uses. There is no significant impact to farmland or forest land through this project, therefore there is a **less than significant impact**.





Figure 2a: Important Farmland Map (2016)



**Source:** California Important Farmland: 1984-2016 Map, California Department of Conservation; Amador County General Plan; Amador County Planning Department; CA Public Resources Code, Amador County Agriculture Advisory Committee 2019.



Chapter 3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard, result in substantial increase of any criteria pollutant, or substantially contribute to an existing or projected air quality violation under an applicable local, federal, or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (example: Odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A. There would be minimal increase in construction and emissions due to the proposed use of the utility building as a tasting room. Any construction or emissions would be in excess of existing standards established through the County’s air quality guidelines consistent with General Plan Mitigation Measure 4.3: Air Quality Standards, and any applicable state-established standards. The emissions due to the minor traffic to and from the property by visitors would not cause substantial increase over current traffic. Regarding emissions, there is a **less than significant impact**.
  
- B. The proposed project would not generate an increase in operational or long-term emissions. The existing development climate of the area presents agritourism and commercial agricultural contexts, which are not substantially impacted by the addition of this tasting room. The project will not introduce any high-intensity uses or uses beyond what is allowed by the zoning designation of the parcel. Due to the relative small-scale and low-intensity of the project, it would not violate any air quality standards and or contribute to the net increase of PM10 or ozone in the region. The impacts are **less than significant impact**.
  
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The subject property is located approximately 3 miles from the unincorporated community of River Pines (to the northeast). The nearest incorporated city is Plymouth, located approximately five (5) miles to the southwest. Both River Pines and Plymouth, as well as the subject property, are located along Shenandoah Rd (E16) which is classified as a major collector. The project is 14.83 acres no changes of use or uses-by-right presented through the project other than the tasting room additions and accompanying uses, as specified in the project application. Therefore, there would be no significant increase the exposure of sensitive receptors to substantial pollutant concentrations. There is a **less than significant impact**.
  
- D. The proposed project consists of the use of an existing utility building (under construction as of January 2020) for wine tasting. This would not generate any significantly objectionable odors beyond that which is permitted under the existing zoning districts and due to the relatively large size of the parcel would not be discernable at property boundaries. There is a **less than significant impact**.

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



Chapter 4. BIOLOGICAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CA Dept. of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A. The Information for Planning and Consultation (IPAC) database provided through the U.S. Fish and Wildlife Service was reviewed to determine if any special status animal species or habitats occur on the project site or in the project area. The report generated specific to this project site is included as Appendix B. The National Marine Fisheries Service Habitat Conservation Map from NOAA did not identify any Habitat Areas of Particular Concern (HAPC) nor EFH Protected Areas within the project area. The Marine Fish and Wildlife Bios did not identify any State Marine Protected Areas (MPAs) Areas of Special Biological Significance. CDFW identified California Essential Habitat Connectivity (CEHC) areas of Natural Landscape and Natural Areas (small), NSNF(Northern Sierra Nevada Foothills region) Wildlife Linkages, and areas of “Irreplaceable and Essential Corridors” of Terrestrial Connectivity (ACE) in the project area. However, this due to the small scale of the project, there would be little impact to these areas. CDFW IPAC database identified potential habitat area for two listed threatened species, the California Red-legged Frog (*Rana draytonii*) and Delta Smelt (*Hypomesus transpacificus*) both of which have identified critical habitats according to the Federal Register (*r. draytonii*: March, 2010 and *h. transpacificus*: December, 1994). No endangered species were determined to be present in the project site and due to the existing level of development of the site, there are is a **less than significant impact**.

The California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants identified two plants found in Quad 038120e7(381257, Fiddletown) where the property is located, Brandegees Clarkia (*Clarkia biloba ssp. brandegeae*) and Streambank Spring Beauty (*Claytonia parvifolia ssp. grandiflora*) and depicted in Figure 4a, below. CNDDB Bios- NLCD Land



Cover (2011) identified areas of Developed Open Space, Deciduous Forest, Mixed Forest, Shrub/Scrub, and Herbaceous land cover classifications within the project area. Additionally, CNDDDB Bios identified additional possible species in the quad where the project is located, referenced by Figure 5b. As the change in use and construction of the tasting room would not significantly impact these species due to the existing levels of site disturbance due to the ongoing agricultural activities, there is **a less than significant impact**.

- B. **Riverine Community:** No riverine habitat or communities were identified by CDFW IPAC in the project site (Figure 4b), therefore the project does not require any 404 Streambed Alteration Permit or any other regulation pursuant to the Clean Water Act or other State/Federal statutes. There is a less than significant impact.
- C. **Federally Protected Wetlands:** The project site includes no Federally Protected Wetlands subject to regulation under Section 404 of the Clean Water Act or other State/Federal statutes, according to the US Fish and Wildlife Service (See Figure 4b)(IPAC, BIOS). Therefore, there is **no impact** to federally protected wetlands.
- D. **Movement of Fish and Wildlife:** The following migratory bird species could have potential habitat areas in the project site as identified by the US Fish and Wildlife Service (IPAC): California Spotted Owl (*Strix occidentalis occidentalis*), Common Yellowthroat (*Geothlypis trichas sinuosa*), Nuttall's Woodpecker (*Picoides nuttallii*), Oak Titmouse (*Baeolophus inornatus*), Song Sparrow (*Melospiza melodia*), Spotted Towhee (*Pipilo maculatus clementae*), Wrentit (*Chamaea fasciata*), Yellow-billed Magpie (*Pica nuttalli*). All of these species are also listed on the USFWS Birds of Conservation Concern (BCC) list with the California Sotted Owl, Oak Titmouse, Wrentit, and Yellow-billed Magpie having ranges across of the Continental US. Delta Smelt (*Hypomesus transpacificus*) is an anadromous pelagic fish which migrates from the San Joaquin Delta and Suisun Bay estuaries upstream to spawn seasonally. As the project site is already developed for agricultural uses, there is a **less than significant impact**.
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. **No impact** would occur.
- F. Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.

### Figure 4a: California Native Plant Society Database Query

#### Plant List

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

Search Criteria
Found in Quad <b>3812057</b>

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

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
<a href="#">Clarkia biloba ssp. brandegeeeae</a>	Brandegee's clarkia	Onagraceae	annual herb	May-Jul	4.2	S4	G4G5T4
<a href="#">Claytonia parviflora ssp. grandiflora</a>	streambank spring beauty	Montiaceae	annual herb	Feb-May	4.2	S3	G5T3

#### Suggested Citation

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



Figure 4b: US Fish and Wildlife Service, National Wetlands Inventory

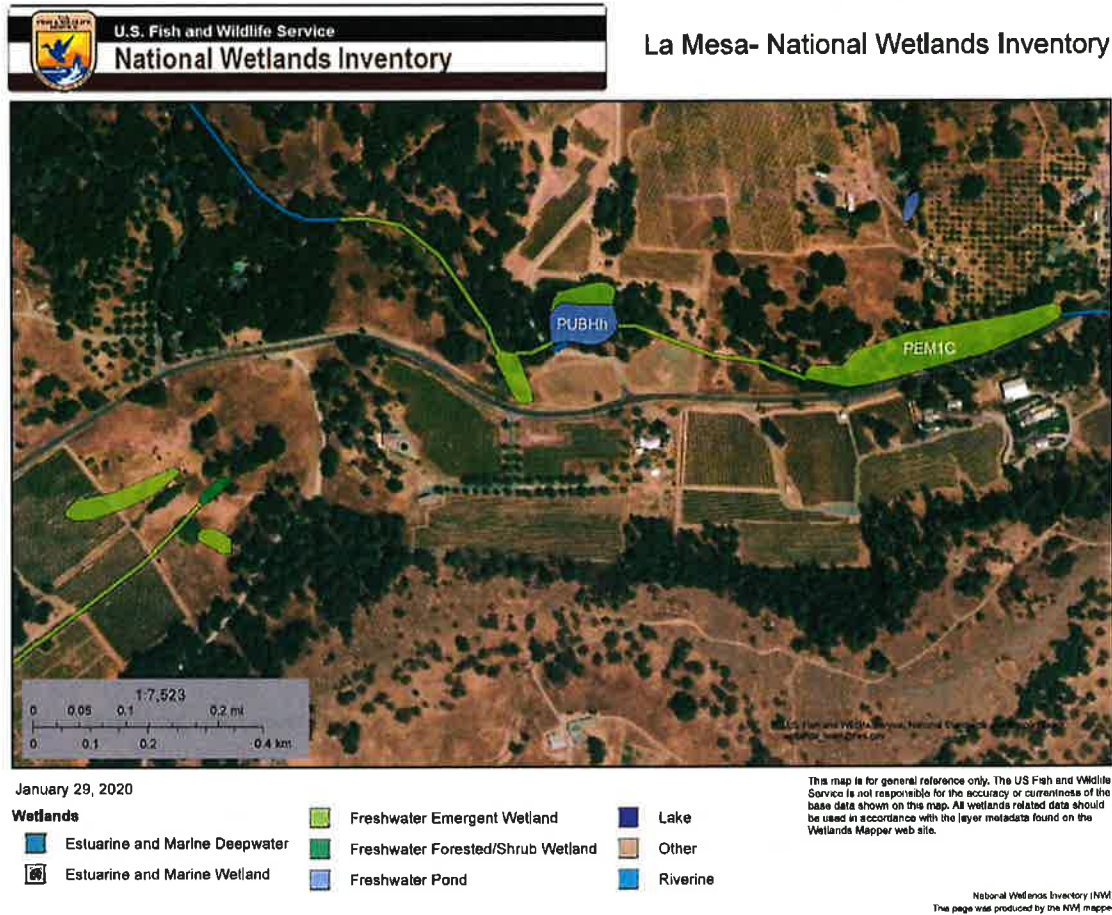


Figure 4c: CNDDDB BIOS Species List

CNDDDB Quad Species List 9 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	<i>Rana boylei</i>	foothill yellow-legged frog	AAABH01050	None	Candidate Threatened	SSC	-	3812057	FIDDLETOWN	Mapped	Animals - Amphibians - Ranidae - <i>Rana boylei</i>
Animals - Amphibians	<i>Rana draytonii</i>	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3812057	FIDDLETOWN	Mapped	Animals - Amphibians - Ranidae - <i>Rana draytonii</i>
Animals - Reptiles	<i>Emys marmorata</i>	western pond turtle	ARAAD02030	None	None	SSC	-	3812057	FIDDLETOWN	Mapped	Animals - Reptiles - Emydidae - <i>Emys marmorata</i>
Community - Aquatic	Central Valley Drainage Hardhead/Squawfish Stream	Central Valley Drainage Hardhead/Squawfish Stream	CARA2443CA	None	None	-	-	3812057	FIDDLETOWN	Mapped	Community - Aquatic - Central Valley Drainage Hardhead/Squawfish Stream
Plants - Vascular	<i>Claytonia parviflora</i> ssp. <i>grandiflora</i>	streambank spring beauty	PDPOR030D1	None	None	-	4.2	3812057	FIDDLETOWN	Unprocessed	Plants - Vascular - Montiaceae - <i>Claytonia parviflora</i> ssp. <i>grandiflora</i>
Plants - Vascular	<i>Clarkia biloba</i> ssp. <i>brandegeae</i>	Brandegee's clarkia	PDONA05053	None	None	-	4.2	3812057	FIDDLETOWN	Mapped and Unprocessed	Plants - Vascular - Onagraceae - <i>Clarkia biloba</i> ssp. <i>brandegeae</i>
Plants - Vascular	<i>Eriogonum tripodum</i>	tripod buckwheat	PDPGN085Y0	None	None	-	4.2	3812057	FIDDLETOWN	Unprocessed	Plants - Vascular - Polygonaceae - <i>Eriogonum tripodum</i>
Plants - Vascular	<i>Primula pauciflora</i>	beautiful shootingstar	PDPRI030D0	None	None	-	4.2	3812057	FIDDLETOWN	Unprocessed	Plants - Vascular - Primulaceae - <i>Primula pauciflora</i>
Plants - Vascular	<i>Jepsonia heterandra</i>	foothill jepsonia	PDSAX0J010	None	None	-	4.3	3812057	FIDDLETOWN	Unprocessed	Plants - Vascular - Saxifragaceae - <i>Jepsonia heterandra</i>

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



Chapter 5. CULTURAL RESOURCES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

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

Discretionary permits for projects “that could have significant adverse impacts to prehistoric or historic-era archeological resources” in areas designated by the Amador County General Plan as being moderate-to-high cultural resource sensitivity are required to have a Cultural Resource Study prepared prior to project approval, per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Plan. The Cultural Resource Study conducted for this project did not identify any cultural resources significantly affected by this project. This study included review of historical maps, aerial imagery, record search of the Northern California Information Center (NCIC) of the California Historic Resource Inventory System (CHRIS), and a pedestrian survey. If any cultural resources are identified over the course of this project, project applicant and/or property owner must contact the applicable authority and additional mitigations maybe required. There is a **less than significant impact** to cultural resources.

**Mitigation Measures**

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



**CULTR-2**

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

Determine if an investigation of cause of death is required;

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

**Source:** Amador County Planning Department, Beckett Archeological Consulting- La Mesa Cultural Resources Report (2020), Amador County General Plan Environmental Impact Report, Amador County Implementation Plan 2016, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation.



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

**Discussion/Conclusion/Mitigation:**

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

**Sources:** Amador County Planning Department.





Chapter 7. GEOLOGY AND SOILS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique geological site or feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- Ai. The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no active faults are located on or adjacent to the property, as identified by the U.S. Geologic Survey mapping system. Therefore, **no impact** would occur.
- Ai-iv The State Geologist has determined there are no known sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. The project location has not been evaluated for liquefaction hazards or seismic landslide hazards by the California Geological Survey. There is **no impact**.
- B. Grading Permits are required for any earthmoving of 50 or more cubic yards, and are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40) with conditions/requirements applied to minimize potential erosion. As the grading and construction with this project is according to development standards as determined by the Amador County Community Development Agency and Building Department, there is a **less than significant impact**.
- C. This project will not impact the stability of existing geological units or soil, nor impact potential landslides, lateral spreading, subsidence, liquefaction or collapse. The required issuance of a grading permit and small-scale of the project supports **no impact** of this project on the aforementioned conditions.
- D. According to the project location as mapped in *Figure 8* by the Natural Resources Conservation Service (NRCS, 2017), the project site is located on a two different soil types including Rock land, Sierra Coarse Sandy Loam, moderately deep, 9-16%



slopes, eroded, and Sierra very rocky coarse sandy loam, 16-31% slopes. None of these soil types have a high clay content, therefore, the proposed project would not be located on expansive soil, and there is **no impact**.

- E. Mitigation Measure GEO-1 addresses certification of existing wastewater services in the context of operational use and peak events. **The impact is less than significant with mitigation incorporated.**
- G. The proposed project and its operation would not destroy or greatly impact any known unique geological site or feature. The project site is previously disturbed with the majority of the site occupied by agricultural land (vineyards) or developed. There is **no impact**.

