

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: July 11, 2023**

ITEM 1 Request for a Use Permit (UP-23;4-2) to develop an 810 square-foot indoor/outdoor wine tasting area for MFV Winery in the R1A/Single-family Residential and Agricultural zoning district. The hours of operation for the tasting room will be Thursday, Friday, and Saturday from 11:00 a.m. to 5:00 p.m. by appointment only, not to exceed 6 customers per day, with a wine club pick-up event 3 times a year. (APN: 021-170-006)

Applicants: Meikle Jeffrey A. & Jane E. Trust

Supervisory District: 5

Location: 19001 Ponderosa Way Volcano, CA 95689

A. General Plan Designation: AG/Agricultural General

B. Present Zoning: R1A/Single Family Residential and Agricultural

C. Acreage Involved: 39.02

D. Description: The applicant is requesting a Use Permit to operate a wine tasting room in conjunction with an existing winery approximately 3 miles northeast of Volcano. The site is currently occupied by one single-family residence, a barn, a vineyard, and an existing winery. The proposed tasting room will occupy 400 square feet of converted garage space and 410 square feet of an outdoor covered patio with 3 spaces of paved parking adjacent to the wine tasting area.

E. TAC Review and Recommendation: The Amador County Technical Advisory Committee (TAC) reviewed this application at their May 9, 2023 meeting and found the application complete. A TAC meeting was held on June 1, 2023 at which time TAC completed the CEQA Initial Study and draft Conditions of Approval for the project, and prepared a recommendation to the Planning Commission. TAC has no technical objections to the Planning Commission adopting a Negative Declaration for this project subject to the Conditions of Approval and Findings included in the staff report.

G. Planning Commission Action: The first action before the Planning Commission is to determine if the proposed Negative Declaration prepared by staff adequately identifies the project's potential impacts, all proposed as less than significant or no impact. Once the Commission makes a decision on the Negative Declaration, a decision on the project and proposed conditions can then be made.

H. Recommended Findings

1. The project, as proposed and conditioned, is consistent with the Amador County General Plan and the "R1A" zoning district at this location;
2. The approval of the Use Permit is sanctioned by County Code Section 19.24.045 (R1A/Single-family Residential and Agricultural district.), and is consistent with County Code Section 19.56 (Use Permits) in that the establishment, maintenance or operation of proposed use will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to

property and improvements in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County.

3. A review of this proposal was conducted by the Technical Advisory Committee, who, through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment due to the conditions incorporated and a Negative Declaration will be adopted and filed with the County Recorder.
4. On the basis of the administrative record presented, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration included in the Staff Report reflects the Commission's independent judgment and analysis.

DRAFT
CONDITIONS
OF
APPROVAL

CONDITIONS OF APPROVAL

FOR USE PERMIT: UP-23;4-2 Meikle Tasting Room

APPLICANT: Jeffrey A and Jane E Meikle Revocable Trust

PHONE: 916-803-8840

PROJECT LOCATION: 19001 Ponderosa Way, Volcano, CA 95689

PROJECT DESCRIPTION: Use Permit (UP-23;4-2) Meikle Tasting Room in R1A Zoning District with AG, Agriculture General, General Plan designation. The wine tasting will be located within 400 sq. ft. of converted garage space and 410 sq. ft. of the covered patio space. The hours of operation will be limited to Thursday, Friday and Saturday from 11:00 a.m. to 5:00 by appointment only. The application includes a request to host a wine club pick-up event 3 times a year. (APN: 021-170-006)

ENVIRONMENTAL DOCUMENT: Negative Declaration

PLANNING COMMISSION APPROVAL DATE:

IMPORTANT NOTES:

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

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

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1. **FISH AND GAME FEES:** No permits shall be issued, fees paid, or activity commence, as they relate to this project, until such time as the Permittee has provided the Planning Department with the Department of Fish and Game Filing Fee for a Notice of Determination or a Certificate of Fee Exemption from Fish and Game. **THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.**
 2. Applicant shall submit signed conditions to the Planning Department. **THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.**
 3. This Use Permit is granted subject for the use(s) described (see attached application) on the condition that the project shall not, in the establishment, maintenance, or operation of the proposed use(s), be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use(s) or be detrimental or injurious to property and improvements in the neighborhood or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
 4. The issuance of this Use Permit is expressly conditioned upon the permittee's compliance with all the provisions contained herein and if any of the provisions contained herein are violated, this Use Permit may be subject to revocation proceedings as set forth in Amador County Code. **THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.**
 5. Hours of Operation: The Tasting Room shall abide by the proposed business hours listed in the Use Permit application: Thursday-Saturday from 11:00 a.m. to 5:00 p.m. by appointment only. **THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.**
 6. Special Events: Events are limited to: participation in 3 wine club pick up events. Special events shall conclude prior to 5:00 p.m. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
 7. Occupancy: The number of guests at any one time shall be limited by the occupancy limit of the Tasting Room. Event guests will not exceed maximum occupancy of the building and events shall abide by the proposed conditions in the Use Permit application: up to 3 wine club pick up events per year. **THE BUILDING DEPARTMENT AND PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**

8. Alcohol License: The Property Owner shall maintain current licenses and certifications by the US Treasury's Alcohol and Tobacco Tax and Trade Bureau (TTB) and California Alcohol and Beverage Control (ABC) for operation of the tasting room. Use of the Tasting Room will not resume until all required licenses and certifications are obtained and active. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**
9. Food Service: Food sales and service must comply with the requirements of the California Retail Food Code (CalCode) and the limitations of the terms of the Use Permit and zoning designation of the property. To qualify for the CalCode exemption from being considered a "Food Facility" per section 113789(C)(5), the business shall only sell or offer for onsite consumption wine and beer from bottles, prepackaged no potentially hazardous beverages and no food except for crackers, pretzels, or prepackaged food that is not potentially hazardous. **THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.**
10. Building Permits: The permittee shall acquire all necessary building permits for all facilities and any other related equipment. Construction and location shall consistent with any construction and location on submitted plans and as stated in the approved project description. **THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION IN CONJUNCTION WITH THE BUILDING DEPARTMENT.**
11. Water Supply: The facility has opted to operate their onsite consumer operation of their business under the wine tasting exemption per CalCode 113789. The submitted water quality testing results indicate that the private water well water supply is potable. No water system permit is required at this time (see Food Service condition). **THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.**
12. Fire Protection Services: To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640 (County Code 17.14.020)4, the developer shall participate in the annexation to the County's Community Facilities District No. 2006-1 (Fire Protection Services), including execution of a "waiver and consent" to the expedited election procedure, the successful completion of a landowner-vote election authorizing an annual special tax for fire protection services, to be levied on the subject property by means of the County's secured property tax roll, and payment of the County's cost in conducting the procedure. **THE AMADOR FIRE PROTECTION DISTRICT SHALL MONITOR THIS MITIGATION.**
13. Conditional Use Permit Activities Monitoring and Reporting: Permittee shall, for as long as this Conditional Use Permit is active, monitor its conditionally permitting uses and report said monitoring results to the Planning Department. Specifically, by the 30th day of January following each calendar year during which conditionally permitted uses were undertaken, provide to the Planning Department a report containing the following information:
 - a. The number of tastings and/or tastings conducted during the calendar year, and the date each event was conducted;
 - b. The number of guests attending each tasting and/or event;
 - c. Vehicular parking conditions observed during each event (i.e. adequacy of parking conditions, and how any parking problems were addressed);
 - d. Amplified sound conditions for each event (i.e. when amplified sound began, whether it was indoors or outdoors, when amplified sound was terminated and/or moved indoors, etc.);
 - e. Days and hours of operation;
 - f. A log of complaints received about permitted activities, if any;
 - g. A letter certifying that to the best of the permittee's knowledge and belief, all activities permitted by the Conditional Use Permit were undertaken in conformance with the Conditions of Approval.**THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.**

