



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

Early Consultation Application Referral

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

DATE: February 24, 2022

FROM: Ruslan Bratan, Planning Department

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

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

Supervisorial District: 2

Location: 6601 Sutter Ione Road, Ione, CA 95640

REVIEW: As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project for environmental impacts and Conditions of Approval during its regular meeting on **Thursday, March 10, 2022 at 10:00 a.m.** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.



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

LETTER OF TRANSMITTAL

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

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

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

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

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

THESE ARE TRANSMITTED as checked below:

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


REMARKS:

COPY: _____ & File _____

SIGNED: _____ Delta Engineering, Inc. _____

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

The following information shall be included with this application:

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

The following shall be included with this application:

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

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

February 17, 2021

Amador County Planning Department
810 Court Street
Jackson, CA 95642

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

To whom it may concern:

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

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

Very truly yours,
Vineyard Village, LLC



Fred Ott, Manager

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

INDEMNIFICATION

Project: Vineyard Village Parcel Map No. 2891

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

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

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

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

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

Applicant:



Signature

Fred Ott, Manager
Vineyard Village lone, LLC

Owner (if different than Applicant):

Signature

Vesting Tentative Parcel Map No. 2891

ENVIRONMENTAL INFORMATION

General Information

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

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

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

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

Existing Zoning District: AG

Existing General Plan: AG

Existing Use of Parcels: Agriculture & rural residential

Proposed Use of Parcels: Sustainable agriculture

Written Project Description

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

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

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

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

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

YES NO

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

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

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

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

Environmental Setting

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

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

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

Proposed Improvements

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

Military Installations & Airspace Considerations

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

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

Amador County, California

Prepared For:

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

Prepared By:



north
fork associates

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

July 12, 2001

BIOLOGICAL RESOURCES ASSESSMENT FOR THE 235± ACRE FRED OTT PROPERTY

Amador County, California

INTRODUCTION

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

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

Setting

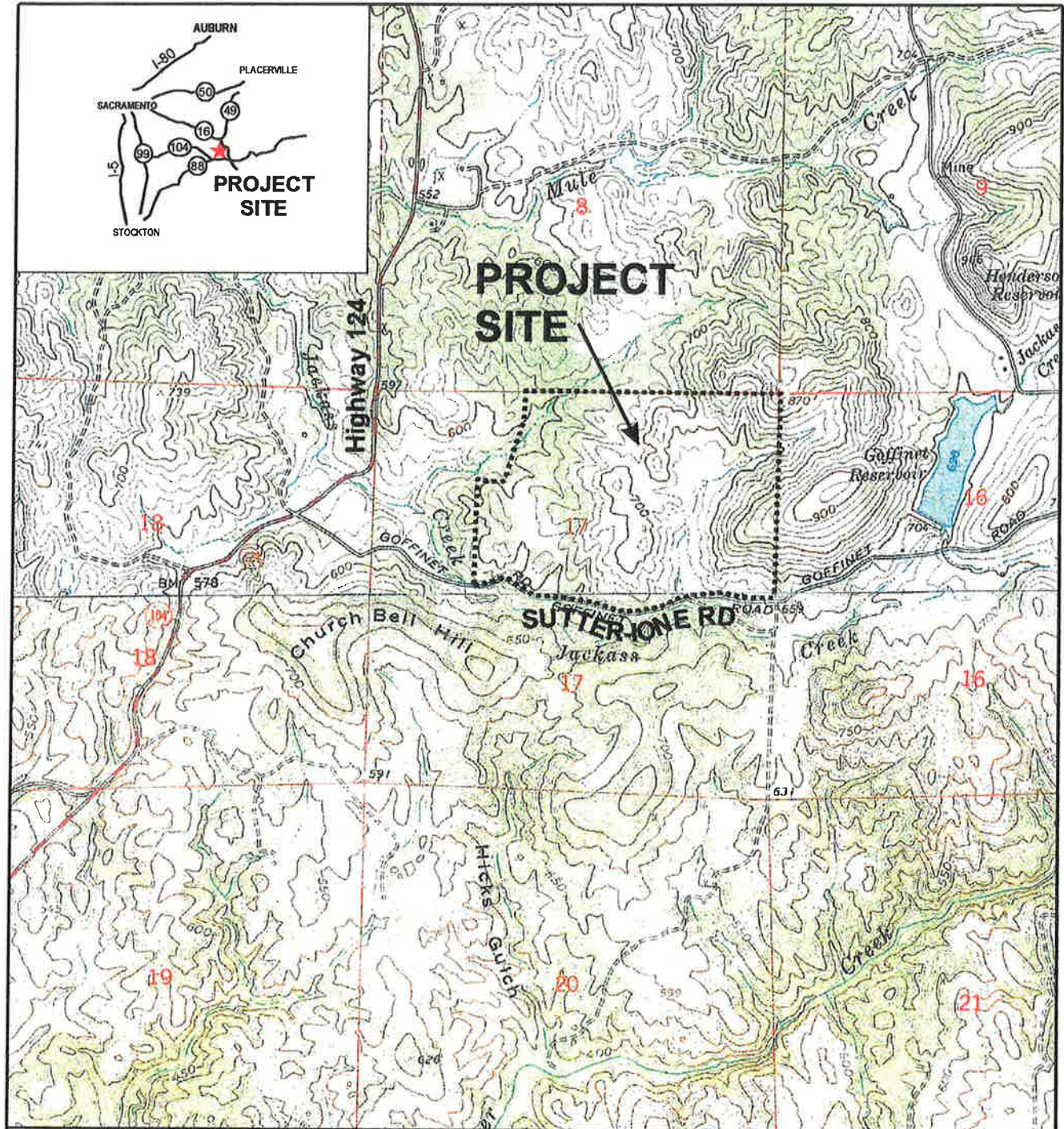
The project site is located in the foothills of the western slope of the Sierra Nevada mountains. Typical natural vegetation in the foothills consists of annual grasslands, oak woodlands, pine-oak woodlands, and riparian corridors. Land use in the area is primarily open pasture lands. The climate in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

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

Biological Resource Assessment Objectives

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

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



0 1000 2000
Approximate scale in feet



Basemap: Irish Hill and Lone
USGS 7.5 minute
topographic quadrangles

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

METHODOLOGY

Literature Review

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

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

Natural Diversity Data Base

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

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

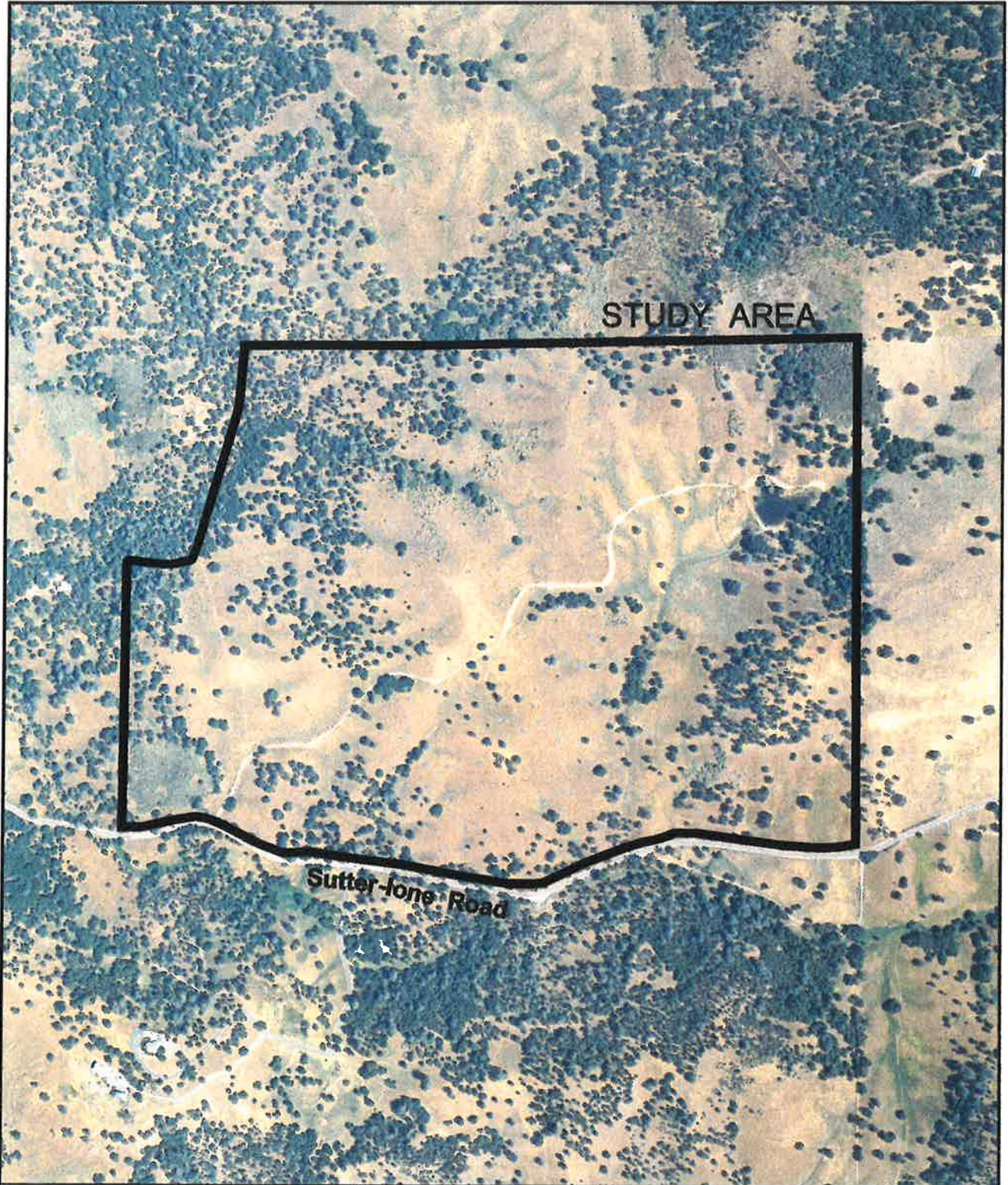
Field Survey

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

BIOLOGICAL COMMUNITIES

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

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



0 800
Approximate scale in feet



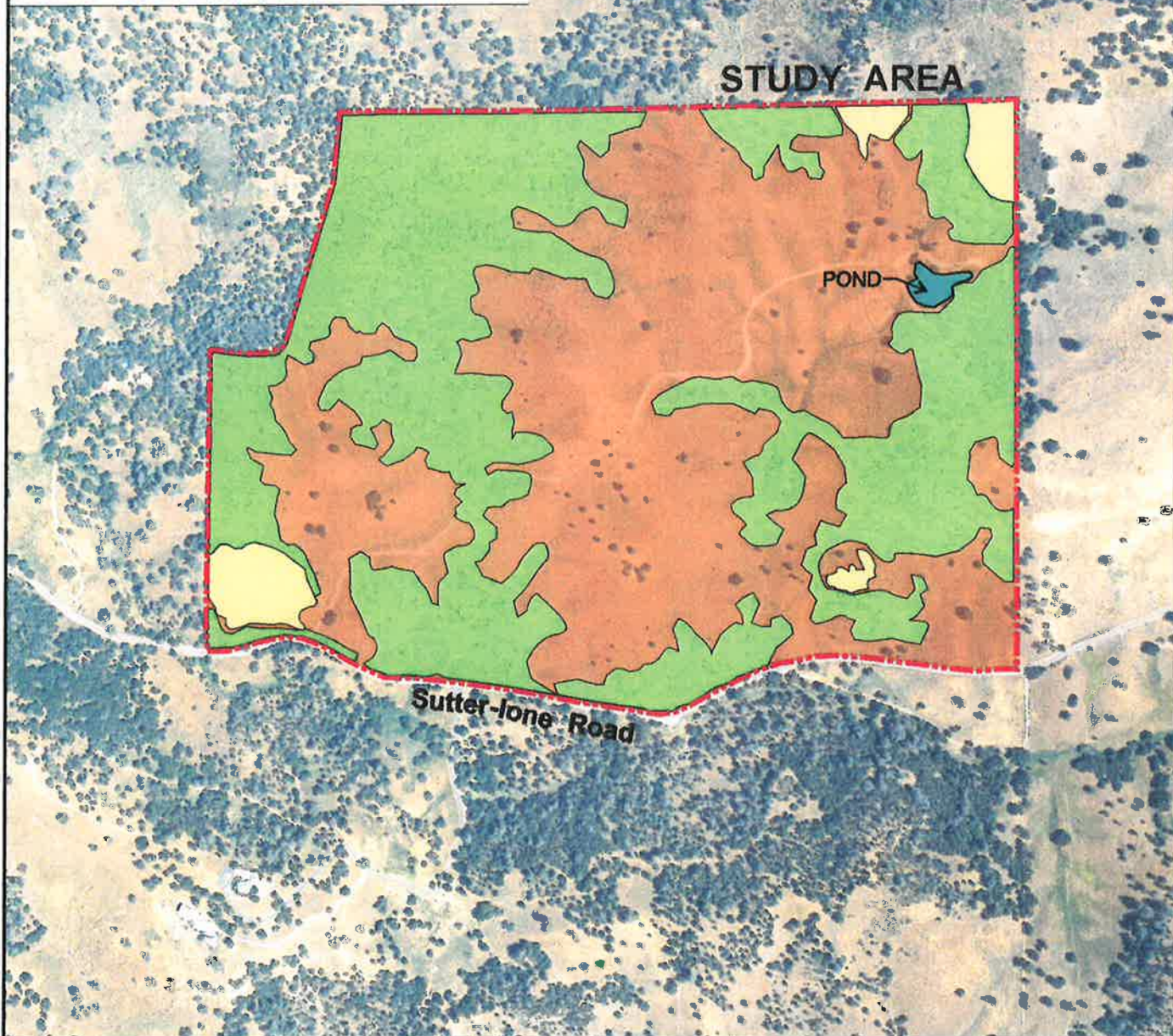
Photo Date: May, 2001
by Geomagery

Figure 2

AERIAL PHOTO
Fred Ott Property
Amador County, California

HABITAT TYPES

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



0 800
Approximate scale in feet



Photo Date: May, 2001
by Geolmagery

Figure 3

HABITAT MAP
Fred Ott Property
Amador County, California



4.1 Pond, with Oak Woodland in background.



4.2 Annual Grassland and Oak Woodland habitat.



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



Photo Date: May 2001

Figure 4

SITE PHOTOS
Fred Ott Property
Amador County, California

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

Table 1. Acreage of Biological Communities on the Project Site

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

Annual Grassland

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

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

Oak Woodland

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

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

Chaparral

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

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

Pond

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

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

Plant and Animal Observations

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

Table 2. Plant Species Observed During Field Evaluations

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

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

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

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

Table 3. Animal Species Observed During Field Evaluations

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

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

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

*Mammalian nomenclature follows Williams (1998)

*Reptilian and amphibian nomenclatures follows Collins (1997)

SPECIAL STATUS SPECIES ASSESSMENT

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

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

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

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

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

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

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

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

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

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

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

Plants

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

Amphibians

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

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

Birds

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

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

Other

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

SUMMARY

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

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

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

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Foothill Resource Management

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

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

4 January 2021

Dear Mr. Beatty,

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

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

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

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

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

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

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

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

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

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

Sincerely,



Steve Q. Cannon
Registered Professional Forester #2316

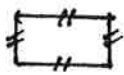
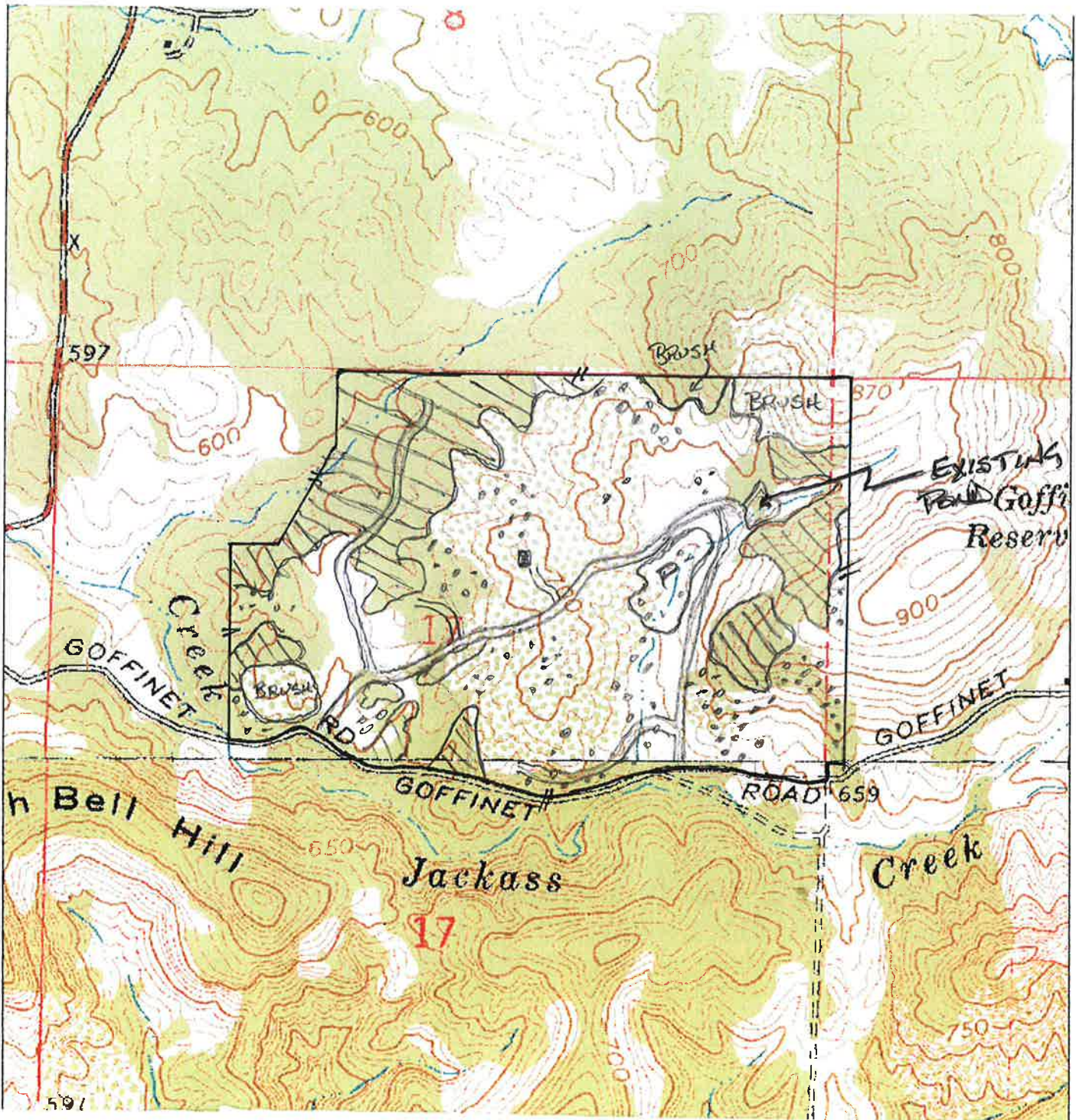
attachment

Vineyard Village Oak Woodland Assessment

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

Irish Hill & Lone 7.5' Quadrangles

Amador County



Vineyard Village Boundary



Individual/small groups of oak

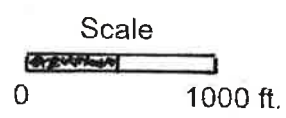
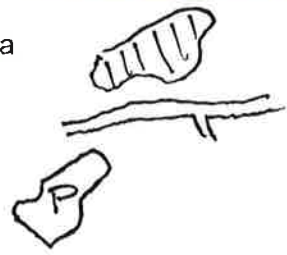