**Mitigation Measure:**

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

*Figure 7a: Soil Map Legend*

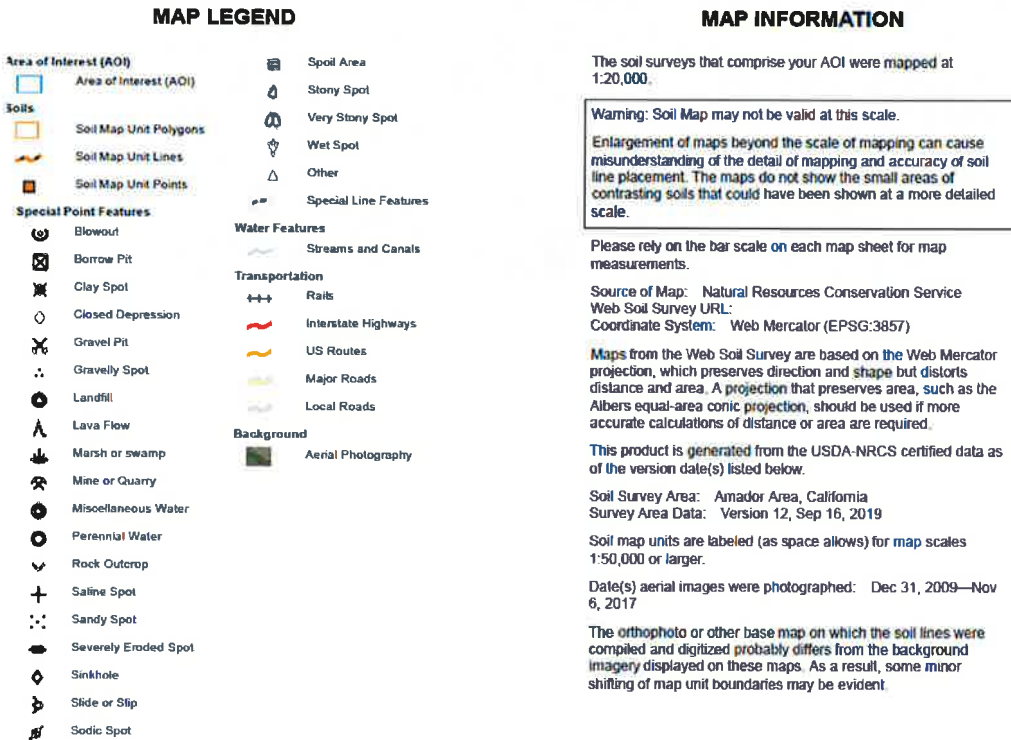




Figure 7b: Soil Map



Figure 7c: Soil Map Key

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ro	Rock land	0.5	2.2%
ShC2	Sierra coarse sandy loam, moderately deep, 9 to 16 percent slopes, eroded	12.5	50.6%
SkD	Sierra very rocky coarse sandy loam, 16 to 31 percent slopes	11.8	47.2%
<b>Totals for Area of Interest</b>		<b>24.6</b>	<b>100.0%</b>

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



Chapter 8. GREENHOUSE GAS EMISSIONS - Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A. This project is not expected to generate substantial increase in emissions. Construction activities would cause a temporary increase in emissions but no other emissions would be associated with the operation of the proposed project. Therefore, the project would not generate significant greenhouse gas emissions or result in significant global climate change impacts. There is a **less than significant impact**.
- B. There is no applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore there is **no impact**,

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



Chapter 9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A. **Hazardous Materials Transport and Handling:** The project does not significantly increase risk to the public or the environment through the routine transport, use, or disposal of hazardous materials. **The impact is less than significant.**
- B. **Hazardous Materials Upset and Release:** The project will enable winetasting and associated uses which would increase the numbers of persons in proximity to agricultural and processing operations. **Mitigation Measure HAZ-1** addresses potential for significant public or environmental hazards due to upset or accident conditions involving the release of hazardous materials into the environment is mitigated by oversight of the use of herbicides or pesticides and handling of hazardous materials and wastes by the Amador County Agricultural Commissioner and the Amador County Environmental Health department pursuant to state law. **The impact is less than significant with mitigation incorporated.**
- C. Schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be **no impact.**
- D. Pursuant to Government Code Section 65962.5, the project site was queried for past-to-current records regarding information collected, compiled, and updated by the Department of Toxic Substances Control and Secretary for Environmental Protection (EPA) evaluating sites meeting the “Cortese List” requirements. Neither the project site nor the surrounding area (4 mile radius) appears on the State Water Resources Control Board (SWRCB) GeoTracker for potential



contamination therefore there is no indication that there is any outstanding violation regarding the permitted underground fuel storage tanks. Neither the project site nor nearby locations appeared on the California EPA's Superfund Enterprise Management System (SEMS) database, the US EPA Facility Registry Service (FRS), or the Department of Toxic Substances Control's EnviroStor database for cleanup sites and hazardous waste permitted facilities. As the project does not propose any significant changes in use, intensity, or major construction, there is **no impact** regarding hazardous materials on or near the project site.

- E No public use airports have been identified to be located within the vicinity of the project site. The nearest public use airport is Westover Field Airport, located in Martell and more than 15 miles from the project site. The proposed project is located outside the safety compatibility zones for the area airports, and therefore, would have **no impact** to people working on the project site.
- F No known private airstrips have been identified near to the project site. As a result, **no impact** to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site.
- G The proposed project is located directly off of Shenandoah Rd. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), Updated in January of 2014. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. Development of the proposed project would add a small amount of trips onto the area roadways; however, area roadways and intersections would continue to operate at an acceptable level of service so there would be **a less than significant impact**.

**Mitigation Measure:**

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

**Sources:** Amador County Planning Department, Superfund Enterprise Management System database (SEMS), Department of Toxic Substances Control Envirostor database, Geotracker, California State Water Control Board (CA SWRBC), California Stormwater Quality Association (CASQA), Local Hazard Mitigation Plan (LHMP).



Chapter 10. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate or pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impede or redirect flood flows or place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In a flood hazard, tsunami, or seiche zone, risk release of pollutants due to project inundation or increase risk of such inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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



- B The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. Future development would be subject to review by applicable county agencies to verify capacity and potential environmental effects. There is a **less than significant impact**.
- Ci-ii The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows. Future development could have potential impacts which would be reviewed at time of application to the County, which would consider specific parameters with regards to the project scope. The project site is located in a Flood Zone X meaning that the site is outside of the Standard Flood Height Elevation and of minimal flood hazard. Future development in this zone would not necessitate a Flood Plain Study to be conducted by a licensed professional prior to project development. There will be no significant site disturbance, and or alteration of absorption rates or drainage patterns introduced through this project. There is a **less than significant impact**.
- C iii The project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. There is **no impact**.
- C iv The proposed project does not involve the construction of housing on the property. The project site falls within Zone X flood map as mapped by the Federal Emergency Management Agency (2010). **No impact** would result with respect to placing housing within a 100-year flood hazard area for this project.
- D The project site has an approximate elevation of approximately 2,000 ft. above sea level. The site is not in close proximity to any large bodies of water or significant drainage paths therefore not be subject to inundation by seiche, tsunami, or mudflow. There is no known risk mapped on the California Department of Conservation CGS Information Warehouse regarding landslides. Therefore **no impact** to flood flows would occur.
- E The project would not substantially degrade water quality through its operation. Conditions of additional project approval include submission of plans to the Amador County Environmental Health Department, therefore there are **no impacts** on water quality.
- F The project will not expose significant risk of loss, injury, or death to people or structures through placement or location near a levee or dam. There is a small body of water to the north (not on the subject property), though it is not large enough to constitute substantial risk for property or people through the failure of levees or dams, therefore there is **no impact** regarding risk or loss.
- G There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. **No impact** would result.

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





Chapter 11. LAND USE AND PLANNING – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A The project site is located along Shenandoah Rd. with road frontage on the northern property border. The unincorporated community of River Pines is located approximately three miles northeast of the project site. The subject parcel is currently utilized for agricultural uses. Surrounding land uses consist of agricultural uses and residential properties, with Shenandoah Rd. a dominant feature of the landscape and community. The proposed project would not divide an established community and is consistent with the General Plan’s General Agricultural (AG) land use designation of the Shenandoah Valley. There is **no impact**.
  
- B The project presents the additional use of a tasting room in a “R1A” zoned property. This does not divide the property or change the residential density classifications of the parcel, nor does the presented project change the uses allowed by right or conditional uses, product of the zoning designation of the property. Section 19.24.045 of Amador County Code lists a wine-tasting room as an allowed conditional use of an “R1A” property, subject to a use permit. The General Plan designation of the property is AG- Agricultural General, which is consistent with the existing and proposed uses of the property. The project proposes one additional building for the tasting room, and all other structures on site are preexisting and will not observe any significant change of use through this project, therefore there is **a less than significant impact**.
  
- C The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

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



Chapter 12. MINERAL RESOURCES - Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A & B According to the California Division of Mines and Geology Mineral Land Classification Map, this project is located in the Placerville 15-Minute Quadrangle. The proposed project would not use or extract any mineral or energy resources and would not restrict access to known mineral resource areas. There is **no impact**.

Source: Amador County Planning Department, California Geological Survey, USGS.



Chapter 13. NOISE – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Contribute to substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Contribute to substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A Uses associated with this project would not create a significant increase in ambient noise levels within or in proximity to the project site. There are commercial operations which take place on this property and produced a low-level of operational noise. Consistent with County Code Section 19.24.045(D)(4b) and consequently 19.24.040(A)(27e)(viii) any indoor or outdoor amplified music will be shut off at or before 10:00 p.m. and also be limited to the hours of operation specified in the Use Permit and described in **Mitigation Measure NOI-2**. Due to the preexisting conditions and uses-by-right permitted through the site’s existing zoning designation, there would be no additional noise produced which would significantly affect surrounding properties. There is a **less than significant impact with mitigations incorporated**.
- B The proposed project would not include the development of land uses that would generate substantial ground-borne vibration, noise, or use construction activities that would have such effects for any extended period of time. There are no proposed structures whose construction necessitate the use of heavy equipment for an extended period of time. Any additional small-scale construction would be regulated by **Mitigation Measure NOI-1**. The existing site-conditions of the parcel, zoning setbacks, and surrounding context of the site ensure that there is a **less than significant impact with mitigations incorporated**.
- C & D The presented project will not introduce significant increased noise in addition to current operational noise with the implementation of **Mitigation Measures NOI-1 and NOI-2**. Noise levels generated would not exceed applicable noise standards established in the General Plan. Noise activities related to the project would not introduce significant increase and shall not significantly affect offsite residences. Any amplified music or sounds product of the limited events on the property would be shut off at or before 10:00 p.m. as designated by County Code, and consistent with the General Plan Noise Element and **Mitigation Measure NOI-2**. There is a **less than significant impact with mitigations incorporated**.
- E & F The nearest airport is over 15.8 miles away (Westover Field Airport, Martell). **No impact** would result.



**Mitigation Measures:**

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

**NOI-2 Amplified Music:** Consistent with County Code Section 19.24.045(D) (4b) and 19.24.040(A) (27e) (viii), any indoor or outdoor amplified music will be shut off at or before 10:00 p.m. and also be limited to the hours of operation specified in the Use Permit.

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



Chapter 14. POPULATION AND HOUSING - Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

A The proposed project site is currently occupied by vineyards and a winery. The proposed tasting room would increase visitation to the property however, there is no housing displaced through this project. The introduced use would not remove the capability of the lot to support the single-family dwellings as allowed by the property’s zoning classification of “R1A,” Single-family Residential-agriculture. There is **no impact**.

B & C The existing uses of the property would not be negatively affected in any measurable way and no resident housing stock would be depleted through this project. There is **no impact** to available resident housing.

**Sources:** Amador County Planning Department.



Chapter 15. PUBLIC SERVICES – Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A The project site is currently served by the Amador Fire Protection District. The nearest fire station belongs to CalFire and is located in River Pines, approximately 2.8 miles east of the project site. Mutual aid agreements coordinate protection service between AFPD, Community Fire Protection Jurisdictions, and CalFire. Per County Code Section 17.14.020 the project is required to be annexed into Community Facilities No. 2006-1, but this would not result in the provision of or need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. The condition of **Mitigation Measure PUB-1** ensures that a **less than significant impact with mitigation incorporated** related to fire protection services would occur.
- B The project site is currently served by the Amador County Sheriff’s Department. The nearest Sheriff station is located at 700 Court St., Jackson, which serves the unincorporated area of the County. Proposed improvements would not result in additional demand for sheriff protection services. As such, this project would not result in the provision of or need for new or physically altered sheriff protection facilities. There is a **less than significant impact** to police protection services.
- C&D This project does not include any construction of additional residential units. Because the demand for schools, parks, and other public facilities is driven by population, the proposed wine tasting room would not increase demand for those services at this time as the property is not going to experience any change in zoning or general plan designation. As such, the proposed project would result in **no impact** on these public services.
- E Potential future development of residences could increase impacts on public facilities, which would be addressed through the project application process through the County Community Development Agency. There is a **less than significant impact**.

**Mitigation Measures**

**PUB-1** AFPD requires that this project annex into the County’s Community Facilities District No. 2006-1 as a condition of this Use Permit.

**Sources:** Amador County Planning Department, AFPD.



Chapter 16. RECREATION - Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

**Source:** Amador County Planning Department.



Chapter 17. TRANSPORTATION / TRAFFIC - Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

- A&B The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any significant congestion at any intersections. The proposed project would require periodic maintenance that is not likely to exceed current demand. Existing level of service standards would not be exceeded and the project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Caltrans, Amador County Department of Transportation and Public Works, and other applicable transportation agencies have been included in circulation of this project. There would be **less than significant impact**.
- C The proposed project would not be located within any Westover Airport safety zones (Westover Field Airport Land Use Compatibility Plan Draft 2017). Therefore, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that would result in a safety risk. **No impact** would result.
- D The proposed project would potentially result in minor increases to the current level of traffic traveling into and out from the existing driveway however the impact shall not be significant enough to necessitate additional mitigation other than Mitigation Measure TRA-1. There would be **less than significant impact with mitigation incorporated**.
- E The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30) with mitigation measure TRA-1. There is **less than significant impact with mitigation incorporated**.





- F The project would not affect alternative transportation. Therefore, the proposed project is consistent with the policies, plans, and programs supporting alternative transportation, and there would be **less than significant impact**.
- G Pursuant to CEQA Guidelines §15064.3, subdivision (b) the County's qualitative analysis of this project establishes the impacts to traffic less than significant. There is a **less than significant impact** to the implementation of this project with respects to CEQA Guidelines §15064.3(b).

**Mitigation Measures:**

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

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



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

**Discussion/Conclusion/Mitigation:**

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

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

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

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

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



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

**Discussion/Conclusion/Mitigation:**

- A i. The project does not demand substantially more water than uses allowed by right. Construction of onsite wastewater and water supply systems will occur on a scale comparable to those serving a single family dwelling. There is no substantial construction or operational changes through this project therefore there is no requirement of a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board. The impacts are **less than significant**.
- A ii. With the addition of the structure for the tasting room, it is unlikely that the stormwater drainage on site will need to be redirected or expanded however, any changes to grading or drainage necessitating a grading plan will require submission to the Amador County Building Department. There is a **less than significant impact**.
- Aiii-v. No new or expanded stormwater or drainage facility, electric power facility, natural gas facility, or telecommunications facility would be necessary over the course of this project and therefore would not cause any environmental effects as a result. There is a **less than significant impact**.



- B. The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in the expansion of water or wastewater treatment facilities. Therefore, **no impact** related to these utilities and service systems would occur.
- C. The project is not located within the service area of an existing public water system. The project will make water available to at least 25 persons, 60 days per year, therefor constituting a public water system, requiring a permit. As Public Water Systems shall be permitted and regulated by the Environmental Department, therefore the impact is **less than significant**.
- D. The project is not located within the service area of a wastewater treatment provider. Therefor there is **no impact**.
- E-G The project will not introduce an increase in solid waste disposal needs beyond what would be addressed by County Code requirements therefore, there is **a less than significant impact**, on landfills and solid waste disposal or solid waste reduction goals.