Chairperson
Amador County Planning Commission

Date

Applicant

Date

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

DRAFT

NOTICE
OF
INTENT

COPY

ENDORSED
FILED

JUN 20 2023

KIMBERLY L. GRADY, County Clerk
AMADOR COUNTY

By M. MORRIS Deputy

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT TITLE: UP-23;4-2 Meikle


LEAD AGENCY: Amador County Planning Commission

PROJECT LOCATION: 19001 Ponderosa Way Volcano, CA 95689

PROJECT DESCRIPTION: Request for a Use Permit (UP-23;4-2) to develop a 410 square foot outdoor tasting area and the conversion of an existing 400 square foot garage into a tasting room for MFV Winery in the "R1A," Single-family Residential/Agricultural zoning district. The proposed hours of operation for the tasting room will be Thursday, Friday, and Saturday from 11:00 a.m. to 5:00 p.m. by appointment only, not to exceed 6 customers per day, with a wine club pick-up event 3 times a year. (APN: 021-170-006)

NEGATIVE DECLARATION: A copy of the Negative Declaration, proposed rule, and supporting documents are available for review on the current projects page on the Planning departments web site at <https://www.amadorgov.org/departments/planning/current-projects> and at the Planning department at 810 Court Street, Jackson CA, 95642. The required environmental review and comment period for this project will commence from June 21, 2023 until 5:00 pm on July 11, 2023. Comments may also be sent by fax to (209)257-6254 or by email to planning@amadorgov.org.

PUBLIC HEARING: The Amador County Planning Commission will conduct a public hearing on the matter on July 11, 2023 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642. Anyone having comments on the project may attend and be heard. Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209)223-6380; File No. UP-23;4-2 Meikle.



Ruslan Bratan, Planner

6-20-23
Date: _____

File No. N/A

Posted On 06/20/2023

Posting Removed _____

INITIAL
STUDY
MITIGATED
NEGATIVE
DECLARATION

CEQA INITIAL STUDY

UP-23;4-2 MFV Winery & Tasting Room

APN: 021-170-006

May 2023

Prepared by:

Ruslan Bratan, Planner

Amador County Planning Department

810 Court Street

Jackson, CA 95642

(209) 223-6380



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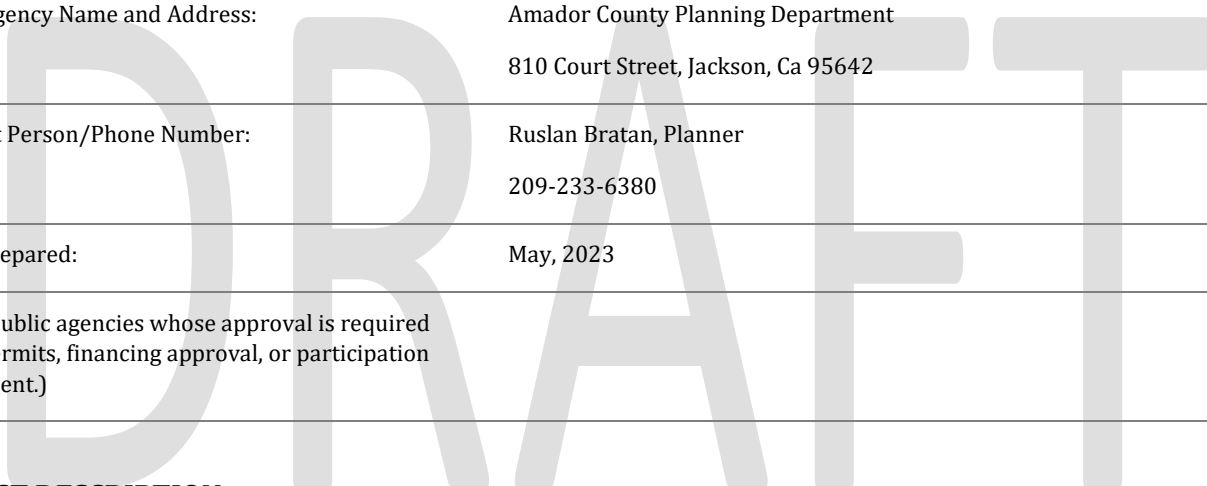
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Project Overview

Project Title:	UP-23;4-2 MFV Winery & Tasting Room
Project Location:	19001 Ponderosa Way Volcano, CA 95689 APN(s): 021-170-006
Property Owner(s):	Meikle Jeffrey A & Jane E Trust
Project Representative	19001 Ponderosa Way Volcano, CA 95689
Zoning(s):	R1A, Single Family Residential and Agricultural
General Plan Designation(s):	AG, Agricultural General
Lead Agency Name and Address:	Amador County Planning Department 810 Court Street, Jackson, Ca 95642
Contact Person/Phone Number:	Ruslan Bratan, Planner 209-233-6380
Date Prepared:	May, 2023
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)	



PROJECT DESCRIPTION

This project proposes to develop an outdoor and indoor tasting area with the outdoor area being approximately 410 square feet and the indoor tasting to occur within 400 square feet of the existing garage. Proposed hours of operation for the tasting room will be Thursday, Friday and Saturday from 11:00 a.m. to 5:00 and by appointment only not to exceed 6 customers per day. The 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 the winery. The maximum proposed occupancy of the tasting room will be determined by the building department at the time of permits and Chapter 15.30 of County Code (Fire and Life Safety) and the terms of the Use Permit.

Project Location

The Project is located entirely in the unincorporated area of Amador County, California in District 5. The nearest incorporated city is Sutter Creek located to the southwest, and the nearest unincorporated community is Volcano, approximately 2.5 miles south of the property. The tasting room will be located within existing space on the property.