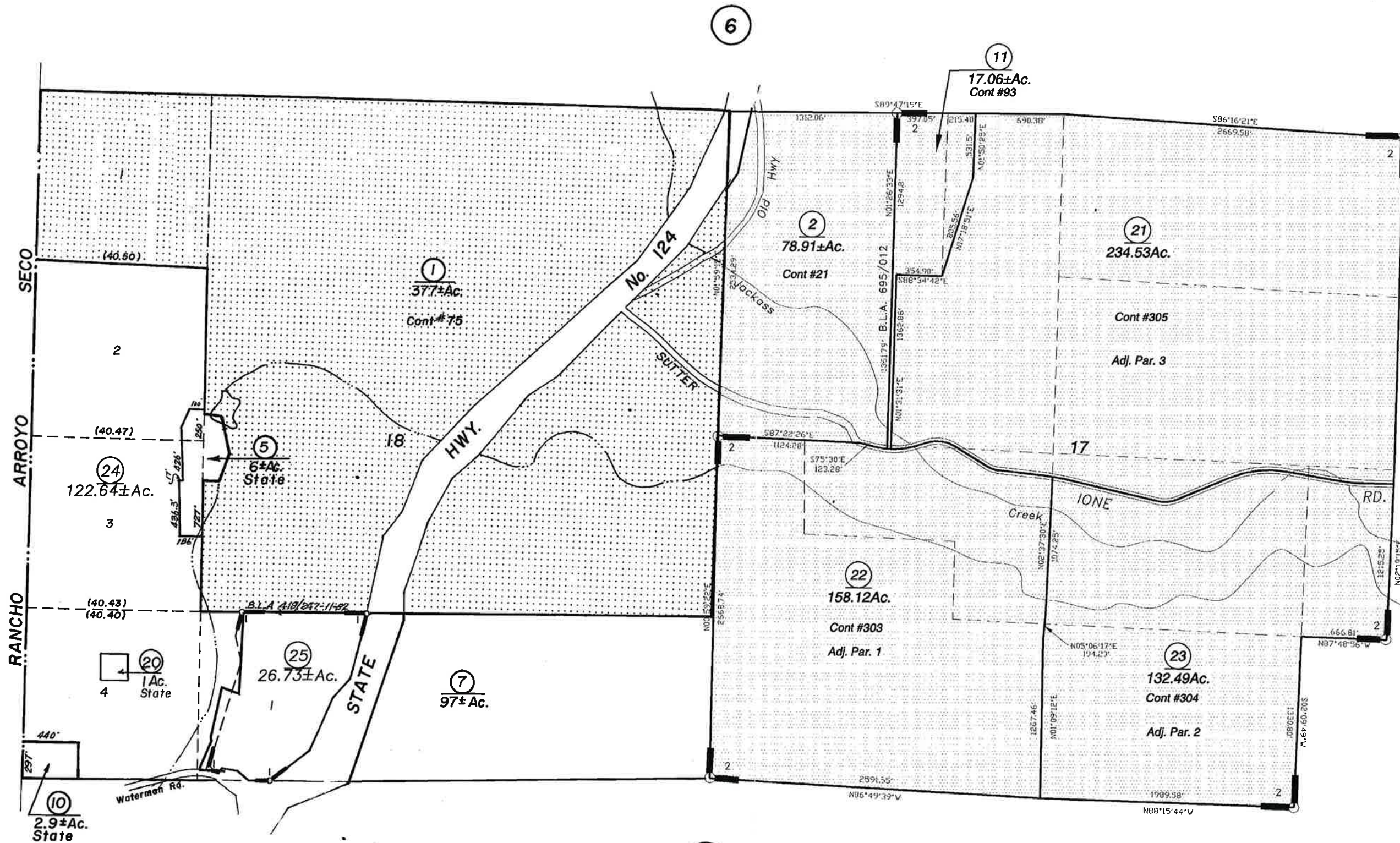
Existing structure

Oak Woodland Area

Existing Road

Proposed Pond





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

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

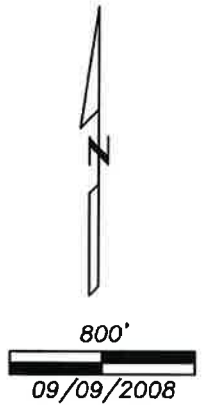
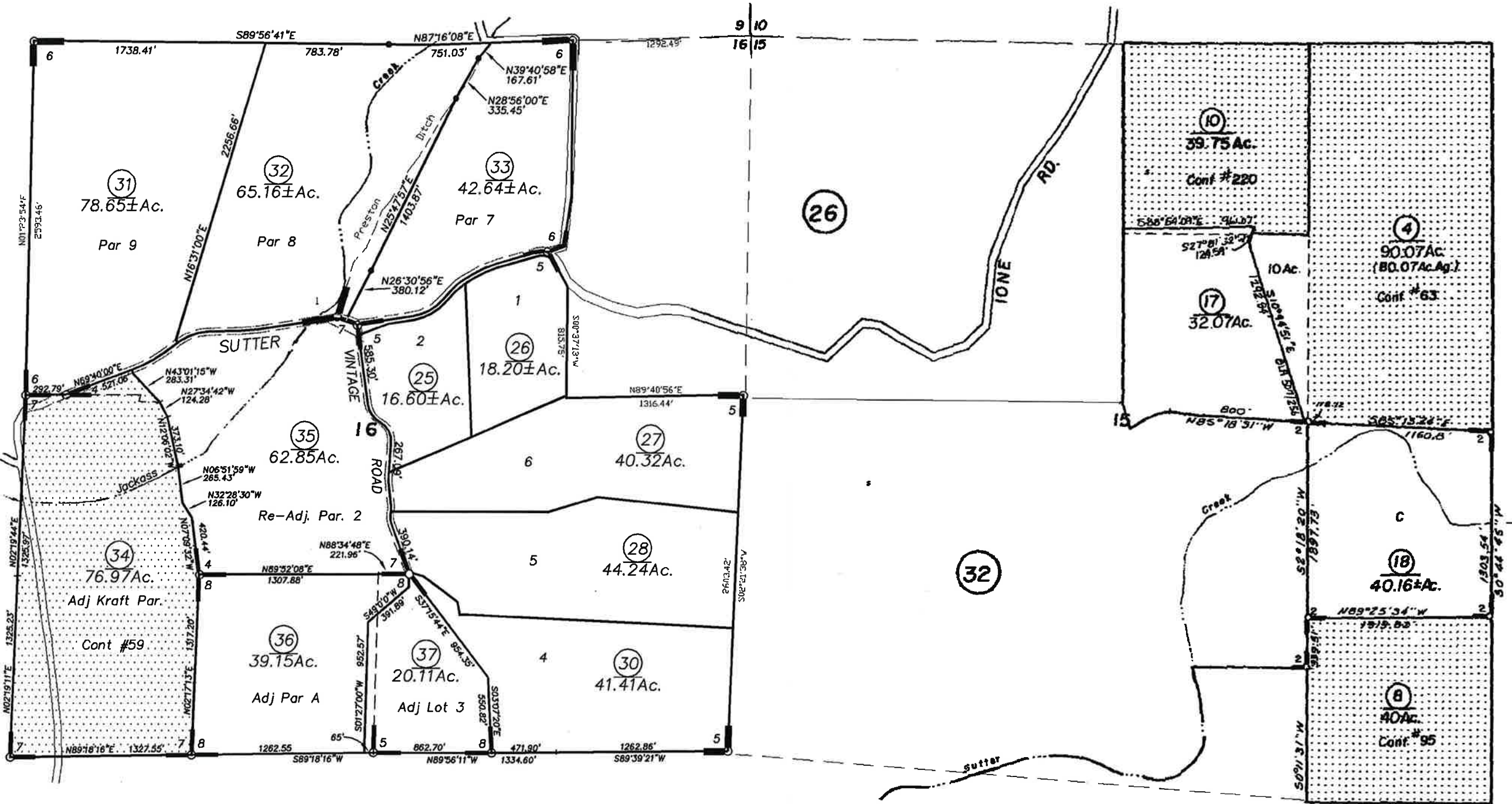
- 1- R.M. Bk. 36, Pg. 37
- 2- R.M. Bk. 46, Pg. 86 (9/10/92)
- R.M. Bk. 55, Pg. 74 (7/8/2003)

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

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

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

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



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

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

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



VESTING TENTATIVE PARCEL MAP No. 2891 for VINEYARD VILLAGE

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

FEBRUARY 2021

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

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

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

GENERAL NOTES

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

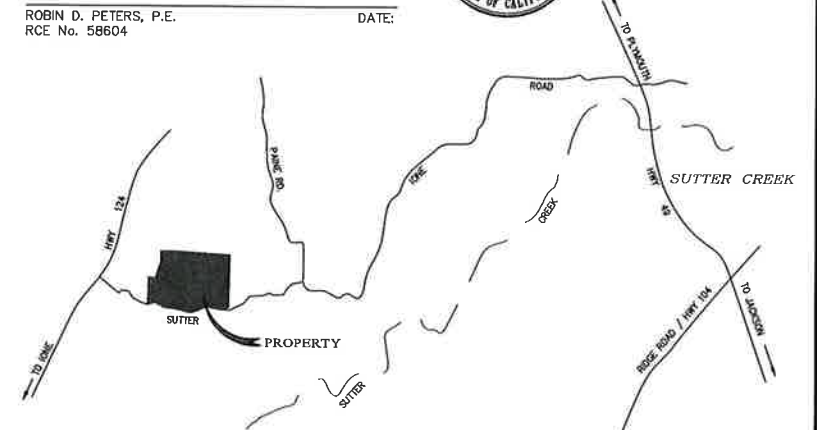
AGENT'S CERTIFICATE:

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

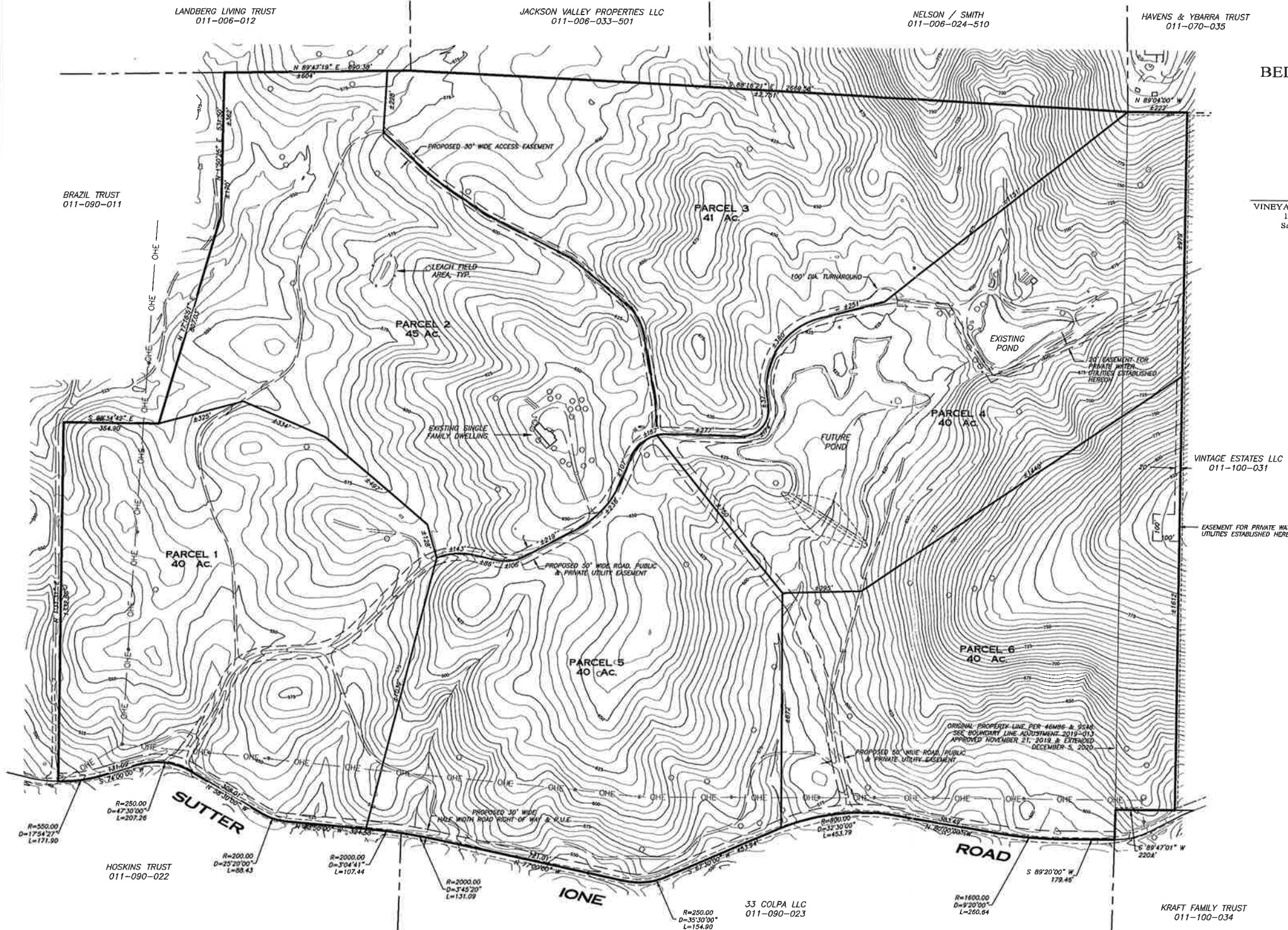


ROBIN D. PETERS, P.E.
RCB No. 58604

DATE:



VICINITY MAP
NOT TO SCALE



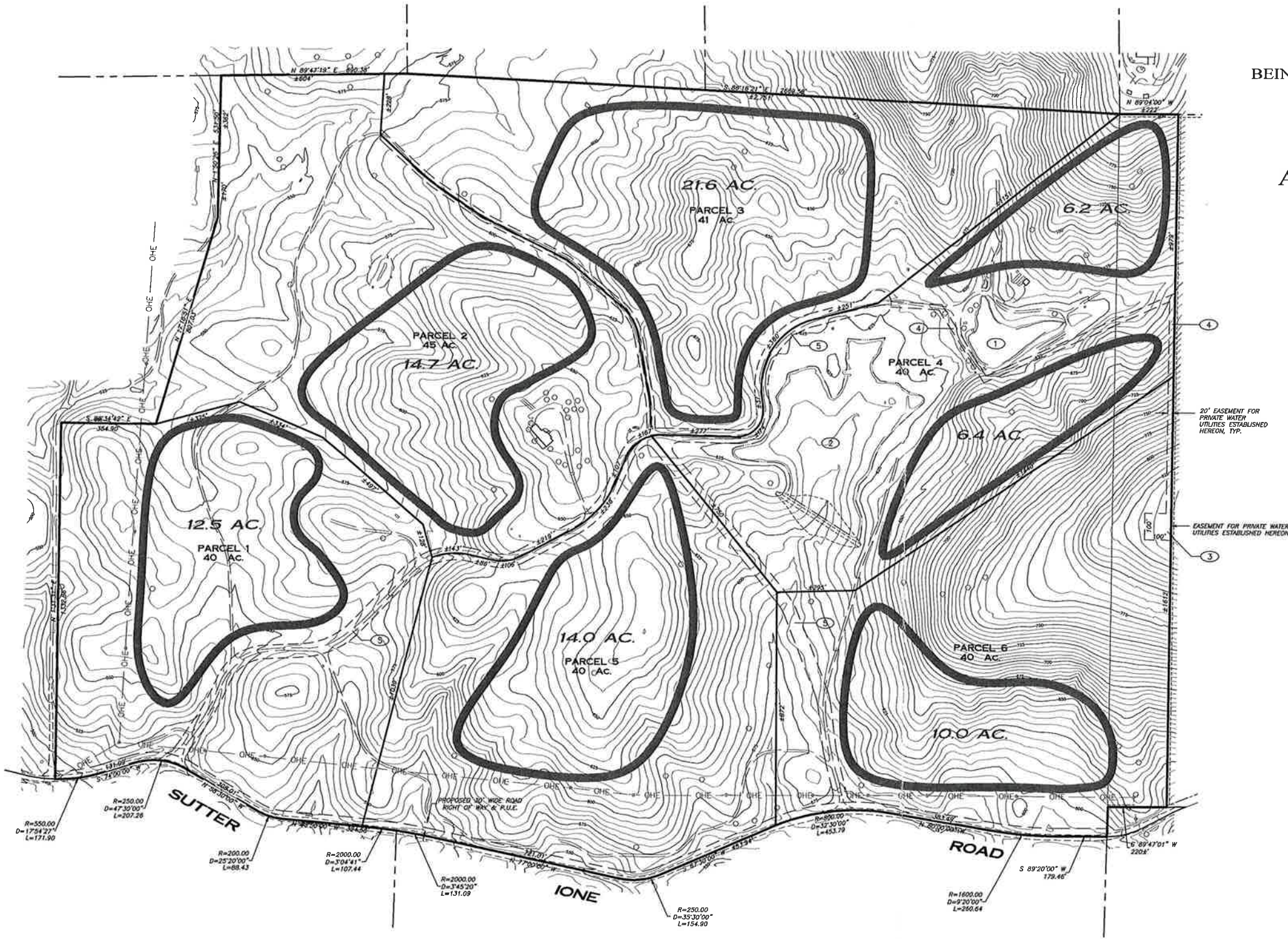
CONFORMED TO 6601 SUTTER-IONE ROAD - ONE - AMADOR CO. 1/19/2021

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



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

AGRICULTURAL INFRASTRUCTURE
& OBJECTIVES EXHIBIT



AGRICULTURAL FEATURES

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

LEGEND

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

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



DELTA ENGINEERING, INC.

ENGINEERING PLANNING LAND DEVELOPMENT ENVIRONMENTAL PERMITTING

April 12, 2021
DEI 190057

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

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

Dear Mr. Bratan,

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

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

Very truly yours,
Delta Engineering, Inc.

Robin D. Peters, P.E.
Principal Engineer

Att: Application materials
 Filing fee

RDP:st



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

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

INDEMNIFICATION

Project: Vintage Estates Parcel 9 zoning amendment

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

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

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

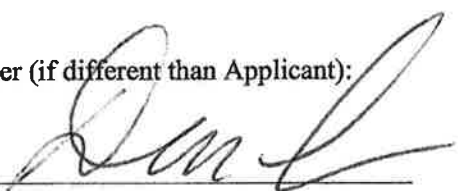
3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

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

Applicant:

Owner (if different than Applicant):

Signature



Signature

Vintage Estates, LLC

1697 Industrial Road

San Carlos, CA 94070

April 12, 2021

Amador County Planning Department
810 Court Street
Jackson, CA 95642

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

To whom it may concern:

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

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

Very truly yours,
Vintage Estates, LLC



Dominick Chirichillo, Manager

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

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

ENVIRONMENTAL INFORMATION

General Information

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

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

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

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

Existing Zoning District: A –Agriculture

Existing General Plan: AG – General Agriculture

Existing Use of Parcels: Agriculture & rural residential

Proposed Use of Parcels: Sustainable agriculture

Written Project Description

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

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

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

YES NO

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

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

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

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

Environmental Setting

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

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

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

Proposed Improvements

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

Military Installations & Airspace Considerations

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

Certification

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

Date: 04-12-21  AGENT

For: VINTAGE ESTATES, LLC

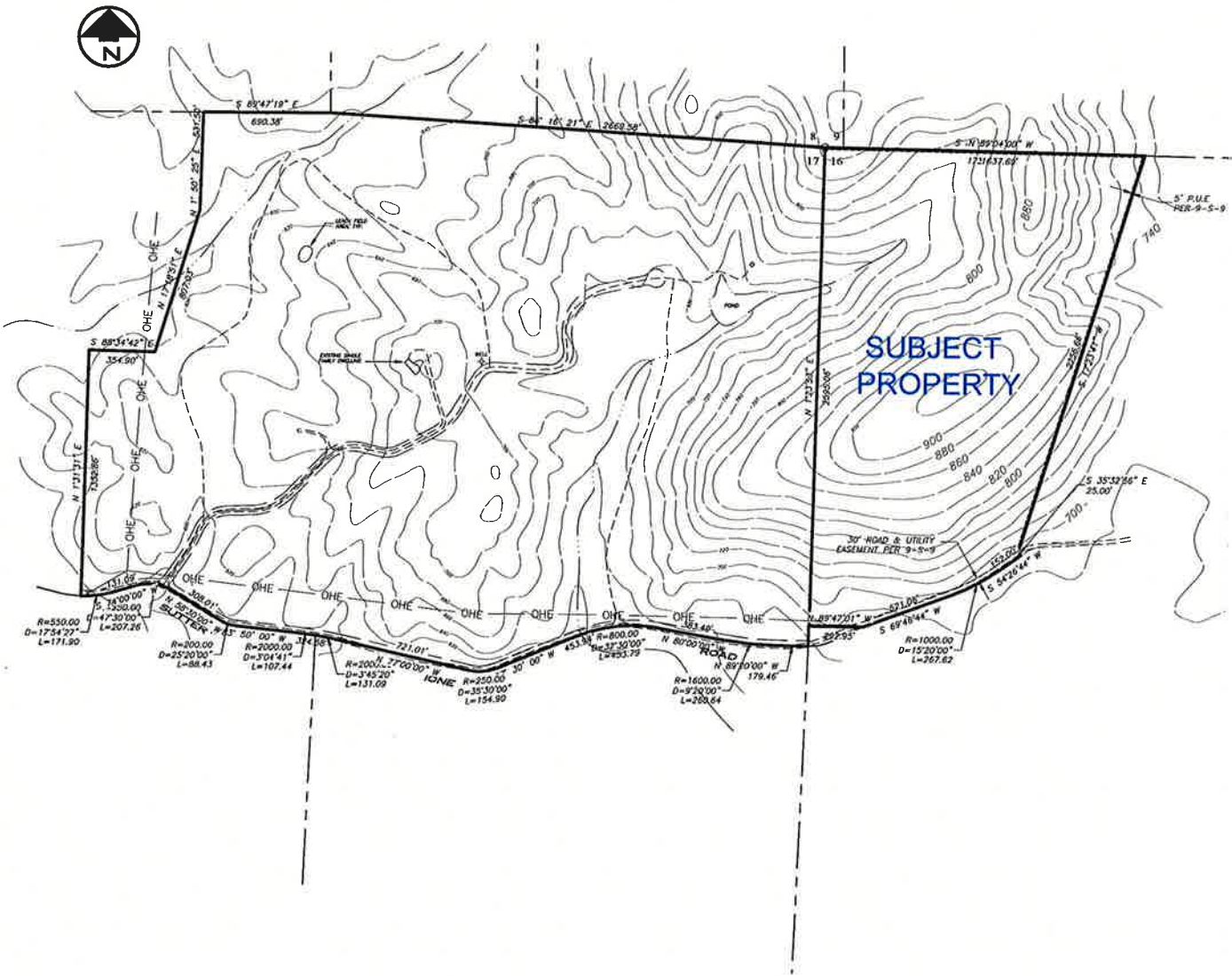
ZONING AMENDMENT EXHIBIT
 for
VINTAGE ESTATES, LLC
 BEING A PORTION OF SECTION 16, T.7N., R.10 E., M.D.M.
 AMADOR COUNTY, CALIFORNIA

APRIL, 2021

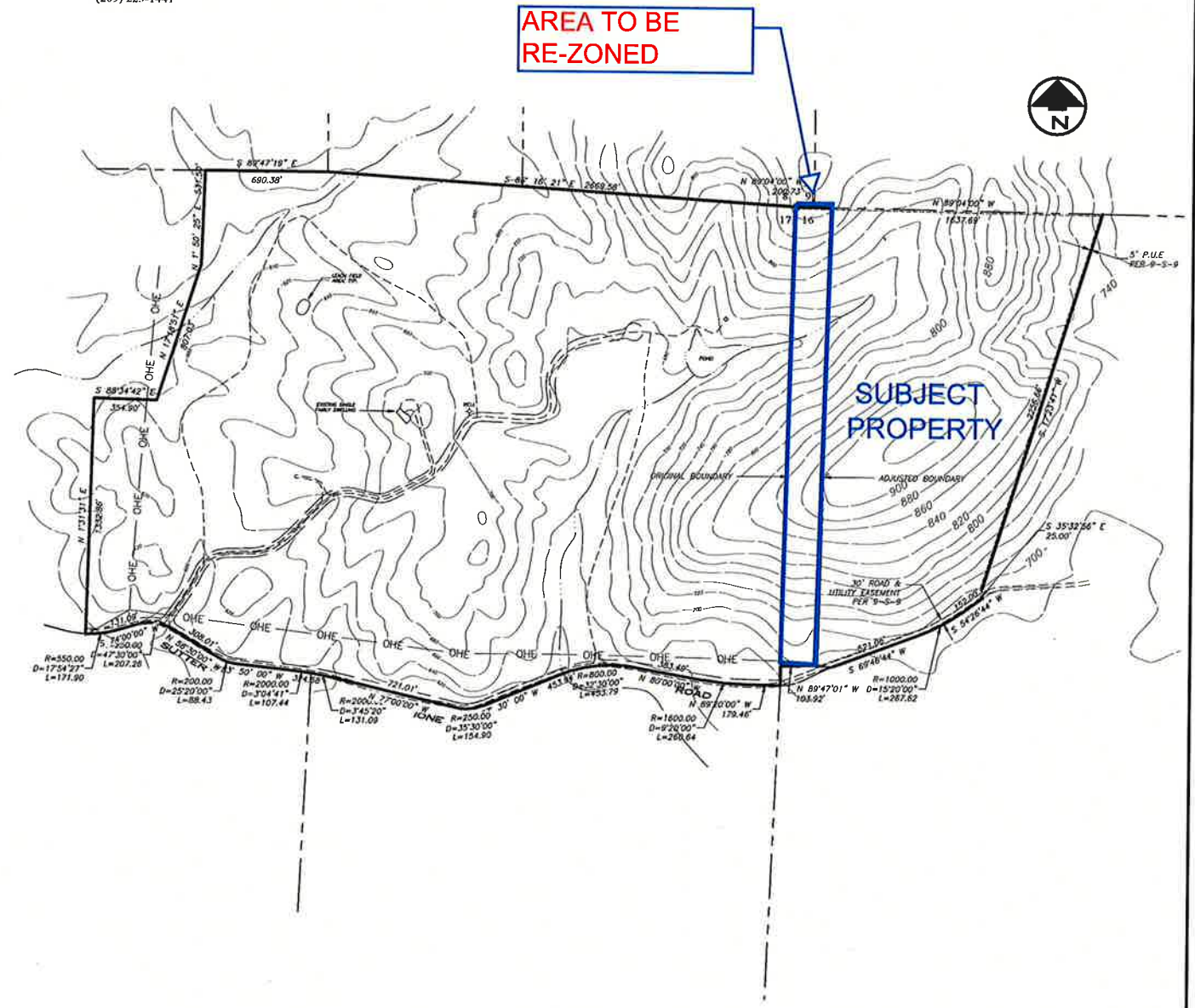
OWNER:
 Vintage Estates LLC
 1697 Industrial Road
 San Carlos, CA 94070