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



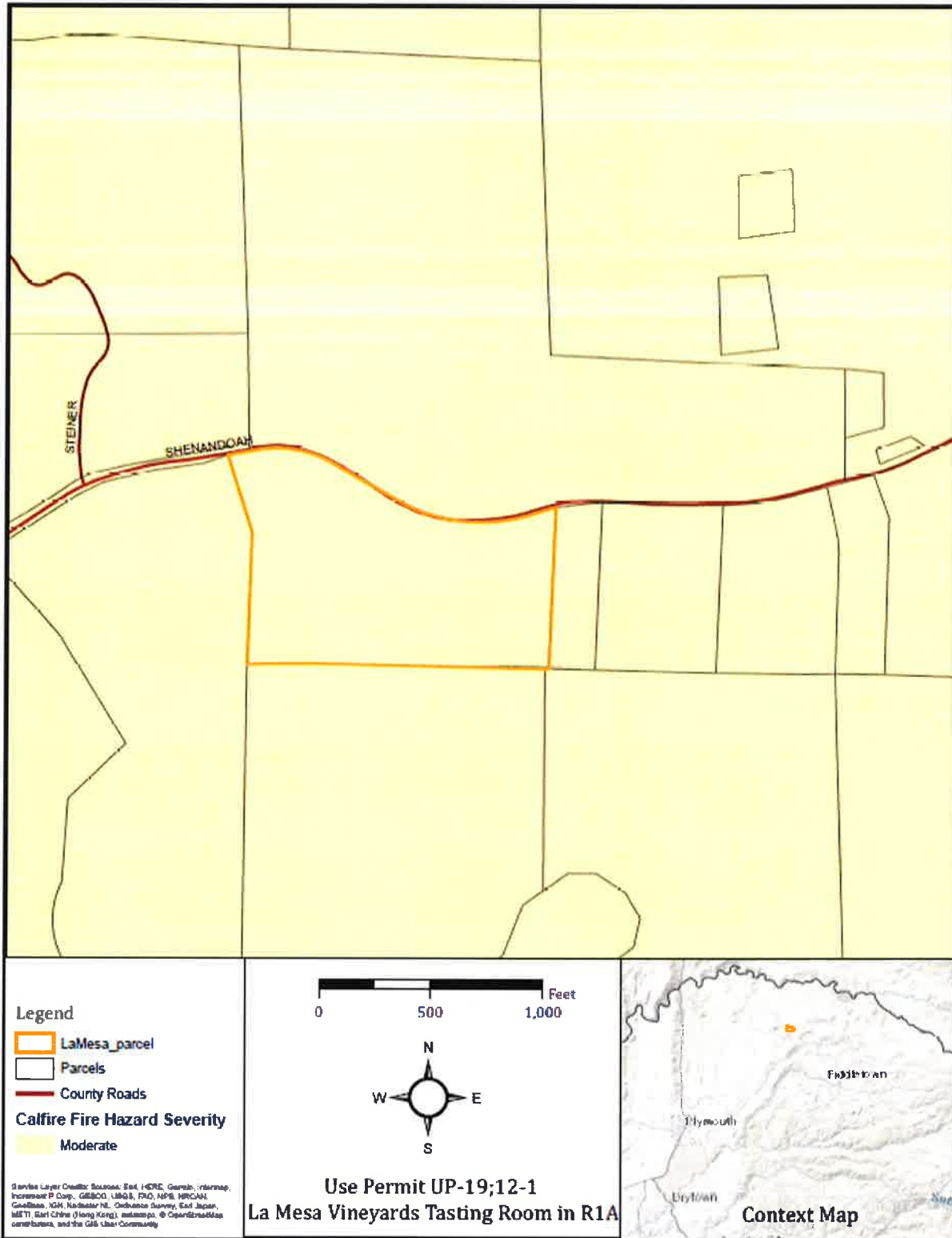
Chapter 20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair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

**Discussion/Conclusion/Mitigation:**

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan. There is **no significant impact**.
- B The project does not exacerbate wildfire risks through change in slope, prevailing winds, or other major factors. There is no projected significant increase in project occupants over what accompanies the use-by-right of the residential and agricultural uses and zoning of the site, nor would the project require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. There is a **less than significant impact**.
- C The project shall not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or impact the environment. Therefore there is a **less than significant impact**.
- D&E The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in a Moderate Fire Risk Zone (*Figure 7: Calfire Fire Hazard Severity Zones*) and therefore, shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The project is located approximately 2.8 miles from the Calfire Station in River Pines, and therefore will not require any increased fire protection due to this project. There is **no impact**.



Figure 20a: Calfire Fire Hazard Severity Zones



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



Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively are considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

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

Mitigation measures include:

- AES-1** Any lighting installations must be compliant with County regulation, and be conditioned to incorporate measures to reduce light and reflectance pursuant to Amador County General Plan Mitigation Measure 4.1-4 (Aesthetics);
- CULTR-1** During ground-disturbing activity, if paleontological, historic or pre-historic resources are identified, the applicant/permitted shall notify the applicable agency. A qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance or mitigation plan, as appropriate, which shall be implemented before resuming ground disturbing activities.
- CULTR-2** During ground-disturbing activity, if human remains are found/identified, the applicant/permittee shall notify the applicable agency. This may require that a qualified archaeologist shall be contracted by the operator/permittee to assess the significance of the find and prepare an evaluation, avoidance or mitigation plan, as appropriate, which shall be implemented before resuming ground disturbing activities.
- GEO-1** Prior to activation of the Use Permit the applicant must submit a certification by a qualified consultant stating that the on-site sewage system has been completed and is sufficient to serve the intended use. The certification may include recommendations for provision of chemical toilets to accommodate peak events (Geology and Soils);



- HAZ-1** Prior to activation of the use permit, the applicant shall provide documentation to the Amador County Environmental Health Department that the site is in full compliance with the requirements of the Unified Program regarding hazardous materials business plan requirements, hazardous waste generation, treatment or storage, aboveground petroleum storage, and underground tanks. If a hazardous materials business plan is required, the emergency response portion shall include a plan for the evacuation of visitors in the event of a hazardous materials incident. The applicant shall substantially comply with all requirements of the Unified Program throughout the life of the Use Permit (Hazards and Hazardous Materials);
- NOI-1** Construction activity and groundborne vibrations will be maintained and operated per manufacturers' specifications and industry-standard Best Management Practices pursuant to General Plan Mitigation Measure 4.11 (Noise);
- NOI-2** Amplified Music: Consistent with County Code Section 19.24.045(D)(4b) and 19.24.040(A)(27e)(viii), any indoor or outdoor amplified music will be shut off at or before 10:00 p.m. and also be limited to the hours of operation specified in the Use Permit (Noise);
- PUB-1** AFD Fire Services requires that this project annex into the County's Community Facilities District No. 2006-1 as a condition of approval for the final map (Fire Protection, Public Services);
- TRA-1** The proposed project must comply with Fire and Life Safety Ordinance (Chapter 15.30 of Amador County Code) (Transportation and Traffic);

- B** No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. No cumulatively considerable impacts would occur with development of the proposed project. As discussed in the analyses provided in this Initial Study, project impacts were found to be **less than significant with mitigations incorporated**. The effects of the proposed project are not cumulatively significant when viewed in context of the past, current, and or probable future projects. No cumulative impacts would be occur. The intent of the project to expand the allowable uses of the property to include a Tasting Room. The proposed project is not inconsistent with the Amador County General Plan. **Impacts would be less than significant with mitigation incorporated.**
- C** There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings directly or indirectly relating the project. Additionally due to the low-intensity nature of the project, relative small-scale impacts of construction, grading, or changes in use, existing and future conditions of the site and surrounding area, and traffic along State Shenandoah Rd., there is a **less than significant impact with mitigation**.

**Sources:** Chapters 1 through 21 of this Initial Study.

**References:** Amador County General Plan; Amador County General Plan EIR; Amador Air District; Amador County Municipal Codes; Fish & Wildlife's IPAC and BIOS databases; Migratory Bird Treaty Act; California Native Plant Society; California Air Resources Board; California Department of Conservation; Migratory Bird Treaty Act; California Department of Forestry and Fire Protection; California Geologic Survey: Alquist-Priolo Earthquake Fault Zones; State Department of Mines & Geology; Superfund Enterprise Management System Database (SEMS); Department of Toxic Substances Control Envirostor Database; Geotracker; Amador County GIS; Amador County Zoning Map; Amador County Municipal Codes; Amador County Soil Survey; California Native American Heritage Commission; Amador Fire Protection District; California Air Resources Board (ARB); California State Water Resources Control Board (CSWRCB); California Stormwater Quality Association (CASQA); California Environmental Quality Act 2019 Guidelines (CEQA); California Public Resources Board; Caltrans District 10 Office of Rural Planning; Amador County Important Farmland Map, 2016; Commenting Department and Agencies; Beckett Archeological Consulting- La Mesa Cultural Resources Report (2020); Amador County Community Development Agency and Departments. All sources cited herein are available in the public domain, and are hereby incorporated by reference.





**NOTE: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. Appl. 4<sup>th</sup> 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4<sup>th</sup> at 1109; *San Franciscans Upholding the Downtown Plan v. city and County of San Francisco* (2002) 102 Cal. App. 4<sup>th</sup> 656.**



**PLANNING DEPARTMENT**  
**Community Development Agency**

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

**APPLICATION PROCEDURE FOR USE PERMIT**

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

1. Complete the following:

Name of Applicant LA MECA VINEYARDS, LLC  
Mailing Address 13200 SHENANDOAH RD. PLYMOUTH, CA 95669  
Come @lamesavineyards.com  
Phone Number 650-218-5207  
Assessor Parcel Number 014-140-054

- Use Permit Applied For:
- Private Academic School
  - Private Nonprofit Recreational Facility
  - Public Building and Use(s)
  - Airport, Heliport
  - Cemetery
  - Radio, Television Transmission Tower
  - Club, Lodge, Fraternal Organization
  - Dump, Garbage Disposal Site
  - Church
  - OTHER TASTING ROOM

- 2. Attach a letter explaining the purpose and need for the Use Permit.
- 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- 4. If Applicant is not the property owner, a consent letter must be attached.
- 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- 6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.

7. Planning Department Filing Fee: \$ 1027 + 682 + 50 = 1759.00  
 Environmental Health Review Fee: \$ \_\_\_\_\_  
 Public Works Agency Review Fee: \$ \_\_\_\_\_

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



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## Tasting Room Application- ON HOLD

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**Come Lague** <come@lamesavineyards.com>

Thu, Jan 2, 2020 at 3:35 PM

Reply-To: "come@lamesavineyards.com" <come@lamesavineyards.com>

To: "planning@amadorgov.org" <planning@amadorgov.org>

Krista here are the responses:

- 1) Yes we plan to have events, 6 per year at most with up to 100 guests.
- 2) Hours of operation Fri, Sat, Sun, Mon 11am-5pm.
- 3) Bond and basic TTB permit attached.
- 4) CA ABC permit attached.
- 5) I have contracted recently with Chloe Beckett of Beckett Archaeology services to do the study. She expects to be done within 30 days. I hope this does not delay the process as you said we did not need this for the TAC meeting but shortly after.

Best regards,

Côme

On Thu, Jan 2, 2020 at 12:54 PM, Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]

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### 3 attachments

 **BOND-20160817-2016BWNP00027O.pdf**  
2184K

 **CA License 2019-2020.pdf**  
258K

 **TTB Permit - La Mesa Vineyards LLC.pdf**  
415K

DEPARTMENT OF THE TREASURY - ALCOHOL AND TOBACCO TAX AND TRADE BUREAU

1. PERMIT NUMBER  
CA-W-22312

**BASIC PERMIT**

(Under Federal Alcohol Administration Act)

2. DATE OF PERMIT

08/24/2016

5. NAME AND ADDRESS OF PERMITTEE (Number and street, city or town, State and Zip Code)

LA MESA VINEYARDS LLC

dba LA MESA VINEYARDS

13200 SHENANDOAH ROAD  
PLYMOUTH, CA 95669

3. REGISTRY NUMBER (if applicable)  
BWN-CA-22152

4. DATE OF APPLICATION 01/11/2016



6. TRADE NAMES AUTHORIZED BY THIS PERMIT (Trade name approval does not constitute approval as a brand name for labeling purposes. If needed, list on reverse or use continuation sheet.)

See Attached

\*Used for Contract Bottling or Packaging/Branding Purposes

7. PERMIT GRANTED FOR (ONE TYPE OF OPERATION ONLY)

Pursuant to the application of the date indicated in item 4, you are authorized and permitted to engage, at the above address, in the business of:

- a.  Distilled Spirits -  distiller  rectifier (processor)  warehouseman and/or  warehouseman and bottler and while so engaged, to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the distilled spirits so distilled or rectified, or warehoused and bottled, or the wines so rectified,
- b.  Wine -  producer and blender  blender and while so engaged, to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the wine so produced or blended,
- c.  Importer - importing into the United States the following alcoholic beverages:  
while so engaged, to sell, offer to deliver for sale, contract to sell or ship, in interstate or foreign commerce, the alcoholic beverages so imported,
- d.  Wholesaler - Purchasing for resale at wholesale the following alcoholic beverages:  
while so engaged, to receive or to sell, offer or deliver for sale, contract to sell or ship, in interstate or foreign commerce, the alcoholic beverages so purchased.

This Permit is conditioned upon your compliance with the Federal Alcohol Administration Act; the Twenty-first Amendment and laws relating to its enforcement; all other Federal laws relating to distilled spirits, wine, and malt beverages, including taxes with respect to them; the Federal Water Pollution Control Act; and, all applicable regulations made pursuant to law which are now, or may hereafter be, in force.

This basic permit is effective from the date shown above and will remain in force until suspended, revoked, annulled, voluntarily surrendered, or automatically terminated.

THIS PERMIT WILL AUTOMATICALLY TERMINATE THIRTY DAYS AFTER ANY CHANGE IN PROPRIETORSHIP OR CONTROL OF THE BUSINESS, unless an application for a new basic permit is made by the transferee or permittee within the thirty day period. If an application for a new basic permit is timely filed, the outstanding basic permit will continue in effect until the application is acted on by the District Director, Alcohol and Tobacco Tax and Trade Bureau.

THIS PERMIT IS NOT TRANSFERABLE. ANY CHANGE IN THE TRADE NAME, CORPORATE NAME, MANAGEMENT OR ADDRESS OF THE BUSINESS COVERED BY THIS PERMIT, OR ANY CHANGE IN STOCK OWNERSHIP (MORE THAN 10%) MUST BE REPORTED TO THE NATIONAL REVENUE CENTER OR PUERTO RICO OPERATIONS OFFICE WITHOUT DELAY.

THIS IS AN	<input checked="" type="checkbox"/> ORIGINAL PERMIT	<input type="checkbox"/> AMENDED PERMIT
REASON FOR AMENDMENT	DATE OF AMENDMENT	

SIGNATURE AND TITLE OF AUTHORIZED TTB OFFICIAL

*Angela McMillin*

FOR JOHN J. MANFREDA, ADMINISTRATOR

STATE OF CALIFORNIA  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
ALCOHOLIC BEVERAGE LICENSE

WINEGROWER

VALID FROM

Jul 01, 2019

LA MESA VINEYARDS, LLC  
722 STEINER ST  
SAN FRANCISCO, CA 94117

EXPIRES

Jun 30, 2020

TYPE NUMBER DUP

02 572726

AREA CODE

0300 23

RENEWAL

BUSINESS ADDRESS (IF DIFFERENT) DBA: LA MESA VINEYARDS  
13200 SHENANDOAH RD  
PLYMOUTH, CA 95669-9540

CONDITIONS

OWNERS: LA MESA VINEYARDS, LLC

7



**IMPORTANT INFORMATION**

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

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

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

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

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

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

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

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

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

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

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

**NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.**

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



@ca\_abc



CaliforniaABC

DEPARTMENT OF THE TREASURY  
ALCOHOL AND TOBACCO TAX AND TRADE BUREAU (TTB)  
WINE BOND

(Submit duplicate originals. See additional instructions on page 3.)

REGISTRY NUMBER  
(Leave blank if new applicant)

BWN-CA-22152

EFFECTIVE DATE

01/11/2016

PRINCIPAL/OBLIGOR NAME AND PREMISES ADDRESS  
(Number, Street, City, State, ZIP Code)

La Mesa Vineyards LLC  
13200 Shenandoah Road  
Plymouth, CA 95669

PRINCIPAL/OBLIGOR MAILING ADDRESS

(If different than Premises Address)  
La Mesa Vineyards LLC  
722 Steiner St  
San Francisco, CA 94117

BOND KIND (Select only one)

ORIGINAL  STRENGTHENING  SUPERSEDING

EIN: 45-2299707

BOND COVERAGE (Select applicable box(es))

OPERATIONS \$ 1,000.00  DEFERRAL \$ \_\_\_\_\_ TOTAL PENAL SUM\* \$ 1,000.00

\*Total Penal Sum equals OPERATIONS plus DEFERRAL Coverage on this bond. Deposited collateral must also equal Total Penal Sum.

BOND CATEGORY (Select only one category (i.e. 'Surety,' 'Cash,' or 'Treasury Note/Bond') and complete corresponding items to right of selection.)