Site Characteristics

The property is 39.02 acres with agricultural uses including three (3) acres of grapes, a barn, and a single family dwelling. The proposed tasting room building will occupy approximately 400 square feet of converted garage space with an additional 410 square feet of covered patio space be utilized for tasting outdoors. Sewage disposal will be through an existing septic system, and water will be supplied by an existing well. 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 site is approximately at



2,000 ft. above sea level. The project is located within tribal ancestral and culturally affiliated territory. This site is approximately within 5 miles of known prehistoric archaeological records

Land Use

The existing zoning is "R1A," or Single-Family Residential-Agriculture. The General Plan designation of the project is AG-Agricultural General. The site is currently occupied by one single-family residence and an existing winery and a 7-acre vineyard.

Surrounding Land Uses

The surrounding properties to the east are residential with limited personal agricultural uses, and the neighboring properties to the north, south, and west are forest land.

Access and Transport

The project site is accessed via privately-maintained Ponderosa way existing access easement on the adjoining property to the east. The existing ±1,233 foot long ±10 foot wide driveway onto the site is graveled. This project is anticipated to be relatively small-scale and introduce a small increase in traffic onto Ponderosa Way.

Purpose of the Initial Study

Amador County is processing an application for Use Permit UP-23;4-2 Meikle Tasting Room. This Initial Study evaluates the potential environmental impacts resulting from the operation of this project.

Lead Agency

The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Amador County is the lead agency for the proposed project, TPM 2873.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF MITIGATED MND/MMRP

The Initial Study (IS) will analyze a broad range of potential environmental impacts associated with the proposed project. Information will be drawn from the Amador County General Plan, technical information provided by the applicant to date, and any other reputable information pertinent to the project area. This information includes existing Environmental Laws and Executive Orders, Coordination with other agencies and authorities. In the case that no immitigable, significant impacts are identified through the IS, a Mitigated Negative Declaration (MND) will be filed pursuant to CEQA requirements. Mitigation measures proposed serve to aid in the avoidance, minimization, rectification, reduction or elimination of impacts.

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



EVALUATION OF ENVIRONMENTAL IMPACTS PER CEQA:

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



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

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

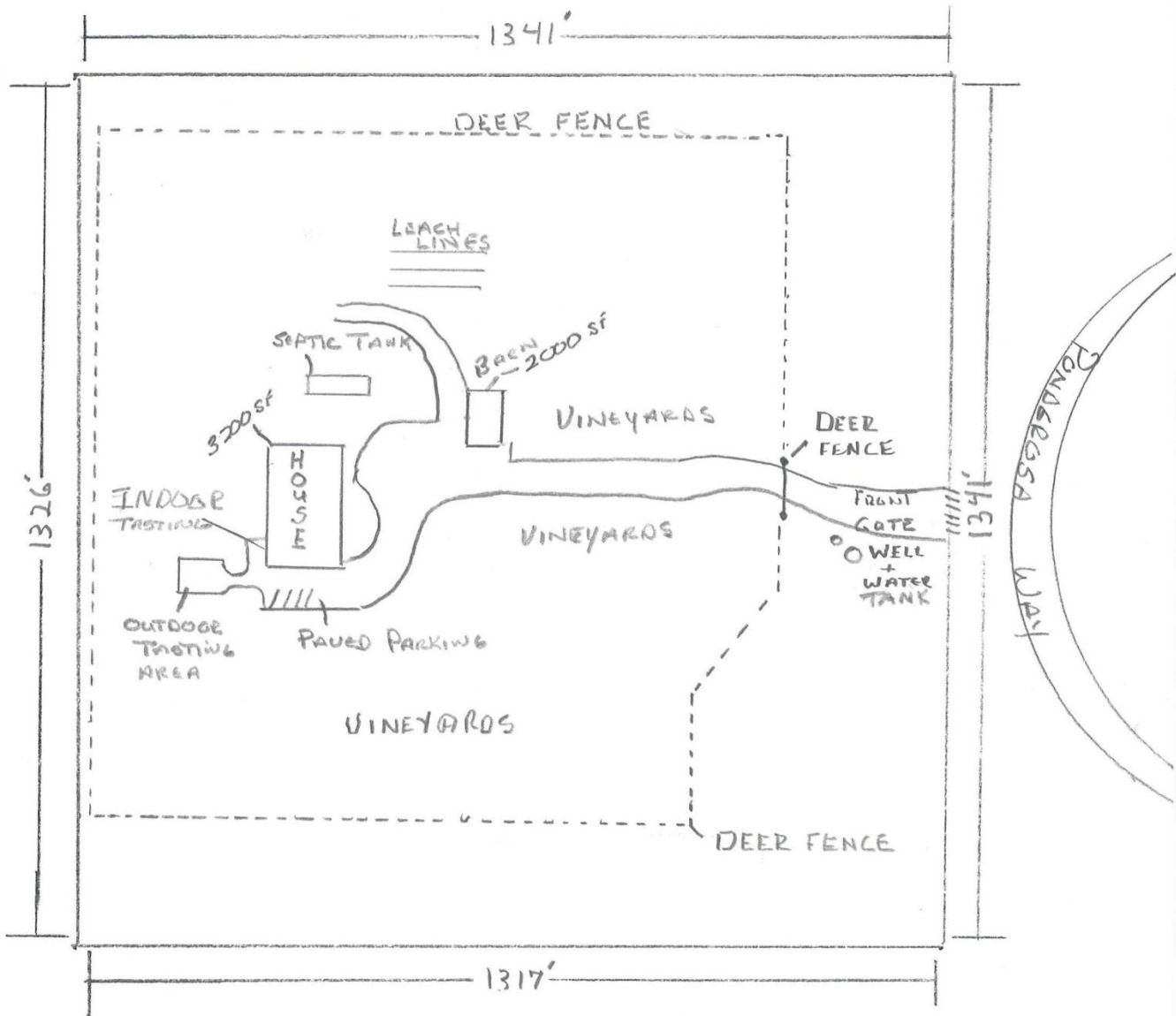
Planning Commissioner Chairperson

Date



Figure A: MFV Winery Site Plan (2023)

