



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

**APPLICATION REFERRAL**

**TO:**

Amador Air District  
Building Department  
County Counsel  
Environmental Health Department  
Surveying Department  
Transportation and Public Works  
Department  
Waste Management  
Sheriff's Office  
AFPD  
ACTC  
Amador Transit  
Amador Water Agency  
Cal Fire  
CHP  
Caltrans, District 10  
CDFW, Region 2  
Amador LAFCO

Shingle Springs Band of Miwok  
Indians\*\*  
Calaveras Band of Mi-Wuk  
Indians\*\*  
Chicken Ranch Rancheria of Me-  
Wuk Indians\*\*  
Jackson Rancheria Band of Miwok  
Indians\*\*  
United Auburn Indian Community  
of the Auburn Rancheria\*\*  
Nashville Enterprise Miwok-  
Maidu-Nishinam Tribe\*\*  
Washoe Tribe of Nevada and  
California\*\*  
Ione Band of Miwok Indians\*\*  
Buena Vista Band of Me-Wuk  
Indians\*\*

**DATE:** May 18, 2023

**FROM:** Ruslan Bratan, Planning Department

**PROJECT:** Request for a Use Permit (UP-23;4-2) for a Tasting Room in the "R1A," Single-family Residential Agriculture zone, with AG, Agriculture General, General Plan designation. (APN: 021-170-006)

**Owner/Applicant:** Meikle Jeffrey A & Jane E Trust

**Supervisorial District:** 5

**Location:** 19001 Ponderosa Way Volcano, CA 95689

**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, recommend approval of the environmental document under CEQA, and propose and review draft conditions of approval for the project during its regular meeting on **Thursday, June 1, 2023 at 1:00 PM in the Board of Supervisors Chamber** at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.



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

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

**APPLICATION PROCEDURE FOR USE PERMIT**

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

1. Complete the following:
- Name of Applicant MR JEFF MEIKLE INFORMED WINERY.COM  
Mailing Address PO BOX 227  
VOLCANO, CA 95689  
Phone Number 916 803-8840  
Assessor Parcel Number 21-170-006-00
- Use Permit Applied For:
- Private Academic School
  - Private Nonprofit Recreational Facility
  - Public Building and Use(s)
  - Airport, Heliport
  - Cemetery
  - Radio, Television Transmission Tower
  - Club, Lodge, Fraternal Organization
  - Dump, Garbage Disposal Site
  - Church
  - OTHER TASTING ROOM
2. Attach a letter explaining the purpose and need for the Use Permit.
3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
4. If Applicant is not the property owner, a consent letter must be attached.
5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
7. Planning Department Filing Fee: \$ 1,864.00  
Environmental Health Review Fee: \$ 480  
Public Works Agency Review Fee: \$ 500.00 deposit  
Amador Fire Protection District Fee: \$ 452  
Discretionary permits may be subject to a CA Fish & Wildlife fee: \$
8. Complete an Environmental Information Form.
9. Sign Indemnification Form.

**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: MEIKLE FAMILY VINEYARDS LLC  
MFU WINERY TASTING AREAS  
OUTDOOR AND INDOOR

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

Applicant/ Developer JEFF MEIKLE Landowner JEFF MEIKLE

Address 19001 PONDEROSA WAY Address VOLCANO, CA 95689

Phone No. 916 803-8840 Phone No. 916 803-8840

Assessor Parcel Number(s) 21-170-006-00

Existing Zoning District R1-A

Existing General Plan \_\_\_\_\_

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

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

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

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

YES NO

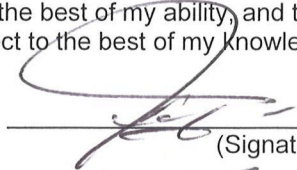
- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.          |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.                 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity.                                 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).                  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).                     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects?                          |

**ENVIRONMENTAL SETTING**

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

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

Date 9 APRIL 2023

  
 \_\_\_\_\_  
 (Signature)  
 For MEIKLE FAMILY VINEYARDS  
 or  
MFD WINERY



INDEMNIFICATION

Project: MEV WINERY, MEIKLE FAMILY VINEYARDS, TASTING AREA

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

Owner (if different than Applicant):

\_\_\_\_\_  
Signature

Project Title: MFV Winery, Meikle Family Vineyards LLC, Tasting Area

Project Location: 19001 Ponderosa Way, Volcano, CA 95689  
APN:21-170-006-00

Project Sponsor's Name: Jeffrey and Jane Meikle Revocable Trust  
19001 Ponderosa Way, Volcano, CA 95689

Current General Plan Designation: AG Agriculture General

Current Zoning: R1-A

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

Contact Person: Jeff Meikle  
916 803-8840

Date Prepared: April, 2023

### Project Description

The proposed project is to develop an outdoor and indoor tasting area. Neither one will be very large with the outdoor one approximately 410 sq ft. It is only through interest from existing customers and potential customers wanting to visit our location that we have decided to take this approach. Our property is very unique and will offer a special outdoor tasting experience. The property sits at almost 3000 ft elevation and is surrounded completely by forest and encircled by almost 600 acres of BLM land and some privately owned but unoccupied vacant land. We will offer visits to a restricted number of guests per day. Not to exceed 6 per day and no more than 45 per month maximum. Hours of operation will be limited to Thursday, Friday and Saturday from 11:00 a.m. to 5:00 and by appointment only. Our facility will host a wine club pick-up event 3 times a year to allow club members an opportunity to visit our winery and visit with our winemaker and family. We do not intend to have large gatherings or offer a wedding venue. The closest occupied dwelling is well over ¼ mile away and our

entrance is 1233 feet from our proposed tasting areas. So no neighbors will be inconvenienced by excessive traffic or noise pollution.

### Project Location

The MFV Winery Tasting Room Project is located in the unincorporated Agriculture area of Amador County, California in District 5 and approximately 3 miles north east from the incorporated city of Volcano.

### Site Characteristics

The property is 39.02 acres with agriculture uses including 7 acres of grapes resting just under 3000 ft elevation. The outdoor tasting facility will be 410 sq foot covered patio and the inside tasting area will be 400 sq foot converted garage space. Sewage disposal is through a septic system and water will be supplied through an existing well. The tasting area will be in the South Western Section of the property overlooking the terraced hillside to the south and the Sacramento Valley to the West. There is an existing gravel driveway from the front gate to the tasting area and a 3 vehicle paved parking area adjacent to the tasting sites. The entire ridgetop is the Ancient Mokelumne River Channel and is composed of 20ft of river rock over 20 feet of clay then 40 feet of volcanic ash.

The site is currently occupied by one single-family residence, a barn and an existing winery.

### Schedule Of Project Construction:

The outdoor tasting area will be on an existing concrete pad and will be completed by adding a trellis by May 2023. The indoor tasting facility has an anticipated completion date of July 15, 2023.