SURETY: SURETY NAME \_\_\_\_\_ BOND NUMBER \_\_\_\_\_

CASH: CHECK NUMBER(S) (i.e. personal check, cashier's check, money order, etc.) 2123

TREASURY NOTE/BOND\*\* TREASURY NOTE/BOND CUSIP NO. \_\_\_\_\_ TREASURY NOTE/BOND INTEREST RATE \_\_\_\_\_ %  
TREASURY NOTE/BOND MATURITY DATE \_\_\_\_\_ TREASURY NOTE/BOND ISSUE DATE \_\_\_\_\_

\*\* This bond is secured by the Treasury collateral (T-Note) described above or by a T-Note resulting from reinvestment of the full proceeds from the T-Note described above. T-Note collateral reinvestment automatically will occur upon maturity, unless the obligor notifies TTB in writing at least 45 days prior to the maturity date that the T-Note proceeds should not be reinvested and the obligor requests this bond be terminated.

Witness our hands and seals this 11 day of January, 2016. Signed, sealed, and delivered in the presence of --

CORPORATIONS, PARTNERSHIPS, OR LLCs:

State in which principal/obligor organized: Delaware

Impress principal/obligor's corporate or LLC seal or check the checkbox below.

The corporation/LLC has no seal.

By signing this document you acknowledge and agree to the terms and conditions described on page 2 of this form.

SURETY NAME \_\_\_\_\_

SURETY REPRESENTATIVE SIGNATURE \_\_\_\_\_

SURETY REPRESENTATIVE PRINTED NAME AND TITLE \_\_\_\_\_

La Mesa Vineyards LLC

PRINCIPAL/OBLIGOR NAME

BY:

PRINCIPAL/OBLIGOR REPRESENTATIVE SIGNATURE

Come Laguer, Manager

PRINCIPAL/OBLIGOR REPRESENTATIVE PRINTED NAME AND TITLE

Alterations made on this bond before and after execution were made with the consent of the Principal \_\_\_\_\_ and Surety \_\_\_\_\_ OR Obligor \_\_\_\_\_.

SIGNATURE, WITNESS 1 (if no seal)

SIGNATURE, WITNESS 2 (if no seal)

DIRECTOR, NATIONAL REVENUE CENTER APPROVAL: ON BEHALF OF THE UNITED STATES, I APPROVE THE FOREGOING BOND WHICH HAS BEEN EXECUTED IN DUE FORM IN COMPLIANCE WITH THE APPLICABLE LAWS, REGULATIONS, AND INSTRUCTIONS.

SIGNATURE OF AUTHORIZED OFFICIAL, ALCOHOL AND TOBACCO TAX AND TRADE BUREAU

DATE APPROVED

Angela L. McMillin

Digitally signed by Angela L. McMillin  
DN: cn=US, ou=U.S. Government, ou=Department of the Treasury, ou=Alcohol and Tobacco Tax  
and Trade Bureau, ou=People, serialNumber=102856, cn=Angela L. McMillin  
Date: 2016.08.24 14:47:54 -0400

08/24/2016

**PURPOSE:** The above principal/obligor has filed an application to operate, or is operating, the bonded wine cellar or bonded winery specified.

**DEFINITIONS:** Definitions pertinent to this bond:

**PRINCIPAL.** The proprietor of the wine premises covered by a surety bond.

**OBLIGOR.** The proprietor of the wine premises covered by a collateral bond.

**COLLATERAL BOND.** A bond secured by tangible assets such as cash or United States Treasury Bond or Note.

**CONDITIONS:** The above principal/obligor and surety (sureties) are bound independently and jointly for payment to the United States in the above amount of lawful money of the United States. In this bond, the terms principal/obligor or surety include the heirs, executors, administrators, successors, and assigns of the principal/obligor or surety. Additional wine bond conditions are below. (If this bond covers only tax deferral, only the wine bond conditions in clauses 1, 2, and 3(a), and the Additional Wine Bond Conditions below will apply.)

**BULK WINE WITHDRAWN FROM CUSTOMS CUSTODY:** This bond covers the tax, for which the principal/obligor must become liable, on all wine withdrawn from customs custody in bulk containers and transferred to internal revenue bond at a bonded wine premises.

**THE PRINCIPAL/OBLIGOR MUST:**

- (1) Comply with all requirements of law and regulations, now or hereafter in force, relating to the activities covered by this bond;
- (2) Pay all penalties incurred and fines imposed for violations of law or regulations, now or hereafter in force, relating to the activities covered by this bond;
- (3) Pay all taxes (including any penalties and interest in respect of failure to file a timely return or to pay such tax when due) on wine removed from bonded premises: Provided, that up to \$500 of the operations coverage of a \$1,000 bond (\$1,000 operations coverage of a bond of \$2,000 or more) may be applied to taxes that have been determined, but not paid on wine removed from bonded premises;
- (4) Pay all taxes (including any penalties and interest) for which the principal/obligor may become liable with respect to the operation of the bonded wine premises, whether the transaction or operation on which liability is based occurred on or off the bonded wine premises, and on all wine, spirits, and volatile fruit-flavor concentrate, or any other commodity subject to tax under 26 U.S.C. Chapter 51, in transit to, or on the bonded wine premises;
- (5) Comply with all requirements now or hereafter in force, pertaining to all wine or wine spirits received at, removed from, or returned to the bonded premises free of tax;
- (6) With respect to wine withdrawn from the bonded wine premises without payment of tax as authorized by law (a) comply with all requirements of law and regulations,

now or hereafter in force relating thereto: and (b) as to the said wine or any part thereof withdrawn, for example, for exportation or for use on vessels or aircraft, or for transfer to a foreign-trade zone, or for transfer to a Customs Bonded Warehouse (CBW), and not exported, used or transferred, or otherwise lawfully disposed of or accounted for, pay the tax imposed thereon by law, now or hereafter in force, together with penalties and interest; and

- (7) As the proprietor of an adjacent wine vinegar plant, pay all taxes, now or hereafter in force (including any penalties or interest), for which the principal/obligor may become liable with respect to the operation of the wine vinegar plant, and all wine now or hereafter in transit or on the premises of the wine vinegar plant.

**ADDITIONAL WINE BOND CONDITIONS**

**CHANGE OF PREMISES:** All stipulations, covenants, and agreements of this bond will extend to and apply to any change in the business address of the wine premises, the extension or curtailment of the premises, including the buildings thereon, or any equipment or any other change which requires the principal/obligor to file a new or amended application or notice, except where the change constitutes a change in the proprietorship of the business, or in the location of the premises. Further, this bond will continue in effect whenever operation of the wine premises is resumed from time to time following suspension of operations by an alternating proprietor.

**TREASURY COLLATERAL BONDS:** If this bond is filed as a collateral bond secured by a Treasury Note or Bond in an approved Department of the Treasury holding account, this bond is secured by the Treasury collateral identified on the face of the bond and any Treasury collateral resulting from rollover of the previous Treasury collateral. The Treasury collateral identified in this bond will automatically roll over upon maturity unless the obligor notifies the National Revenue Center at least 45 days prior to maturity.

**DEFAULT:** If the Principal/Obligor of a surety bond fails to fulfill any of the terms or conditions of this bond, the United States may seek compensation and pursue its remedies independently from either the principal/obligor or surety, or jointly from both. The surety hereby waives any right or privilege it may have of requiring, upon notice, or otherwise, that the United States will first commence action, intervene in any action of any nature whatsoever already commenced, or otherwise exhaust its remedies against the principal/obligor.

The surety further waives any right it may otherwise have to notice if TTB enters into an installment payment agreement for taxes, penalties, and/or interest with the Principal. Installment agreements are within the terms and conditions of the bond and do not affect TTB's ability to pursue all available remedies against the surety under the bond.

If the Obligor of a collateral bond fails to fulfill any of the terms or conditions of this bond, the United States may apply any outstanding tax liability (including any penalties or interest) against the collateral deposited.

**EFFECTIVE DATE:** If accepted by the United States, the bond will be effective according to its terms on and after the date without notice to the obligors. If no effective date is inserted in the space provided, the date of execution will be the effective date of the bond.

## INSTRUCTIONS

1. File duplicate **original** bonds with the Director, National Revenue Center, Alcohol and Tobacco Tax and Trade Bureau, 550 Main St, Ste 8002, Cincinnati, OH 45202-5215.
2. The name, including the full given name, of each party to the bond will be given in the heading, and each party must sign the bond with such party's signature, or the bond may be executed in the party's name by an empowered attorney-in-fact.
  - a. In the case of a partnership, the partnership name, followed by the names of all its partners will be given in the heading. In executing the bond, the partnership name will be typed or written followed by the word "by" and the signatures of all partners, or the signature of any partner authorized to sign the bond for the firm, or the signature of an empowered attorney-in-fact. The name of the state in which the partnership is organized will be given in the space provided above the signature lines.
  - b. If the principal/obligor is an LLC, the LLC name will be given in the heading. In executing the bond, the LLC name will be typed or written followed by the word "By" and the signature and title of the managing member, any member authorized to sign the bond for the LLC, or an empowered attorney-in-fact. The name of the state in which the LLC is organized will be given in the space provided above the signature lines.
  - c. If the principal/obligor is a corporation, the heading will give the corporate name, the address of the principal business office, and the address of the premises. The name of the state in which the corporation is organized will be given in the space provided above the signature lines. The bond will be executed in the corporate name, immediately followed by the signature and title of the person authorized to act for the corporation.
  - d. In the case of an individual owner as a sole proprietor, the proprietor's full given name will be given in the heading. In executing the bond, the proprietor's full given name will be typed or written followed by the signature, or the signature of an empowered attorney-in-fact.
3. If the bond is signed by an attorney-in-fact for the principal/obligor, or by one of the members of a partnership, LLC, or association, or by an officer or other person for a corporation, there will be filed with the bond

an authenticated copy of the power of attorney, or resolution of the board of directors, or an excerpt of the bylaws, or other document, authorizing the person signing authorization has been previously filed with the Director, National Revenue Center, Alcohol and Tobacco Tax and Trade Bureau.

4. The signature for the surety will be attested under corporate seal. The signature for the principal/obligor, if a corporation or LLC, also will be attested by seal if the corporation or LLC has a seal. If the corporation or LLC has no seal, that fact will be noted. Each signature will be made in the presence of two persons (except where corporate or LLC seals are affixed), who must sign their names as witnesses.
5. A bond may be given with (a) corporate surety authorized to act as surety by the Secretary of the Treasury, (b) by the deposit of Government obligations. A Government obligation is defined in 31 U.S.C. 9301 as "a public debt obligation of the United States Government and an obligation whose principal and interest is unconditionally guaranteed by the Government." Such obligations include Treasury notes or Treasury bonds, or by cash in the form of a check or similar legal tender made payable to the Alcohol and Tobacco Tax and Trade Bureau for deposit in an approved Department of the Treasury holding account.

Contact the National Revenue Center toll free at 1-877-882-3277 regarding allowable types of collateral.
6. If any alteration or erasure is made in the bond before or after its execution, check the box next to the alteration statement on page 1 and make sure that the Principal and Surety or Sureties **OR** Obligor initial the statement.
7. The penal sum named in the bond will be in accordance with 27 CFR Part 24.
8. If the bond is approved, a copy will be returned to the principal/obligor.
9. All correspondence about the filing of this form or any subsequent action, including termination, affecting this bond should be directed to the Director, National Revenue Center, Alcohol and Tobacco Tax and Trade Bureau, 550 Main St, Ste 8002, Cincinnati, OH 45202-5215 or 1-877-882-3277 (toll free).

## PAPERWORK REDUCTION ACT NOTICE

This request is in accordance with the Paperwork Reduction Act of 1995. The information is used by the proprietor, or the proprietor and a surety company, as a contract to ensure tax payment. The information requested is required to obtain a benefit and is mandatory by statute (26 U.S.C. 5172).

The estimated average burden associated with this collection of information is 1 hour per respondent or recordkeeper, depending on individual circumstances. Comments concerning the accuracy of this burden estimate and suggestions for reducing this burden should be addressed to the Reports Management Officer, Regulations and Rulings Division, Alcohol and Tobacco Tax and Trade Bureau, Washington, DC 20220.

An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a current, valid OMB control number.



Côme Laguë  
La Mesa Vineyards  
13200 Shenandoah Road  
Plymouth, CA 95669  
650-218-5207

Planning Department  
County Administration Center  
810 Court Street  
Jackson, CA 95642-2132

December 9, 2019

Re: Use Permit Application

La Mesa Vineyards, located at 13200 Shenandoah Road, Plymouth, is currently a licensed and bonded Winegrower (CA License 02572726). We grow approximately 10 acres of grapes on the property and make wine.

We would like to open a tasting room on our property, to be located at the east end. Our property is currently zoned as Agricultural Residential and the Planning Department has advised it requires conversion to Agricultural Commercial to operate a tasting room.

I have enclosed the documents requested by the Planning Department to launch the process.

Feel free to contact me with any questions at 650-218-5207 or [come@lamesavineyards.com](mailto:come@lamesavineyards.com).

With best regards,



Côme Laguë, Owner

**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: LA MESA VINEYARDS TASTING ROOM

Date Filed: \_\_\_\_\_ File No. \_\_\_\_\_

Applicant/ Developer LOWE LAGUE  
LA MESA VINEYARDS, LLC Landowner LA MESA VINEYARDS, LLC

Address 13200 SHERWOOD RD. Address SAME  
PLYMOUTH, CA 95669

Phone No. 650-218-5207 Phone No. SAME

Assessor Parcel Number(s) 014-140-054

Existing Zoning District RIA

Existing General Plan A-6

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies: NONE

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

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

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

YES NO

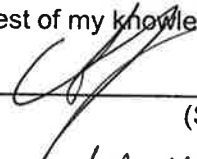
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of 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.
- 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. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

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

Date 12/9/19

  
\_\_\_\_\_  
(Signature)  
For LA MECA VINEYARDS, LLC

## Environmental Information Form Project Description

1. Site Size: 1.0 Acres
2. Square Footage of Proposed Structure: Tasting room 2,250 sf
3. Number of Floors of Construction: One
4. Amount of Off Street Parking Provided: 20
5. Source of Water: Well
6. Method of Sewage Disposal: Septic system
7. Attach Plans: Attached
8. Proposed Scheduling of Project Construction: Completion by July 31, 2020.
9. Project phases: all one phase.
10. Associated projects: None
11. Subdivision/Land Division Projects: None
12. Residential Projects: NA
13. Commercial Projects:
  - Type of business: Tasting room;
  - Number of Employees: 3
  - Regionally Oriented, Shenandoah Valley AVA wines and surrounding AVAs (e.g., Amador, El Dorado)
  - Square Footage of Sales Area: 912 sf tasting area
  - Loading Facilities: None
14. Industrial Projects: NA
15. Institutional Projects: NA
16. Use Permit: Property is currently zoned as Agriculture Residential and needs to be changed to Agricultural Commercial.
  
29. Describe project site as it exists before the project: The site is a 1 acre area at approximately 1839 ft altitude on the east part of our property in between two blocks of grapevines. A gravel

driveway already reaches the site and the site has been used to load grapes at harvest into trucks. The soil stability appears good – decomposed granite and clay loam intermixed with granite rocks of varying sizes. There is a large rocky outcrop on the northeast part of the site which will be kept in the landscaping plan as a natural feature. Several mature walnut trees are part of the site and will be incorporated into the landscaping. The site provides scenic views of surrounding vineyards on the property, neighboring vineyards and forest, and a view towards Shenandoah Road. There are no existing structures on the site. There appear to be no historical aspects of the site.

30. Describe the surrounding properties: The property to the east is the single family residence and organic farm of Daniel d'Agostini. Mr. d'Agostini's farm is called the "Abbondanza Farm" a micro-farm practicing biodynamic and organic farming where public tours are often given. Abbondanza grows vegetables on the property sold at farmers markets and restaurants such as Taste in Plymouth, along with other products such as olives, grapes, honey and lavender for extracts. The farm will be adjacent to the tasting room site to the east and the residence is set back further to the north. To the south of our property uphill is the property of the Rogers family. Their property appears to be largely undeveloped land, with a single family residence set back 0.2 miles from the site, down their side of the hill to the south. Across the street is a property owned by the Fraziers (Belledor vineyards) with a single family residence on top of the hill about 0.35 miles from the site, along with significant planted vineyards and a planned winery and tasting room near the pond on their property.