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

AREA TO BE
RE-ZONED



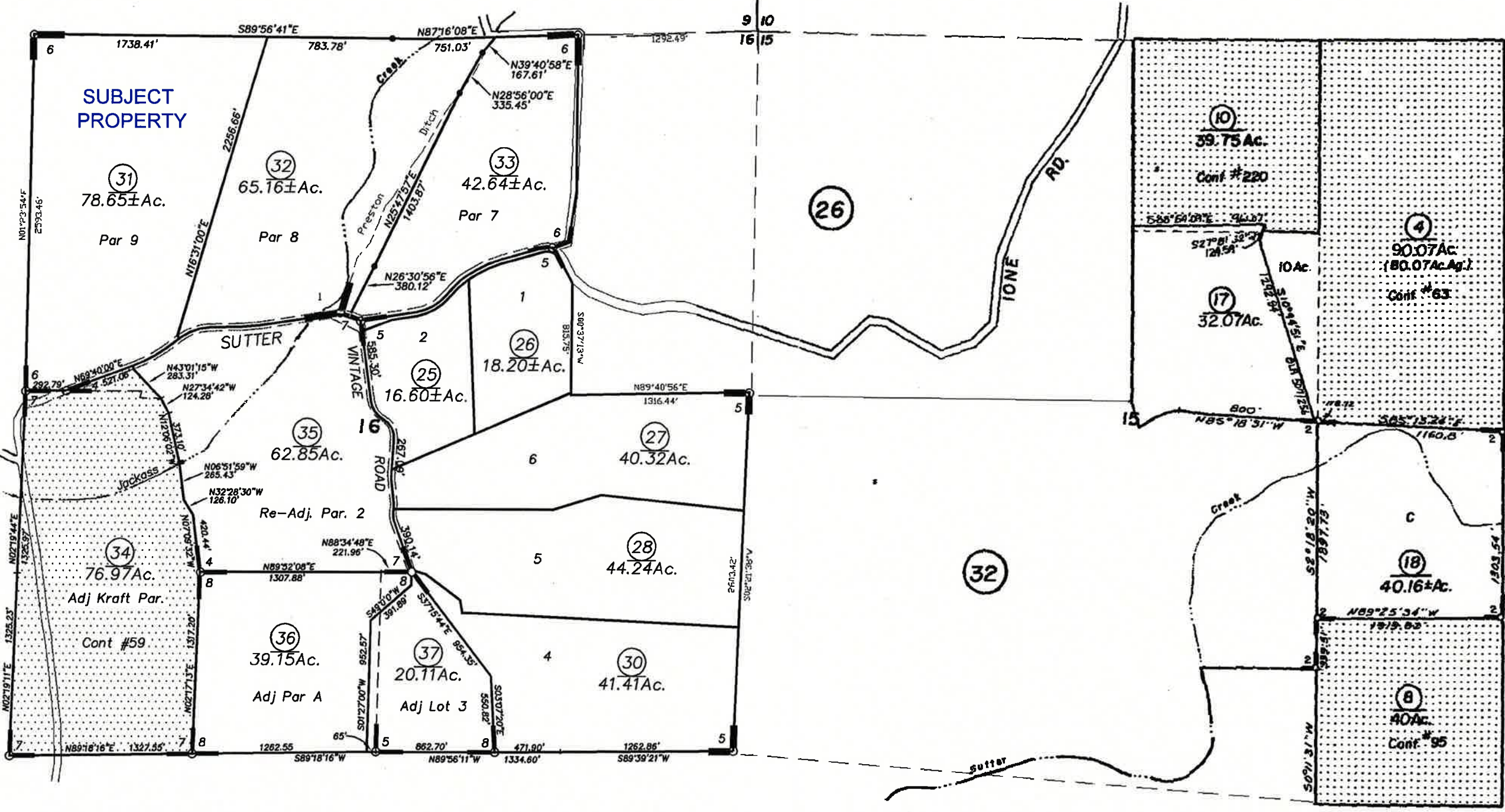
CONFIGURATION BEFORE ADJUSTMENT



CONFIGURATION AFTER ADJUSTMENT

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

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



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

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

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

PARCEL 1

REQUEST TO FORM AGRICULTURAL PRESERVE

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

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

[Handwritten Signature]

Item B Attach current title report.

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

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

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

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

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

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

Item F

OTHER INCOME FROM THE LAND

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

Item G

LEASES

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

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

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

2.

ESTIMATED INCOME

Use	Estimated Annual Income
TOTAL	See attached data

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

NAME: Fred Ott, Manager

ADDRESS: PO Box 992

CITY: Shingle Springs, CA 95682

PHONE: 530-558-5387


Signature of person who prepared application.

4-13-2021
Date

Additional persons to be notified concerning action on this request:

NAME: Robin Peters, Delta Engineering, Inc.

NAME: _____

ADDRESS: 33 Main Street

ADDRESS: _____

CITY: Jackson, CA 95642

CITY: _____

PHONE: 209-223-1441

PHONE: _____

Vineyard Village PM 2891

Parcel 1

April 12, 2021

Annual agricultural income estimate

Wine grape production

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

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

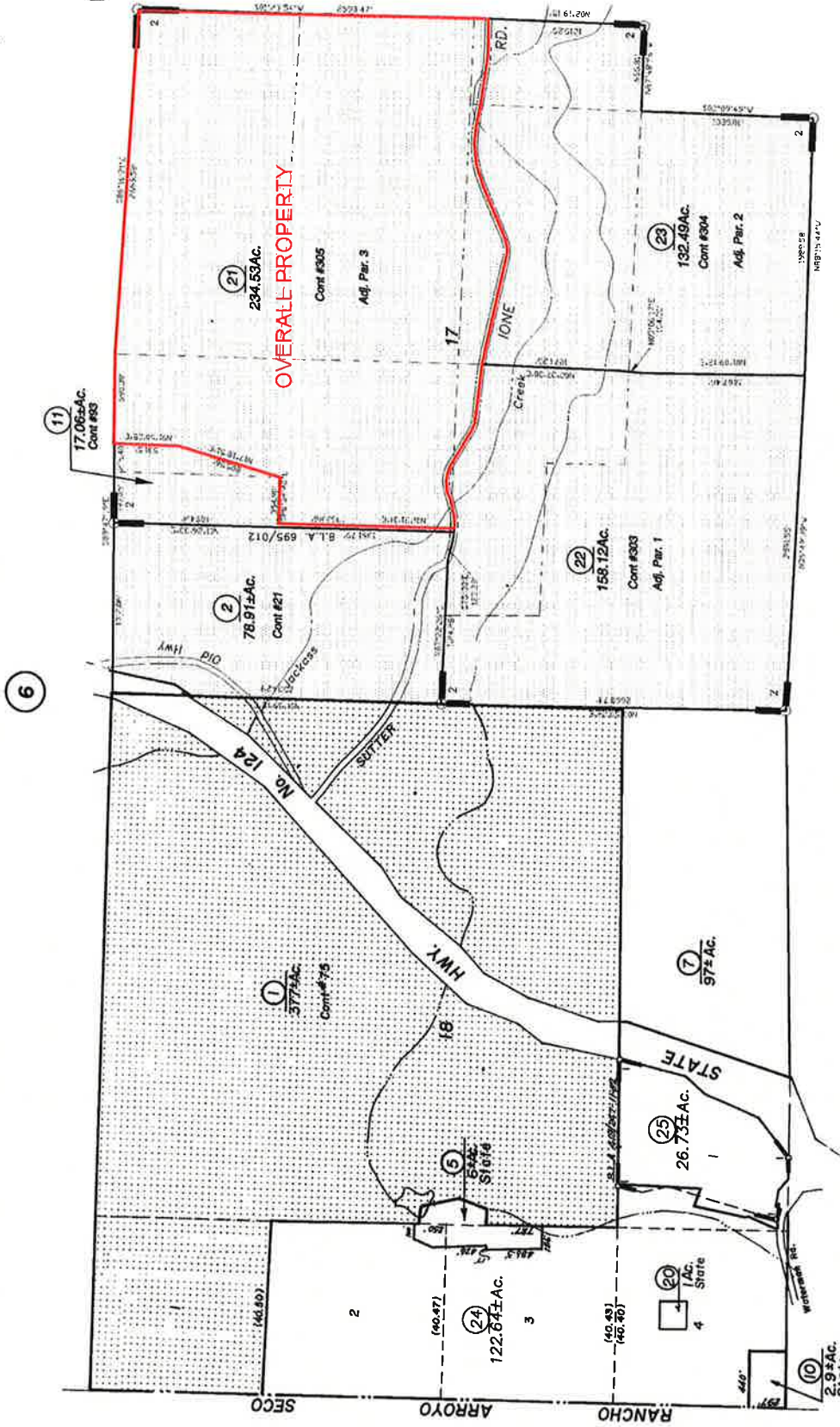
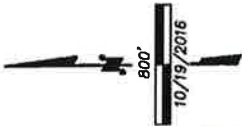
Significant permanent agricultural improvements valuation

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

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

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

11-09



12

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

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

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

25

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

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

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

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

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

PREPARED BY:
 DELTA ENGINEERING, INC.
 James D. Davis, P.E. RCE No. 5804
 25000 N. 1st Street
 San Jose, CA 95131
 (408) 223-1441

- GENERAL NOTES**
1. DEED REFERENCES: INC. NO. 1984-023383, 2006-0007123 & 2001-0004027
 2. MAP REFERENCES: 46-46-66 & 8-5-48
 3. ASSESSOR'S PARCEL NUMBERS: 011-090-021 & 011-100-031 (P&P)
 4. TOTAL NUMBER OF PARCELS: 6
 5. EXISTING LAND USE: AGRICULTURAL
 6. PROPOSED ZONING: NO CHANGE
 7. EXISTING ZONING: NO CHANGE
 8. EXISTING GENERAL PLAN DESIGNATION: AG
 9. PROPOSED ZONING: NO CHANGE
 10. EXISTING GENERAL PLAN DESIGNATION: NO CHANGE
 11. WATER SUPPLY: PRIVATE WELLS
 12. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
 13. PROPOSED UTILITIES: NO CHANGE
 14. EXISTING UTILITIES: NO CHANGE
 15. TELEPHONE SERVICE: A, T, & T
 16. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
 17. CONTOUR INTERVAL: 5 FEET BASED ON AN AERIAL SURVEY CONDUCTED JULY, 2020
 18. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS FOR HIGH VALUE AGRICULTURE DEVELOPMENT.
 19. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
 20. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
 21. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
 22. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.

AGENT'S CERTIFICATE:

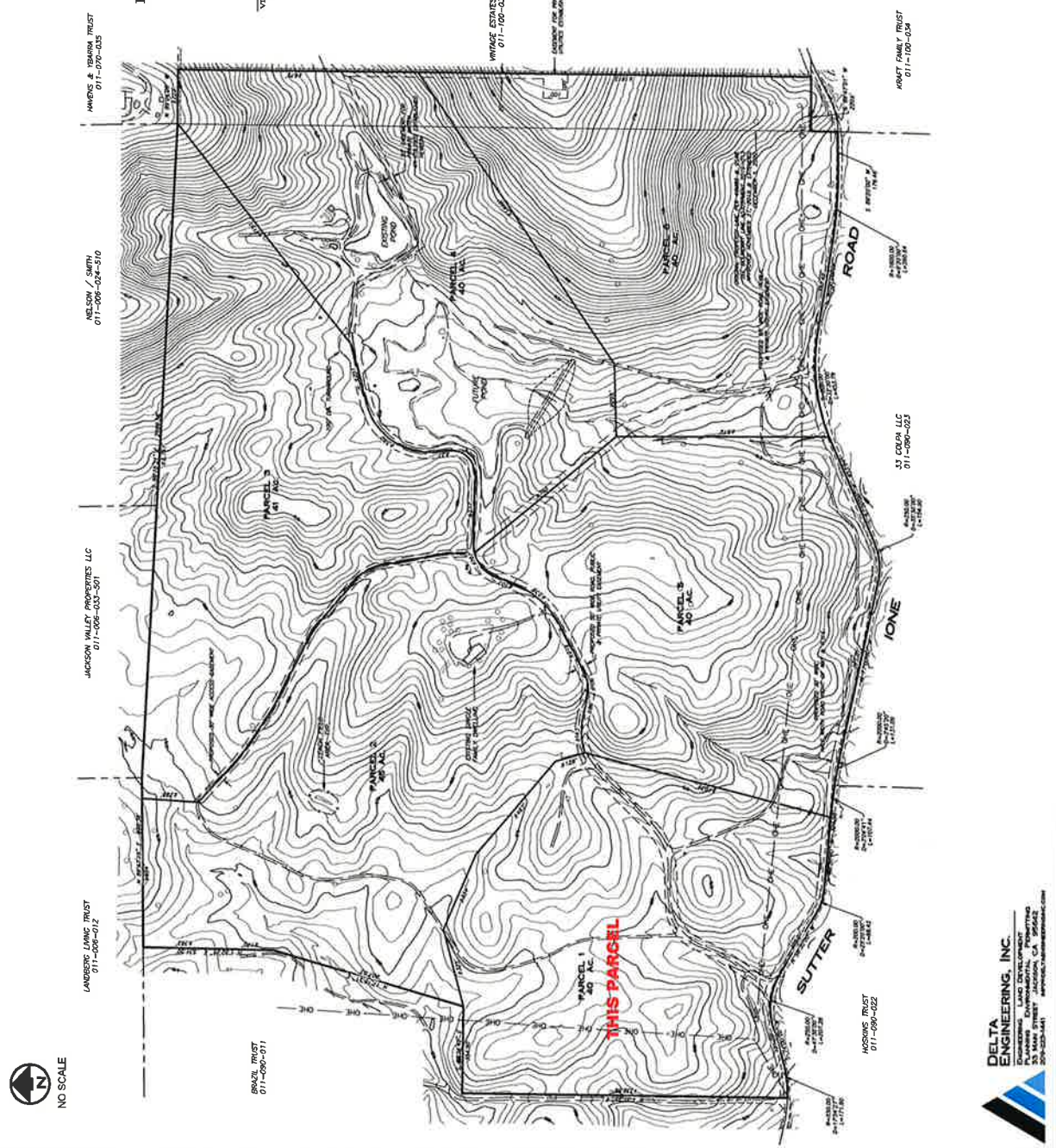
I AM THE AGENT FOR SHERWINER, VINEYARD VILLAGE LONE, LLC, AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT AND THAT THE APPLICATION IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

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



DATE: _____

VICINITY MAP
 NOT TO SCALE



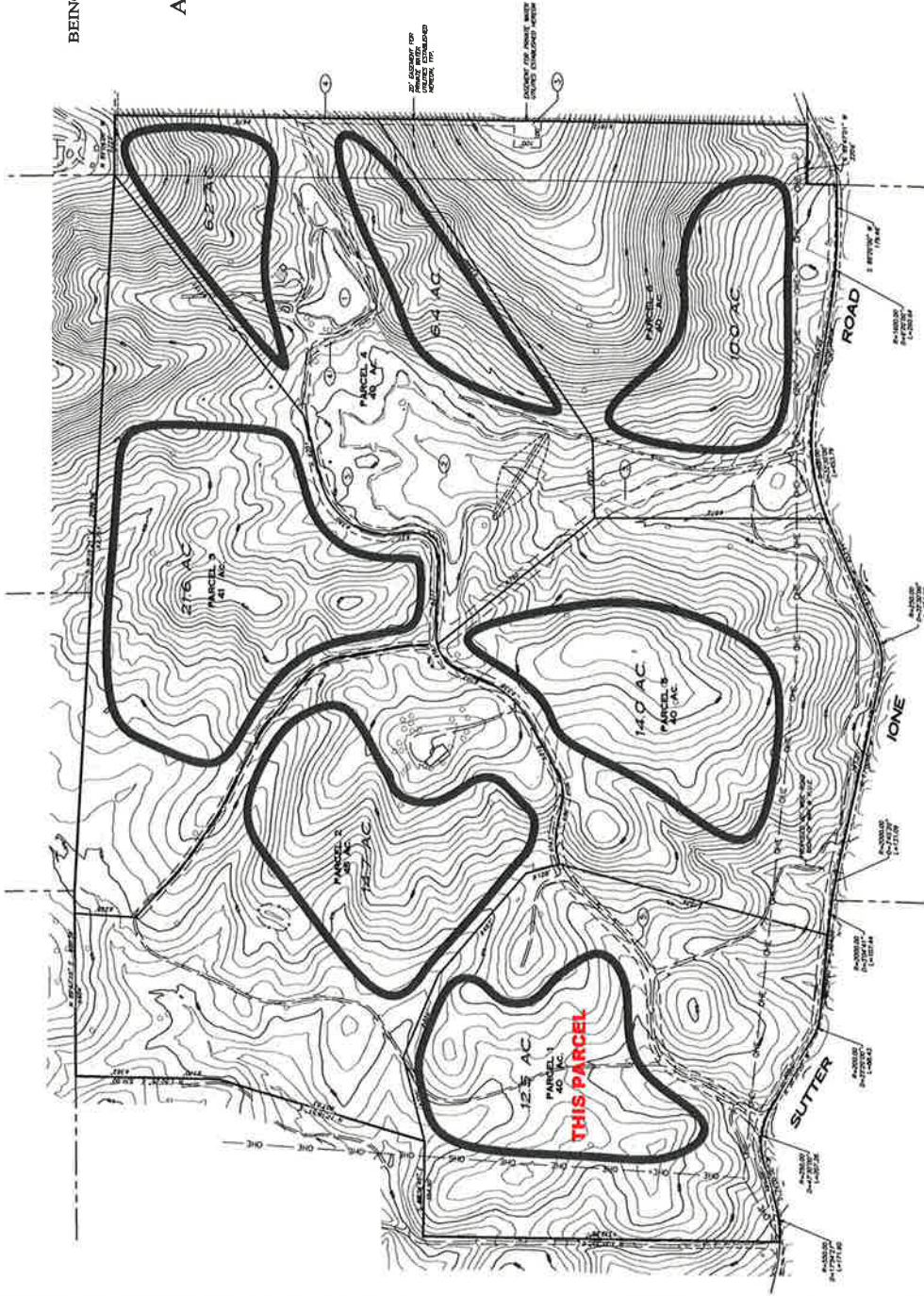
DELTA ENGINEERING, INC.
 ENGINEERING LAND DEVELOPMENT
 25000 N. 1st Street
 San Jose, CA 95131
 (408) 223-1441
 www.deltainc.com

VESTING
TENTATIVE PARCEL MAP No. 2891
for
VINEYARD VILLAGE

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

FEBRUARY 2021

AGRICULTURAL INFRASTRUCTURE
& OBJECTIVES EXHIBIT



AGRICULTURAL FEATURES

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

LEGEND

- AREA IDENTIFIED BY A VERTICAL LINE & FOR IRRIGATED AGRICULTURAL PRODUCTION, WITH DURING AREA DEVELOPMENT
- EASEMENT FOR IRRIGATION WATER PIPELINE. STORMED IRRIGATION WATER WILL BE DELIVERED TO EACH OF THE PARCELS AT LEAST 10 FEET OF IRRIGATED AGRICULTURAL LAND PER PARCEL.

DELTA ENGINEERING, INC.
ENGINEERING LAND DEVELOPMENT
3500 DELTA AVENUE, SUITE 200
SACRAMENTO, CALIFORNIA 95834
916.486.1111
WWW.DELTAENGINEERING.COM

LEGAL DESCRIPTION

EXHIBIT A

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

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

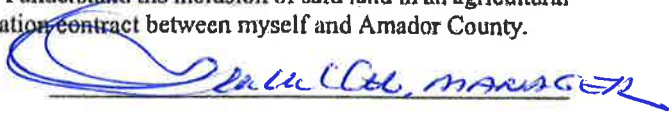
DRAFT

PARCEL 2

REQUEST TO FORM AGRICULTURAL PRESERVE

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

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



Item B Attach current title report.

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

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

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

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

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

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

Item F

OTHER INCOME FROM THE LAND

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

Item G

LEASES

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

Item H

IMPROVEMENT AND INCOME STATEMENT

1. **PERMANENT AGRICULTURAL IMPROVEMENTS**

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

2. **ESTIMATED INCOME**

Use	Estimated Annual Income
TOTAL	See attached data

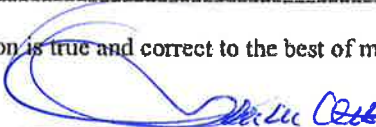
I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Fred Ott, Manager

ADDRESS: PO Box 992

CITY: Shingle Springs, CA 95682

PHONE: 530-558-5387


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

Additional persons to be notified concerning action on this request:

NAME: Robin Peters, Delta Engineering, Inc.