STATE OF CALIFORNIA  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
ALCOHOLIC BEVERAGE LICENSE

WINEGROWER

VALID FROM

Jul 01, 2022

MEIKLE FAMILY VINEYARDS LLC  
PO BOX 227  
VOLCANO, CA 95689

EXPIRES

Jun 30, 2023

TYPE NUMBER DUP

02 539570

AREA CODE

RENEWAL

0300 23

BUSINESS ADDRESS  
(IF DIFFERENT)

DBA: MEIKLE FAMILY VINEYARDS LLC  
19001 PONDEROSA WAY  
VOLCANO, CA 95689

CONDITIONS

OWNERS: MEIKLE FAMILY VINEYARDS LLC



**IMPORTANT INFORMATION**

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

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

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

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

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

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

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

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

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

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

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

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

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

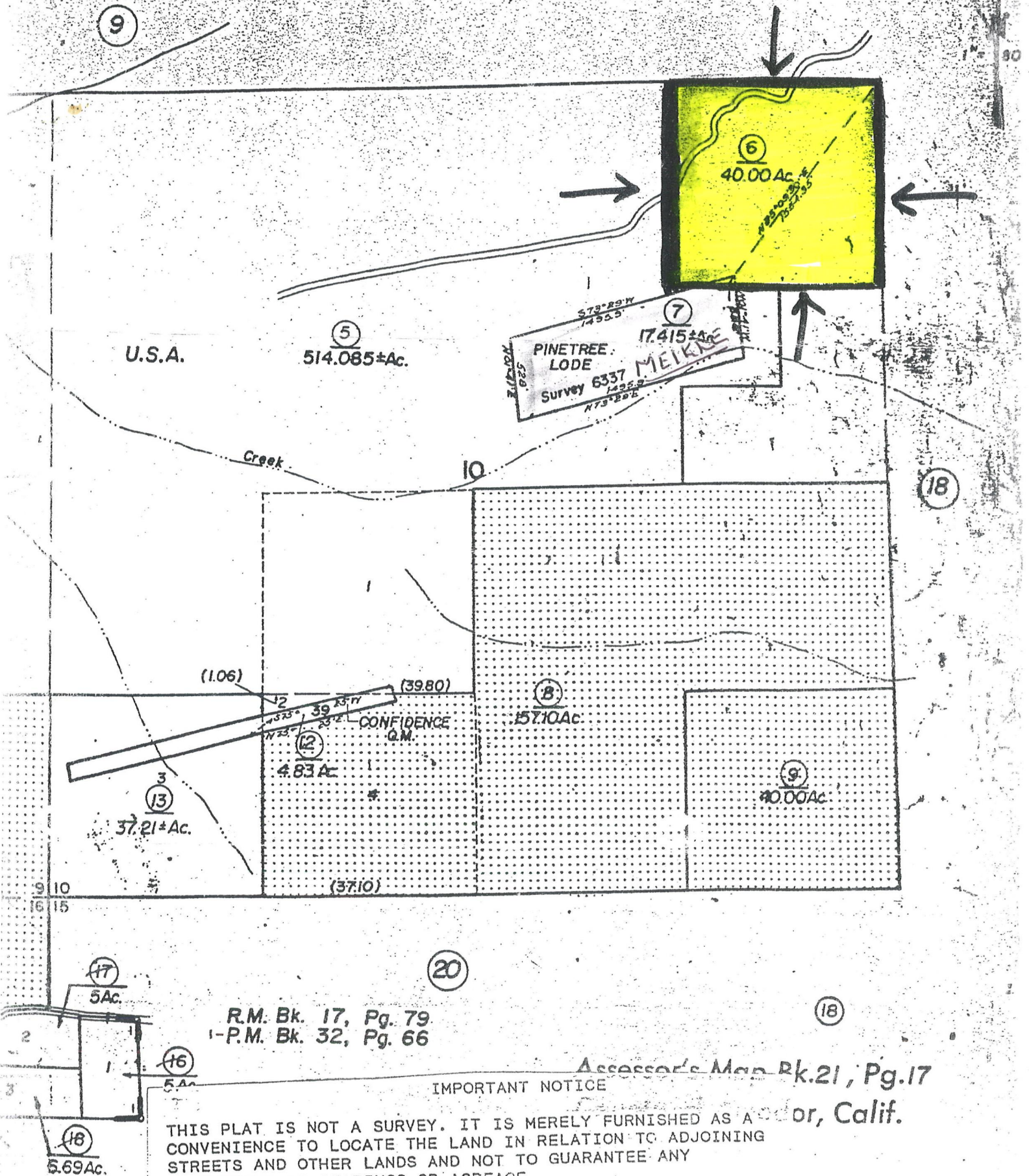


@ca\_abc



CaliforniaABC





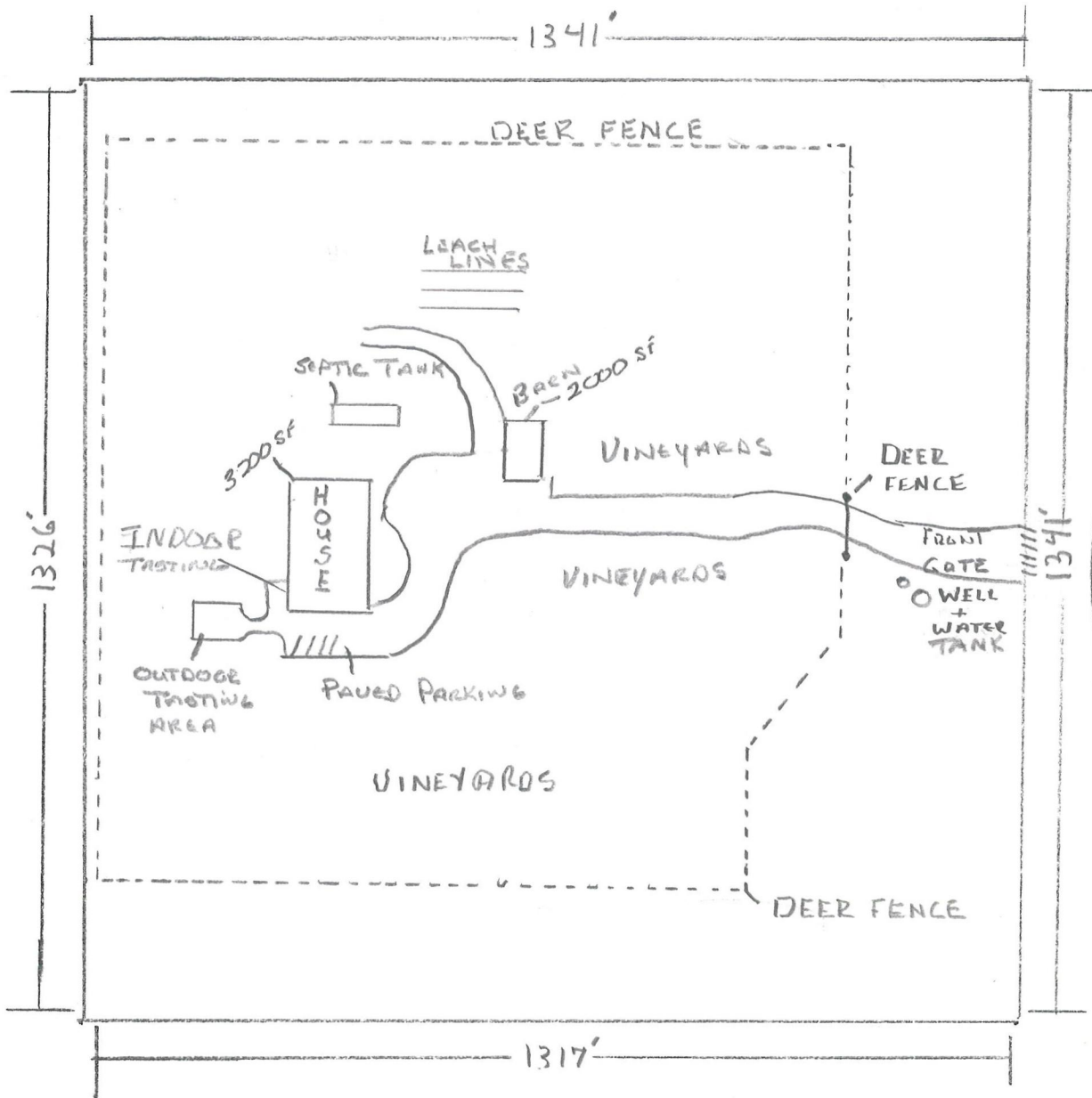
R.M. Bk. 17, Pg. 79  
I-P.M. Bk. 32, Pg. 66