31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations etc: None.



**RECORDING REQUESTED BY:**  
Fidelity National Title Company of California  
Escrow No.: 11-721247-LT  
Locate No.: CAIND0000-0909-0007-  
Title No.:

**When Recorded Mail Document  
and Tax Statement To:**  
La Mesa Vineyards, LLC  
c/o Corporation Services Company  
2711 Centerville Road Suite 400  
Wilmington, DE 19808



Amador County Recorder  
Sheldon D. Johnson  
**DOC- 2011-0004356-00**  
Acct 3-Western Land Title Co  
Monday, JUN 06, 2011 09:25:00  
Ttl Pd \$978.00 Nbr-0000209874  
CT1/R1/1-3

APN: 014-140-054-000

SPACE ABOVE THIS LINE FOR RECORDER'S  
USE

**GRANT DEED**

**The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$935.00**

- [ ] computed on full value of property conveyed, or
- [ ] computed on full value less value of liens or encumbrances remaining at time of sale,
- [ ] Unincorporated Area City of **Plymouth**,

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Jeffrey W. Gibson and Diana K. Gibson, Trustees of the Gibson Family Trust, dated June 12, 2009

**hereby GRANT(S) to** La Mesa Vineyards, LLC, a Delaware  
**the following described real property in the City of Plymouth, County of Amador, State of California:**  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: May 31, 2011

State of California )  
County of Amador )  
On 6-2-2011 before me,  
Evelyn Ryan, Notary Public  
(here insert name and title of the officer), personally appeared  
Jeffrey W. Gibson and  
Diana K. Gibson

The Gibson Family Trust, dated June 12, 2009

By: Jeffrey W. Gibson  
Jeffrey W. Gibson, Trustee

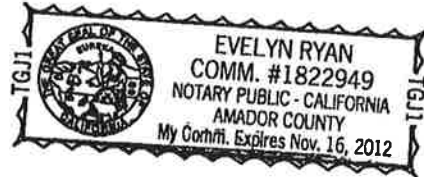
By: Diana K. Gibson  
Diana K. Gibson, Trustee

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Evelyn Ryan (Seal)



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

8. Title to trust assets shall be taken in the following fashion: \_\_\_\_\_

The undersigned trustee(s) hereby declare(s) that the trust has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is being signed by all of the currently acting trustees and is being executed in conformity with the provisions of California Probate Code Section 18100.5, Chapter 530, Statutes of 1993.

Dated: 6-2-11 Gibson Family Trust dated June 12, 2009

Jeffrey W Gibson TRUSTEE      Dana K TRUSTEE

\_\_\_\_\_  
TRUSTEE      TRUSTEE

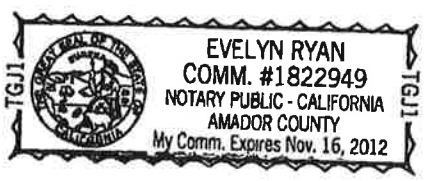
State of California  
County of Amador }

on 6-2-2011 before me,  
Evelyn Ryan Notary Public (here insert name and title of the officer),  
personally appeared Jeffrey W Gibson & Dana K  
Gibson

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
Signature [Signature] (Seal)





Order No. 39497TO-UPDATE

**EXHIBIT "A"**

All that real property situated in the State of California, County of Amador, described as follows:

Adjusted Parcel 3, as shown and delineated upon that certain map entitled "Record of Survey for Boundary Line Adjustment" filed for record April 8, 2010 in Book 62 of Maps and Plats, Page 29, Amador County Records.

APN: 014-140-054-000

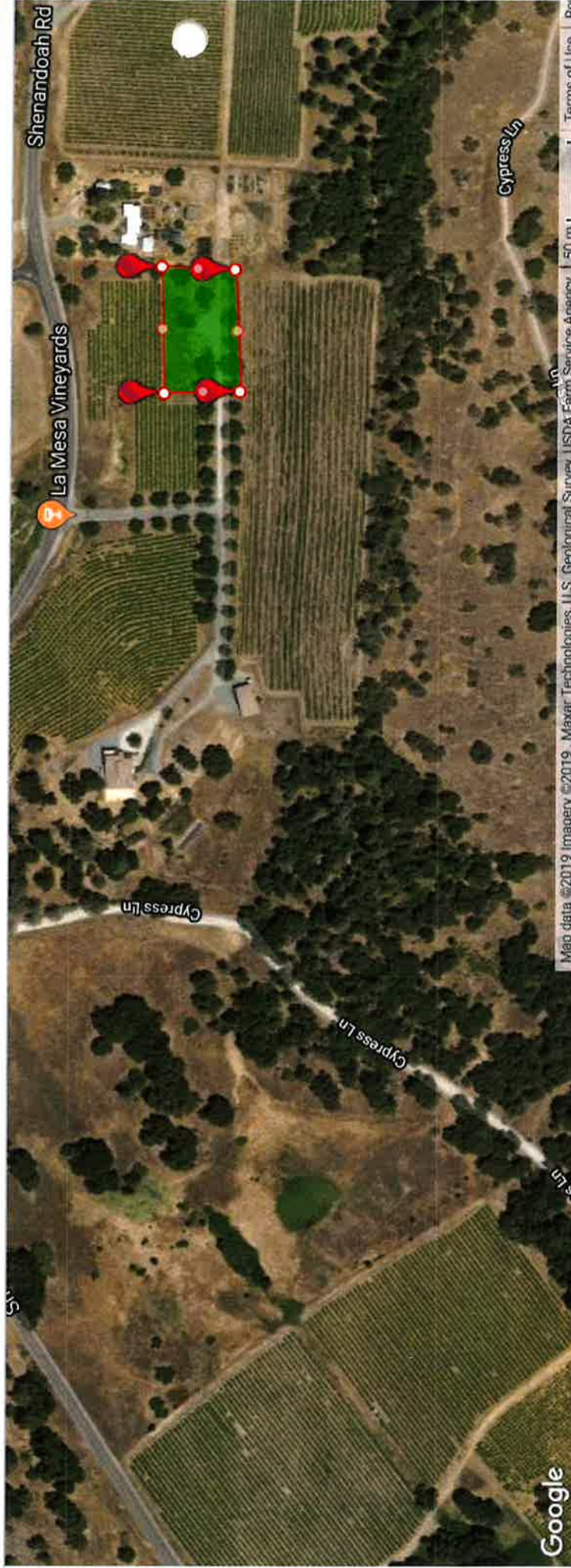
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014-140-054

LA MESA VINEYARDS

13200 SHENANDOAH ROAD

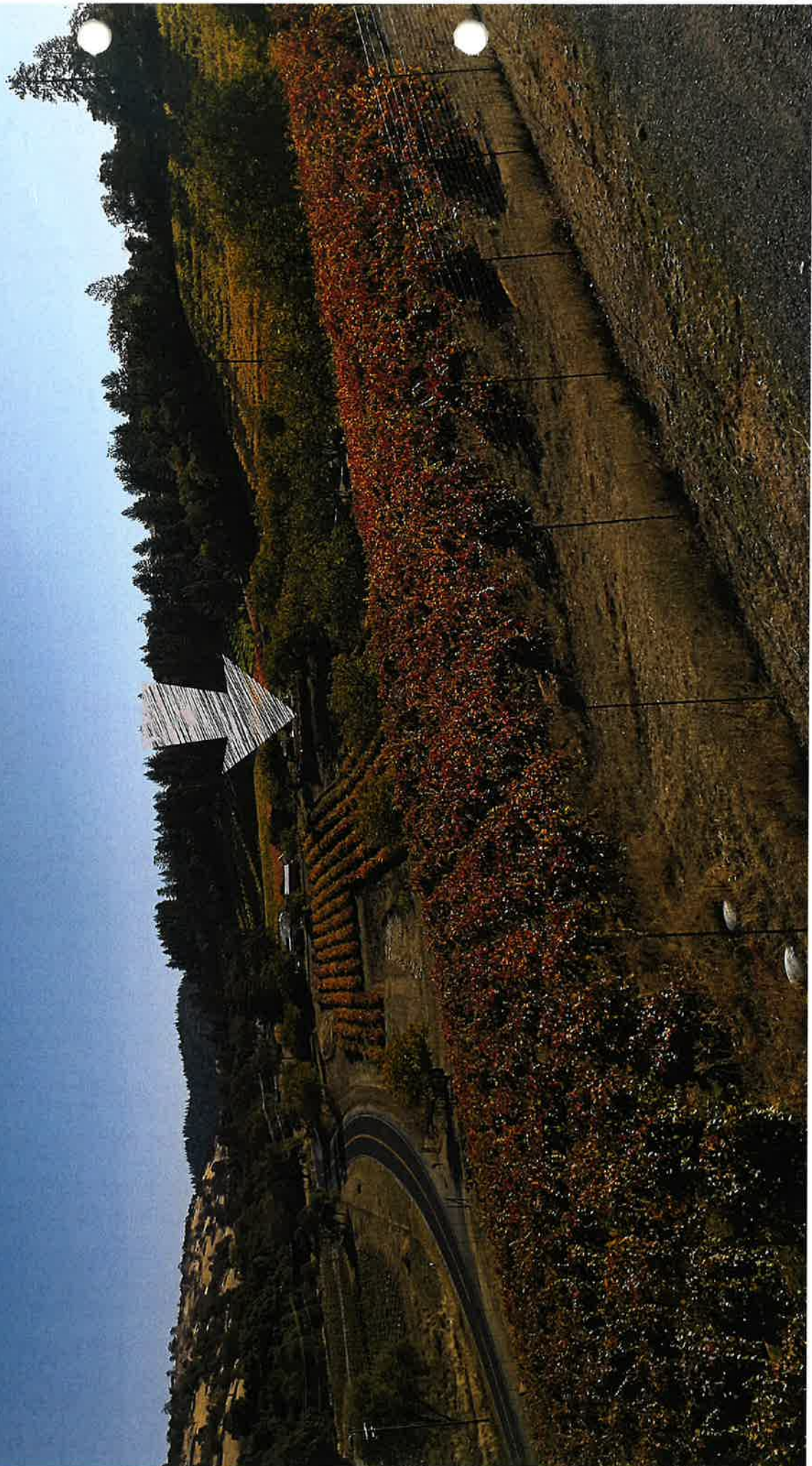
PLYMOUTH, CA 95669



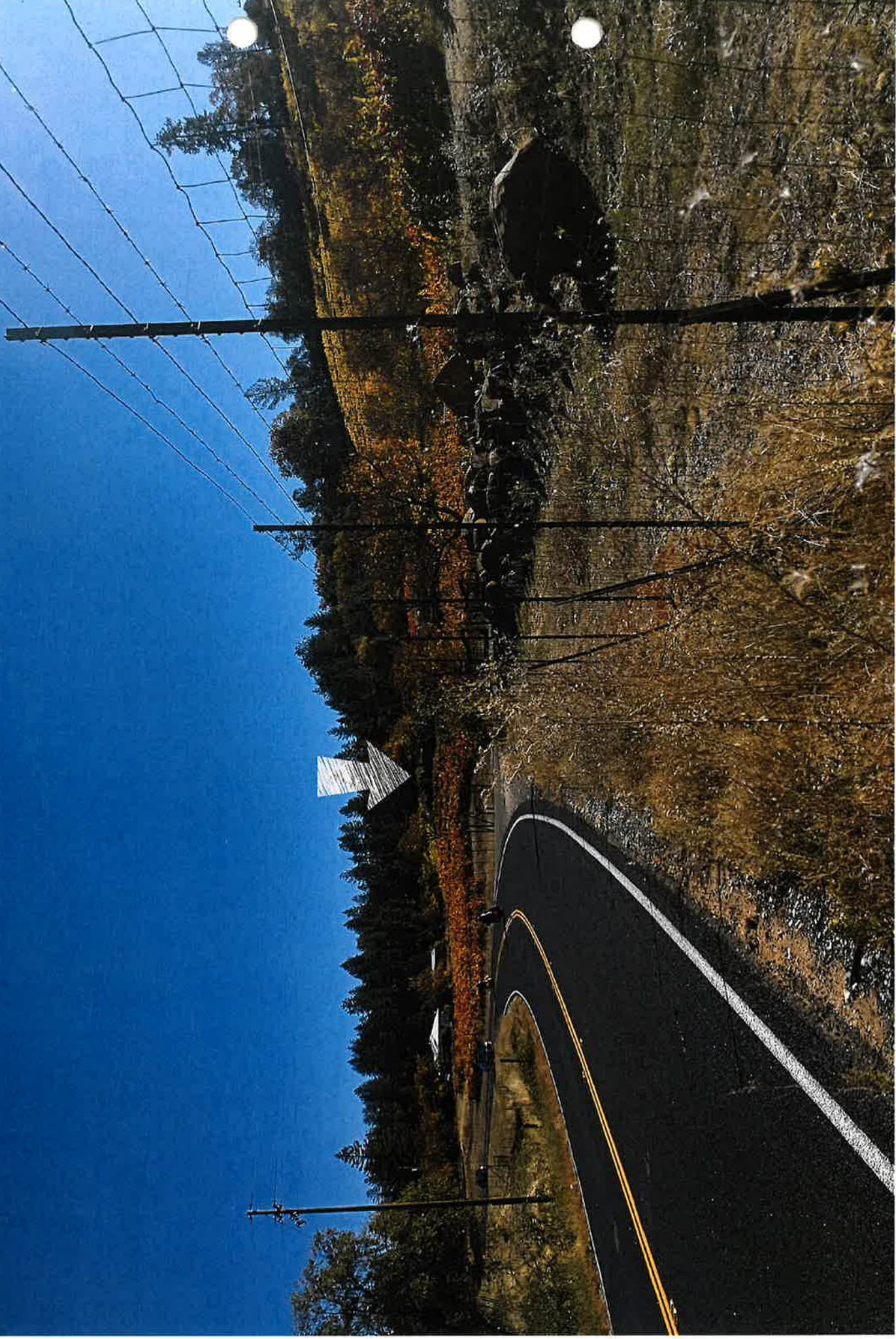
**Output : Current Area**

3865.23 m<sup>2</sup> | 0.00 km<sup>2</sup> | 0.96 acres | 0.39 hectares | 41605.04 feet<sup>2</sup> | 0.00 square miles | 0.00 square nautical miles