MFV WINERY



MEIKLE FAMILY VINEYARDS LLC
19001 PONDEROSA WAY
VOLCANO CA 95689



Figure B: Context Map

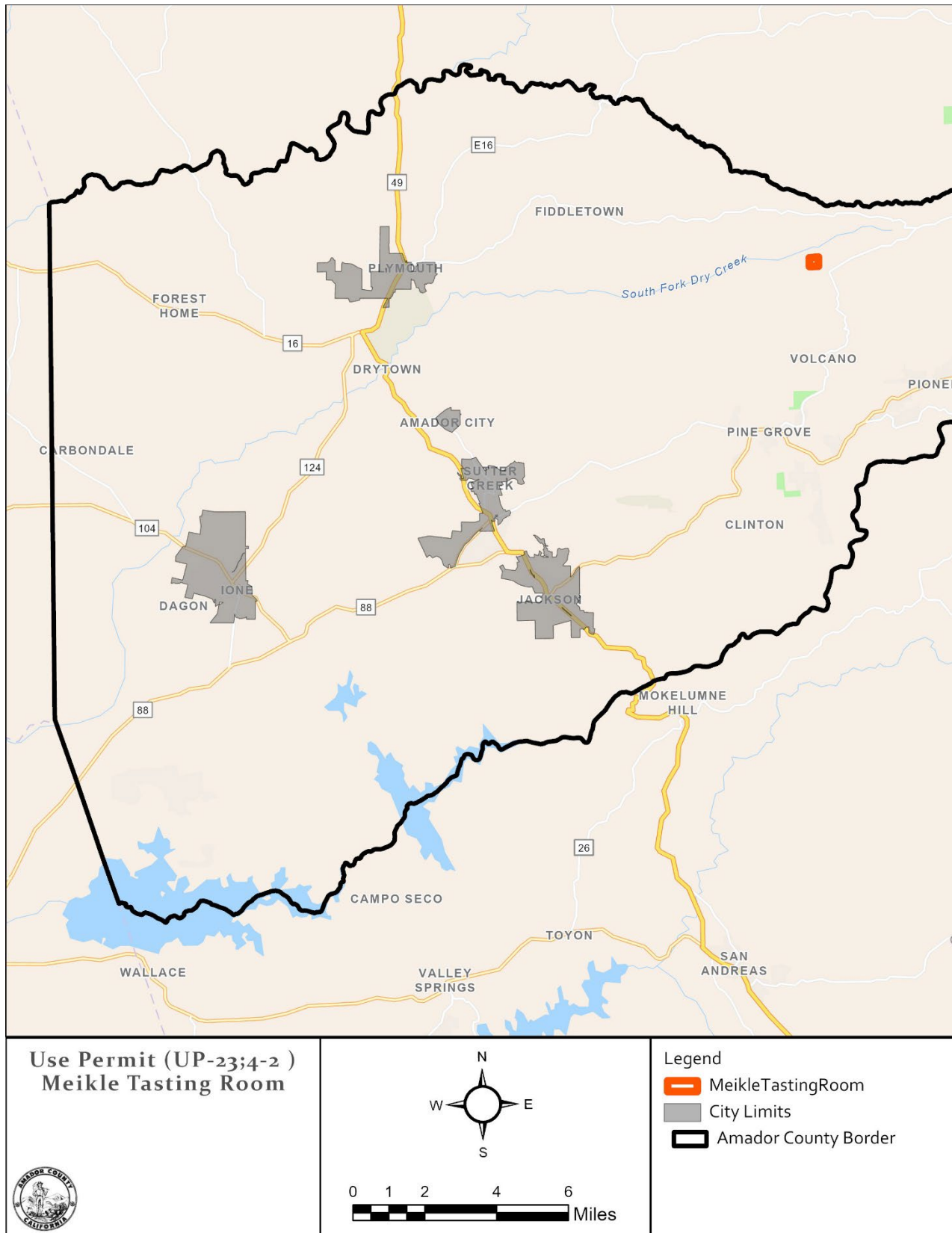
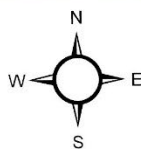




Figure C: Site Map- Aerial



Use Permit (UP-23;4-2)
Meikle Tasting Room



Legend

 MeikleTastingRoom



Figure D: Existing Zoning District(s)