Assessor's Map Rk. 21, Pg. 17

IMPORTANT NOTICE

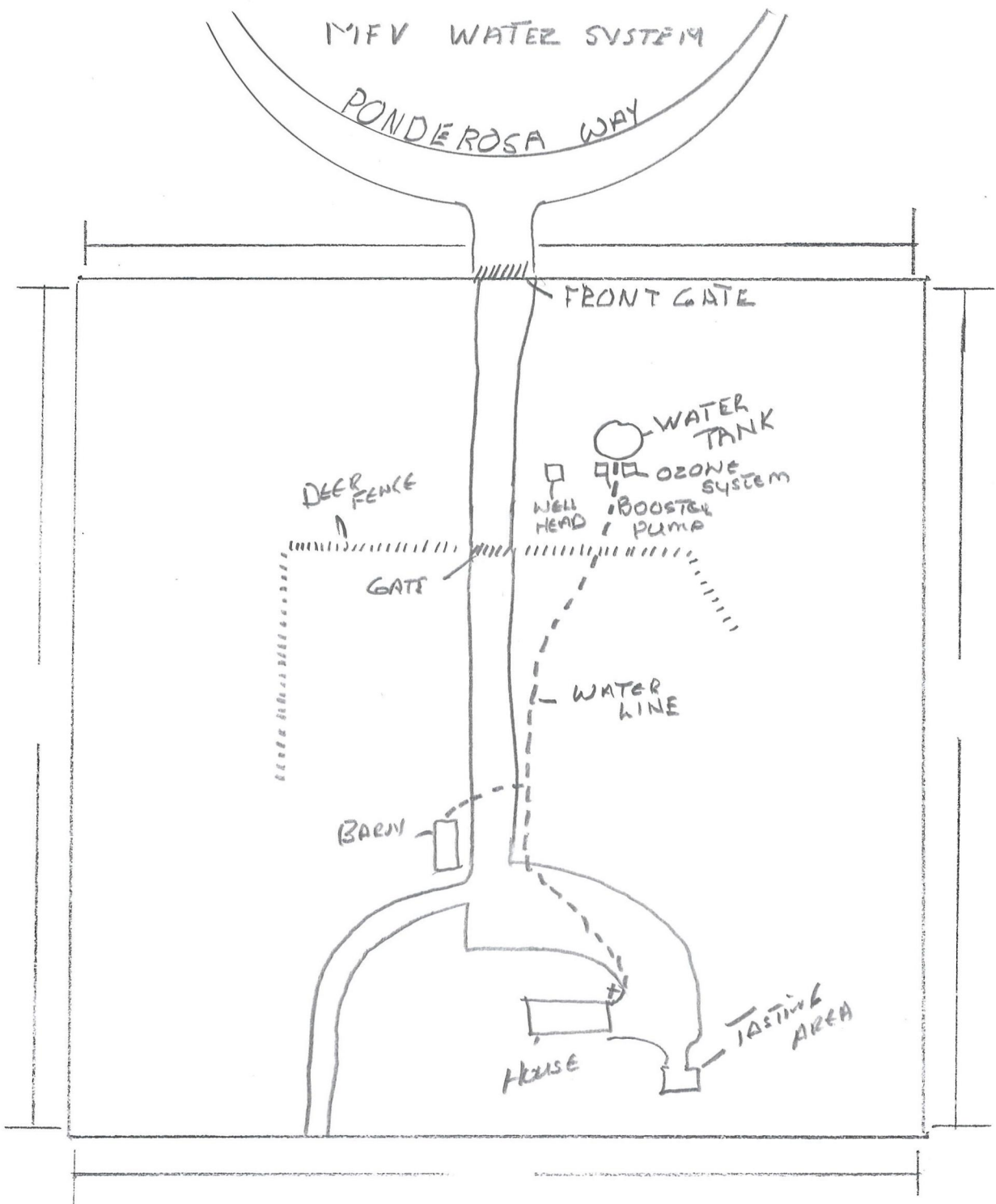
THIS PLAT IS NOT A SURVEY. IT IS MERELY FURNISHED AS A CONVENIENCE TO LOCATE THE LAND IN RELATION TO ADJOINING STREETS AND OTHER LANDS AND NOT TO GUARANTEE ANY DIMENSIONS OR BEARINGS OR ACREAGE.