ADDRESS: 33 Main Street

CITY: Jackson, CA 95642

PHONE: 209-223-1441

NAME: _____

ADDRESS: _____

CITY: _____

PHONE: _____

Vineyard Village PM 2891

Parcel 2

April 12, 2021

Annual agricultural income estimate

Wine grape production

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

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

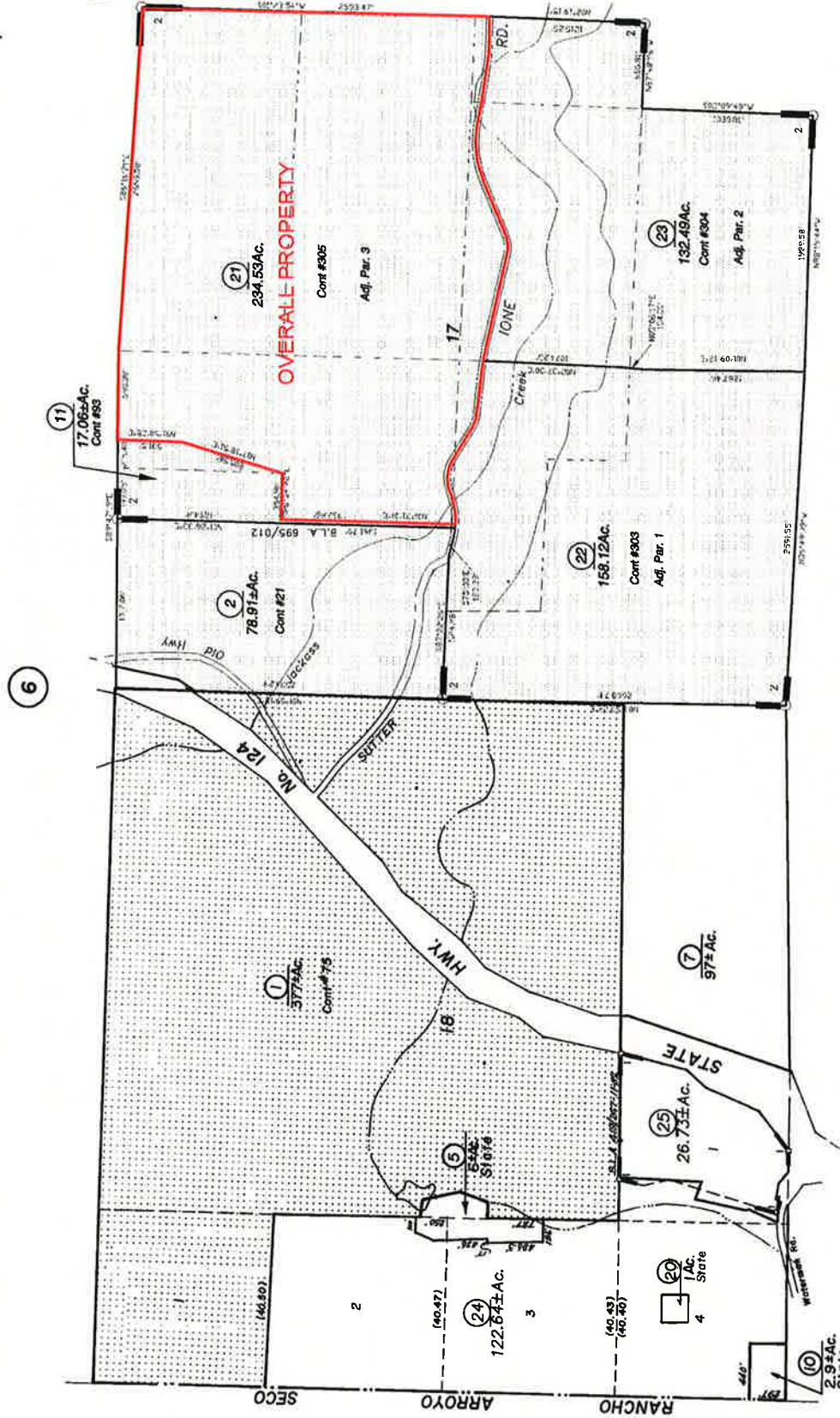
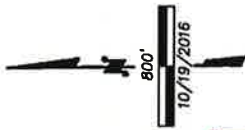
Significant permanent agricultural improvements valuation

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

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

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

11-09



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

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

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

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

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

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

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

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

PREPARED BY:
 DELTA ENGINEERING, INC.
 Robert D. Peters, P.E. License No. 28604
 20000 N. 1st Street, Suite 200
 Redwood City, CA 94063
 (650) 323-1141

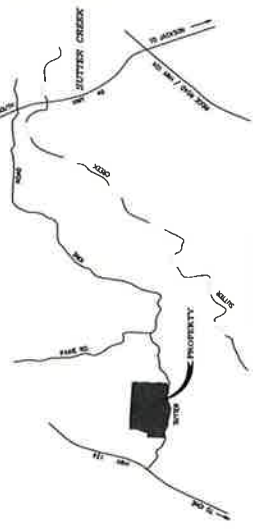
GENERAL NOTES

1. SEE REFERENCES INS. NO. 1098-00383, 2006-007123 & 2001-000402
2. MAP REFERENCES: 46-N-36 & 9-S-49
3. ASSESSOR'S PARCEL NUMBERS: 011-090-021 & 011-100-031 (PPK)
4. TOTAL NUMBER OF PARCELS: 6
5. EXISTING LAND USE: AGRICULTURAL
6. PROPOSED LAND USE: NO CHANGE
7. EXISTING ZONING: NO CHANGE
8. PROPOSED ZONING: NO CHANGE
9. EXISTING GENERAL PLAN DESIGNATION: AG
10. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
11. WATER SUPPLY: PRIVATE WELLS
12. SEWERAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
13. PROPOSED UTILITIES: NO CHANGE
14. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
15. CONTOUR INTERVAL: 5 FEET BASED ON AN AERIAL SURVEY CONDUCTED JANU, 2020
16. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS
17. THE TOTAL AREA OF THIS SUBDIVISION IS APPROXIMATELY 10.0 ACRES
18. WITH CHAPTER 15.50 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 20' SIDE & REAR BUILDING SETBACKS
19. THE PROPERTY IS SUBJECT TO THE AMADOR COUNTY ZONING CHARTER 18.44 AND 18.45 AND THE AMADOR COUNTY ORDINANCES 18.44 AND 18.45
20. THE PROPERTY IS SUBJECT TO THE AMADOR COUNTY ZONING CHARTER 18.44 AND 18.45 AND THE AMADOR COUNTY ORDINANCES 18.44 AND 18.45
21. THE PROPERTY IS SUBJECT TO THE AMADOR COUNTY ZONING CHARTER 18.44 AND 18.45 AND THE AMADOR COUNTY ORDINANCES 18.44 AND 18.45
22. THE PROPERTY IS SUBJECT TO THE AMADOR COUNTY ZONING CHARTER 18.44 AND 18.45 AND THE AMADOR COUNTY ORDINANCES 18.44 AND 18.45

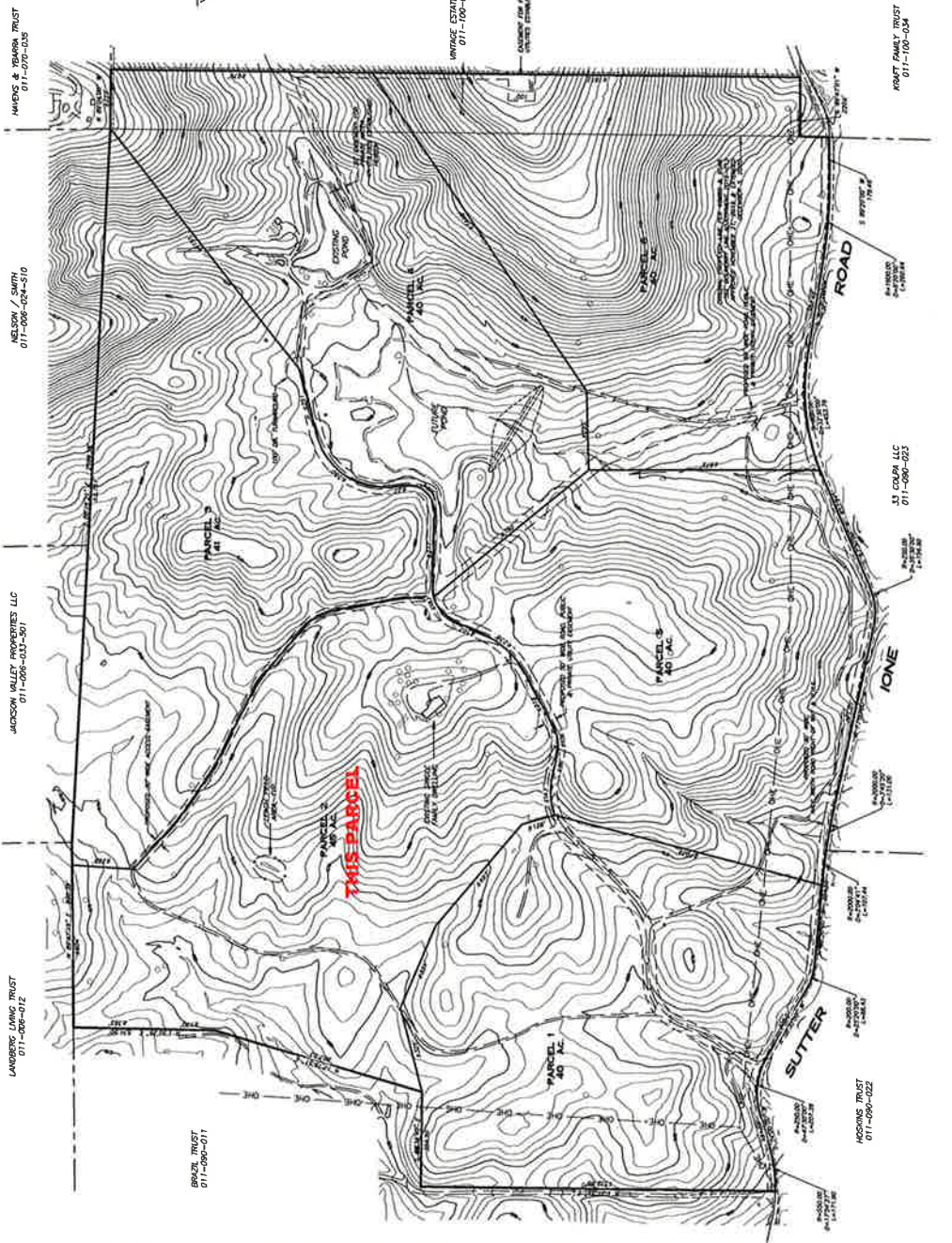
AGENTS CERTIFICATE:

I AM THE AGENT FOR SUBDIVIDER, VINEYARD VILLAGE ONE, LLC. I HAVE CONDUCTED A VISUAL GENERAL SURVEY OF THE PROPERTY AND HAVE FOUND THE APPLICATION IN COMPLIANCE WITH THE REQUIREMENTS OF THE AMADOR COUNTY ZONING CHARTER AND THE AMADOR COUNTY ORDINANCES AND THE DIVISION OF THE SUBDIVISION IS IN ACCORDANCE WITH THE CALIFORNIA GOVERNMENT CODE, SECTION 66400.01.

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



VICINITY MAP
 NOT TO SCALE



DELTA ENGINEERING, INC.
 ENGINEERING, LAND DEVELOPMENT
 20000 N. 1st Street, Suite 200
 Redwood City, CA 94063
 (650) 323-1141

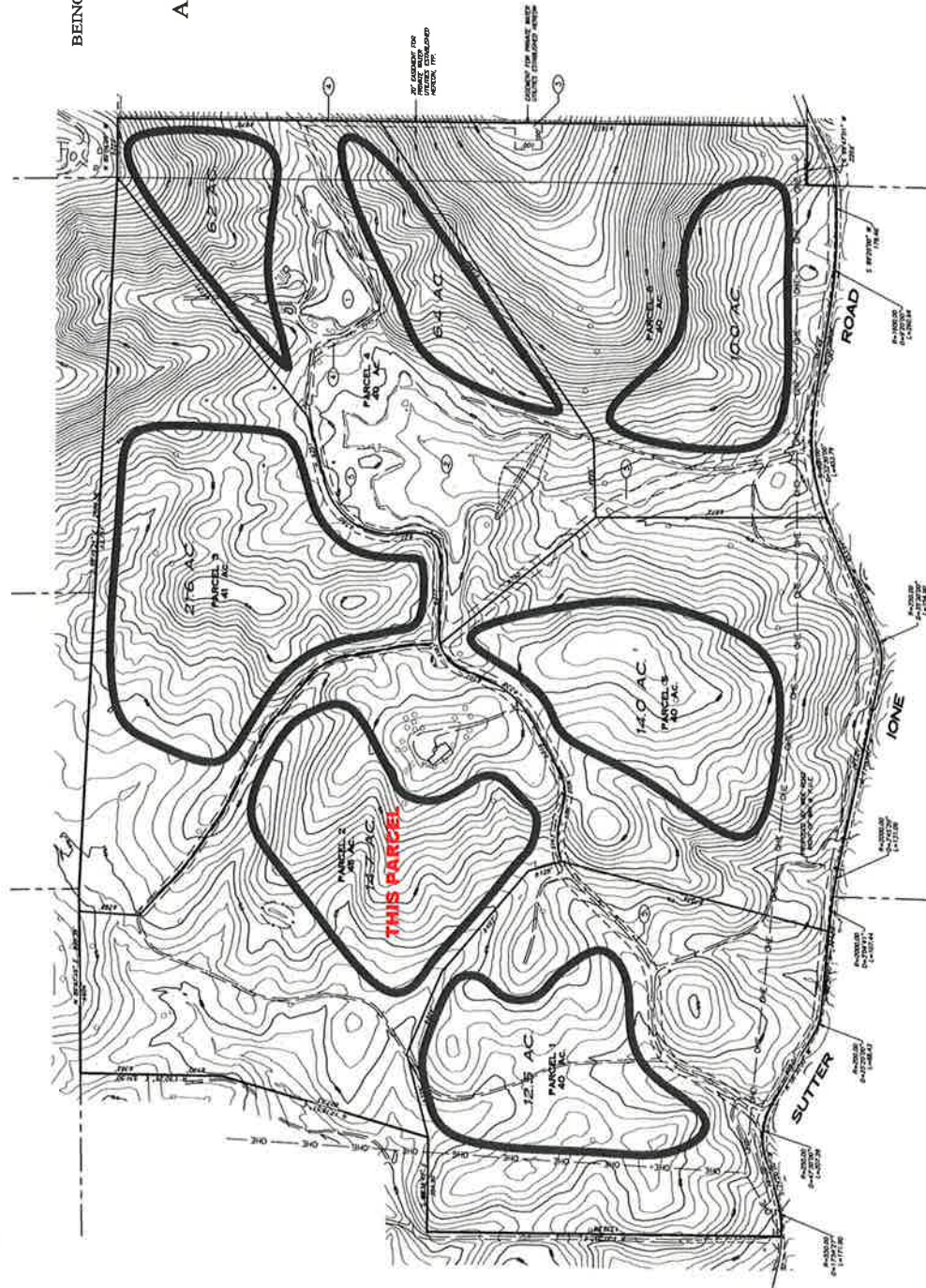
VESTING
TENTATIVE PARCEL MAP No. 2891

for
VINEYARD VILLAGE

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

FEBRUARY 2021

AGRICULTURAL INFRASTRUCTURE
& OBJECTIVES EXHIBIT



AGRICULTURAL FEATURES

- ① EXISTING WATER SUPPLY RESERVOIR
- ② NEW WATER SUPPLY RESERVOIR WITH PUMP AND CONSTRUCTION IS SCHEDULED FOR CY 2021. COMBINED CAPACITY OF RESERVOIRS IS 1,100,000 GALLONS.
- ③ WATER STORAGE TANKS. SITE WATER FROM RESERVOIRS WILL BE PUMPED TO STORAGE FOR PRESSURIZED IRRIGATION TO EACH OF THE PARCELS FOR IRRIGATION.
- ④ EASEMENT FOR IRRIGATION WATER PIPELINE
- ⑤ ROAD, DUESIS AND PRIVATE UTILITY EASEMENT EASEMENT WILL CONTAIN AN IRRIGATION WATER DISTRIBUTION MAIN TO DISTRIBUTE IRRIGATION WATER TO EACH OF THE PARCELS

LEGEND

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



LEGAL DESCRIPTION

EXHIBIT A

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

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

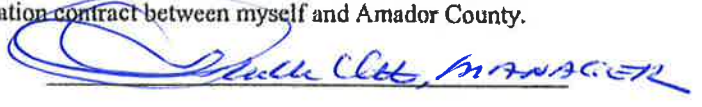
DRAFT

PARCEL 3

REQUEST TO FORM AGRICULTURAL PRESERVE

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

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



Item B Attach current title report.

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

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

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

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

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

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

Item F

OTHER INCOME FROM THE LAND

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

Item G

LEASES

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

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

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

2.

ESTIMATED INCOME

Use	Estimated Annual Income
TOTAL	See attached data

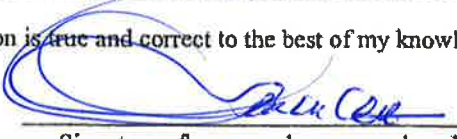
I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Fred Ott, Manager

ADDRESS: PO Box 992

CITY: Shingle Springs, CA 95682

PHONE: 530-558-5387


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

Additional persons to be notified concerning action on this request:

NAME: Robin Peters, Delta Engineering, Inc.

ADDRESS: 33 Main Street

CITY: Jackson, CA 95642

PHONE: 209-223-1441

NAME: _____

ADDRESS: _____

CITY: _____

PHONE: _____

Vineyard Village PM 2891

Parcel 3

April 12, 2021

Annual agricultural income estimate

Wine grape production

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

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

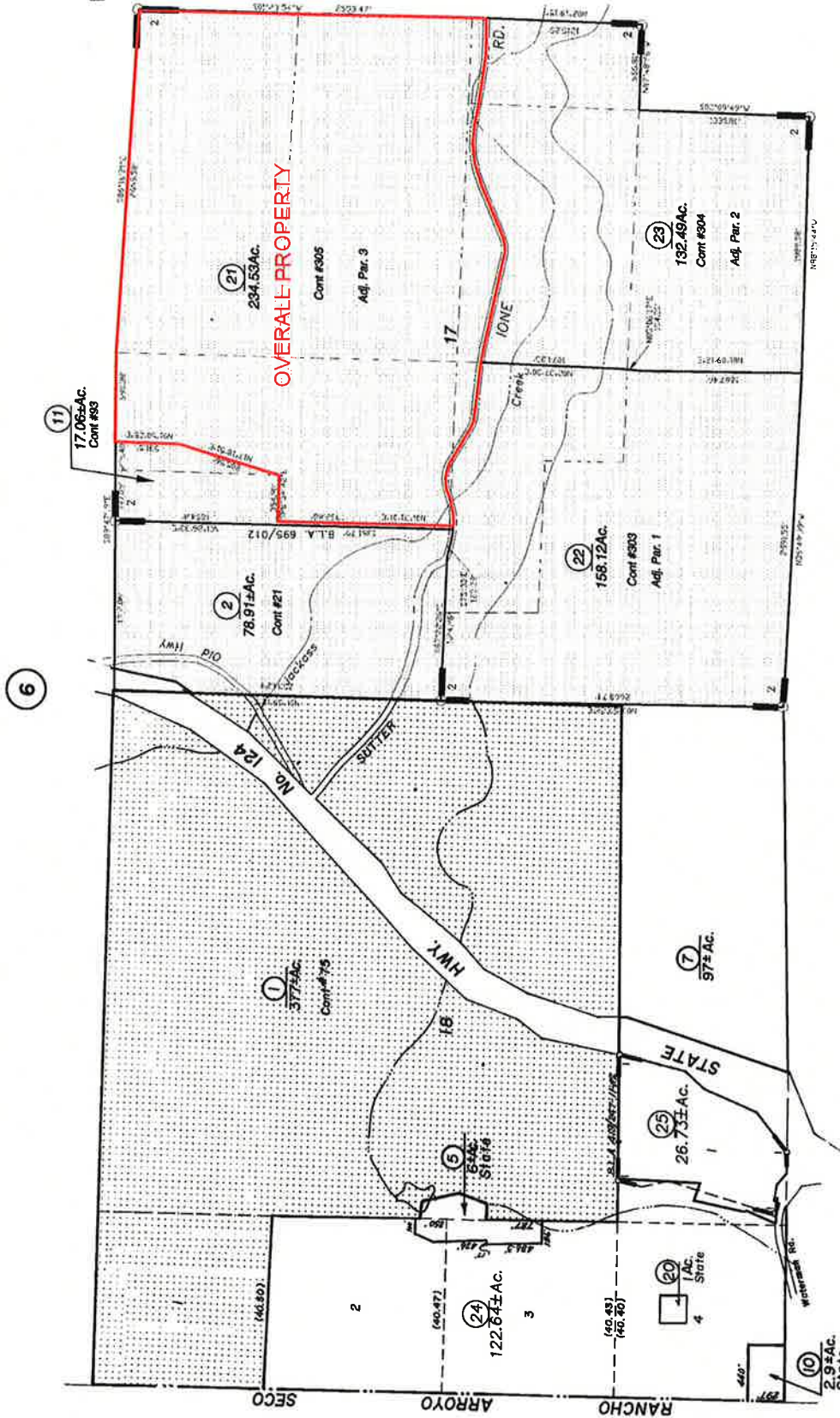
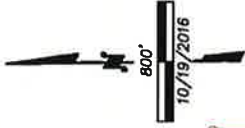
Significant permanent agricultural improvements valuation

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

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

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

11-09



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

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

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

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

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

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

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

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

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

GENERAL NOTES

1. USDT REFERENCES: INS. NO. 1984-003883, 2006-0007123 & 2001-0004502
2. MAP REFERENCES: 4E-M-66 & 9-S-46
3. ASSESSOR'S PARCEL NUMBERS: 011-090-021 & 011-100-031 (DPE)
4. TOTAL NUMBER OF PARCELS: 6
5. TOTAL NUMBER OF ACRES: 10.44
6. EXISTING LAND USE: AGRICULTURAL
7. PROPOSED LAND USE: NO CHANGE
8. PROPOSED ZONING: NO CHANGE
9. EXISTING GENERAL PLAN DESIGNATION: AG
10. EXISTING ZONING: NO CHANGE
11. EXISTING EASEMENTS: NO CHANGE
12. WATER SUPPLY: PRIVATE WELLS
13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
14. PROPOSED UTILITIES: NO CHANGE
15. EXISTING UTILITIES: NO CHANGE
16. TELEPHONE SERVICES: A T. & T.
17. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
18. CONTOUR INTERVAL: 5 FEET BASED ON AN AERIAL SURVEY CONDUCTED JULY, 2020
19. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS FOR HIGH VALUE AGRICULTURE DEVELOPMENT.
20. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS. BECAUSE A LOW LEVEL FLIGHT PATH EXISTS WITHIN SPECIAL AIRSPACE AS DEFINED IN SECTION 21098 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN UNBARRICAD AREA AS DEFINED IN SECTION 05844.

AGENTS CERTIFICATE:

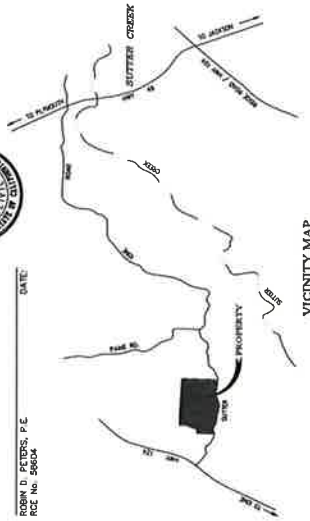
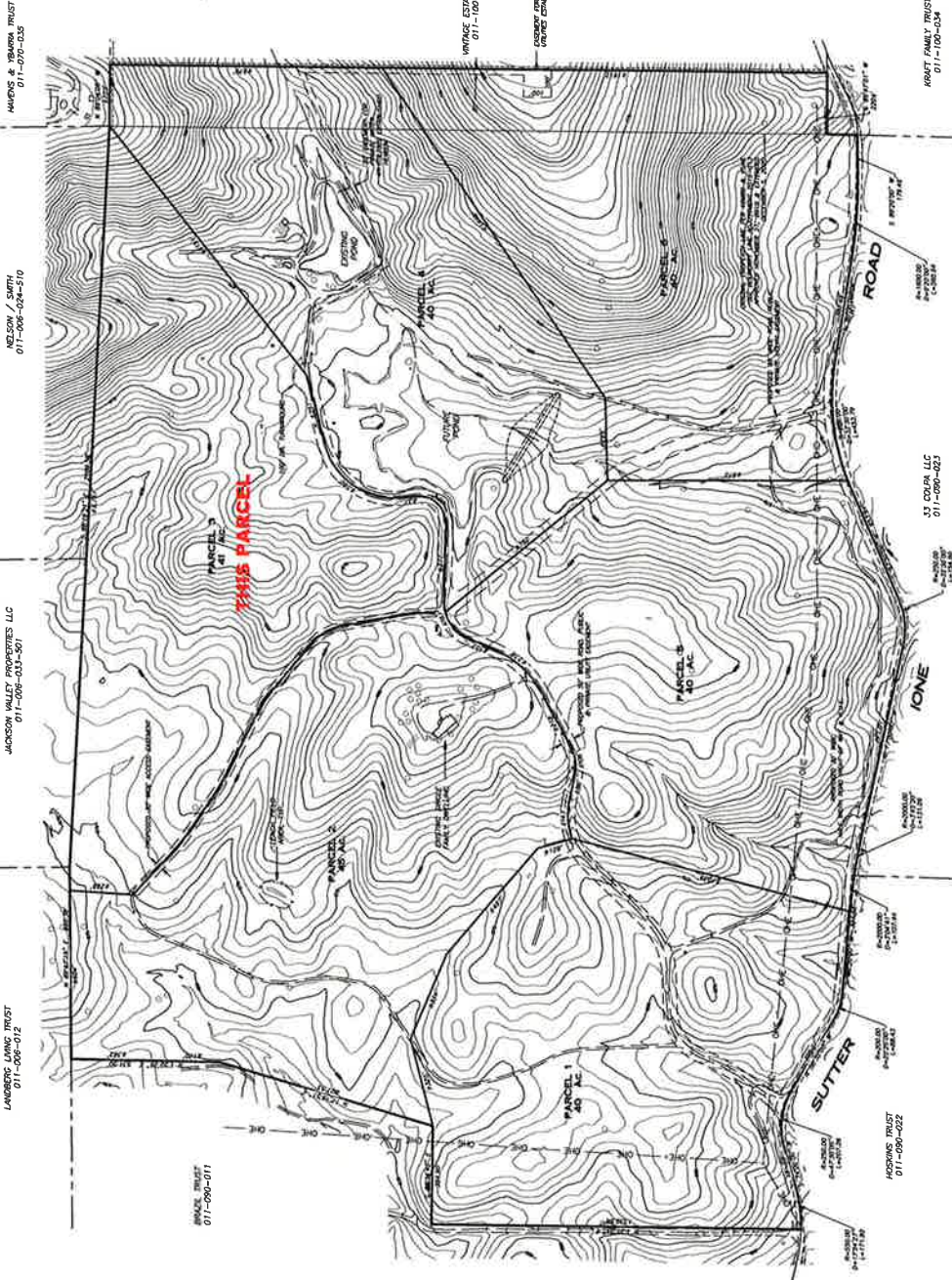
I AM THE AGENT FOR SUREVIDER, VINEYARD VILLAGE IONE, LLC. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THIS APPLICATION IS IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE DIVISION 2 OF THE CALIFORNIA GOVERNMENT CODE, THE SUBDIVISION MAP ACT.