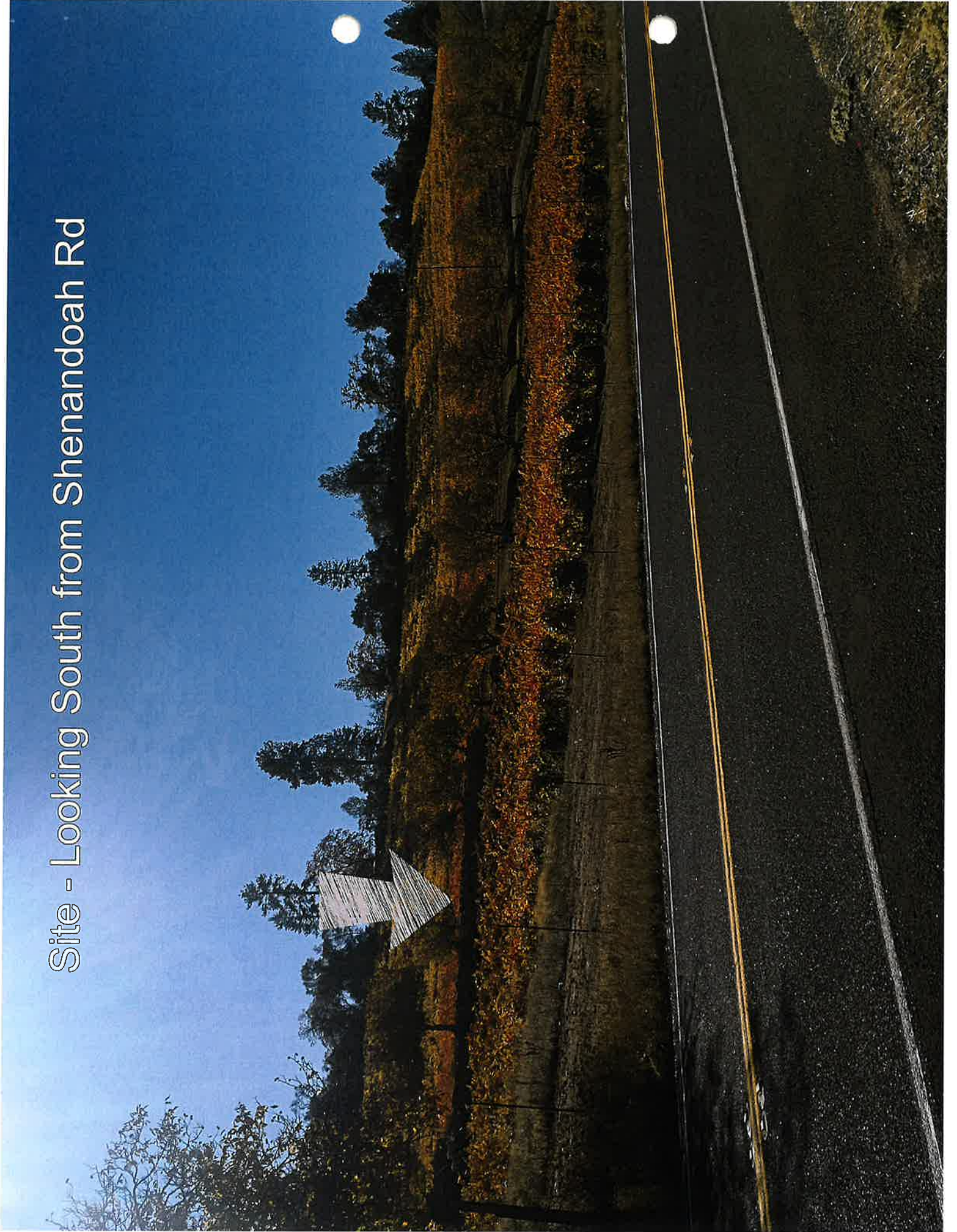
Site - East From Property Home



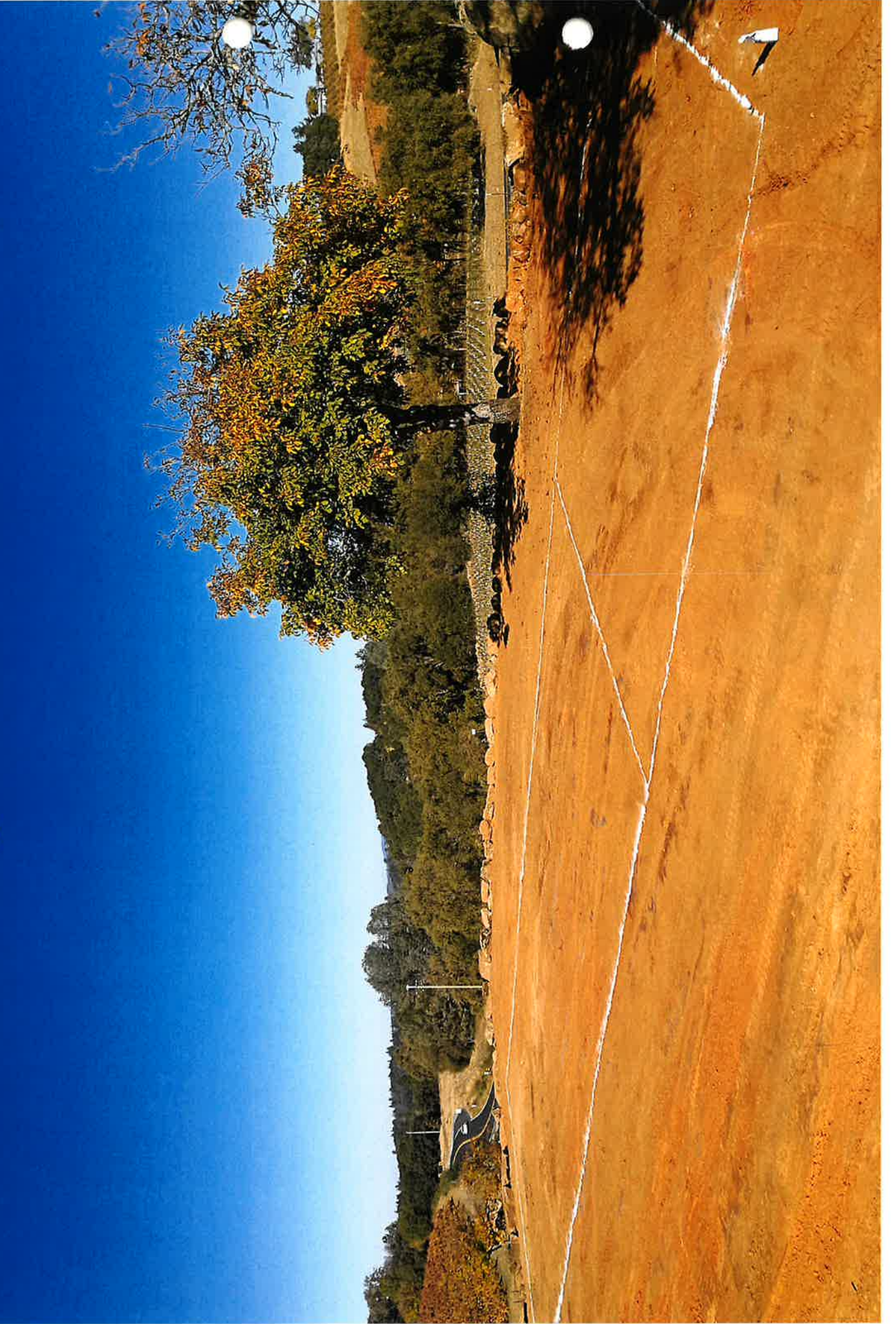
# Site - East from Shenandoah Rd



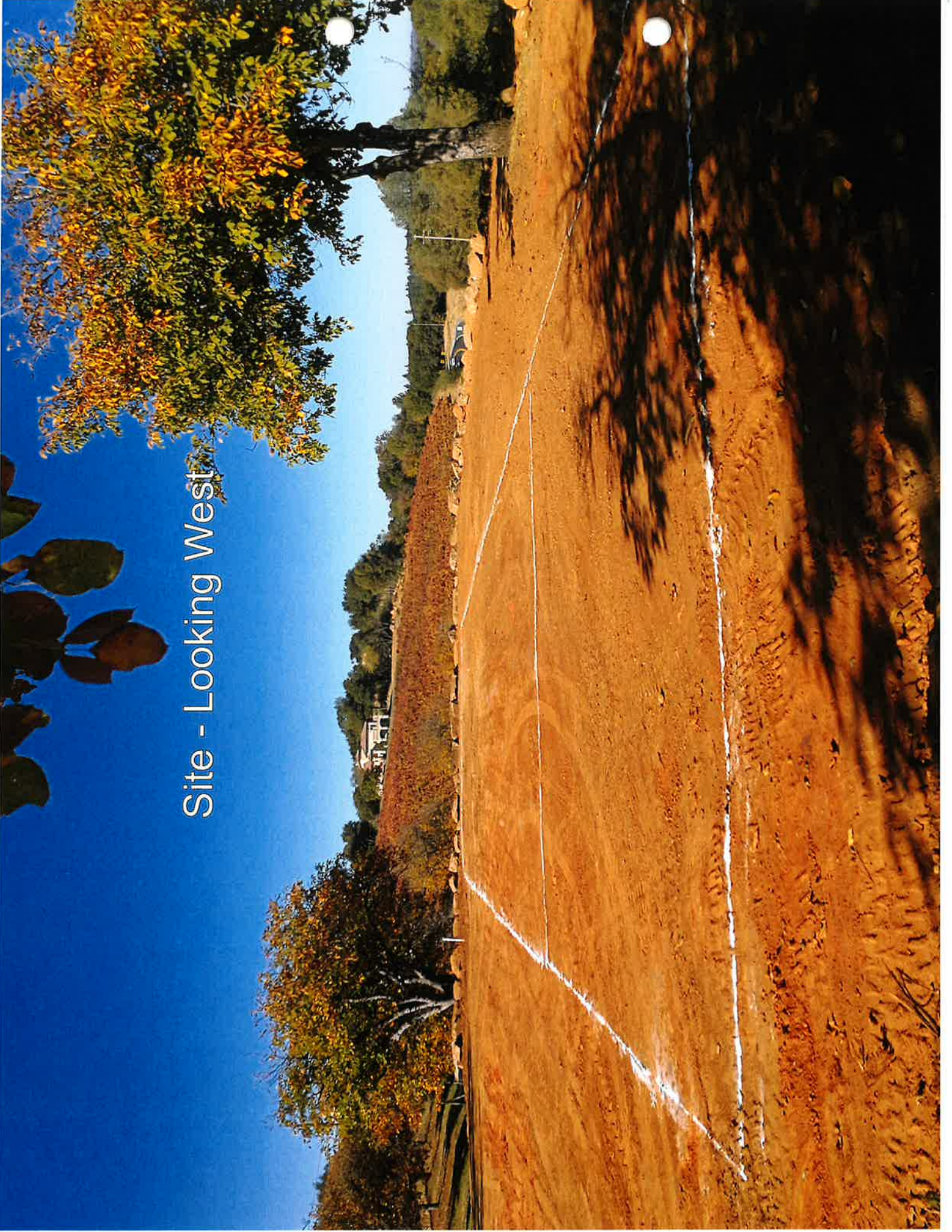
Site - Looking South from Shenandoah Rd



Site - Looking West Towards Shenandoah Rd



Site - Looking West



Site - Looking South



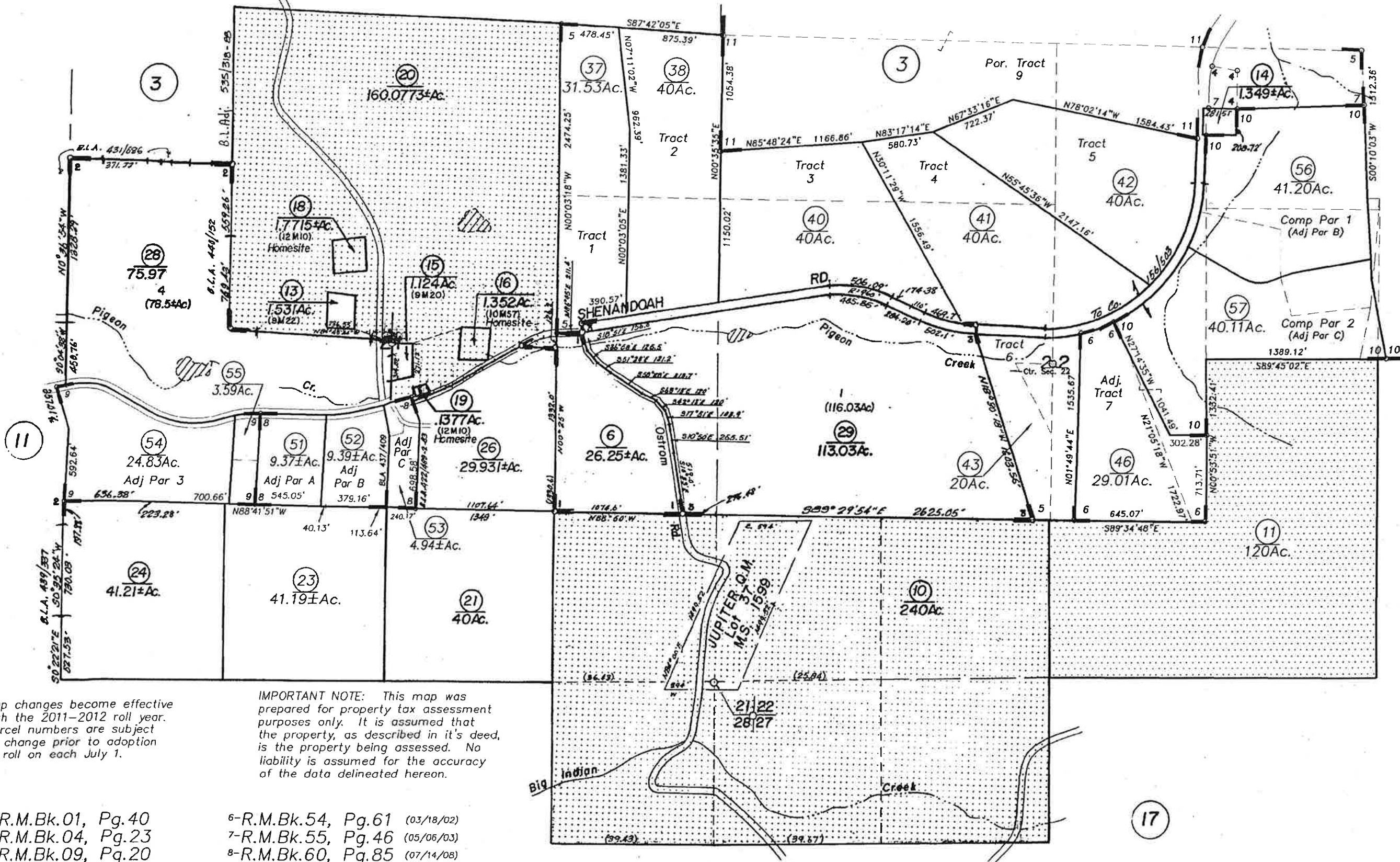


Site - Looking East



Site - Looking North





Map changes become effective with the 2011-2012 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.

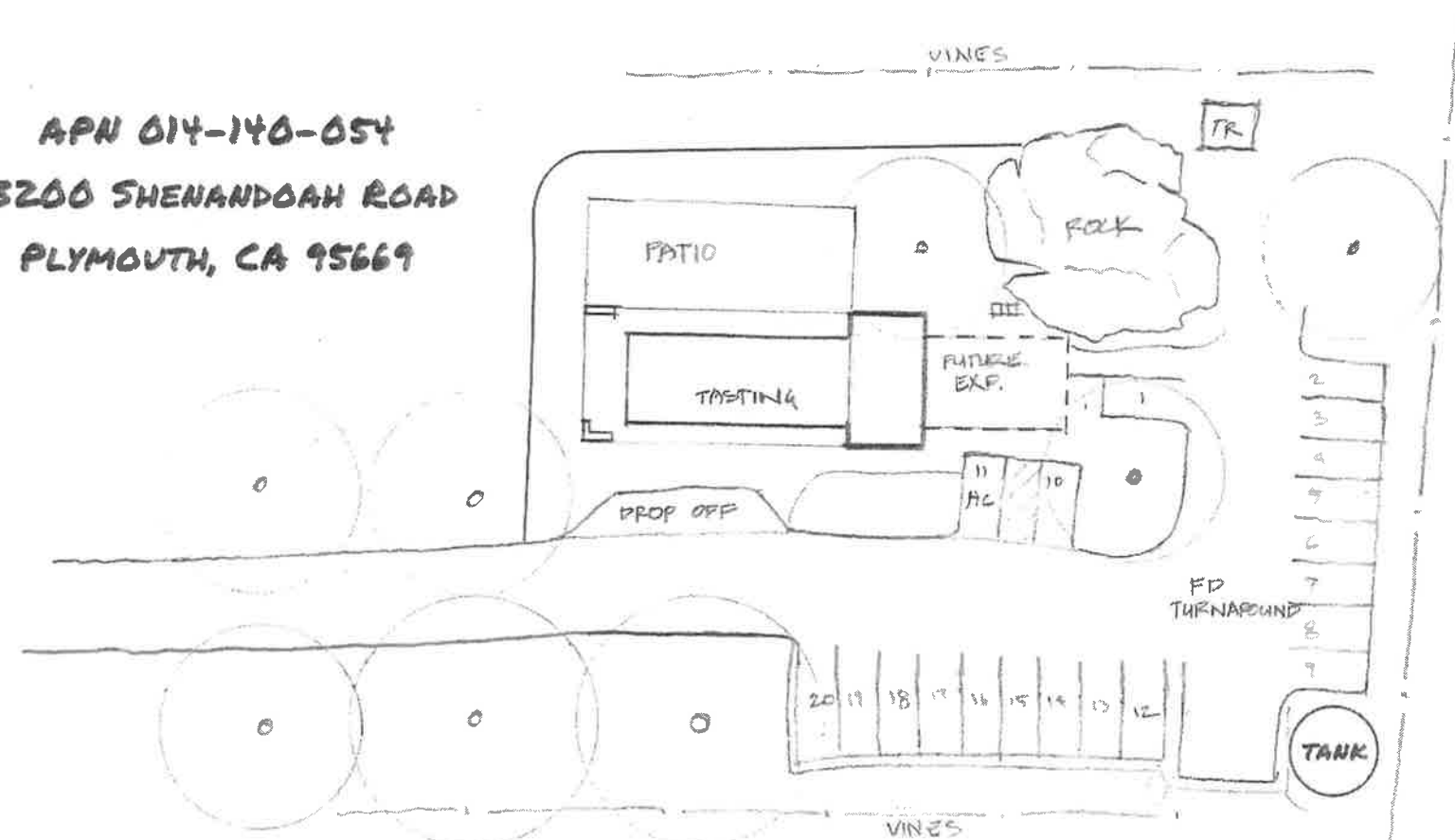
- R.M.Bk.01, Pg.40
- 1-R.M.Bk.04, Pg.23
- R.M.Bk.09, Pg.20
- R.M.Bk.09, Pg.22
- R.M.Bk.10, Pg.57
- R.M.Bk.12, Pg.10
- 2-R.M.Bk.37, Pg.73
- 3-P.M.Bk.37, Pg.75
- 4-R.M.Bk.43, Pg.06 (10/04/88)
- 5-R.M.Bk.46, Pg.69 (07/08/92)