MFV WINERY



MEIKLE FAMILY VINEYARDS LLC  
19001 PONDEROSA WAY  
VOLCANO CA 95689





WATER ONLY SERVES HOUSE, BARN & GRAPES





Amador County

Permit Number: 0300643

Meikle 2022

Created On: 3/22/2022

Operator: Meikle Family Vineyards



Included Sites: A-01







Amador County

Permit Number: 0300643

SITE A-01

Created On: 1/11/2021

19001 Ponderosa Way

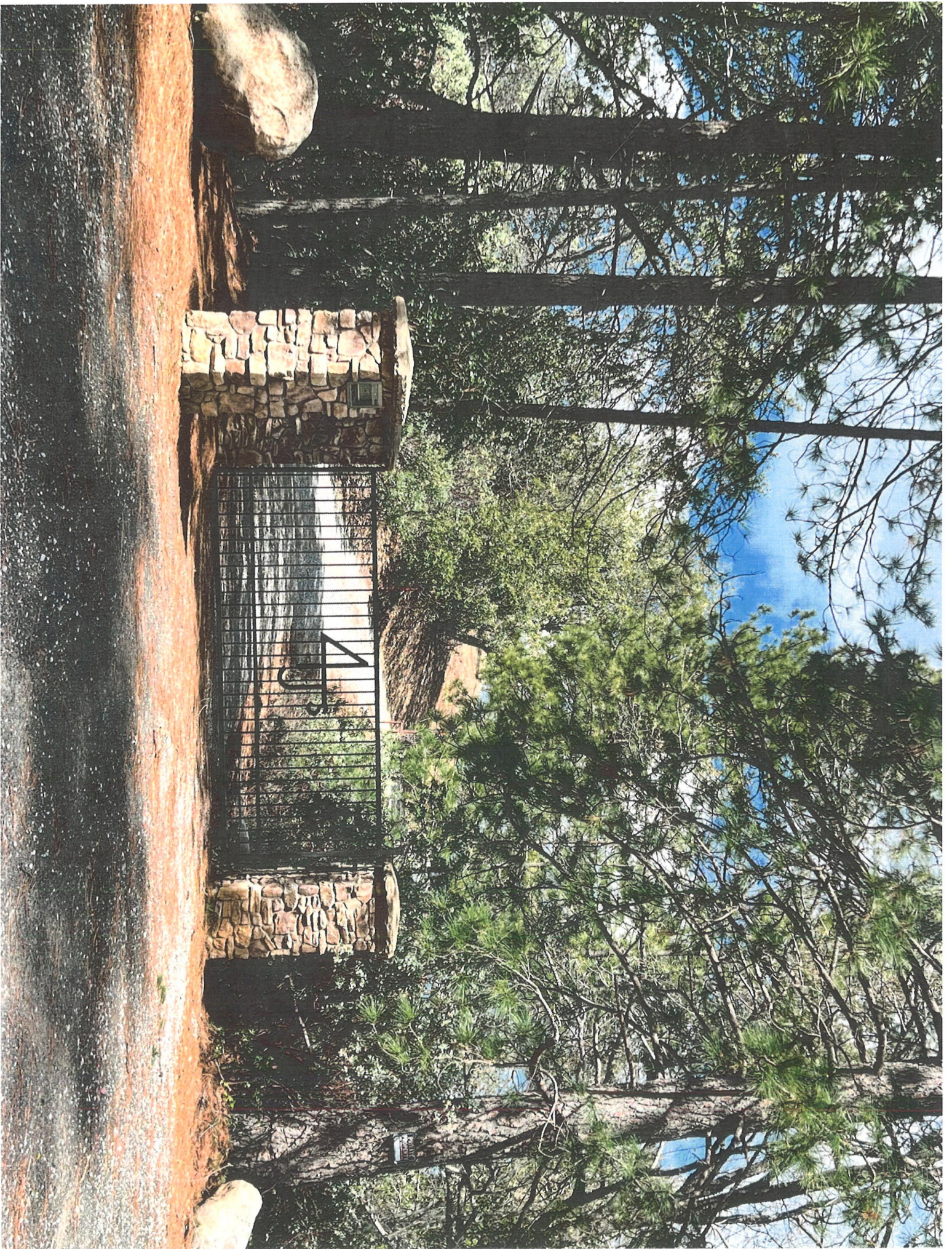
Operator: Jeff Meikle



Included Sites: A-01













parking area



outdoor tasting area



indoor tasting room





STATE OF CALIFORNIA  
**WELL COMPLETION REPORT**  
Refer to Instruction Pamphlet

Owner's Well No. 1  
Date Work Began 11/7/2004, Ended 11/10/2004  
Local Permit Agency EL DORADO ENV. MANAGEMENT  
Permit No. W02963 Permit Date 6/16/2004  
No. **e018238**

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

ORIENTATION (✓)		DRILLING METHOD		DESCRIPTION	
<input checked="" type="checkbox"/> VERTICAL <input type="checkbox"/> HORIZONTAL <input type="checkbox"/> ANGLE _____ (SPECIFY)		<input checked="" type="checkbox"/> ROTARY <input type="checkbox"/> FLUID H <sub>2</sub> O		Describe material, grain, size, color, etc.	
DEPTH FROM SURFACE					
Ft.	to Ft.				
0	20	CLAY			
20	40	VOLCANIC ASH			
40	100	BLACK/GREY VOLCANIC ASH			
100	120	SOFT BLACK SHALE			
120	140	HARD GREY SLATE			
140	300	HARD BLACK SLATE			
		FRACTURES 140* 5GPM 160* 5GPM 190* 5GPM			
		220* 20GPM 240* 10GPM			
		LAST BIT 6 1/8			

**WELL OWNER**

Name JEFF MEIKLE  
Mailing Address 4319 PROSPECT DR.  
CARMICHAEL, CA 95608  
CITY STATE ZIP

**WELL LOCATION**

Address 0 PONDEROSA WAY  
City FIDDLETOWN, CA 95629  
County AMADOR COUNTY  
APN Book 021 Page 170 Parcel 006  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_  
Latitude \_\_\_\_\_

**LOCATION SKETCH**

**ACTIVITY (✓)**

NEW WELL

MODIFICATION/REPAIR

Deepen

Other (Specify) \_\_\_\_\_

DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

**PLANNED USES (✓)**

WATER SUPPLY

Domestic  Public

Irrigation  Industrial

MONITORING \_\_\_\_\_

TEST WELL \_\_\_\_\_

CATHODIC PROTECTION \_\_\_\_\_

HEAT EXCHANGE \_\_\_\_\_

DIRECT PUSH \_\_\_\_\_

INJECTION \_\_\_\_\_

VAPOR EXTRACTION \_\_\_\_\_

SPARGING \_\_\_\_\_

REMEDICATION \_\_\_\_\_

OTHER (SPECIFY) \_\_\_\_\_

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

**WATER LEVEL & YIELD OF COMPLETED WELL**

DEPTH TO FIRST WATER 140 (FL) BELOW SURFACE 1

DEPTH OF STATIC WATER LEVEL 100 (FL) & DATE MEASURED 11/10/2004

ESTIMATED YIELD - 50+ (GPM) & TEST TYPE AIRLIFT

TEST LENGTH 4 (Hrs.) TOTAL DRAWDOWN \_\_\_\_\_ (FL.)

May not be representative of a well's long-term yield.