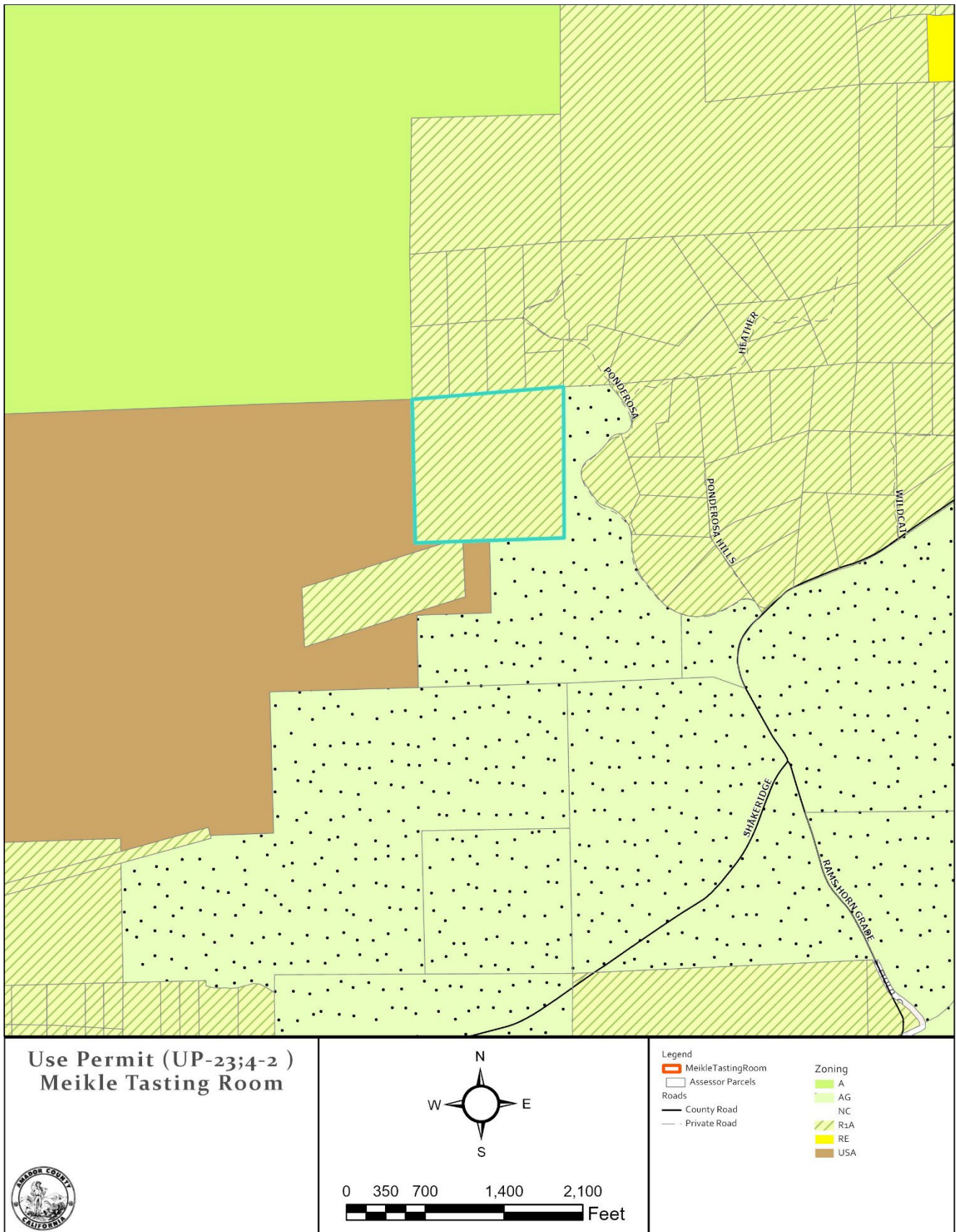
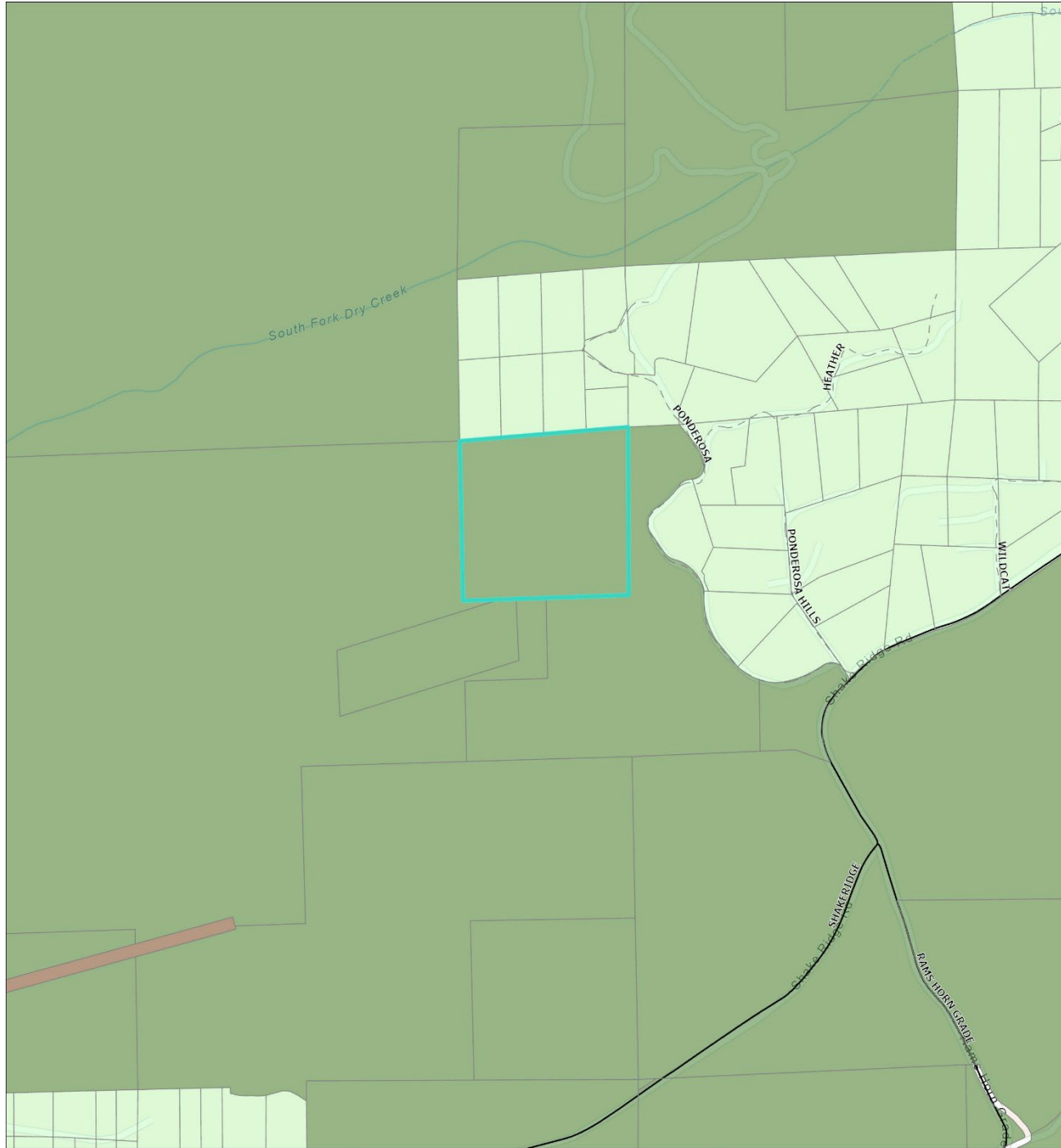

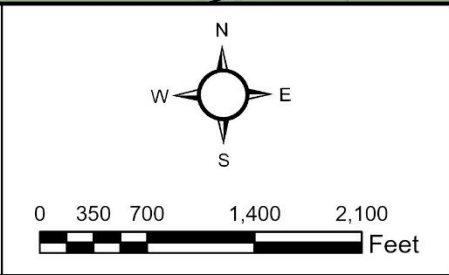




Figure E: Existing General Plan Designation



**Use Permit (UP-23;4-2)
Meikle Tasting Room**

- Legend**
- Meikle Tasting Room
 - Assessor Parcels
 - Roads**
 - County Road
 - Private Road
 - General Plan Designations**
 - Agricultural General (AG)
 - Agricultural Transition (AT)
 - Mineral Resource Zone (MRZ)



Chapter 1. AESTHETICS

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

Discussion/Conclusion/Mitigation:

- A. Scenic Vistas: For the purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A substantial adverse impact to a scenic vista would be one that degrades the view from such a designated location. No governmentally designated scenic vista has been identified within the project area. In addition, no specific scenic view spot has been identified in the project area. Therefore, there is **no impact**.
- B. Scenic Highways: The nearest scenic highway is Highway 88 east of the Dew Drop Ranger Station to the Alpine County Line as designated by Caltrans and the Amador County General Plan. The project is not located within the section of Highway 88 designated as a scenic highway or affected by the County’s scenic highway overlay district. There is **no impact**.
- C. There are no officially designated scenic vistas in the project area, and it is unlikely that short-range views would be significantly affected by this project. This project is not foreseen to cause any significant change in the aesthetic quality of the property. The proposed project will not introduce any significant changes or additions to the landscape, therefore there is **no impact**.
- D. Existing sources of light are from the disparate residential developments. Current use of the property consists of residential and agriculture (vineyard and winery); the proposed project does not propose any additional lighting sources or change of existing fixtures beyond what is allowed by State Building Code and Amador County Code. Any future installed lighting would comply with any County Regulations for commercial lighting. **There is a less than significant impact**.

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



Chapter 2. AGRICULTURE AND FOREST RESOURCES

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

Discussion/Conclusion/Mitigation:

- A. Farmland Conversion: The project site is occupied entirely by areas classified as “other land” as determined by the USDA Department of Conservation (2016). The proposed project and accompanying increased intensity of use would not significantly affect any current uses of the property, nor introduce additional uses which would detract from any existing agricultural uses of the property or of nearby properties, nor would this project convert any agricultural areas to non-agricultural uses. The USDA-designated land classification of “other land” is not determined as unique agricultural resources. There is a **less than significant impact**.
- B. The property is not enrolled under the California Land Conservation (Williamson) Act. Wine tasting encourages agritourism and is thus a complementary use of the existing winery. As the proposed uses included in this project do not detract from any agricultural uses of the property or of nearby properties, nor convert any agricultural areas to non-agricultural uses. There is a **less than significant impact**
- C. The area is not zoned for forest land or timberland nor utilized for forest land or timber production, therefore there is **no impact**.