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

DATE:



NO SCALE



VICINITY MAP
NOT TO SCALE

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

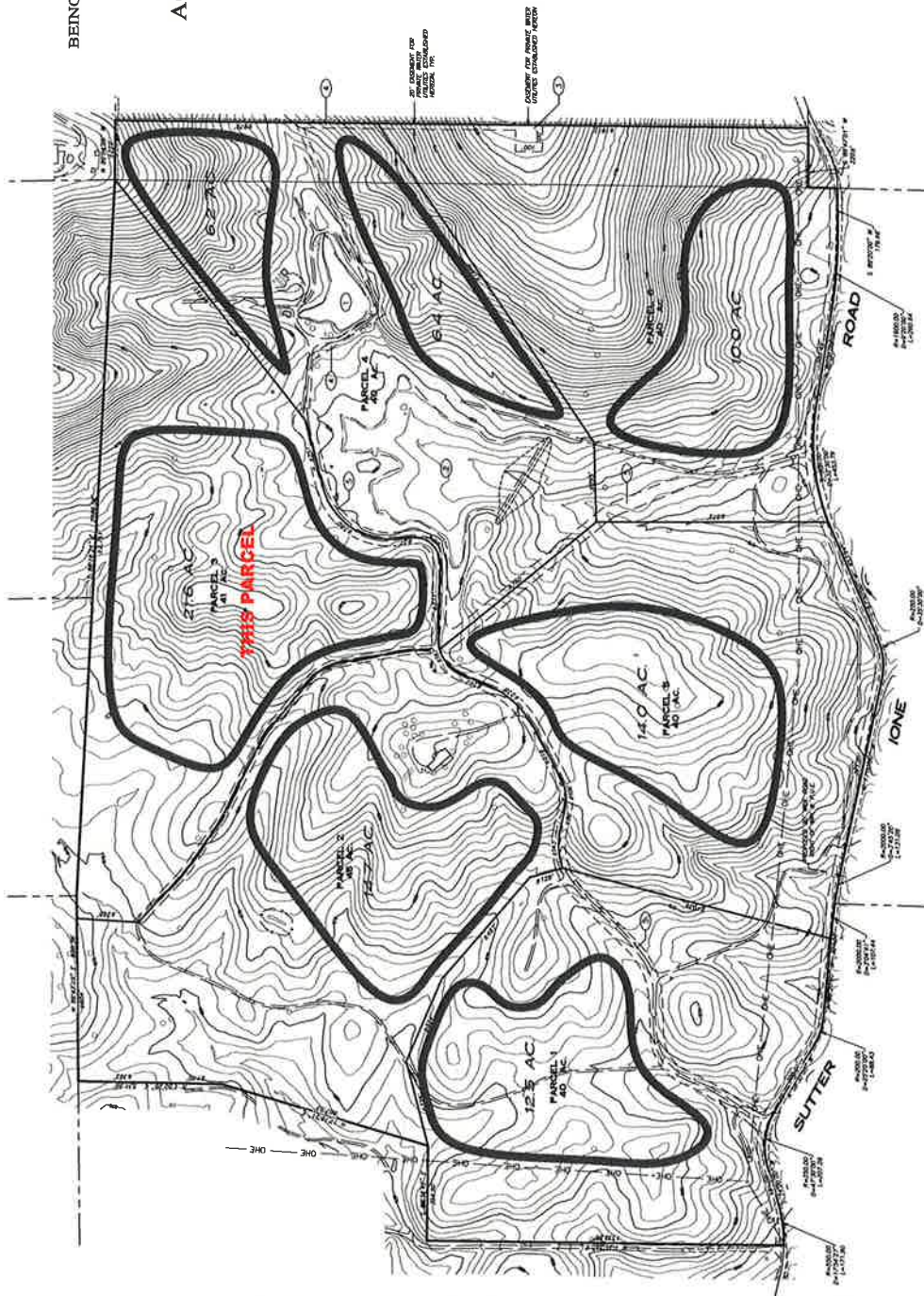
VESTING
for
VINEYARD VILLAGE

TENTATIVE PARCEL MAP No. 2891

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

FEBRUARY 2021

AGRICULTURAL INFRASTRUCTURE
& OBJECTIVES EXHIBIT



AGRICULTURAL FEATURES

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

LEGEND

- AREA CENTERED BY A VERTICAL LINE IS A PROPOSED IRRIGATION WATER STORAGE AREA. IRRIGATION WATER STORAGE AREA DEVELOPMENT WILL BE ADJUSTED DURING AREA DEVELOPMENT.
- EASEMENT FOR IRRIGATION WATER PIPELINE. IRRIGATION WATER STORAGE AREA DEVELOPMENT WILL BE ADJUSTED DURING AREA DEVELOPMENT. IRRIGATION WATER STORAGE AREA DEVELOPMENT WILL BE ADJUSTED DURING AREA DEVELOPMENT.

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

LEGAL DESCRIPTION

EXHIBIT A

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

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

DRAFT

PARCEL 4

REQUEST TO FORM AGRICULTURAL PRESERVE

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

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

[Handwritten Signature]

Item B Attach current title report.

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

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

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

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

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

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

Item F

OTHER INCOME FROM THE LAND

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

Item G

LEASES

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

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

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

2.

ESTIMATED INCOME

Use	Estimated Annual Income
TOTAL	See attached data

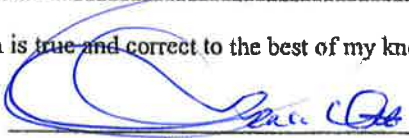
I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Fred Ott, Manager

ADDRESS: PO Box 992

CITY: Shingle Springs, CA 95682

PHONE: 530-558-5387



Signature of person who prepared application.

4-13-2021

Date

Additional persons to be notified concerning action on this request:

NAME: Robin Peters, Delta Engineering, Inc.

NAME: _____

ADDRESS: 33 Main Street

ADDRESS: _____

CITY: Jackson, CA 95642

CITY: _____

PHONE: 209-223-1441

PHONE: _____

Vineyard Village PM 2891

Parcel 4

April 12, 2021

Annual agricultural income estimate

Wine grape production

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

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

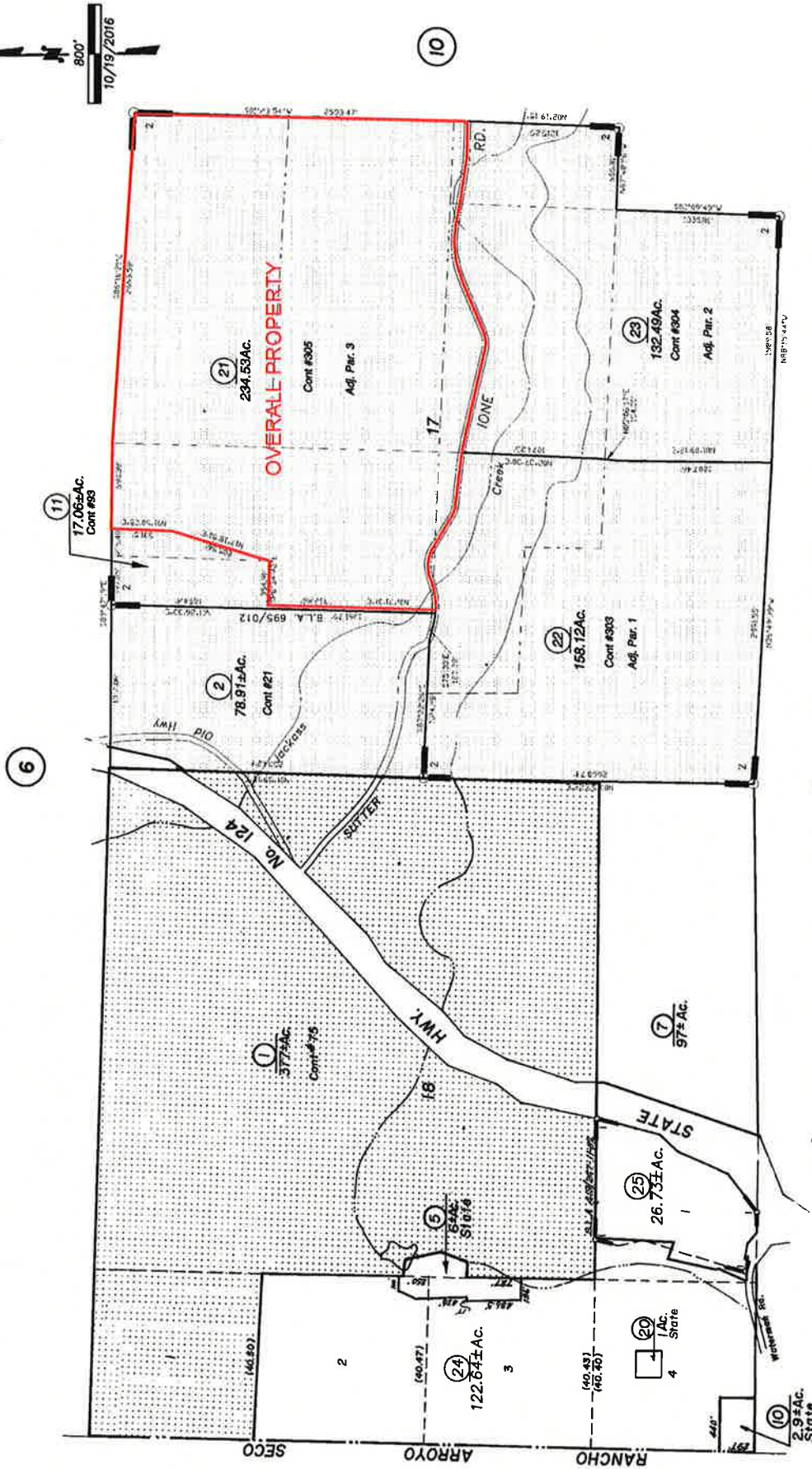
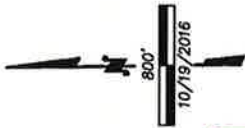
Significant permanent agricultural improvements valuation

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

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

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

11-09



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

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

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

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

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

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

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

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

PREPARED BY:
 DELTA ENGINEERING, INC.
 Robb D. Peters, P.E. REC No. 58604
 Jackson, CA 95642
 (209) 225-1441

GENERAL NOTES

1. DEED REFERENCE: SCS NO. 1994-002383, 2004-0007123 & 2001-0004022
2. MAP REFERENCES: 48-44-86 & 8-5-45
3. ASSESSOR'S PARCEL NUMBERS: 011-090-021 & 011-100-031 (P&R)
4. TOTAL NUMBER OF PARCELS: 6
5. EXISTING ZONING: AG
6. EXISTING ZONING: AG
7. EXISTING ZONING: AG
8. EXISTING ZONING: AG
9. PROPOSED ZONING: NO CHANGE
10. PROPOSED ZONING: NO CHANGE
11. PROPOSED GENERAL LAND USE: AGRICULTURE, NO CHANGE
12. WATER SUPPLY: PRIVATE WELLS
13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
14. POWER: PUBLIC GAS & ELECTRIC CO.
15. TELEPHONE SERVICES: A, T, & T
16. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
17. CONTOUR INTERVAL: 5 FEET BASED ON AN AERIAL SURVEY CONDUCTED JULY, 2020
18. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS
19. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS), THIS PROPERTY IS SUBJECT TO 25' FRONT YARD SETBACKS & 20' SIDE & REAR BUILDING SETBACKS
20. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS), THIS PROPERTY IS SUBJECT TO 25' FRONT YARD SETBACKS & 20' SIDE & REAR BUILDING SETBACKS
21. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS), THIS PROPERTY IS SUBJECT TO 25' FRONT YARD SETBACKS & 20' SIDE & REAR BUILDING SETBACKS
22. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS), THIS PROPERTY IS SUBJECT TO 25' FRONT YARD SETBACKS & 20' SIDE & REAR BUILDING SETBACKS

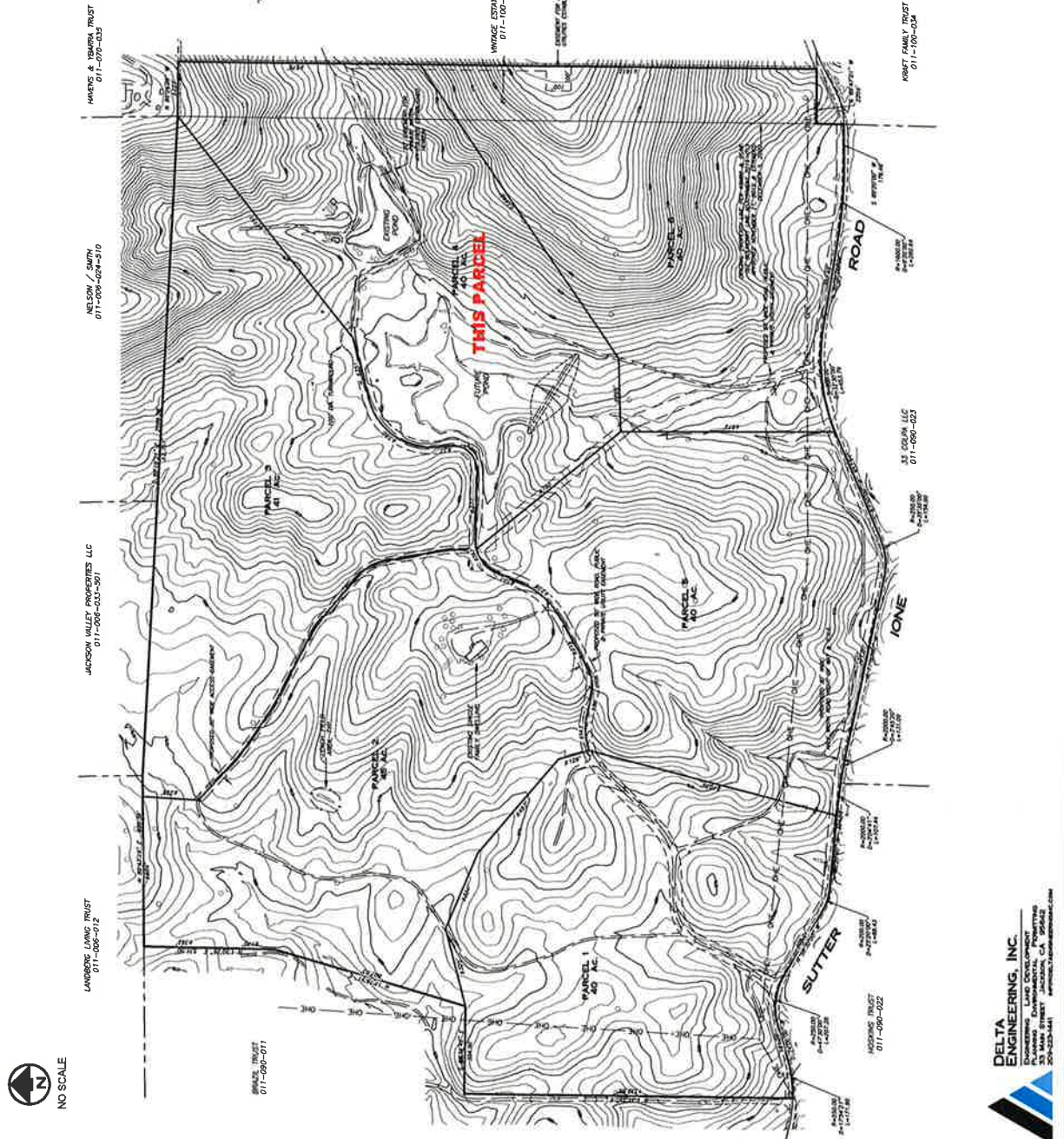
AGENTS CERTIFICATE:

I AM THE AGENT FOR SUBDIVIDER, VINEYARD VILLAGE FINE, LLC. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE APPLICATION IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT.

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

DATE: _____

VICINITY MAP
 NOT TO SCALE



DELTA ENGINEERING, INC.
 ENGINEERING, LAND DEVELOPMENT
 33 MAIN STREET, JACKSON, CA 95642
 (209) 225-1441

VESTING
TENTATIVE PARCEL MAP No. 2891
 for
VINEYARD VILLAGE

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

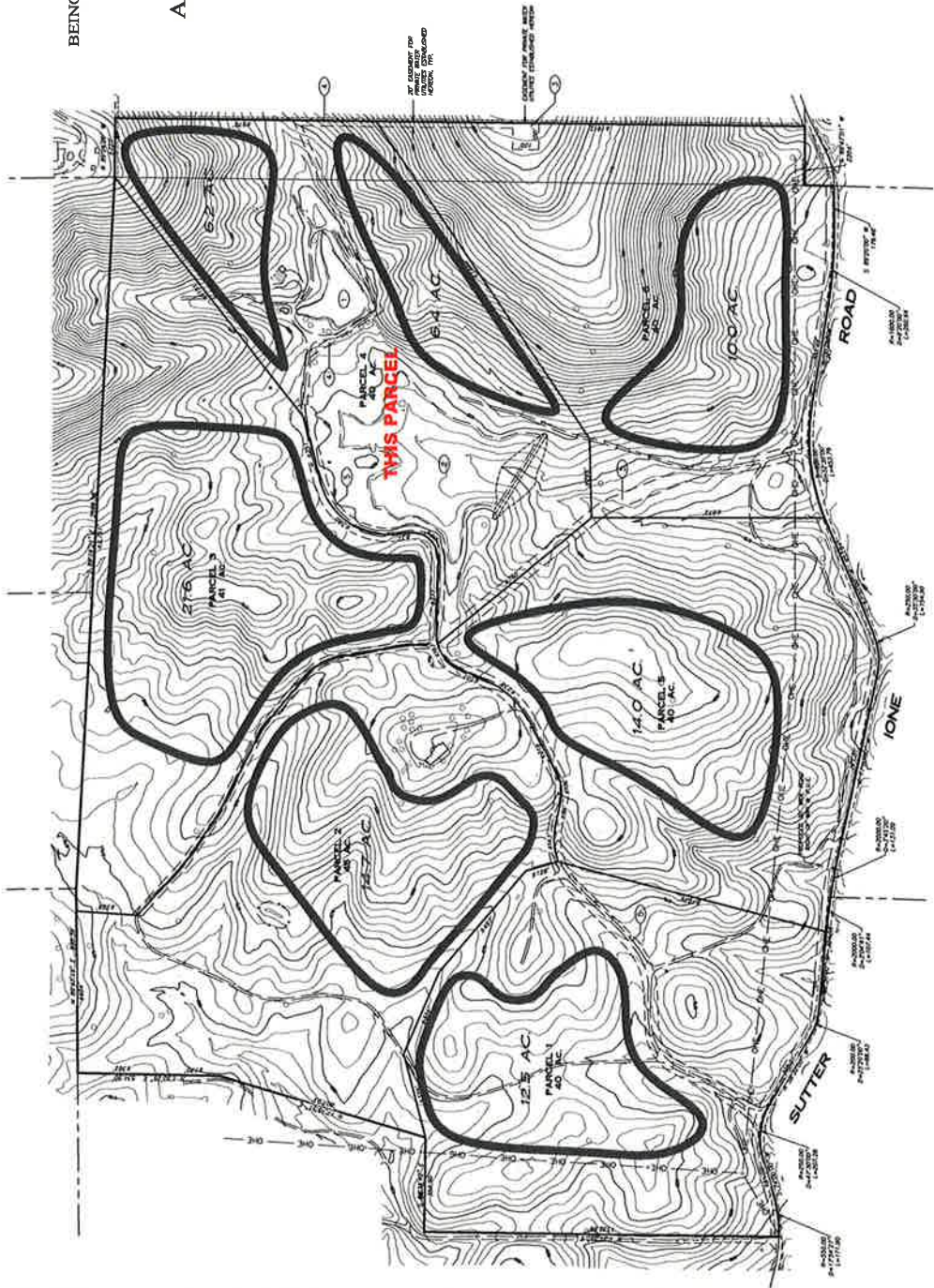
**AGRICULTURAL INFRASTRUCTURE
 & OBJECTIVES EXHIBIT**

AGRICULTURAL FEATURES

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

LEGEND

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



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

LEGAL DESCRIPTION

EXHIBIT A

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

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

DRAFT

PARCEL 5

REQUEST TO FORM AGRICULTURAL PRESERVE

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

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

Item B Attach current title report.

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

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

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

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

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

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

Item F

OTHER INCOME FROM THE LAND

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

Item G

LEASES

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

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

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

2.

ESTIMATED INCOME

Use	Estimated Annual Income
TOTAL	See attached data

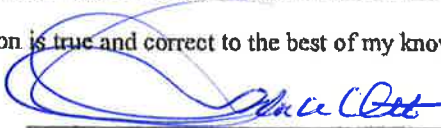
I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Fred Ott, Manager

ADDRESS: PO Box 992

CITY: Shingle Springs, CA 95682

PHONE: 530-558-5387



Signature of person who prepared application.

4-13-2021

Date

Additional persons to be notified concerning action on this request:

NAME: Robin Peters, Delta Engineering, Inc.