DEPTH FROM SURFACE	BORE-HOLE DIA. (Inches)	CASING (S)							
		TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
FL	to	FL	BLANK	SCREEN	CONDUCTOR				
0	24	11	✓				PVC	6	125
24	120	8	✓				PVC	6	125
0	260	6 1/2	✓				PVC	4	125
260	300	6 1/8		✓			PVC	4	125 2 X 1/8

DEPTH FROM SURFACE	ANNULAR MATERIAL TYPE			
	FL	to	FL	TYPE (TYPE/SIZE)
0	20			
20	117			
117	120			

- ATTACHMENTS (✓)**
- Geologic Log
  - Well Construction Diagram
  - Geophysical Log(s)
  - Soil/Water Chemical Analysis
  - Other \_\_\_\_\_
- ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

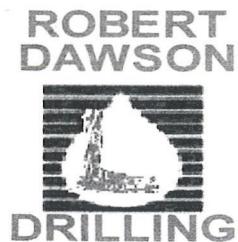
**CERTIFICATION STATEMENT**

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Robert Dawson Drilling & Pumps  
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

PO BOX 1021 Shingle Springs CA 95682  
ADDRESS CITY STATE ZIP

Signed [Signature] DATE SIGNED 11/12/04  
WELL DRILLER/AUTHORIZED REPRESENTATIVE 732870 C-57 LICENSE NUMBER



# RUMSEY ENTERPRISES, INC.

WATER WELLS  
PUMP SALES & SERVICE

(530) 677-5361

(530) 676-3246 Fax

PO Box 1021, Shingle Springs, CA 95682

LANG



PUMP &  
WELL

## Proposal / Contract

Submitted to : Jeff Meikle  
4319 Prospect Dr.  
Carmichael, CA 98608

Date: 11/30/2004

Job Location: 0 Ponderosa Way

### We hereby submit specifications and estimates for: Well Pump System

18GS30412 Goulds Pump w/5 yr ProSurance Warranty  
275 ft of 8-4 Twist Pump Cable 1 1/4" Poly Pipe and Safety Rope  
86 Gallon Pressure Tank w/tank pad  
2 Poly Adapters  
3HP Pressure Switch  
Pressure Control Equipment  
Cycle Stop Valve 2W  
Miscellaneous Plumbing & Electrical  
Mounting Equipment

PRICE: \$4,436.00 Includes parts, sales tax & installation. (Installed at well head)

Terms: Payment to be made as follows: \$750.00 deposit. Balance of \$3,686.00 due upon completion.

\* signed contract before work begins

\*2% per month service charge on any outstanding balance

\*All costs of collections, including attorneys fees, accrued to account balance.

### \*\*\*\*Additional parts & labor will be an extra charge \*\*\*\* Trenching & Excavation not included\*\*\*\*

NOTICE TO OWNER:(Section 7018.5 of the Business and Professions Code):"Under the Mechanic's Lien Law any contractor, subcontractor laborer, supplier or other person who helps to improve your property but in not paid for his work or supplies, has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid"

It is the policy of Rumsey Enterprises, Inc. to file a mechanics lien after 30 days default. If it should become necessary to take legal action for collection the owner shall pay such additional sums as the court may adjudge reasonable as attorney's fees and court costs in said suit.

All materials remain the property of Rumsey Enterprises, Inc. until final payment is made.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workman's Compensation insurance.

It is expressly understood and agreed that Rumsey Enterprises, Inc. will not be bound by any agreement, oral or otherwise unless so specified in writing and entered therein.

---

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above.

Accepted: \_\_\_\_\_  
Property owner or authorized agent

Date: \_\_\_\_\_



#2

# ABBEY WATER WELL SERVICE

10706 Hwy 26  
Valley Springs, CA 95252

Phone (209) 887-2990 ~ Fax (209) 887-2991  
License # 857484

## Esti

Date
1/14/2006

<b>Sold To:</b>		
<b>JEFF MEIKLE</b> <b>4319 PROSPECT DRIVE</b> <b>CARMICHAEL, CA 95608</b>		
<b>Phone:</b>	<b>Fax:</b>	<b>Location:</b>
916-965-5899	916-965-5899	

*EFUC*

Description
<p>INSTALL NEW WELL PUMP SYSTEM S12-160-PC PUMP, MOTOR &amp; CONTROL BOX, INSTALL 280' 1 1/4" SHURLINE DROP PIPE, INSTALL TORQUE ARRESTOR, 300' SAFETY ROPE, 300' SUBWIRE, INSTALL 6" X 1 1/4" WELL SEAL &amp; 1 1/4" GALV. FITTINGS WITH BREATHER VENT, INSTALL UNION &amp; CHECKVALVE AT TOP OF WELL, INSTALL 5400 GAL. WATER STORAGE TANK ON SUPPLIED PAD 16' X 16' FILLED WITH PEA GRAVEL, INSTALL GOULDS BOOSTER SYSTEM - CONSTANT PRESSURE VARIABLE SPEED, INSTALL 4 LOAD CENTER WITH BREAKERS, MOTOR RELAY &amp; ENCLOSURE &amp; PULLOUT DISCONNECT, INSTALL ALL ELECTRICAL WIRE &amp; MAKE CONNECTIONS, RUN POWER, CONDUIT &amp; WIRE FROM WELL HEAD TO STORAGE TANK TO INCLUDE FLOAT CONTROL WIRES IN SUPPLIED TRENCH, INSTALL PUMP UP SWITCH, SUCTION LINE, FILL LINE, DRAIN &amp; DRAIN VALVE, SIGHT GLASS &amp; SIGHT GLASS VALVE, INSTALL ALL PLUMBING LINES, CHECKVALVE AT TANK, BALL VALVES, RUN SYSTEM &amp; CALIBRATE, SUPPLY CLIENT PIGTAIL OF LOAD CENTER FOR GENERATOR.</p> <p>REMOVE &amp; RELINQUISH (2) WATER SAMPLES TO STATE CERTIFIED LAB - NITRATES &amp; POTABILITY</p>

<b>Approval Signature:</b>	<b>Total:</b>
Quote valid for 15 days from Estimate date listed above.	



**CALIFORNIA LABORATORY SERVICES**

*Committed. Responsive. Flexible.*

MFV WINERY 19001 Ponderosa Way Volcano, CA 95689	Project: MAIN WELL Project Number: [none] Project Manager: Jeff Meikle	CLS Work Order #: 2110685 COC #: 216602
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**Conventional Chemistry Parameters by APHA/EPA Methods**

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>MFV Well Water (2110685-01) Water    Sampled: 09/14/21 12:30    Received: 09/14/21 14:40</b>									
Bicarbonate as CaCO3	94	5.0	mg/L	1	2107776	09/16/21	09/16/21	SM2320B	
Calcium	23	1.0	"	"	2107777	09/16/21	09/16/21	EPA 200.7	
Carbonate as CaCO3	ND	5.0	"	"	2107776	09/16/21	09/16/21	SM2320B	
Chloride	3.7	0.50	"	"	2107730	09/15/21	09/15/21	EPA 300.0	
Fluoride	0.24	0.10	"	"	"	"	"	"	
Hardness as CaCO3	93	1.0	"	"	2107777	09/16/21	09/16/21	EPA 200.7	
Hydroxide as CaCO3	ND	5.0	"	"	2107776	09/16/21	09/16/21	SM2320B	
Magnesium	8.4	1.0	"	"	2107777	09/16/21	09/16/21	EPA 200.7	
MBAS as LAS, mol wt 340	ND	0.10	"	"	2107768	09/16/21	09/16/21	SM5540 C	
Nitrate as N	ND	0.40	"	"	2107730	09/15/21	09/15/21	EPA 300.0	
pH	6.40	0.01	pH Units	"	2107733	09/15/21	09/15/21	SM4500-H B	HT-F
Potassium	1.4	1.0	mg/L	"	2107777	09/16/21	09/16/21	EPA 200.7	
Sodium	9.2	1.0	"	"	"	"	"	"	
Specific Conductance (EC)	240	1.0	µmhos/cm	"	2107782	09/16/21	09/16/21	EPA 120.1	
Sulfate as SO4	22	0.50	mg/L	"	2107730	09/15/21	09/15/21	EPA 300.0	
Total Alkalinity	94	5.0	"	"	2107776	09/16/21	09/16/21	SM2320B	
Total Dissolved Solids	180	10	"	"	2107802	09/16/21	09/17/21	SM2540C	