- D. The area is not considered forest land, or zoned as forest land or timberland, therefore there is **no impact**.
- E. This project does not introduce any additional use or impact that would introduce significant changes to nearby property uses. There is a **no impact** to farmland or forest land through this project.

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

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Chapter 3. AIR QUALITY

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

Discussion/Conclusion/Mitigation:

- A. The project site is within the jurisdiction of the Amador Air District. Amador Air District is responsible for attaining and maintaining compliance with the NAAQS and CAAQS in the Mountain Counties Air Basin (MCAB) through the regulation of pollution emissions from stationary and industrial sources. The emissions due to the minor traffic to and from the property by visitors would not cause substantial increase over current traffic. Regarding emissions, there is **no impact**.
- B. The proposed project would not generate an increase in operational or long-term emissions. The existing development climate of the area is a combination of agricultural and residential uses consistent with the site's current uses. The project will not introduce any additional uses or uses beyond what is allowed by the R1A Single Family Residential and Agricultural zoning designation of the parcel. Future development of the property would be required to comply with the General Plan regarding construction emissions and related project-level emissions. There is **no impact** relative to air quality standards.
- C. Sensitive receptors are uses that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling units. The nearest incorporated city is Sutter Creek. The area is characterized by scattered residences with personal agricultural uses. Though there are sensitive receptors a short distance from the project site, the project itself does not introduce any significant increases of air pollution or environmental contaminants which would affect the surrounding populations. For these reasons, there would be no increase the exposure of sensitive receptors to substantial pollutant concentrations. There is **no impact**.
- D. The proposed project would not generate any significantly objectionable odors beyond that which is permitted under the existing uses and this project would not introduce an increase of objectionable odors discernable at property boundaries. This project results in **no impact**.

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



Chapter 4. BIOLOGICAL RESOURCES

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

Discussion/Conclusion/Mitigation:

A. The Information for Planning and Consultation (IPAC) database provided through the U.S. Fish and Wildlife Service was reviewed to determine if any special status animal species or habitats occur on the project site or in the project area. The National Marine Fisheries Service Habitat Conservation Map from NOAA did not identify any Habitat Areas of Particular Concern (HAPC) nor EFH Protected Areas within the project area. The Marine Fish and Wildlife Bios did not identify any State Marine Projected Areas (MPAs) Areas of Special Biological Significance.

The project is located within the Sierra Nevada Foothills Ecoregion. CDFW Bios identified California Essential Habitat Connectivity (CEHC) "Natural Landscape Blocks" and "more permeable" essential connectivity areas (CEHC). CDFW Areas of Conservation Emphasis (ACE) terrestrial connectivity rank 4 (Conservation Planning



Linkages) occupy the site. CDFW IPAC database identified potential sensitive habitat area for one (1) threatened species, California Red-legged Frog (*Rana draytonii*), one (1) proposed threatened species, California Spotted Owl (*Strix occidentalis occidentalis*), one proposed endangered species, Foothill Yellow-legged Frog (*Rana boylei*), and one candidate species, Monarch Butterfly (*Danaus plexippus*). It is very unlikely that these species would experience significant impacts through the implementation of the project. Due to the small scale of the project, there is **no impact**.

- B. Riverine Community: No riverine habitat or communities were identified by CDFW IPAC in the project site therefore the project does not require any 404 Streambed Alteration Permit or any other regulation pursuant to the Clean Water Act or other State/Federal statutes. There is a **no impact**.
- C. Federally Protected Wetlands (National Wetland Inventory (NWI)): The project site does not include any federally protected wetlands on the site. There is **no impact**.
- D. Movement of Fish and Wildlife: The project site contains potential habitat for migratory bird species as identified by the US Fish and Wildlife Service (IPAC). *Note* “BCC” - Birds of Conservation Concern, “BCR” - only listed BCC in Bird Conservation Regions. These birds are listed in Figure 4(a), below. As the project site is already developed for agricultural uses and no further development is to occur as part of this project, there is a **less than significant impact**.
- E. The proposed project would not conflict with local policies adopted for the protection biological resources. **No impact** would occur.
- F. Amador County does not have an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plans. **No impact** would result.

Figure 4a: Migratory Birds List (IPAC 2020)

Species Name	Common Name	Birds of Conservation Concern Listed	Other Conservation List
Haliaeetus leucocephalus	Bald Eagle	Non-BCC Vulnerable	Bald and Golden Eagle Protection Act
Dendroica nigrescens	Black-throated Gray Warbler	BCC-BCR	
Oak Titmouse	Baeolophus inornatus	BCC Rangewide (CON)	
Chamaea fasciata	Wrentit	BCC Rangewide (CON)	



Chapter 5. CULTURAL RESOURCES

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

Discussion/Conclusion/Mitigation:

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

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

Discretionary permits for projects “that could have significant adverse impacts to prehistoric or historic-era archeological resources” in areas designated by the Amador County General Plan as being moderate-to-high cultural resource sensitivity are required to have a Cultural Resource Study prepared prior to project approval, per Mitigation Measures 4.5-1a, 4.5-1b, and 4.5-2 of the Amador County Implementation Plan. However, as there is no development being proposed, and the fact that this project will utilize structures, existing paved, and graveled spaces there is **no impact** to cultural resources.

Source: Amador County Planning Department, Amador County General Plan Environmental Impact Report, Amador County Implementation Plan 2016, California Health and Safety Code, California Native American Heritage Commission (NAHC), CA Office of Historic Preservation, Amador County Planning Department.



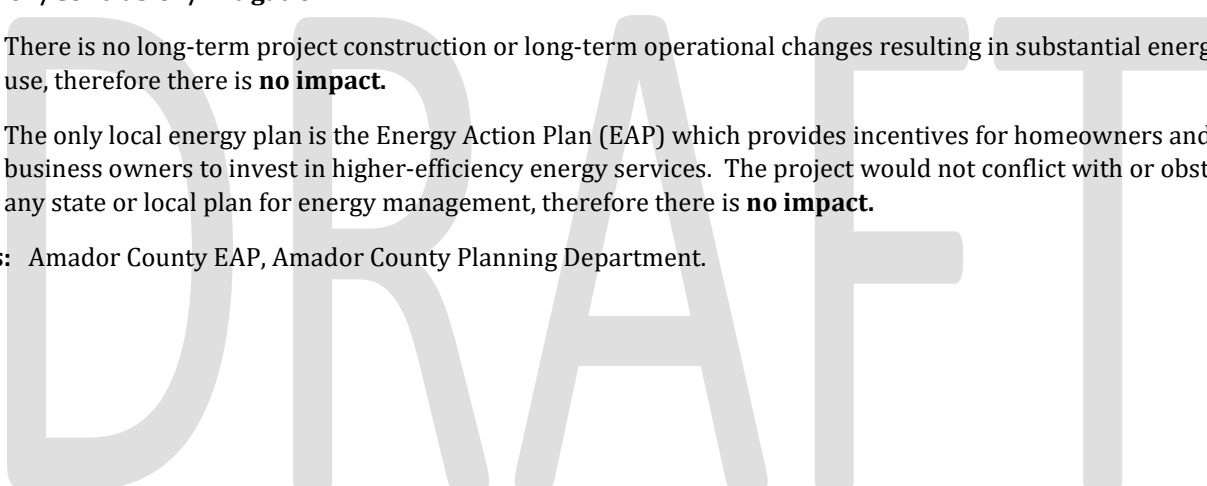
Chapter 6. ENERGY

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

Discussion/Conclusion/Mitigation:

- A. There is no long-term project construction or long-term operational changes resulting in substantial energy use, therefore there is **no impact**.
- B. The only local energy plan is the Energy Action Plan (EAP) which provides incentives for homeowners and business owners to invest in higher-efficiency energy services. The project would not conflict with or obstruct any state or local plan for energy management, therefore there is **no impact**.

Sources: Amador County EAP, Amador County Planning Department.





Chapter 7. GEOLOGY AND SOILS

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

Discussion/Conclusion/Mitigation:

- Ai. The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no active faults are located on or adjacent to the property, as identified by the U.S. Geologic Survey mapping system. Therefore, **no impact** would occur.
- Ai-iv The State Geologist has determined there are no known sufficiently active or well-defined faults or areas subject to strong ground shaking, liquefaction, landslides, or other ground failure in Amador County as to constitute a potential hazard to structures from surface faulting or fault creep. The project location has not



been evaluated for liquefaction hazards or seismic landslide hazards by the California Geological Survey. There is **no impact**.

- B. Grading Permits are required for any earthmoving of 50 or more cubic yards, and are reviewed and approved by the County in accordance with Ordinance 1619 (County Code 15.40) with conditions/requirements applied to minimize potential erosion. As the grading and construction with this project is according to development standards as determined by the Amador County Community Development Agency and Building Department. There is no grading proposed through this project therefore there is **no impact**.
- C. This project will not impact the stability of existing geological units or soil, nor impact potential landslides, lateral spreading, subsidence, liquefaction or collapse. The required issuance of a grading permit and small-scale of the project supports **no impact** of this project on the aforementioned conditions.
- D. Expansive or collapsible soils are characterized by the ability to undergo significant volume change (shrink and swell) as a result of variation in soil moisture content. Soil moisture content can change due to many factors, including perched groundwater, landscape irrigation, rainfall, and utility leakage. As there are no construction proposed through this project, it is unlikely that even if expansive soils are found at the project site, that there would be impacts detrimental to the project, property, or current uses. There is **no impact**.
- E. Soil conditions within the project site must be determined to be suitable for on-site sewage systems permissible for this type of project.
- F. The proposed project and would not destroy or greatly impact any known unique geological site or feature. The project site is agriculturally developed and this project does not propose additional uses or development inconsistent with current uses of the project. There is **a less than significant impact**.

Figure 7a: Soil Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CbE	Cohasset very cobbly loam, 16 to 51 percent slopes	0.5	1.2%
JpE	Josephine very rocky loam, deep, 16 to 51 percent slopes	18.7	46.7%
McE	Mariposa very rocky loam, 31 to 51 percent slopes	7.1	17.7%
MIC	McCarthy very cobbly loam, 3 to 16 percent slopes	13.8	34.4%
Totals for Area of Interest		40.1	100.0%