- 6-R.M.Bk.54, Pg.61 (03/18/02)
- 7-R.M.Bk.55, Pg.46 (05/06/03)
- 8-R.M.Bk.60, Pg.85 (07/14/08)
- 9-R.M.Bk.62, Pg.29 (04/08/10)
- 10-R.M.Bk.62, Pg.46 (05/24/10)
- 11-R.M.Bk.62, Pg.48 (05/25/10)

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

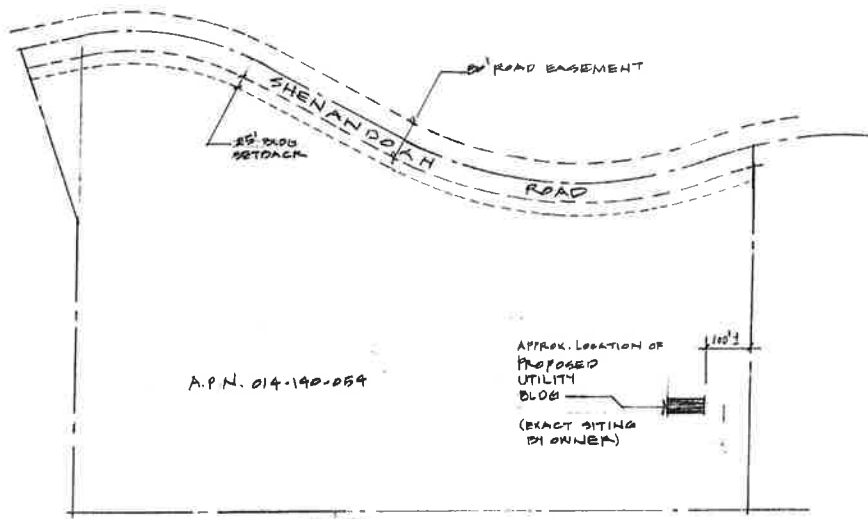
Assessor's Map Bk.14 , Pg. 14  
County of Amador, Calif.

APN 014-140-054  
13200 SHENANDOAH ROAD  
PLYMOUTH, CA 95669



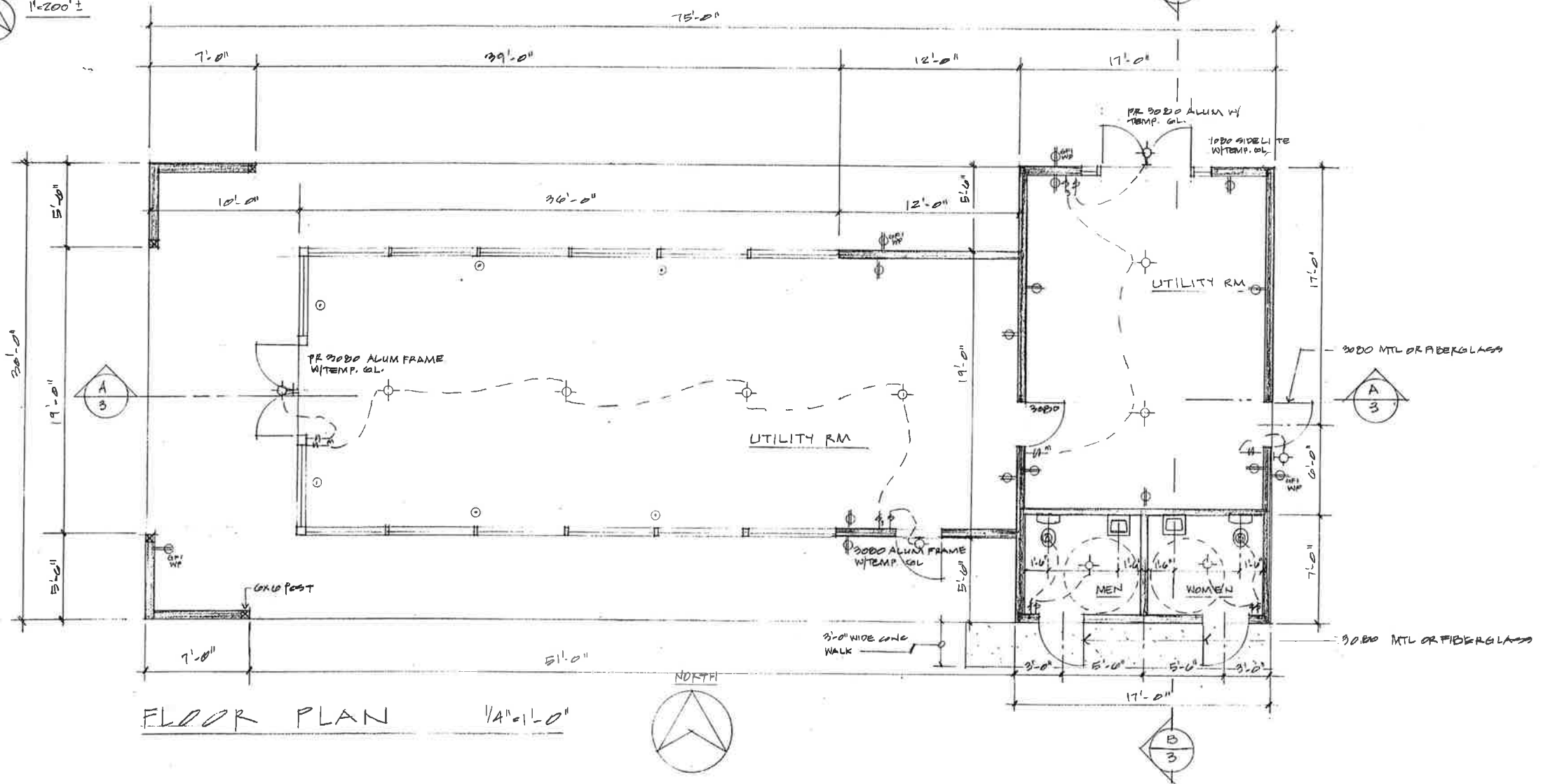
LA. MESA VINEYARDS  
SCHEMATIC SITE PLAN





SITE PLAN

NORTH  
1"=200'±



FLOOR PLAN

1/4"=1'-0"

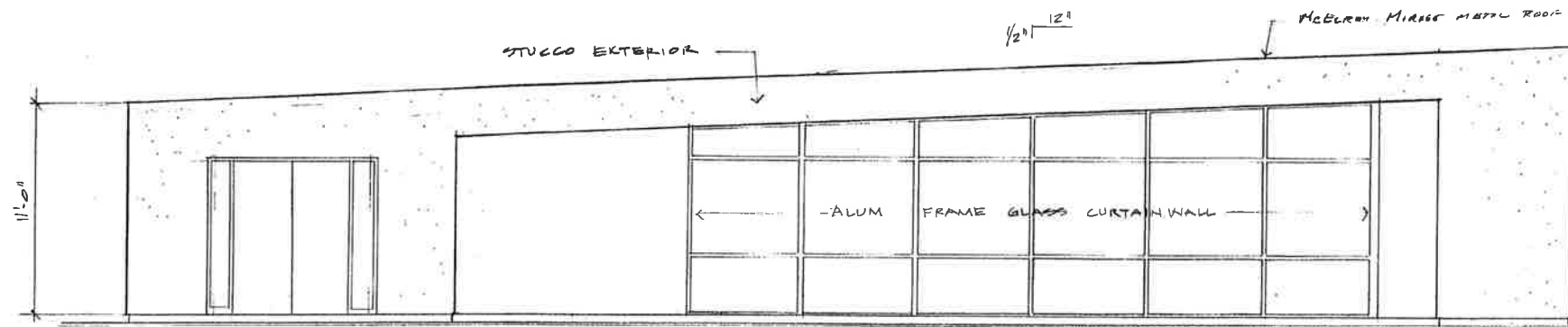
NORTH

CONSULTING ENGINEER  
D.R. KETRON PE  
P.O. BOX 12  
YOCUMBA  
CALIFORNIA 95678

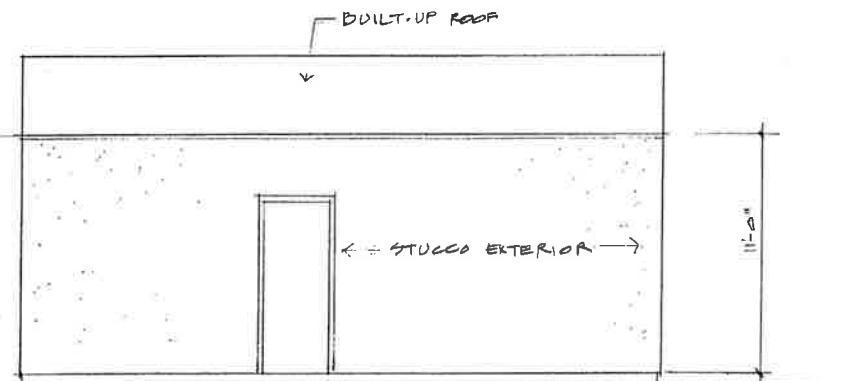
UTILITY BUILDING FOR  
LA MESA VINEYARDS  
12800 SHENANDOAH ROAD  
PLYMOUTH CALIFORNIA

11-18-19

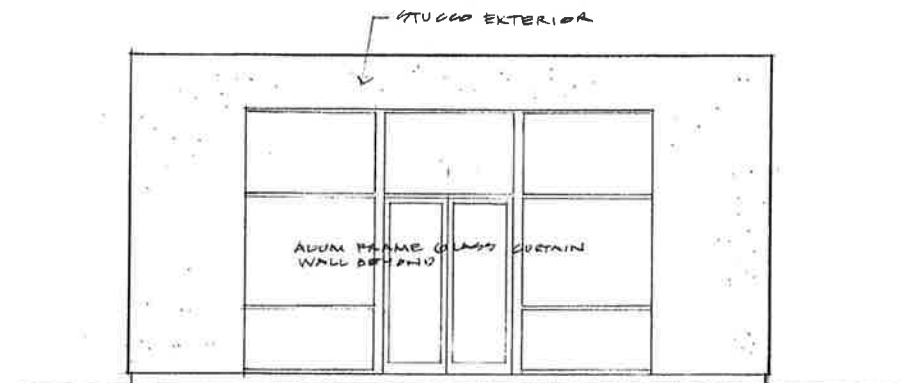
1  
OF FIVE SHEETS



NORTH ELEVATION



EAST ELEVATION



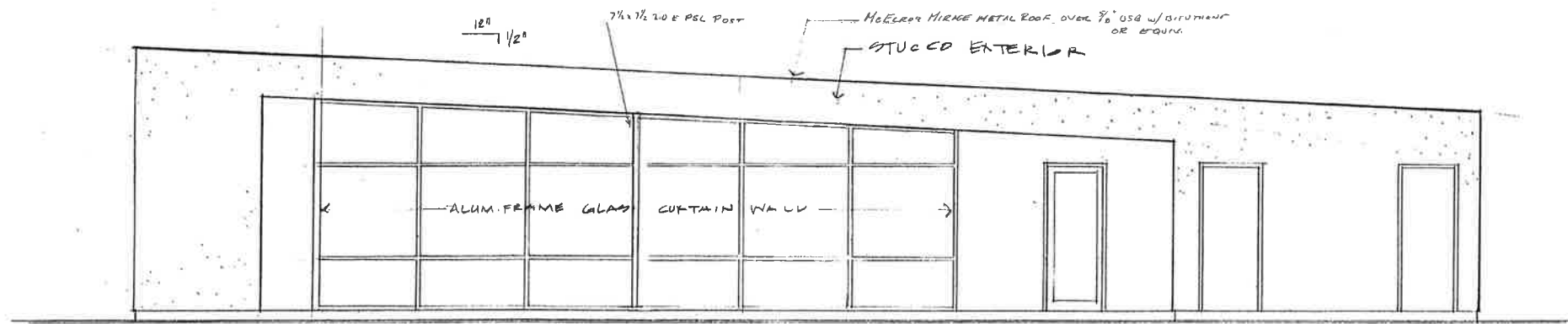
WEST ELEVATION 1/4"=1'-0"

CONSULTING ENGINEER  
**D. R. KETRON, PE**  
 P.O. BOX 12  
 VOLCANO, CALIFORNIA 94778

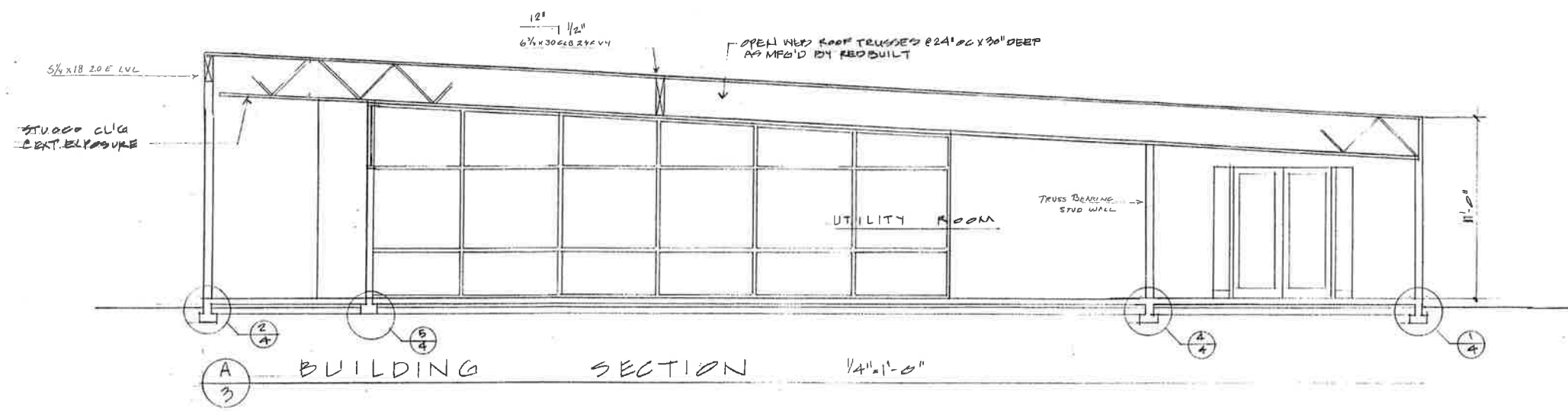
UTILITY BUILDING FOR  
**LA MESA VINEYARDS**  
 15000 SHENANDOAH ROAD  
 PLYMOUTH, CALIFORNIA