*55-65*

*Really GOOD*





# CALIFORNIA LABORATORY SERVICES

Committed. Responsive. Flexible.

MFV WINERY 19001 Ponderosa Way Volcano, CA 95689	Project: MAIN WELL Project Number: [none] Project Manager: Jeff Meikle	CLS Work Order #: 2110685 COC #: 216602
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## Microbiological Parameters by APHA Standard Methods

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<b>MFV Well Water (2110685-01) Water</b> <b>Sampled: 09/14/21 12:30</b> <b>Received: 09/14/21 14:40</b>									
E. Coli	Absent	0.0	N/A	1	2107738	09/14/21	09/15/21	SM 9223	
Total Coliforms	Absent	0.0	"	"	"	"	"	"	

*No E. coli*



# CALIFORNIA LABORATORY SERVICES

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MFV WINERY 19001 Ponderosa Way Volcano, CA 95689	Project: MAIN WELL Project Number: [none] Project Manager: Jeff Meikle	CLS Work Order #: 2110685 COC #: 216602
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## Conventional Chemistry Parameters by APHA/EPA Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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### Batch 2107730 - General Prep

#### Blank (2107730-BLK1)

Prepared & Analyzed: 09/15/21

Fluoride	ND	0.10	mg/L							
Chloride	ND	0.50	"							
Sulfate as SO4	ND	0.50	"							
Nitrate as N	ND	0.40	"							

#### LCS (2107730-BS1)

Prepared & Analyzed: 09/15/21

Sulfate as SO4	5.28	0.50	mg/L	5.00		106	80-120			
Fluoride	2.09	0.10	"	2.00		104	80-120			
Chloride	5.07	0.50	"	5.00		101	80-120			
Nitrate as N	2.12	0.40	"	2.00		106	80-120			

#### LCS Dup (2107730-BSD1)

Prepared & Analyzed: 09/15/21

Sulfate as SO4	5.22	0.50	mg/L	5.00		104	80-120	1	20	
Fluoride	2.07	0.10	"	2.00		103	80-120	1	20	
Chloride	5.01	0.50	"	5.00		100	80-120	1	20	
Nitrate as N	2.10	0.40	"	2.00		105	80-120	0.9	20	

#### Matrix Spike (2107730-MS1)

Source: 2110685-01

Prepared & Analyzed: 09/15/21

Chloride	8.97	0.50	mg/L	5.00	3.70	105	80-120			
Sulfate as SO4	26.6	0.50	"	5.00	22.4	85	80-120			
Fluoride	2.33	0.10	"	2.00	0.243	104	80-120			
Nitrate as N	2.06	0.40	"	2.00	ND	103	80-120			

#### Matrix Spike Dup (2107730-MSD1)

Source: 2110685-01

Prepared & Analyzed: 09/15/21

Sulfate as SO4	26.7	0.50	mg/L	5.00	22.4	86	80-120	0.1	20	
Chloride	9.03	0.50	"	5.00	3.70	107	80-120	0.6	20	
Fluoride	2.36	0.10	"	2.00	0.243	106	80-120	1	20	
Nitrate as N	2.07	0.40	"	2.00	ND	104	80-120	0.8	20	



# CALIFORNIA LABORATORY SERVICES

Committed. Responsive. Flexible.

MFV WINERY 19001 Ponderosa Way Volcano, CA 95689	Project: MAIN WELL Project Number: [none] Project Manager: Jeff Meikle	CLS Work Order #: 2110685 COC #: 216602
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## Conventional Chemistry Parameters by APHA/EPA Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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### Batch 2107776 - General Prep

Duplicate (2107776-DUP1)	Source: 2110756-01			Prepared & Analyzed: 09/16/21						
Total Alkalinity	18.0	5.0	mg/L		18.8			4	20	-? mRk?
Bicarbonate as CaCO3	18.0	5.0	"		18.8			4	20	
Carbonate as CaCO3	ND	5.0	"		ND				20	
Hydroxide as CaCO3	ND	5.0	"		ND				20	

### Batch 2107777 - EPA 200 Series

Blank (2107777-BLK1)	Prepared & Analyzed: 09/16/21									
Calcium	ND	1.0	mg/L							
Hardness as CaCO3	ND	1.0	"							
Magnesium	ND	1.0	"							
Potassium	ND	1.0	"							
Sodium	ND	1.0	"							

LCS (2107777-BS1)	Prepared & Analyzed: 09/16/21									
Calcium	4.96	1.0	mg/L	5.00		99				85-115
Magnesium	5.20	1.0	"	5.00		104				85-115
Potassium	4.93	1.0	"	5.00		99				85-115
Sodium	4.74	1.0	"	5.00		95				85-115

Matrix Spike (2107777-MS1)	Source: 2110720-01			Prepared & Analyzed: 09/16/21						
Calcium	50.5	1.0	mg/L	5.00	44.8	112				70-130
Magnesium	32.5	1.0	"	5.00	27.3	105				70-130
Potassium	8.84	1.0	"	5.00	3.96	98				70-130
Sodium	29.9	1.0	"	5.00	24.7	104				70-130





# CALIFORNIA LABORATORY SERVICES

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MFV WINERY 19001 Ponderosa Way Volcano, CA 95689	Project: MAIN WELL Project Number: [none] Project Manager: Jeff Meikle	CLS Work Order #: 2110685 COC #: 216602
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## Metals (Drinking Water) by EPA 200 Series Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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### Batch 2107775 - EPA 200 Series

#### Blank (2107775-BLK1)

Prepared: 09/16/21 Analyzed: 09/17/21

Antimony	ND	4.0	µg/L							
Arsenic	ND	2.0	"							
Cadmium	ND	1.0	"							
Lead	ND	5.0	"							
Manganese	ND	20	"							
Nickel	ND	10	"							
Selenium	ND	5.0	"							
Vanadium	ND	3.0	"							
Thallium	ND	1.0	"							