NAME: _____

ADDRESS: 33 Main Street

ADDRESS: _____

CITY: Jackson, CA 95642

CITY: _____

PHONE: 209-223-1441

PHONE: _____

Vineyard Village PM 2891

Parcel 5

April 12, 2021

Annual agricultural income estimate

Wine grape production

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

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

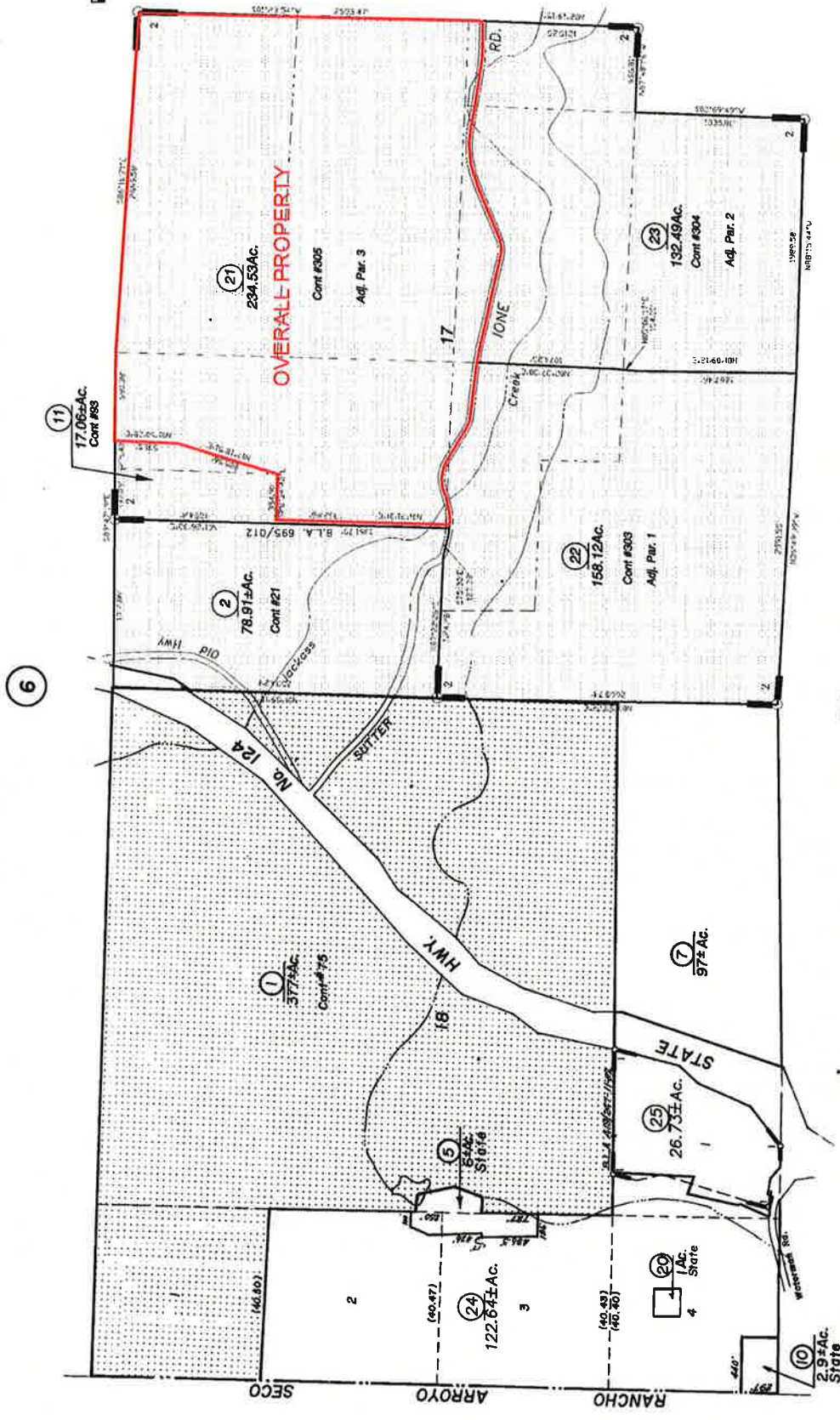
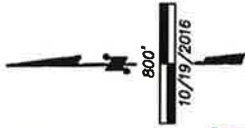
Significant permanent agricultural improvements valuation

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

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

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

11-09



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

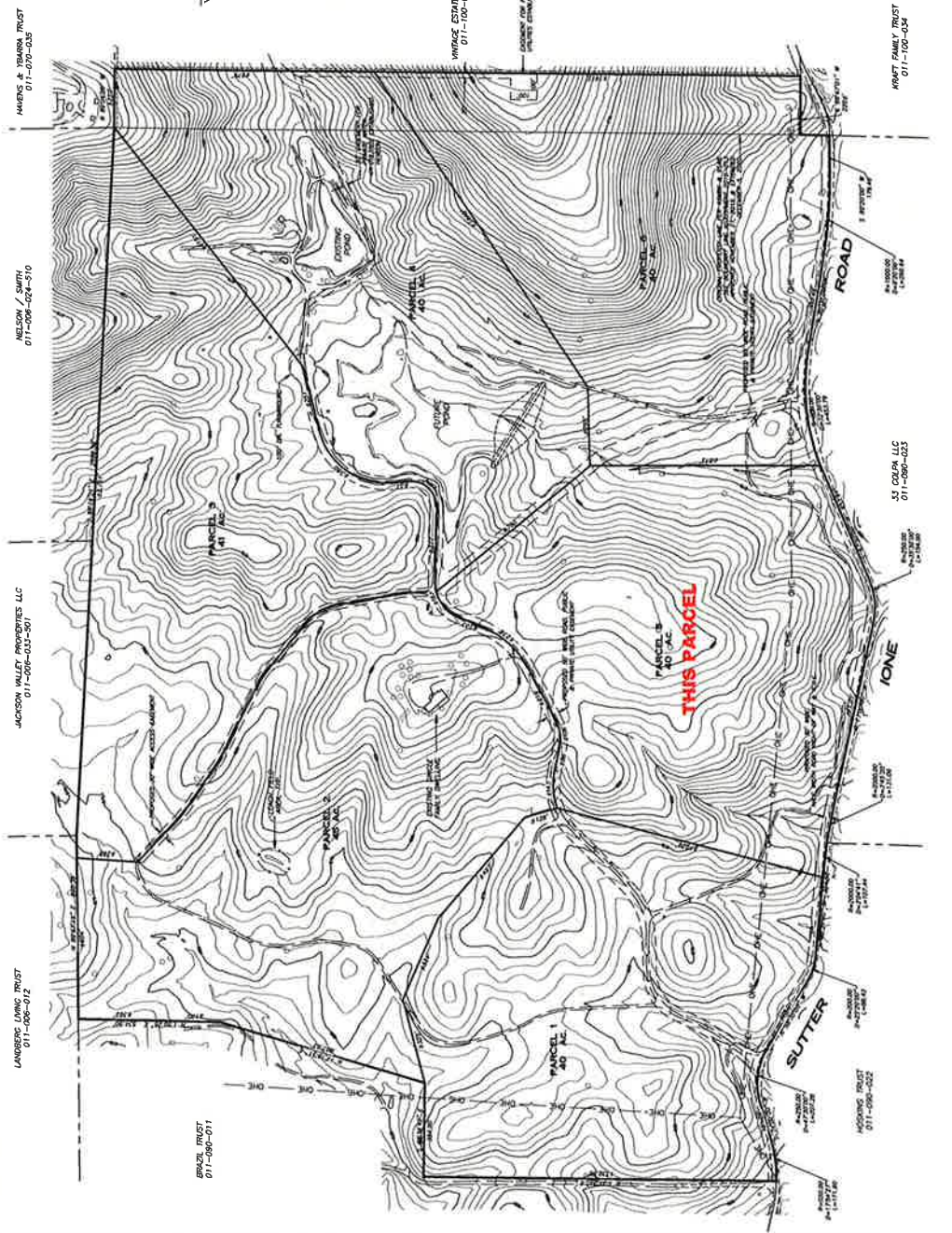
IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

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

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

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

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



OWNERS:
VINYARD VILLAGE IONE, LLC
1697 Industrial Road
San Carlos, CA 95050

SUBDIVIDED BY:
VINYARD VILLAGE IONE, LLC
1697 Industrial Road
San Carlos, CA 95050

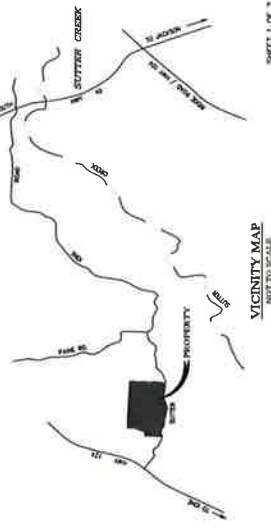
PREPARED BY:
DELTA ENGINEERING, INC.
Richard E. Peters, P.E. License No. 58804
Jackson, CA 95642
(209) 225-4441

- GENERAL NOTES**
1. DEED REFERENCE: INS. NO. 1998-002383, 2006-0007123 & 2001-0004502
 2. MAP REFERENCES: 44-34-36 & 5-3-48
 3. EXISTING SURVEY MAP NUMBERS: 011-090-021 & 011-100-031 (POK)
 4. TOTAL NUMBER OF PARCELS: 6
 5. TOTAL ACRES: 23.4
 6. EXISTING LAND USE: AGRICULTURAL
 7. EXISTING ZONING: AG
 8. EXISTING ZONING: AG
 9. PROPOSED ZONING: NO CHANGE
 10. PROPOSED ZONING: NO CHANGE
 11. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
 12. WATER SUPPLY: PRIVATE WELLS
 13. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
 14. POWER: PACIFIC GAS & ELECTRIC CO.
 15. TELEPHONE SERVICES: A.T. & T.
 16. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
 17. CONTOUR INTERVAL: 5 FEET BASED ON AN AERIAL SURVEY CONDUCTED JULY, 2000
 18. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS
 19. HOLDING VESTIBLES ARE TO COMPLY WITH COUNTY ZONING CHAPTER 19.14 AND WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS). THIS PROPERTY IS SUBJECT TO 25' FRONT YARD SETBACKS & 5' SIDE & REAR BUILDING SETBACKS
 20. BEHIND A LOW LEVEL LIGHT PATH OR WITH SPECIAL AIRSPACE AS WITHIN AN UNZONED AREA AS DEFINED IN SECTION 05044

AGENT'S CERTIFICATE:
I, ROBIN D. PETERS, P.E., AS THE REGISTERED PROFESSIONAL ENGINEER, HAVE MADE A CAREFUL AND THOROUGH EXAMINATION OF THE ABOVE PARCEL MAP AND CONSIDER THE SAME TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND THE CALIFORNIA GOVERNMENT CODE.



ROBIN D. PETERS, P.E.
LICENSE NO. 58804
DATE: _____



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

VESTING
for
TENTATIVE PARCEL MAP No. 2891
VINEYARD VILLAGE

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

FEBRUARY 2021

AGRICULTURAL INFRASTRUCTURE
& OBJECTIVES EXHIBIT

AGRICULTURAL FEATURES

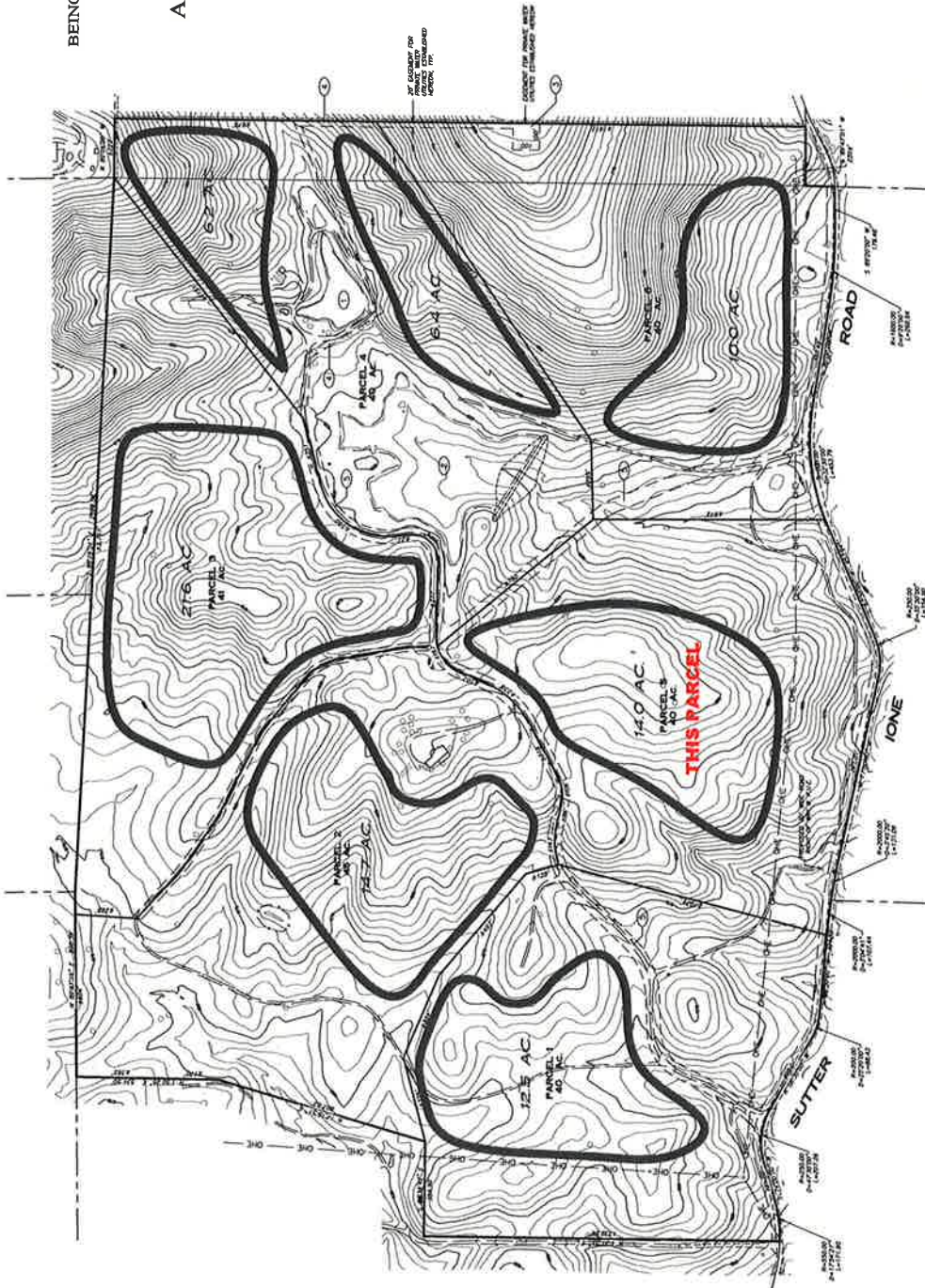
- ① EXISTING WATER SUPPLY RESERVOIR
- ② NEW WATER SUPPLY AND DISTRIBUTION INFRASTRUCTURE WATER RIGHT TO BE PLACED AND CONSTRUCTION IS SCHEDULED FOR CY 2021. COMBINED CAPACITY OF RESERVOIRS IS 1,000,000 GALLONS.
- ③ WATER STORAGE TANK SITE. WATER FROM RESERVOIRS WILL BE PUMPED TO STORAGE FOR PRESSURIZED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

LEGEND

- AREA DESIGNATED BY A VERTICAL LINE AS AN IRRIGATION WATER RIGHT AS SUITABLE FOR ASSOCIATED AGRICULTURAL PRODUCTION, WITH THE CAPACITY TO BE ADJUSTED DURING AREA DEVELOPMENT.
- EASEMENT FOR IRRIGATION WATER PIPELINE TRANSMISSION & DISTRIBUTION PIPING. STORED IRRIGATION WATER WILL BE DELIVERED TO EACH OF THE PARCELS THROUGH THE PIPELINE TO IRRIGATE AT LEAST TO AGRI-CULTURE TO IRRIGATED AGRICULTURAL LAND PER PARCEL.



NO SCALE



DELTA ENGINEERING, INC.
ENGINEERING, LAND DEVELOPMENT
3115 MARKET STREET, SUITE 200
SAN FRANCISCO, CA 94103
415-774-8888
WWW.DELTAENGINEERING.COM

LEGAL DESCRIPTION

EXHIBIT A

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

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

DRAFT

PARCEL 6

REQUEST TO FORM AGRICULTURAL PRESERVE

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

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

[Handwritten Signature]

Item B Attach current title report.

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

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

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

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

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

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

Item F

OTHER INCOME FROM THE LAND

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

Item G

LEASES

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

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

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

2.

ESTIMATED INCOME

Use	Estimated Annual Income
TOTAL	See attached data

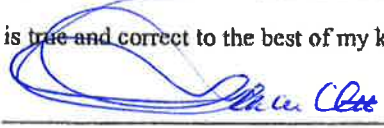
I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: Fred Ott, Manager

ADDRESS: PO Box 992

CITY: Shingle Springs, CA 95682

PHONE: 530-558-5387



Signature of person who prepared application.

4-23-2021

Date

Additional persons to be notified concerning action on this request:

NAME: Robin Peters, Delta Engineering, Inc.

NAME: _____

ADDRESS: 33 Main Street

ADDRESS: _____

CITY: Jackson, CA 95642

CITY: _____

PHONE: 209-223-1441

PHONE: _____

Vineyard Village PM 2891

Parcel 6

April 12, 2021

Annual agricultural income estimate

Wine grape production

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

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

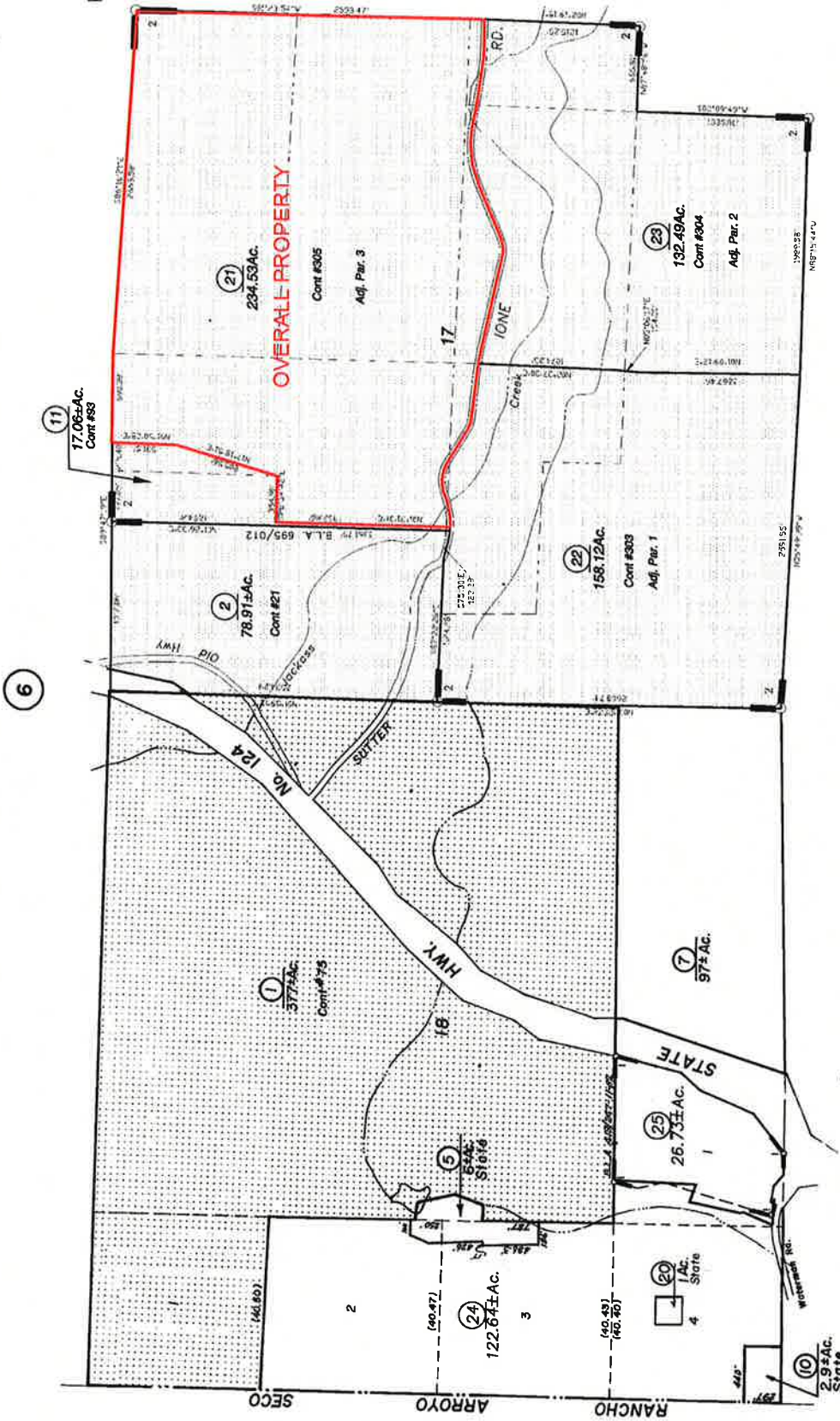
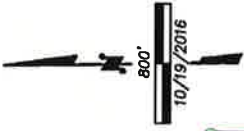
Significant permanent agricultural improvements valuation

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

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

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

11-09



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

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

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

NOTE—Assessor's Block Numbers Shown in Ellipses. Assessor's Map Bk. 11, Pg. 09 County of Amador, Calif.

(25)

(12)

(10)

(6)

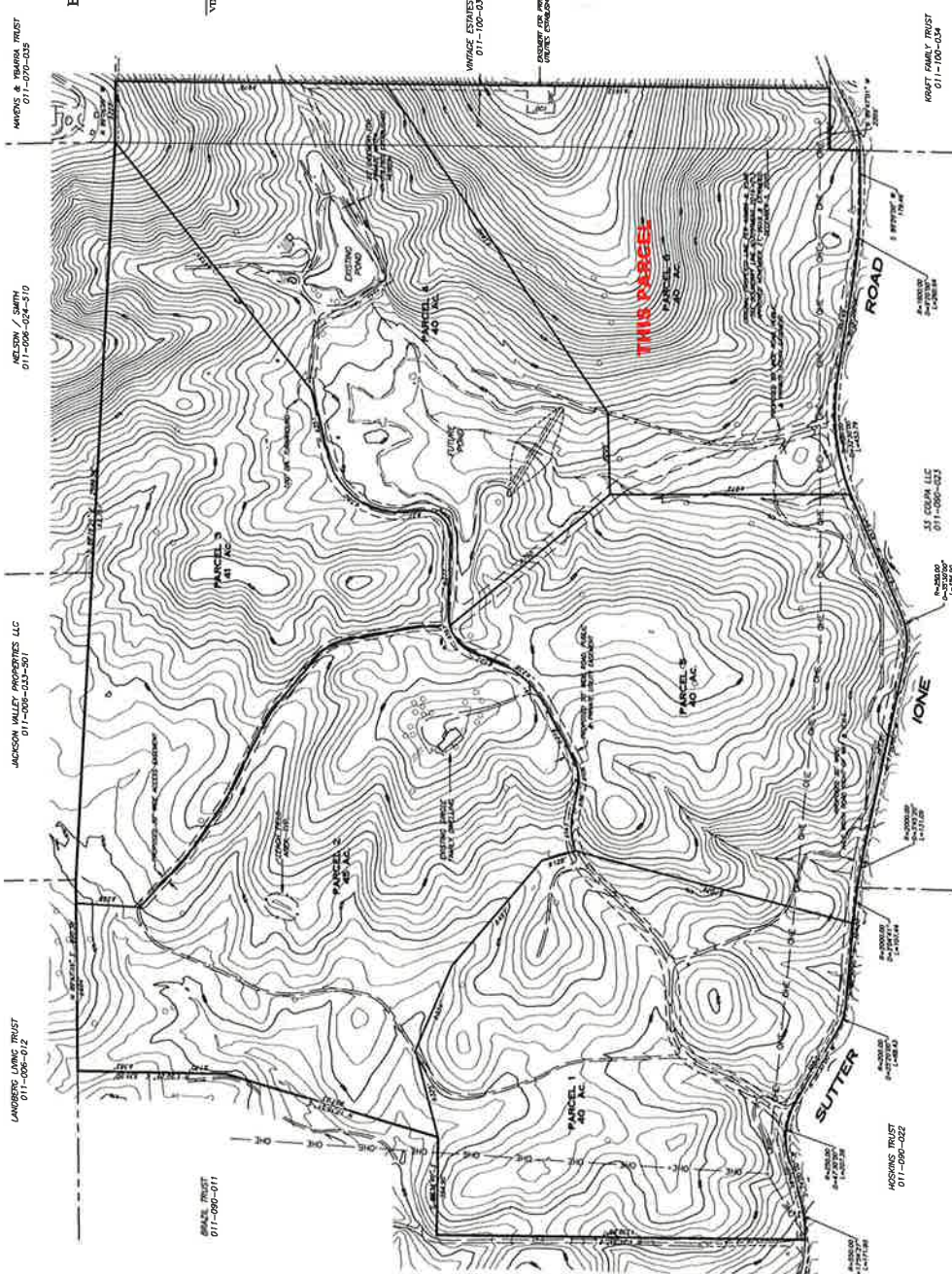
VESTING TENTATIVE PARCEL MAP No. 2891

for

VINEYARD VILLAGE

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

FEBRUARY 2021



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

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

PREPARED BY:
DELTA ENGINEERING, INC.
33 Main Street
P.O. Box 100
San Carlos, CA 94070
(408) 222-1441

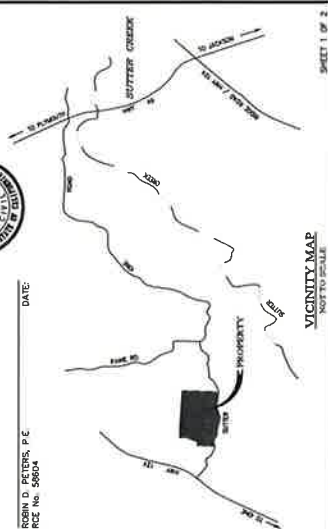
GENERAL NOTES

1. EXISTING ZONING: A-1
2. MAP REFERENCES: 16&17, 2006-0007121 & 2001-000452
3. ASSessor's PARCEL NUMBERS: 48-14-06 & 8-5-40
4. TOTAL NUMBER OF PARCELS: 6
5. EXISTING LAND USE: AGRICULTURAL
6. PROPOSED LAND USE: AGRICULTURAL
7. PROPOSED ZONING: NO CHANGE
8. EXISTING GENERAL PLAN DESIGNATION: A-1
9. PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
10. WATER SUPPLY: PRIVATE WELLS
11. SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
12. PROPOSED UTILITIES: NO CHANGE
13. TELEPHONE SERVICES: S.P.S. & S.P.S. CO.
14. SCHOOL DISTRICT: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
15. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
16. THE PURPOSE OF THIS SUBDIVISION IS THE CREATION OF FIVE ADDITIONAL PARCELS FOR HIGH VALUE AGRICULTURE DEVELOPMENT.
17. WITH CHAPTER 15.30 (FIRE AND SAFETY REGULATIONS) THIS PROPERTY IS SUBJECT TO 25' FRONT YARD BUILDING SETBACKS & 30' SIDE & REAR BUILDING SETBACKS.
18. THE PROPERTY IS SUBJECT TO THE AMADOR COUNTY ZONING CHARTER 19.44 AND 19.45.
19. THE PROPERTY IS SUBJECT TO THE AMADOR COUNTY ZONING CHARTER 19.44 AND 19.45.
20. DEFINED IN SECTION 21088 OF THE PUBLIC RESOURCE CODE AND IS NOT WITHIN AN UNZONED AREA AS DEFINED IN SECTION 0594.