11-18-19

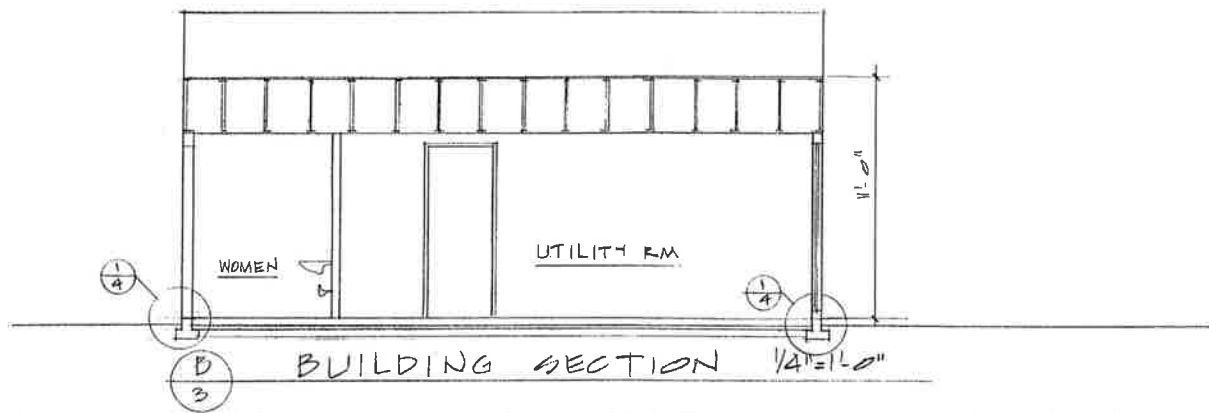
**2**  
 OF FIVE SHEETS



SOUTH ELEVATION 1/4"=1'-0"



BUILDING SECTION 1/4"=1'-0"

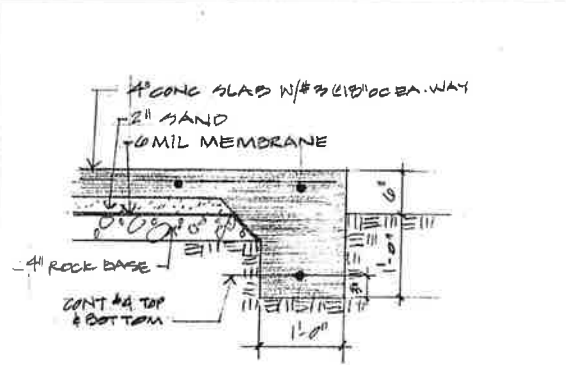


BUILDING SECTION 1/4"=1'-0"

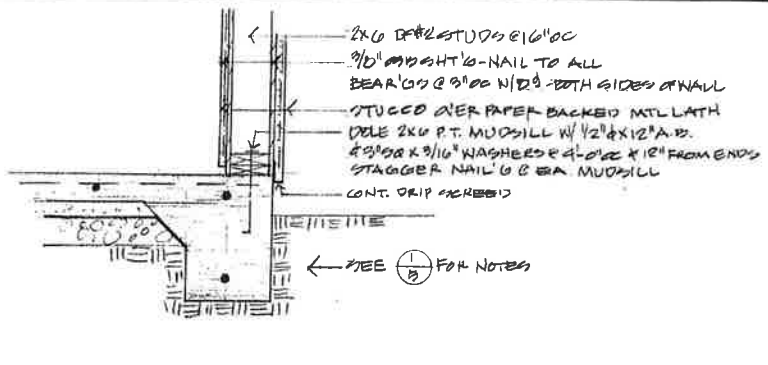
CONSULTING ENGINEER  
**DR. KETRON PE**  
 290-7770  
 VOLCANO CALIFORNIA

UTILITY BUILDING FOR  
**LA MESA VINEYARDS**  
 1500 SHENANDOAH ROAD  
 PLYMOUTH CALIFORNIA

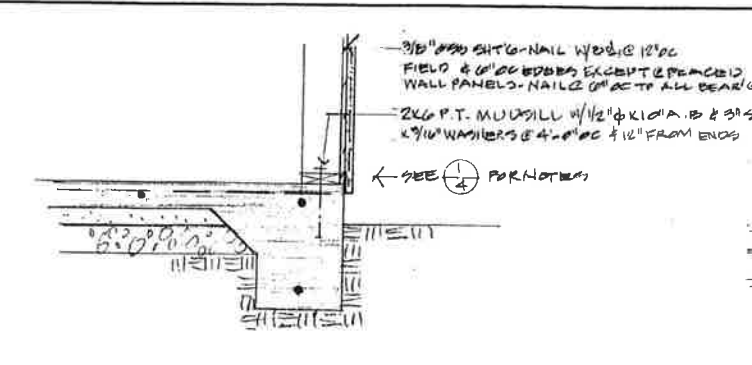
11-10-19



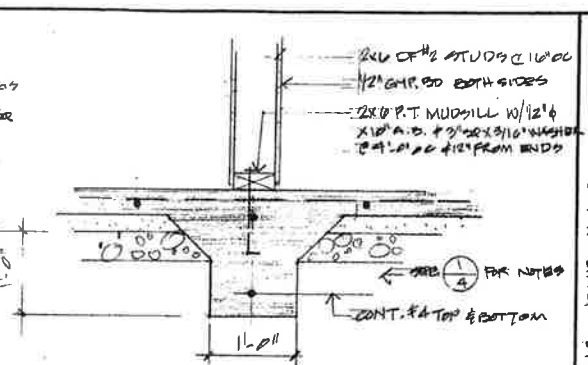
1 TYPICAL FOOTING DETAIL 1/2"=1'-0"



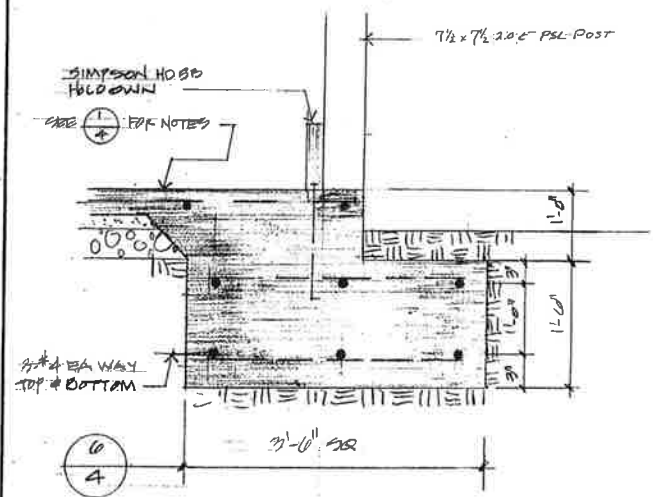
2 FOOTING/WALL DETAIL 1/2"=1'-0"



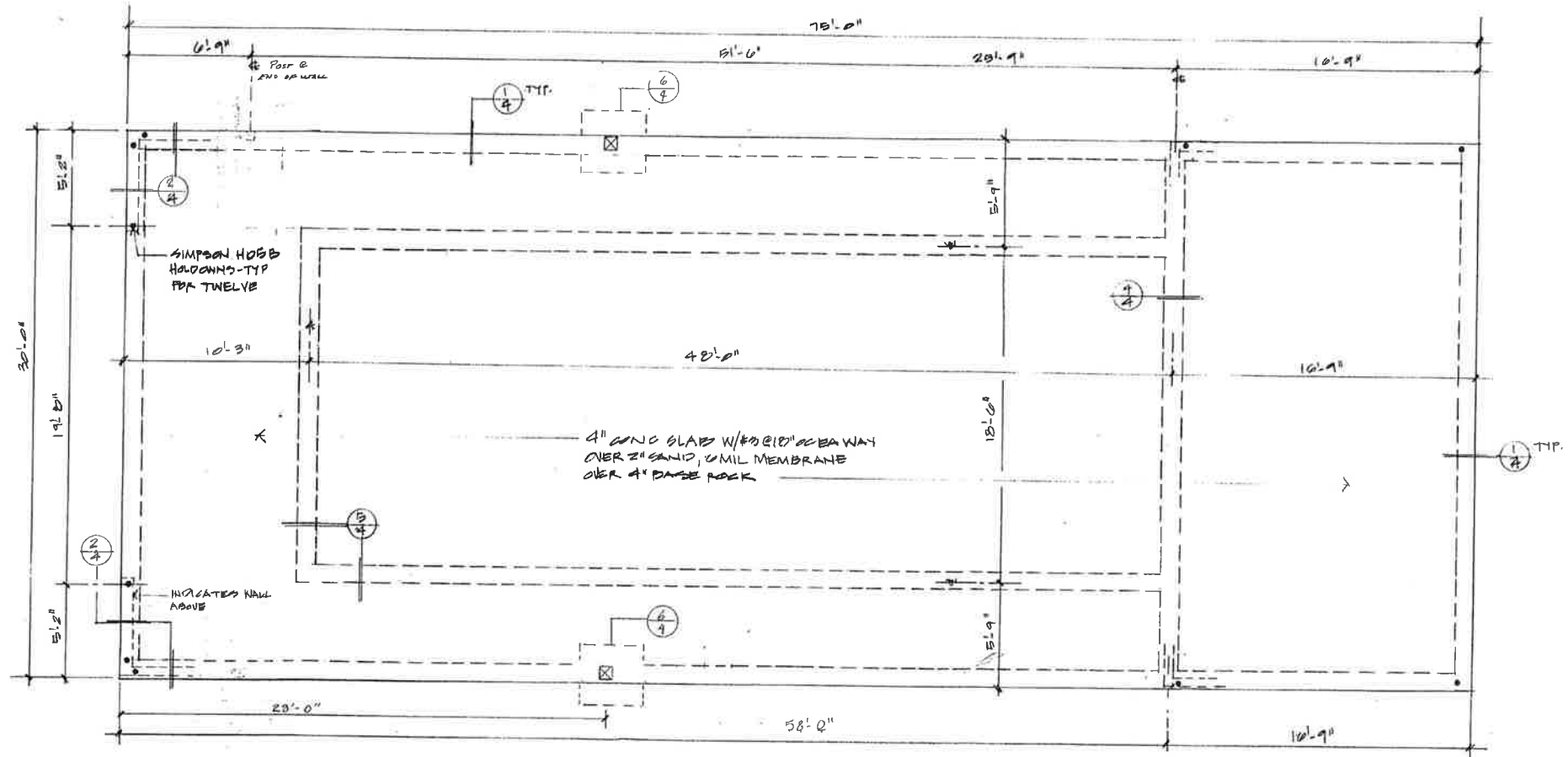
3 FOOTING/WALL DETAIL 1/2"=1'-0"



4 FOOTING @ INTERIOR WALL 1/2"=1'-0"  
5 INTERIOR FOOTING ONLY @ GLASS 1/2"=1'-0"  
4 WALL ASSEMBLY 1/2"=1'-0"



6 1/2"=1'-0"

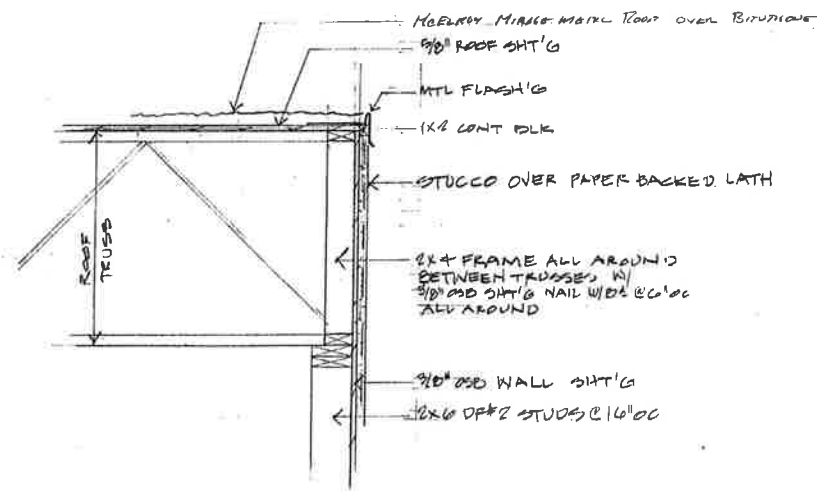


FOUNDATION PLAN 1/4"=1'-0"

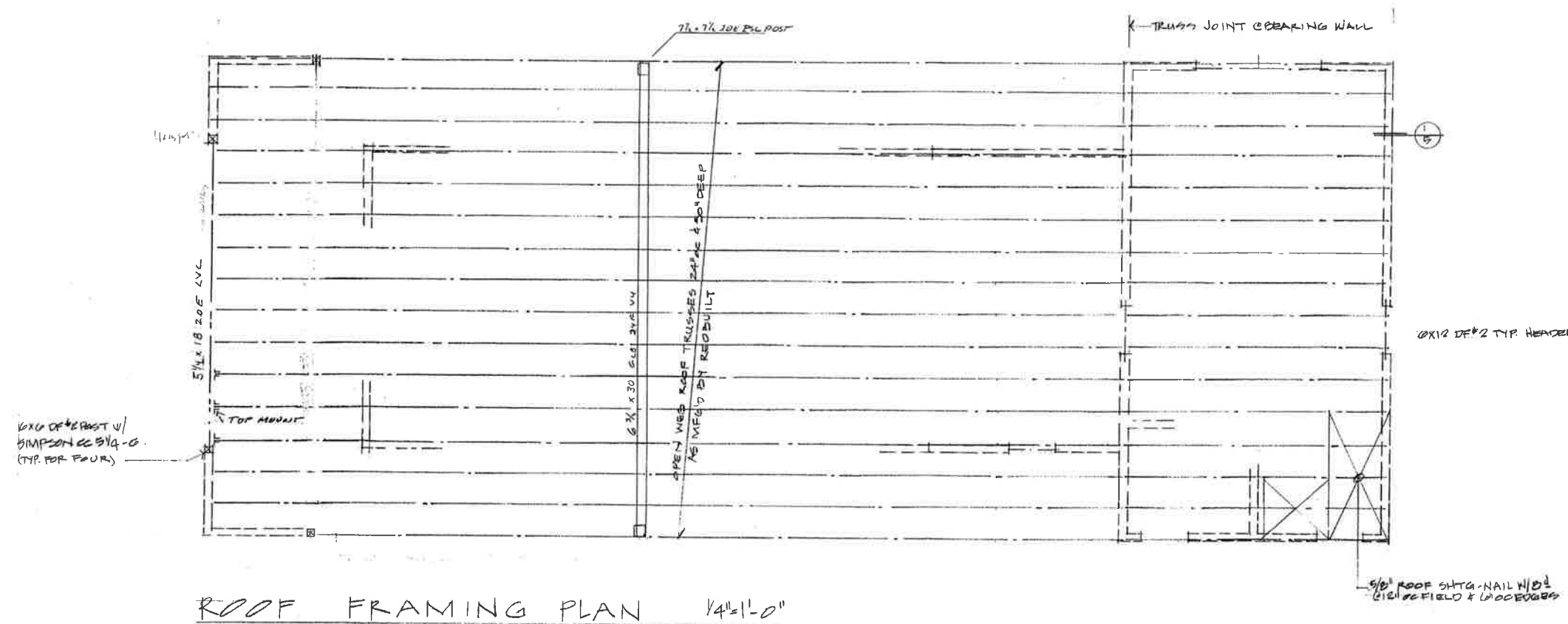
CONSULTING ENGINEER  
DR. KETRON PE  
P.O. BOX 12  
VOLZANO CALIFORNIA 94077

UTILITY BUILDING FOR:  
LA MESA VINEYARDS  
13200 SHENANDOAH ROAD  
PLYMOUTH CALIFORNIA





1  
5 ROOF DETAIL 1"=1'-0"



ROOF FRAMING PLAN 1/4"=1'-0"

CONSULTING ENGINEER  
**D.R. KETRON PE**  
 1000 S. VULCANO  
 TORRANCE, CALIFORNIA 90503-1778

UTILITY BUILDING FOR  
**LA MESA VINEYARDS**  
 19200 SHENANDOAH ROAD  
 PLYMOUTH, CALIFORNIA