#### LCS (2107775-BS1)

Prepared: 09/16/21 Analyzed: 09/17/21

Antimony	96.2	4.0	µg/L	100	96	85-115				
Arsenic	94.4	2.0	"	100	94	85-115				
Cadmium	95.5	1.0	"	100	96	85-115				
Lead	96.4	5.0	"	100	96	85-115				
Manganese	97.1	20	"	100	97	85-115				
Nickel	96.3	10	"	100	96	85-115				
Selenium	104	5.0	"	100	104	85-115				
Vanadium	93.4	3.0	"	100	93	85-115				
Thallium	94.7	1.0	"	100	95	85-115				

*Limit-HEALTHY?*

#### Matrix Spike (2107775-MS1)

Source: 2110668-01

Prepared: 09/16/21 Analyzed: 09/17/21

Antimony	97.6	4.0	µg/L	100	ND	98	70-130			
Arsenic	96.1	2.0	"	100	1.89	94	70-130			
Cadmium	99.4	1.0	"	100	ND	99	70-130			
Lead	96.9	5.0	"	100	ND	97	70-130			
Manganese	97.1	20	"	100	ND	97	70-130			
Nickel	95.6	10	"	100	ND	96	70-130			
Selenium	107	5.0	"	100	1.40	106	70-130			
Vanadium	113	3.0	"	100	18.1	95	70-130			
Thallium	91.2	1.0	"	100	0.178	91	70-130			



# CALIFORNIA LABORATORY SERVICES

*Committed. Responsive. Flexible.*

MFV WINERY  
19001 Ponderosa Way  
Volcano, CA 95689

Project: MAIN WELL  
Project Number: [none]  
Project Manager: Jeff Meikle

CLS Work Order #: 2110685  
COC #: 216602

## Notes and Definitions

HT-F This is a field test method and it is performed in the lab outside holding time.

BT-2 Absent

A-COM It was reported from helium gas mode.

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the reporting limit (or method detection limit when specified)

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference



# COMMENTS



Ruslan Bratan <rbratan@amadorgov.org>

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## TAC Project Referral - UP-23;4-2 Meikle Tasting Room in R1A - Completeness

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**Richard Vela** <rvela@amadorgov.org>  
To: Ruslan Bratan <rbratan@amadorgov.org>  
Cc: Mark Hopkins <mhopkins@amadorgov.org>

Fri, Apr 21, 2023 at 9:55 AM

Hi Ruslan,

I have reviewed the application for UP-23;4-2 Meikle Tasting Room in R1A. Access to the property is via Ponderosa Way between Ponderosa Hills Road and Heather Lane. This particular section of Ponderosa Way is not a county maintained road. As such, Public Works has no comment regarding the proposed tasting room.

[Quoted text hidden]

--

*Richard R. Vela, P.E.*  
*Director*  
*Amador County Department of Transportation and Public Works*  
[810 Court Street](#)  
[Jackson, CA 95642](#)  
[209-223-6429 Main](#)  
[209-223-6457 Direct](#)  
[rvela@amadorgov.org](mailto:rvela@amadorgov.org)





Planning Department <planning@amadorgov.org>

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## TAC Project Referral - UP-23;4-2 Meikle Tasting Room in R1A - Completeness

---

**AFPD Headquarters** <afpdhdq@amadorgov.org>

Mon, Apr 24, 2023 at 2:34 PM

To: Amador County Planning Department <planning@amadorgov.org>

CFD Annexation condition applies unless the parcel is protected by Williamson Act.

Thank you,

Nicole Cook  
Amador Fire Protection District  
[810 Court Street](#)  
[Jackson, CA 95642](#)  
209-223-6391-phone  
209-223-6646-fax

This communication may contain legally privileged and confidential information sent solely for the use of the intended recipient, and the privilege is not waived by the receipt of this communication by an unintended and unauthorized recipient. If you are not the intended recipient of this communication you are not authorized to use it in any manner, and must either immediately destroy it or return it to the sender. Please notify the sender immediately by telephone at (209) 223-6391 if you received this communication in error."

[Quoted text hidden]



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## AMA-26-PM 4.644 Use Permit

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**Bauldry, Paul@DOT** <paul.bauldry@dot.ca.gov>  
To: Amador County Planning Department <planning@amadorgov.org>  
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Mon, Apr 24, 2023 at 12:32 PM

Hello Ruslan,

California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Use Permit (UP-23;4-2) application for the Meikle Jeffrey & Jane E Trust project.

The proposed project is approximately 6.57 miles from State Route (SR) 26.

The proposed project will not impact the SR based on the project description and distance to the nearest SR.

Caltrans has no additional comments. However, Caltrans requests to be included in the review process for any improvements for the encroachment to SR 26.

Let me know if you have any questions.

Thanks,

**Paul Bauldry**

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

[Stockton CA 95205](#)

Telework # 209.670.9488





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## TAC Project Referral -19001 Ponderosa Way Volcano, CA- Tasting Room

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**Venesa Kremer** <vkremer@wiltonrancheria-nsn.gov>  
To: Amador County Planning Department <planning@amadorgov.org>

Tue, Apr 25, 2023 at 3:13 PM

April 25, 2023

### RE: TAC Project Referral- [19001 Ponderosa Way Volcano, CA](#) - Tasting Room

To Whom It May concern-

Wilton Rancheria has been made aware of the above referenced project and has confirmed that this project will be located within our ancestral and culturally affiliated territory. We would like to caution you that this sites proximity is under .5 miles to known prehistoric archaeological records. After further review of these records, we have no concerns with your project moving forward. However, we ask that you please incorporate our mitigation measures for "inadvertent discoveries" to your construction plan. Please do not hesitate to reach out to us should you make any relevant discoveries or if you need any further information from us. Thank you for your time and consideration of our tribal concerns. Appreciatively,

#### **Venesa Kremer**

Lead Monitor

Cultural Resources Assistant

Wilton Rancheria- Cultural Preservation Department

Tel: 916.683.6000 ext.2023

[9725 Kent St. Elk Grover CA 95624](#)

[vkremer@wiltonrancheria-nsn.gov](mailto:vkremer@wiltonrancheria-nsn.gov)

[cdp@wiltonrancheria-nsn.gov](mailto:cdp@wiltonrancheria-nsn.gov)



**Mitigation Measures for Inadvertant Discoveries.pdf**  
201K



## Mitigation Measures for Inadvertent Discoveries

If potential tribal cultural resources (TCRs), archaeological artifacts, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work will cease within 100 feet of the find (based on the apparent distribution of the resources. Examples of potential cultural materials include but are not limited to midden soils, artifacts, chipped or worked stone, baked clay, shell, or bone.)

A Native American Representative from the federally recognized, Wilton Rancheria will assess the significance of the find and make recommendations for further evaluation and treatment if necessary. Culturally appropriate treatment that preserves or restores the cultural qualities and integrity of a Tribal Cultural Resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of any further activities by a tribal representative, and or returning the objects to a location within the project area where they will not be subject to future impacts.

Wilton Rancheria does not consider curation of TCRs to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.