AGENTS CERTIFICATE:

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

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



DELTA ENGINEERING, INC.
33 MAIN STREET
SAN CARLOS, CA 94070
(408) 222-1441
www.deltainc.com

VICINITY MAP
NOTE TO SCALE

VESTING
TENTATIVE PARCEL MAP No. 2891
for
VINEYARD VILLAGE

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

FEBRUARY 2021

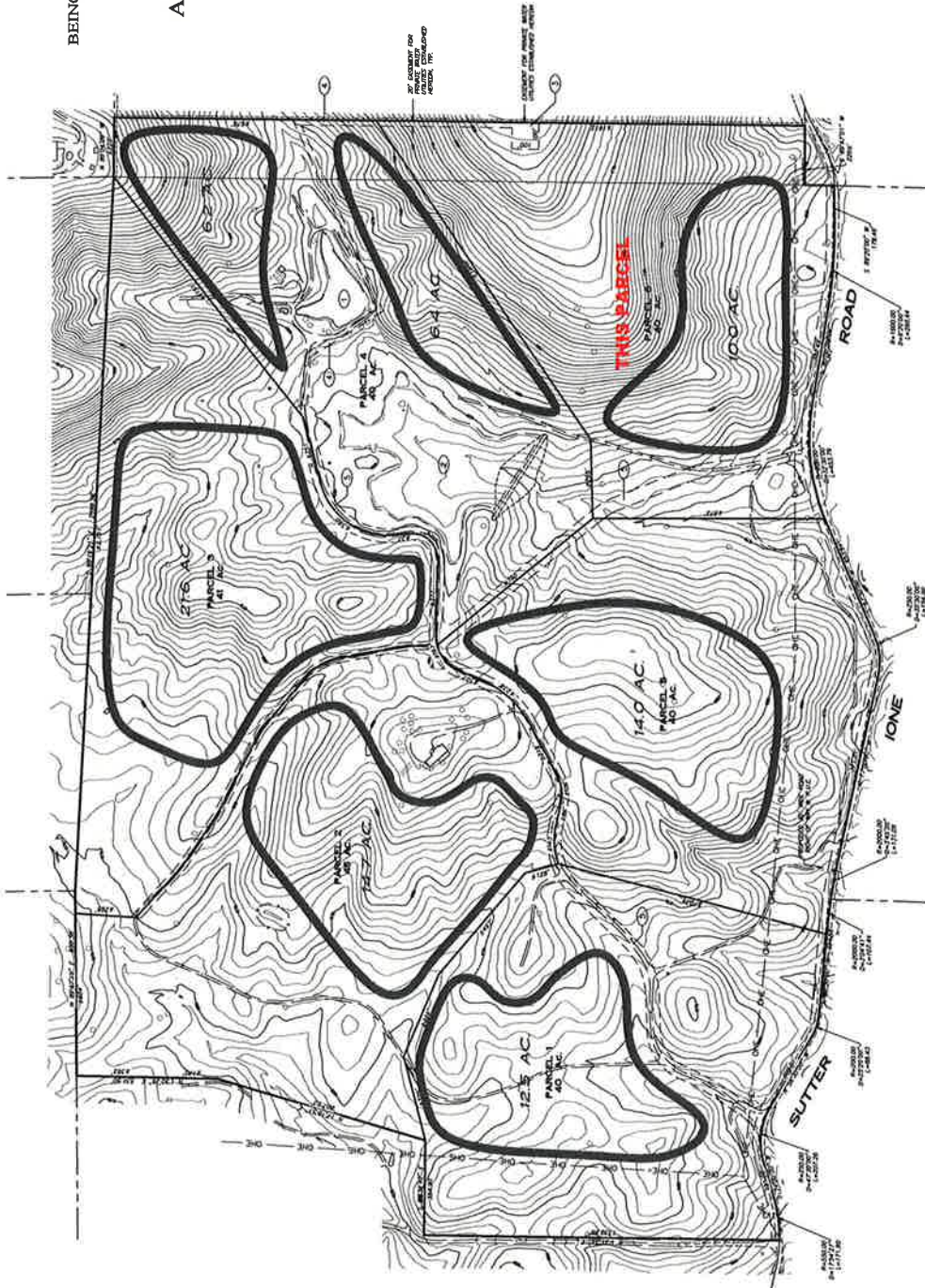
AGRICULTURAL INFRASTRUCTURE
& OBJECTIVES EXHIBIT

AGRICULTURAL FEATURES

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

LEGEND

- AREA DIVIDED BY A WATERLINE & TRANSMISSION & DISTRIBUTION PIPING. AGRICULTURE CONSULTANT AS SUITABLE FOR AGRICULTURAL PRODUCTION, WITH IRRIGATION AND WATER MAINS TO BE ADJUSTED DURING AREA DEVELOPMENT.
- EASEMENT FOR IRRIGATION WATER TRANSMISSION & DISTRIBUTION PIPING. STORED IRRIGATION WATER WILL BE DELIVERED TO EACH OF THE PARCELS FOR PRODUCTION TO PROVIDE FOR AT LEAST 10 ACRES OF IRRIGATED AGRICULTURAL LAND PER PARCEL.



LEGAL DESCRIPTION

EXHIBIT A

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

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

DRAFT

AGENDA
AGRICULTURAL ADVISORY COMMITTEE
WEDNESDAY, JUNE 9, 2021
5:30 PM

CAC-2-Conference Room C
County Administration Center
810 Court Street, Jackson, California

DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20, THE AMADOR COUNTY AGRICULTURAL ADVISORY COMMITTEE MEETING WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT 810 COURT STREET, **WE STRONGLY ENCOURAGE THE PUBLIC TO PARTICIPATE FROM HOME** BY CALLING IN USING ANY OF THE FOLLOWING NUMBERS:

+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

YOU MAY ALSO VIEW AND PARTICIPATE IN THE MEETING USING THIS LINK:

<https://us02web.zoom.us/j/5375128983>

The Chairperson will invite the public to comment via phone/online.

FIRST TIME ZOOM USERS and ZOOM SUPPORT: <https://support.zoom.us/hc/en-us/articles/206175806>

Public comment will also be accepted by email at planning@amadorgov.org. All emails must be received prior to the start of the meeting and will be included in the record. Emails received after those already included in the meeting materials will be distributed at the Committee meeting and shall be subject to the same rules as would otherwise govern speaker comments.

Meeting materials are available for public review at the Planning Department, 810 Court St., Jackson, CA, 95642 and posted on the County's website at www.amadorgov.org under the Calendar section.

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the Planning Department at (209) 223 6380. Requests must be made as early as possible and at least one full business day before the start of the meeting.

- A. Correspondence**
- B. Public matters and persons wishing to address the Committee regarding non-agenda items**
- C. Approval of minutes: January 27, 2021**
- D. AGENDA ITEMS:**

ITEM 1.

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

Applicant: Vineyard Village Lone, LLC (Fred Ott, Manager)

Supervisorial District: 2

Location: 6601 Sutter Lone Road, Lone, CA 95640

**STAFF REPORT TO: AMADOR COUNTY AGRICULTURAL ADVISORY
COMMITTEE
FOR MEETING OF: JUNE 9, 2021**

ITEM #1 Review and recommendation to the Board of Supervisors regarding Parcel Map #2891, which proposes to divide 246 acres into 6 parcels between 40 and 45 acres in size. 234 acres are included in Williamson Act contract #305; an additional 12 acres of non-contracted land from an adjacent parcel will be included, in conjunction with a request to rezone said acreage from the A, Agricultural district to the AG, Exclusive Agricultural district. APNs: 011-090-021 and 011-100-031 (12- acre portion).

Applicant: Vineyard Village Ione, LLC (Fred Ott, Manager)
Supervisor District: 2
Location: 6601 Sutter Ione Road, Ione, CA 95640

This application is a request to establish six separate agricultural preserves per the requirements of the California Land Conservation Act (Williamson Act). The proposed uses are irrigated cropland. Approximately 234 acres are zoned AG, Exclusive Agriculture District and has a General Plan Designation of AG- Agriculture-General. This acreage is included in contract #305. The remaining 12 acres are zoned A, Agricultural and has a General Plan Designation of AG- Agriculture-General. The establishment of the six new preserves will involve simultaneous removal of the subject land from Contract #305, and a rezone of ±12 acres to AG, Exclusive Agriculture (ZC-21;4-1).

Establishment of the agricultural preserves is contingent upon the approval of Tentative Parcel Map #2891, which involves the division of 246 acres into 6 parcels between 40 and 45 acres in size. Agricultural income and improvements for each proposed parcel, as provided by the applicant, are included in the attached information.

The Committee must review the application to determine that the proposed parcels meet the requirements of County Code Section 19.24.036(D)(4) for parcels less than one-hundred acres but at least forty acres. Each proposed parcel must:

- Have an annual agricultural income potential of \$6,561.00; and
- Have agricultural improvements totaling \$32,805.00; and
- Demonstrate unique characteristics of an agricultural industry.

The Committee should also review the proposals to determine if they are compatible with the California Land Conservation Act and Government Code 51238.1, attached. The Committee's recommendations will be forward to the Planning Commission and Board of Supervisors for further consideration.

MINUTES
AMADOR COUNTY AGRICULTURAL ADVISORY COMMITTEE
MEETING OF WEDNESDAY, JUNE 9, 2021

The meeting of the Amador County Agricultural Advisory Committee was called to order at 5:32 p.m. in the Board of Supervisor's Chambers at the County Administration Center, 810 Court Street, Jackson, California, by Chair John Allen.

The following members were present:

David Bassett, District 1
Dan Port, District 2 (Vice Chair)
John Allen, Jr., District 4 (Chair)
Eric Mayberry, Agricultural Commissioner
Zachary Kendrick, Planning Commissioner
Patty Bautista, Assessor's Office
Scott Oneto, Farm Advisor

The following members were absent:

Gary Gladen, District 3
Dan Dentone, District 5

Staff in attendance:

Chuck Beatty, Planning Department
Mary Ann Manges, Recording Secretary
Ruslan Bratan, Planner

Others present:

Jeffery Himmelmann, Assessor's Office
Fred Ott
Dominick Chirichillo
Robin Peters

- A. Correspondence:** None
- B. Public matters and persons wishing to address the Committee rearding non-agenda items:** None
- C. Approval of minutes:** Minutes of the January 27, 2021 meeting were unanimously approved following a motion by Eric Mayberry, seconded by Dave Bassett.

AGENDA ITEMS

- Item 1. Review and recommendation to the Board of Supervisors regarding Parcel Map #2891, which proposes to divide 246 acres into 6 parcels between 40 and 45 acres in size. 234 acres are included in Williamson Act contract #305; an additional 12 acres of non-contracted land from and adjacent parcel will be**

included, in conjunction with a request to rezone said acreage from the A, Agricultural district to the AG, Exclusive Agricultural district. (APNs: 011-090-021 and 011-100-031 (12- acre portion)).

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

Supervisory District: 2

Location: 6601 Sutter Ione Road, Ione, CA 95640

Chair Allen introduced the item.

Mr. Bratan shared the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Robin Peters, Delta Engineering and representing the applicant, explained the project pointing out the ponds, neighboring parcels and roads on the map included in the packet. He shared that one of the partners in this development is the Chirichillo family who is carrying out the original vision of the Vintage Estates project on a parcel to the east where it is the same situation and same goals and added that Mr. Chirichillo is currently leasing that property with yields of about 4 to 5 tons of grapes per acre.

Mr. Mayberry stated that he would like to see vineyards first with this project and asked if 600 vines per acre is the standard layout.

Mr. Oneto responded that 500 to 600 vines per acre is pretty normal and added that the Hwy 124 corridor is composed of mostly Auburn soils which tend to be oak woodland, crop land for livestock production, and on the shallow side. He shared that about 3-5 feet of soil is needed to grow grapes. He added that there is a small pocket of supan on the property where soils are deeper which is probably identified as a suitable site for the vineyards.

Mr. Peters referred to the aerial photo, sharing that soils tend to be more shallow in the area and that Mr. Chirichillo is very familiar with them. He shared that the vineyards could be leased or contained within an easement and that there is a successful example of vineyard easement use in Calaveras County.

Chair Allen asked how water is managed for the ponds and the water system and if it will be through shares or easements.

Mr. Peters said that it will be jointly managed. He added that ponds are a lot of work and that a contractor would be engaged periodically.

Chair Allen stated that they are also heavily regulated. He asked what the County gets out of this and asked if vines get assessed. Discussion ensued between the Chair and Ms. Bautista that the vines are assessed, but not as an appellation and that the County would receive revenue from fencing, vines, irrigation system, trellis, posts, and homesites.

Chair Allen added that there currently is open space out there and after this is done a lot of homes will be seen which is really not what the Williamson Act is for.

Mr. Peters said that the properties will be covered as much as possible with vineyards to maximize production and that homesites themselves could vary.

Chair Allen shared that one of his concerns is reflected in the state statute where it says that the use does not include a residential subdivision. He stated that if we do this project and it stays in Williamson Act, that the County would need to get agricultural production and jobs from it and require some minimal acreage of grapes so that it is not just a hobby vineyard. He added that 10 acres would be on the small side.

Mr. Peters responded that the owners would agree with that.

Chair Allen suggested that there be 15 acres minimum per parcel so that it is an actual agricultural business since the applicant can do this without it being in the Williamson Act. He shared that the proposed parcels are all currently in the same contract and that a strip is going to be added to it. He stated that they need to have 6 contracts and had concerns about what will happen if people do not do their part. He added that we need to think about what happens when people sell and then who will maintain the water system. He advised that there be a water company with shares of stock rather than an easement situation which he believes could be an invitation to the courthouse.

Mr. Peters stated that all the properties are going to be managed by the same entity and that it is in the interest of the vineyard manager to maintain water resources or he has no irrigation water or production.

Chair Allen asked if it is going to be required that they all be under one contract.

Mr. Peters responded no, but it is the model that he has constructed.

Chair Allen said that it ties the owners hands though.

Mr. Peters commented that the goal is common management of the vineyards. He shared that properties can be sold and that it is important to the owner to establish vineyards which will allow him to perpetuate his operation.

Mr. Mayberry asked if it is the plan to plant vineyards before parcels are sold off.

Mr. Peters responded that the vineyards come first.

Chair Allen and Mr. Bassett asked why there is a need to break it off into parcels and sell them if in they are in the wine business.

Mr. Peters responded to generate revenue.

Chair Allen said that it is a subdivision.

Mr. Peters responded it is a vineyard that requires a lot of revenue to become established.

Mr. Bassett stated that his concern is that he does not see the purpose of the Williamson Act to split it up into 40 acre parcels for high end residents. He added that it does not seem like it is compatible with the Williamson Act.

Chair Allen said that if they do it this way they have to have the vines on the parcels. Without the Williamson Act, they do not need to have the vines.

Mr. Beatty added that, currently, if they non-renew their Williamson Act contract, they have to wait 7 years to subdivide it.

Chair Allen added that they get a jump on it this way. He stated that if provisional contracts are added for 3 years that if they get non-renewed that it would be 10 years before it could be subdivided.

Mr. Peters reminded that Mr. Chirichillo's goal is to establish a project similar to the vision of Village Estates. He said it is the same guy in vineyard management who owns and operates a winery and who is established in the immediate vicinity and that this is an extension of his industry.

Chair Allen asked why is this better and said a question for the County is what does the County have to lose in doing this.

Mr. Peters responded that this is adding value to property, revenue to the County, and a better situation than Vintage Estates.

Chair Allen asked what the source of the water is.

Mr. Peters said runoff and showed the storage plan on the map.

Chair Allen said that the Committee has to be careful or we are going to get more of these. He said to make sure the County gets something out of this for the exchange of lower taxes and said he could not find the provisional term in the code.

Mr. Beatty stated that it is not in the code, but it has been practice to give a 3 year provisional contract.

Chair Allen said he does not think 10 acres is enough and recommended 15 acres because it is not just a homesite and that somebody else is tending it.

Mr. Peters suggested that it is not an issue that they will make it work.

Chair Allen said he would be more comfortable if there is a water company with shares.

Mr. Peters said we are looking at a different scenario and there is every incentive to maintain the water system.

Chair Allen said that he is looking at 20 or 30 years from now.

Mr. Peters said that the vineyard manager is going to be on the hook.

Chair Allen added that more structure is needed when there is one source of water for 6 parcels.

Mr. Port commented that it is not economically feasible to put the vineyards in now. He added that it seems that the 6 parcels will be benefitting from reduced taxes and if they are taken out of the Williamson Act they will be paying higher taxes. He said it sounds like the new owners will not have control of the water. He asked if they can grow whatever crop they want on those parcels and, if so, that it could affect the agricultural value in the long run. He added that he would like to see a way to make this happen, but shared concern that an agricultural project is being financed by a residential subdivision and being subsidized by the Williamson Act.

Chair Allen asked Mr. Beatty about the provisional conditions and asked if the County goes out to look at progress on year one.

Mr. Beatty replied that Planning is in charge of the provisional contract and would have to annually check progress. He added that no action can be taken until the 3rd year if the provisional terms have not been met.

Mr. Mayberry said that it could easily take 3 years to do what needs to be done.

Chair Allen said all the infrastructure and the vines would have to be in within 3 years.

Mr. Peters said in some cases it takes longer and asked about the parcel map.

Mr. Allen said they all get approved by the Board at the same time.

Discussion ensued among the Committee about recommending prohibiting sale of the parcels until the grapes are planted.

Mr. Oneto said they already put in a permit for an additional pond and to figure at least 3 acre feet per acre on a vineyard per year.

Mr. Mayberry said that he sees it as a problem that they are relying on water from a small watershed.

Mr. Mayberry and Mr. Oneto said that at some point the reality is that they will be putting in a well and that there are people that do dryland farming.

Mr. Peters said that the owner actually has a well.

Chair Allen stated that it seems like we need a motion and that a provisional contract is needed and to get everything completed. He said he would like to see infrastructure and a water company with shares of stock, and that each parcel would be part of that and that it would not need to be farmed until that time. He added that accomplishing that in in 3 years would be good.

Mr. Mayberry said they is nothing preventing them from putting the vines in today.

Chair Allen commented that they want to make more money off of it. He stated that they found a way to do it through the County code but that the County needs to get something out of it and that is why he is asking for 15 acres on each parcel.

Mr Peters said the consultant can fine tune it.

Chair Allen said that he needs a motion to recommend approval with a minimum of 15 acres of grapes on each parcel, have all vines and infrastructure associated with them installed within 3 years from date of the Board of Supervisor's approval, and that they form a water company with stocks for each parcel that would maintain the water system indefinitely.

Mr. Oneto asked for clarification that owners can punch a well.

Chair Allen said they could but they still need a water system.

Mr. Bassett said it looks like a lot of problems.

Mr. Oneto added each one is going to be punched with a well for home use.

Chair Allen said that the water company is just for the system that serves all 6 parcels' vineyards and does not serve the houses.

Mr. Beatty said that since this is a Committee and not a Commission that the chair can make the motion.

MOTION: Chair Allen motioned to recommend approval with a minimum of 15 acres of grapes on each parcel, have all vines and infrastructure associated with them installed within 3 years from date of the Board of Supervisor's approval, and that they form a water company with stocks for each parcel that would maintain the water system indefinitely.

Mr. Bratan said that the Committee recommendation goes to the Board of Supervisors, but project will first be reviewed by the Technical Advisory Committee with the Parcel Map being approved by the Planning Commission.

Mr. Beatty said that the Board will also have to approve the zone change for the 12 acres on the far east of the project and all of the Williamson Act contracts.

Chair Allen amended the motion to recommend approval to add the 12 acres to the Williamson Act and have a separate contract for each parcel.

Mr. Port stated that he votes no at this time because it is too complicated.

The motion failed for lack of a second.

Mr. Port said that he cannot see a way forward and that he has to get a pretty detailed description of how this is going to play out over the next 20 years and a better idea of the rights and obligations of the property owners of those 6 parcels. He added that he is willing to talk about it and suggested that maybe staff can come forward with a proposal.

Fred Ott clarified that most of the revenue for the County now comes from the single home on his parcel. He stated that if there is no subdivision there is no way forward. He commented that he is fortunate to have met Dominick Chirichillo several years ago and that Mr. Chirichillo is an experienced vintner, winemaker, has a wine school and a restaurant, and has great plans for the entire area. He stressed that this is 6 parcels of grapes and a joint venture for 6 individuals. He added that if the County is looking for tax revenue, they are not going to get it if nothing is approved. He added that this is also a community. He shared that this was designed for 10 acres of grapes per parcel but can be changed to 15 acres. He said that it will be owned continually by Mr. Chirichillo and/or himself and that they will control the water. He added that the owners of parcel 4 and parcel 6 always manage water. He stressed that the alternative that the County only will get the revenue off the one house because the land in the Williamson Act. He shared that there already are two successful vineyards there owned by Mr. Chirichillo and reminded that there will be no income from this property if it is not subdivided.

Mr. Mayberry asked if the Williamson Act should be used to facilitate this project, whether it economically makes sense or not, and if they should recommend it to the Board as presented. He commented that the Chair made an effort to find ways to get this passed and asked if there is a compromise between Mr. Ott's interests and the interests of the County.

Mr. Ott said that the only reason he is subdividing into 40 acre parcels is to keep it in the Williamson Act. He said that to go through the period of time to get out of Williamson Act is not economical in order to subdivide. He requested reconsideration and a revote. He stated that if it does not go through that he will sell, with the County receiving income on real estate from only a farm house and land.

Mr. Bassett asked what happens if a recommendation is not made to the Board of Supervisors.

Mr. Mayberry stated that it would be irresponsible to not take a position and said that someone else should make different motion.

Commissioner Kendrick stated that his concern is the precedent that it sets.

Mr. Ott commented that in order to be viable that there has to be a return on investment.

Commissioner Kendrick stated that this is a subdivision and the Williamson Act is to preserve large parcels. He said that progress and change will come and this is just part of the snowball. He shared that on its face there is no problem how it is drawn and that he appreciates its story. He added that it does set a precedent and is going to start a ball rolling.

Mr. Mayberry shared that from the past that people tend to want to go with the lowest requirements.

Mr. Ott commented that he wants to clarify that it is the right of an owner to seek approval for a subdivision and that the County is not getting any ag land in grazing. He shared that he is frustrated and thought that he did everything right. He added that if he needs to resubmit that he needs to know what the objections are. He asked for delineation on specific concerns, what is in violation of the Williamson Act, and what the purpose is of maintaining ag land.

Commissioner Kendrick stated that he seconds the earlier motion.

Chair Allen asked if there are any other questions.

Mr. Port commented that there are too many questions at this point to be answered. He said that this is the first time this Committee has seen this. He said that ag water is controlled by two of the parcels and shared that 40 acres parcels in this type of ground is not going to be enough of an ag venture. He stressed that control of water is key and shared that he does not know what the capacity of any wells might be. He suggested to make sure that if parcels in the Williamson Act are allowed to be subdivided into 40 acres that they are ag parcels.

Ms. Bautista informed that the County does not get subsidies from the State of California for contracted land anymore.

Mr. Port suggested that the applicant talk to Planning again and to some of the people on the Committee.

Mr. Beatty said sending it back to Planing is not going to be any help. He explained that they advised the applicant to propose 10 acres of vineyard per parcel based on the Committee's recommendations of 10 acres in the past, and added that the project otherwise meets all the requirements of the County code.

Mr. Ott asked for exactly what the objections are in order for them to come back with revisions.

Chair Allen said the water is an issue but it can be taken care of by the water company.

Mr. Port said that if the rest of the Committee is satisfied, that he is fine with it.

The Committee took a vote on Chair Allen's motion.

Ayes: Bautista, Kendrick, Allen

Noes: Mayberry, Port, Bassett

Abstain: None
Absent: Gladen, Dentone

Chair Allen said he has an idea on how to move this along. He stated that the Committee is choking on this being a subdivision, but that the flip side is a more intense use of the land. He said that maybe the Committee needs more information about how this is going to work.

Mr. Mayberry asked what will happen if Mr. Ott and Mr. Chirichillo are not here in the future and said that something is needed to ensure the continuity of the operation. Discussion ensued amongst the Committee about the ability to non-renew, but that it does not often happen. Mr. Mayberry shared that it seems to meet the minimum acres and added that it clearly is a subdivision first, and agricultural project second.

Mr. Ott and Mr. Peters said that everything was proposed based on knowledge at the time and that they do not have the wherewithal to put in vineyards on 234 acres to offset the expense of putting it all in.

Chair Allen asked if the partner has the money to put the vineyards in, and if they can put vineyards in within 3 years until the parcels are sold.

Mr. Ott responded that loans are going to get the vineyards in and then they will turn around sell the parcels with Mr. Chirichillo recouping his investment. He added that without recouping there will be no money to put into the vineyards.

Chair Allen said that this helps explain, and if the County wants this project to be aware that it is being subsidized by selling the parcels.

Mr. Ott responded absolutely and that it is actually a very common sense thing.

Chair Allen stated there is open space out there now and if the Committee wants to see grapes put in, this is a way to get it done.

Mr. Port said that the 10 acres is not an issue and that the issue is how the water can be guaranteed for each of those 6 parcels. He stated that it involves the rights to the water and also if there is a company to be set up how that is to be legally organized. He shared that it is the water that makes those parcels qualify. He commented to look around in California, to look at ARSA, and reminded that there is a golf course in Ione that does not have any water.

Chair Allen responded that he is going to have 40 acre feet of storage and that they just need to construct a dam and that they have the engineering and a grading permit. He added that they have not figured out how to distribute that water legally amongst those parcels and said that is why he added terms to have a water company with shares owned by each parcel owner so that a structure for that can be carried forward indefinitely. He commented that is the biggest flaw that he sees.

Mr. Port said that another issue is that 40 acre feet of water is not enough to irrigate 40 acres of vineyard.

Chair Allen shared that that has been brought up, but that it is up to them to figure out those calculations, not the Committee. He asked if they can get those vines in in 3 years and that if they can that it works and if they cannot they get non-renewed and go forward without the Williamson Act and maybe have some delay. He added that by having that condition that they have to plant that many acres within that time it is up to them to make it work.

Mr. Ott said that Mr. Chirichillo just sent him an email and said that the water company can be owned by the 6 lot owners. Mr. Ott commented that he assumes in the deed restrictions there can be a stipulation that the root stock is a cab plant water resistant root stock which after 5 years can be dry farmed and that there is a lot of dry farm vineyards already in Amador County. He added that each of the parcels can have their own well and that there already are 3 wells and that they just need 3 more wells for individual household use. He said that if the vines are in within the 3 years, and within 5 years they can dry farm, it will solve a lot of that problem.

Mr. Mayberry asked Mr. Oneto if it makes sense.

Mr. Oneto stated that it is a challenging area and that it sounds like they have a very experienced grape grower in that area that feels they can do it. He said that he cannot argue that it cannot be done, but that it would be extremely challenging.

Chair Allen asked what the County has to lose because it is up to them to make it work. If they cannot make it work they get non-renewed and go forward with it without the Williamson Act or drop it and the County is no worse off.

Commissioner Kendrick said getting established is the challenge.

Chair Allen shared that if they can make it work the County has 90 acres of vines and work resulting from that.

Mr. Oneto said that his biggest concern is giving access to the water for those 6 individual parcels, but the Chair has made a recommendation that potentially could solve that concern.

Mr. Mayberry asked Mr. Beatty if there is one motion that has failed if a second motion is needed that is a little bit different.

Mr. Beatty shared that someone can make the same or totally different motion now. The worst thing to do would be giving no recommendation at all.

Chair Allen said that the Board relies on this Committee so we need to give them a recommendation and asked how it can it be tweaked to get more votes and what other concerns need to be addressed.

Mr. Mayberry asked if it is going to be viable for those parcels without the water 5 years from now or under a different ownership. He added that they are going to want to lease those back, but what if they do not want to lease them.

Chair Allen said that a lot of growers around here have lost contracts and asked if a 30 year lease would take care of that problem so that someone is responsible to take care of those grapes and buy them.

Mr. Mayberry said that it might help.

Commissioner Kendrick stated that it falls on the buyer.

Chair Allen shared that people who buy these parcels may not know anything about grapes.

Chair Allen proposed maybe a long term lease or maybe an easement.

Mr. Ott said if long term leases are needed that they will do them.

Chair Allen said things will change in 20 or 30 years and asked what kind of a term would be appropriate on a lease for that.

Mr. Peters said only the applicants can say that.

Mr. Bassett said he thinks 20 years will be sufficient and that he still has concerns about enough water.

Mr. Oneto commented that this is setting a new precedent.

Chair Allen stated that we do not want hobby farms.

Mr. Peters said that they worked with staff quite a while and that it is not a new concept.

Mr. Mayberry responded that it is new for this area.

Mr. Peters suggested easements and Chair Allen commented that easements are permanent and lead to litigation later on.

Chair Allen suggested bringing it back at the next meeting,

Mr. Peters said that his preference is to amend the motion.

Chair Allen suggested to add to the earlier motion that there be a long term lease with the vineyard operator to maintain the vines and take the grapes so that the owners would not be left holding grapes they do not know how to sell, and that after it is subdivided that there be individual Williamson Act contracts.

Mr. Mayberry said he is willing to make a second on that.

Upon a motion by John Allen, seconded by Eric Mayberry, and carried, the Committee recommended approval with a minimum of 15 acres of grapes on each parcel, a separate Williamson Act contract for each parcel, have all vines and associated infrastructure in within 3 years from date of Board of Supervisor’s approval, that they have formation of a water company with stocks for each parcel that would maintain the water system indefinitely, and a long term lease with the vineyard operator to maintain the vines and buy the grapes.

Ayes: Bassett, Bautista, Kendrick, Allen, Mayberry

Noes: None

Abstain: Port

Absent: Gladen, Dentone

There being no further business, Chair Allen adjourned the meeting at 7:35 p.m.

John Allen, Jr., Chair

Chuck Beatty, Planning Director

DRAFT



Ruslan Bratan <rbratan@amadorgov.org>

TAC Project Referral - Parcel Map #2891 Vineyard Village - Completeness

Michelle Opalenik <mopalenik@amadorgov.org>
To: Robin Peters <rpeters@calstateengineering.com>
Cc: Ruslan Bratan <rbratan@amadorgov.org>

Wed, Jun 16, 2021 at 2:45 PM

Good Afternoon Robin,

I have received the application for Vineyard Village, TPM 2891. Our records indicate there are at least 4 existing groundwater wells located within the project boundary. I don't see them marked on the proposed map. Granted, my eyesight is not great - I would like to see those wells mapped relative to the proposed parcel boundaries. Thank you!

Michelle

[Quoted text hidden]

--

Michelle Opalenik

Michelle Opalenik, Director
Amador County Environmental Health Department
[810 Court Street](#)
[Jackson, CA 95642](#)
(209) 223-6439
(209) 223-6536 (Direct)



Staff Referral Packet - PM 2891 Vineyard Village (Completeness).pdf

8637K



AB52: Vineyard Village Tentative Parcel Map #2891

2 messages

Anna Starkey <astarkey@auburnrancheria.com>
To: Amador County Planning Department <planning@amadorgov.org>
Cc: Anna Cheng <acheng@auburnrancheria.com>

Wed, Jun 16, 2021 at 12:42 PM

Dear Mr. Bratan,

On behalf of the United Auburn Indian Community, Tribal Historic Preservation Department, thank you for the notification and opportunity to consult on the Vineyard Village Tentative Parcels. We have identified a tribal cultural resource in the parcel boundary and therefore would like to consult under AB 52 to discuss the topics listed in Public Resources Code (PRC) §21080.3.2(a). Avoidance and preservation in place is the preferred alternative under the California Environmental Quality Act (PRC §21083.2 (b)) and UAIC protocols. Tribal values must be included in evaluating the significance of any tribal cultural resources in the project area and appropriate mitigation measures of tribal cultural resources must be developed through tribal consultation.

Please acknowledge the receipt of this email and UAIC's request to consult. Can you tell me if other tribes have responded and are actively consulting? We may require a site visit in order to confirm the boundaries of the tribal cultural resource and to provide our recommendations for avoidance and protection. Is there a cultural report with photographs prepared that we can review? UAIC reiterates that California Native American tribes traditionally and culturally affiliated with a geographic area may have expertise concerning their tribal cultural resources (PRC § 21080.3.1). This means that archaeologists shall not identify, evaluate, or make recommendations for cultural items or sites that are considered a tribal cultural resource by consulting tribes.

Thank you for involving UAIC in the planning process at an early stage. We ask that you make this letter a part of the project record and we look forward to working with you to ensure that TCRs and cultural resources are protected.

Kind regards,

Anna Starkey

The United Auburn Indian Community is now accepting electronic consultation request, project notifications, and requests for information! Please fill out and submit through our website. Do not mail hard copy letters or documents.
<https://auburnrancheria.com/programs-services/tribal-preservation> **Bookmark this link!**



Anna M. Starkey, M.A., RPA
Cultural Regulatory Specialist
Tribal Historic Preservation Department | UAIC
10720 Indian Hill Road
Auburn, CA 95603
Direct line: (916) 251-1565 | Cell: (530) 863-6503
astarkey@auburnrancheria.com | www.auburnrancheria.com

Nothing in this e-mail is intended to constitute an electronic signature for purposes of the Electronic Signatures in Global and National Commerce Act (E-Sign Act), 15, U.S.C. §§ 7001 to 7006 or the Uniform Electronic Transactions Act of any state or the federal government unless a specific statement to the contrary is included in this e-mail.

Amador County Planning Department <planning@amadorgov.org>
To: Anna Starkey <astarkey@auburnrancheria.com>
Cc: Anna Cheng <acheng@auburnrancheria.com>

Mon, Jun 21, 2021 at 1:25 PM

Hello Anna,

Received, thank you (see attached confirmation letter). None of the other contacted tribes have requested consultation, nor have they responded. The Cultural Report for the subject property is attached as well. Let me know if you have any questions.


Best,
Ruslan

Amador County Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380
planning@amadorgov.org

[Quoted text hidden]

2 attachments

 **Tribal Consultation Confirmation Lettter_PM 2891.pdf**
954K

 **CONFIDENTIAL_PM 2891 Cultural Report.pdf**
5332K



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

Date: June 21, 2021

Anna M. Starkey
Cultural Regulatory Specialist
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603

RE: **Tentative Parcel Map #2891**

Dear Cultural Resources Representative:

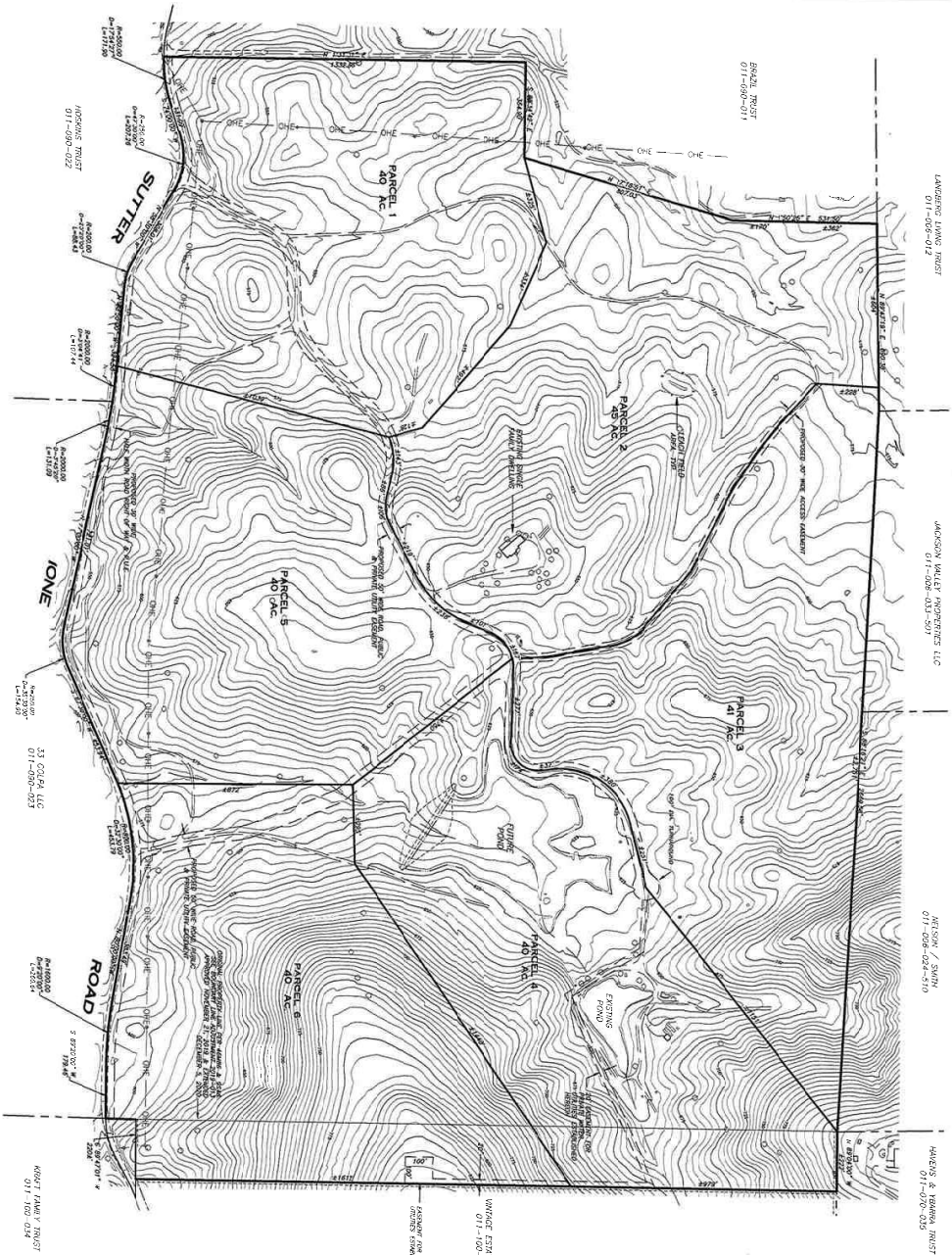
I have received your request to consult on the above proposed project in Amador County in the area shown on the enclosed maps. As mentioned in my initial Application Referral dated **June 11, 2021**, this project will include the **division of 246 acres into 6 parcels between 40 and 45 acres in size. 234 acres are included in Williamson Act contract #305; an additional 12 acres of non-contracted land from and adjacent parcel will be included, in conjunction with a request to rezone said acreage from the A, Agricultural district to the AG, Exclusive Agricultural district. APNs: 011-090-021 and 011-100-031 (12- acre portion).** The consultation may be done by email, by letter, by phone or in person with me. It may cover potential significant adverse effects to tribal cultural resources within the geographic area traditionally and culturally affiliated with the tribe. This may include discussion concerning the type of environmental review necessary, the significance of tribal cultural resources, the significance of the project's impacts on the tribal cultural resources, and, if necessary, project alternatives or the appropriate measures for preservation or mitigation that the tribe may recommend. Please contact me at your earliest convenience in order to arrange a date, time, and location for the consultation. I may be reached at the above address, phone number, and email.

The consultation does not limit the ability of the tribe to informally submit information to Amador County regarding the significance of tribal cultural resources, the significance of the project's impact on tribal cultural resources, or any appropriate measures to mitigate the potential impacts. Please feel free to contact me if you have any questions concerning this proposed project or what is being requested in this letter.

Sincerely,

Ruslan Bratan
Planner

REDUCED



VESTING TENTATIVE PARCEL MAP No. 2891 for VINEYARD VILLAGE

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

FEBRUARY 2021

OWNERS: VINYARD VILLAGE TRUST, LLC 1697 Industrial Road San Carlos, CA 95050	SUBDIVIDED BY: VINYARD VILLAGE TRUST, LLC 1697 Industrial Road San Carlos, CA 95050	PREPARED BY: DELTA ENGINEERING, INC. 133 Main Street Jackson, CA 95824 (530) 223-1441
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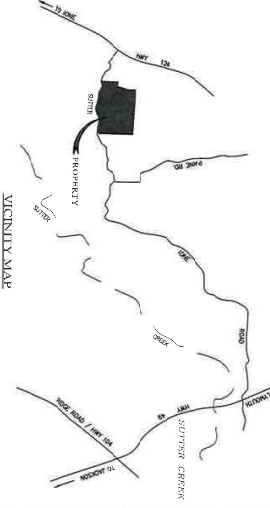
GENERAL NOTES

1. DEED REFERENCE: NE. NO. 1098 004264, 2008-2007723 & 2001-0014902
2. MAP REFERENCES: 4E-W-46 & 6-9-48
3. TOTAL NUMBER OF PARCELS: 6
4. TOTAL NUMBER OF PARCELS: 6
5. EXISTING LAND USE: AGRICULTURAL
6. EXISTING ZONING: AG
7. EXISTING ZONING: AG
8. EXISTING ZONING: AG
9. PROPOSED ZONING: NO CHANGE
10. PROPOSED ZONING: NO CHANGE
11. PROPOSED GENERAL PLAN DISCUSSION: NO CHANGE
12. WATER SUPPLY: PRIVATE WELLS
13. PROPOSED GENERAL PLAN DISCUSSION: NO CHANGE
14. PROPOSED UTILITIES: NO CHANGE
15. POWER: PACIFIC GAS & ELECTRIC CO.
16. TELEPHONE SERVICE: A.T. & T.
17. TELEVISION SERVICE: PRIVATELY OWNED SERVICE DISTRICT
18. FIRE PROTECTION: AMADOR FIRE PROTECTION DISTRICT
19. COUNTY INDEMNITY: 5 FEET BASED ON AN AERIAL SURVEY CONDUCTED MAY 2008
20. THE HIGH WALK AGRICULTURE DEVELOPMENT ACT, CHAPTER 1344 AND
21. BUILDING ATTACHES ARE TO COUNTY MAP CORNER 13.44 AND
22. THIS PROPERTY MAY BE MINOR CORNER LOT OF A MULTIPART INSTALLATION.

AGENTS CERTIFICATE:

I AM THE AGENT FOR SHERIDAN VINEYARD VILLAGE TRUST, LLC. AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AGENT'S NAME: SHERIDAN VINEYARD VILLAGE TRUST, LLC	DATE: _____
AGENT'S ADDRESS: 133 MAIN STREET, JACKSON, CA 95824	DATE: _____



DELTA ENGINEERING, INC.
Professional Engineer
33 Main Street Jackson, CA 95824
(530) 223-1441
www.deltainc.com

PROJECTS - 6501 SUTTER ROAD - 20E - AMADOR CO 1/2008

California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING
P.O. BOX 2048 | STOCKTON, CA 95201
(209) 948-7325 | FAX (209) 948-7164 TTY 711
www.dot.ca.gov



June 23, 2021

Ruslan Bratan, Planner I
Amador County Planning Department
500 Argonaut Lane
Jackson, CA 95642-9534

**AMA-124 - PM R4.763
Vineyard Village Ione
Parcel Map Application
Tentative Parcel Map #2891**

Dear Mr. Bratan,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Vineyard Village Ione's Parcel Map Application. This project proposed to divide 246 acres into six (6) parcels between 40 and 45 acres. Approximately 234 acres of the 480 acres are included in Williamson Act contract #305; an additional 12 acres of non-contracted land from an adjacent parcel will be included, in conjunction with a request to rezone acreage from Agricultural district (A) to Exclusive Agricultural (AG) district. Assessor Parcel Numbers are 011-090-021 and 011-100-031 (12- acre portion).

Caltrans has the following comments

Caltrans suggest Amador County continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this project and other developments near this location. This will assist Caltrans in ensuring that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

Caltrans request the opportunity to review and comment should any additional development be proposed on these parcels. Additionally, we recommend coordinating with the Natural Resource Conservation Service (NRCS) for potential effects to farmland (<https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/landuse/fppa/>).

Encroachment Permits

If any future project activities encroach into Caltrans Right-of-Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste

Ruslan Bratan, Planner I
June 23, 2021
Page 2

locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any question or would like to discuss these comments, please contact Paul Bauldry at (209) 670-9488 (email: paul.bauldry@dot.ca.gov) or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov) if you have any questions or concerns.

Sincerely,

Gregoria Ponce'

Gregoria Ponce, Chief
Office of Rural Planning