If any human remains are discovered during construction activities, the County Coroner and the Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the remains are Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) (MLD) who will work the project proponents to define proper treatment and disposition.

After review of the find and consultation with the MLD, the authority to proceed may be accompanied by the addition of development requirements which provide for protection and preservation of the site and/or additional measures necessary to address the sensitive and unique nature of the site. All treatment recommendations made by the tribe and other cultural resources specialists will be documented in the confidential portion of the project record. Work in the area(s) of the cultural find may only proceed after authorization from the lead agency in coordination with the Tribe.

Please reach out to the tribe by using the contact information listed below. We appreciate your compliance and understanding in our endeavors to protect and preserve our tribal cultural resources.

**Venesa Kremer**

Cultural Resource Assistant

Lead Monitor

Wilton Rancheria- Cultural Preservation Department

Tel: 916.683.6000 ext. 2023

[vkremer@wiltonrancheria-nsn.gov](mailto:vkremer@wiltonrancheria-nsn.gov)

[cpd@wiltonrancheria-nsn.gov](mailto:cpd@wiltonrancheria-nsn.gov)





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## TAC Project Referral - UP-23;4-2 Meikle Tasting Room in R1A - Completeness

---

Amador County Planning Department <planning@amadorgov.org>  
To: AFPD Headquarters <afpdhdq@amadorgov.org>  
Cc: Nicole Cook <ncook@amadorgov.org>, Patrick Chew <pchew@amadorgov.org>

Thu, May 25, 2023 at 8:39 AM

Received, thank you. The tasting will occur within a remodeled garage (approx. 400 square feet) and an outdoor patio area (another approx. 400 square feet).

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

On Wed, May 24, 2023 at 12:08 PM AFPD Headquarters <afpdhdq@amadorgov.org> wrote:  
Hello Ruslan. See comments below in bold and highlighted yellow.

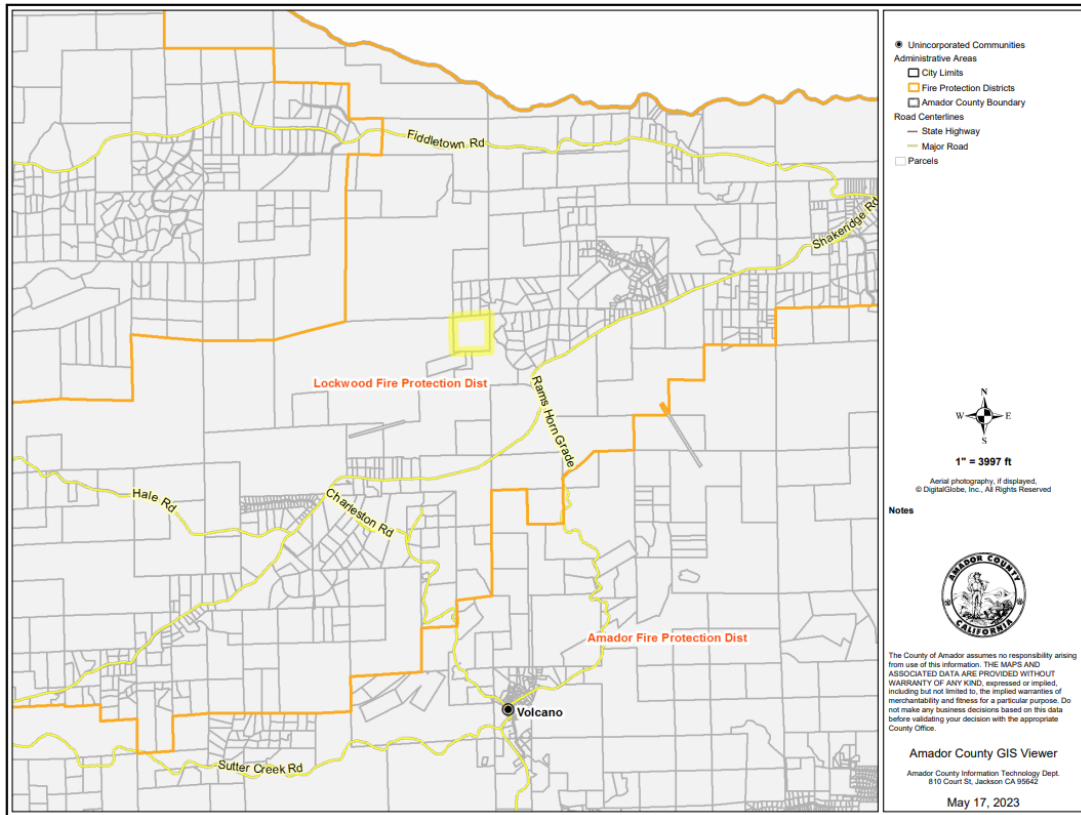
Nicole Cook  
Amador Fire Protection District  
810 Court Street  
Jackson, CA 95642  
209-223-6391-phone  
209-223-6646-fax

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On Wed, May 17, 2023 at 4:10 PM Amador County Planning Department <planning@amadorgov.org> wrote:  
Hi Nicole,

**Chapter 17.14 Participation in Community Facilities District 2006-1** states that "Each new use allowed by a conditional use permit, which use adds the equivalent impact of a single-family residence or more, is required to participate in the formation of, or annexation to, the county's proposed Community Facilities District No. 2006-1 (Fire Protection Services) as a condition of approval of the permit." I just wanted to confirm that AFPD has concluded that this project will add the equivalent impact of a SFD. **Will they be converting an existing SFD into a tasting room by remodel? Are there other structures, pavilions, etc.?**

Additionally, as this property is within the Lockwood Fire Protection District. Does AFPD have jurisdiction to impose this condition on this project? **Yes. We do. AFPD is the Administrator for the County's CFD Annexation which includes Cities and Unincorporated areas of Amador.**



Thanks,  
Ruslan

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

On Mon, Apr 24, 2023 at 2:34 PM AFD Headquarters <[afpdhdq@amadorgov.org](mailto:afpdhdq@amadorgov.org)> wrote:  
CFD Annexation condition applies unless the parcel is protected by Williamson Act.

Thank you,

Nicole Cook  
Amador Fire Protection District  
810 Court Street  
Jackson, CA 95642  
209-223-6391-phone  
209-223-6646-fax

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On Thu, Apr 20, 2023 at 4:08 PM Amador County Planning Department <[planning@amadorgov.org](mailto:planning@amadorgov.org)> wrote:

Greetings,

Please see attached submittal of **UP-23;4-2 Meikle Tasting Room in R1A**, to be reviewed by the Technical Advisory Committee on **Thursday, May 4, 2023 at 1:00 PM** in the Board of Supervisors Chambers in the Amador County Administration Center, located at 810 Court St., Jackson, CA 95642. The Technical Advisory Committee will review the project for completeness.

Thank you,  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642  
(209) 223-6380  
[planning@amadorgov.org](mailto:planning@amadorgov.org)