Figure 7b: Soil Map Legend

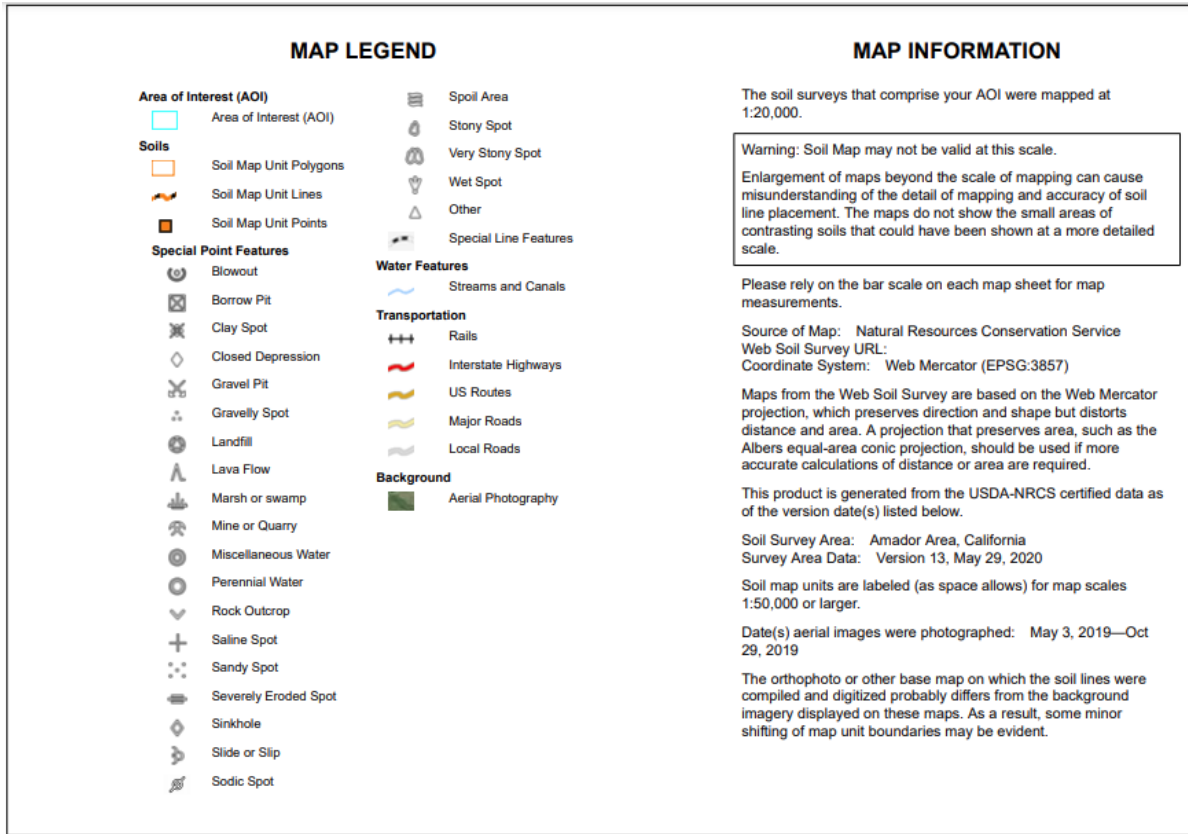
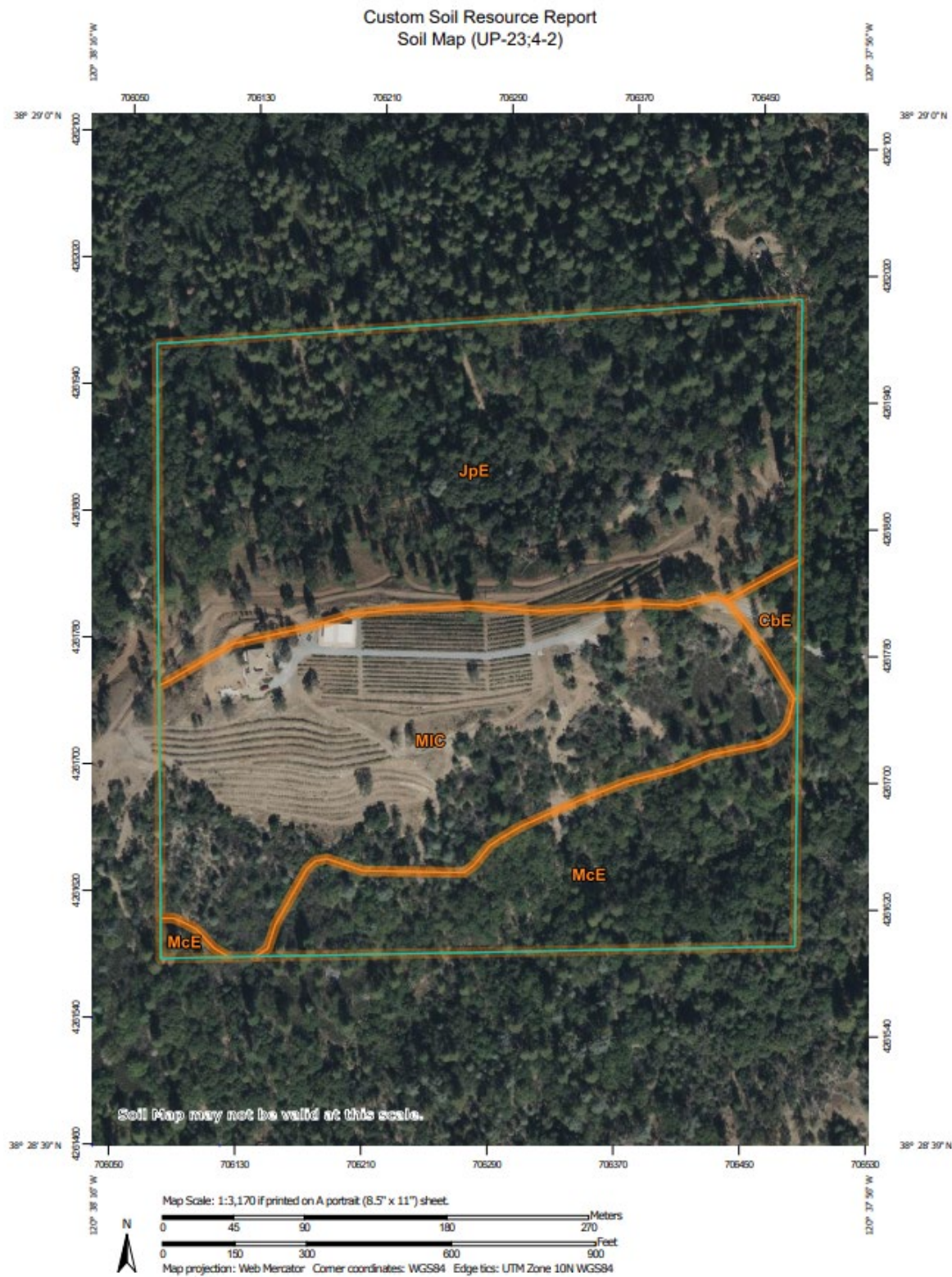




Figure 7c: Soil Map



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



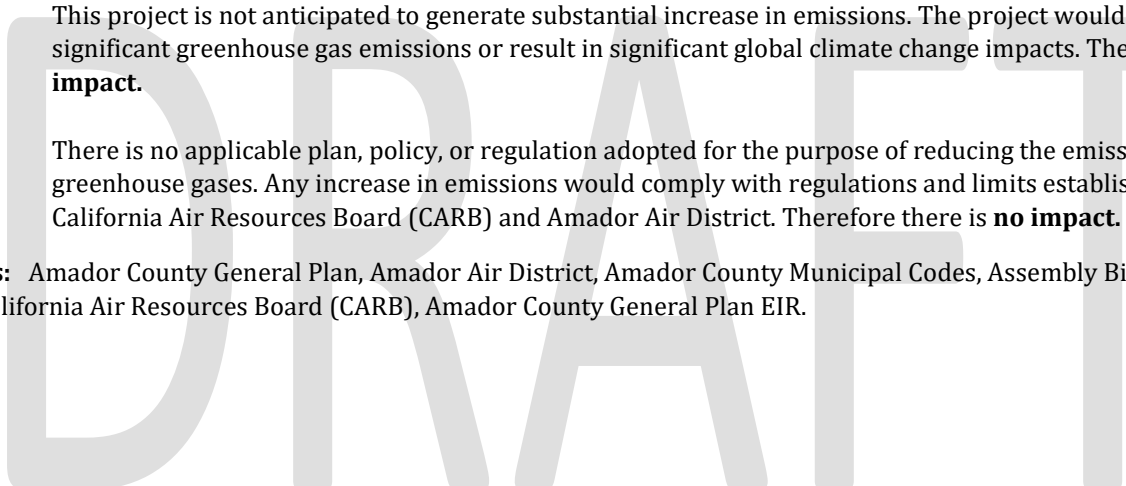
Chapter 8. GREENHOUSE GAS EMISSIONS

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

Discussion/Conclusion/Mitigation:

- A. This project is not anticipated to generate substantial increase in emissions. The project would not generate significant greenhouse gas emissions or result in significant global climate change impacts. There is **no impact**.
- B. There is no applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Any increase in emissions would comply with regulations and limits established by the California Air Resources Board (CARB) and Amador Air District. Therefore there is **no impact**.

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





Chapter 9. HAZARDS AND HAZARDOUS MATERIALS

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

Discussion/Conclusion/Mitigation:

- A. Hazardous Materials Transport and Handling: The project does not significantly increase risk to the public or the environment through the routine transport, use, or disposal of hazardous materials. There is **no impact**.
- B. Hazardous Materials Upset and Release: Potential impacts of hazardous material handling, transport, or release through this project is mitigated by oversight of the Amador County Environmental Health department pursuant to state law. There is no increased potential impacts of hazardous materials or associated uses through this project. There is **no impact**.



- C. The nearest public school is located within the town of Pine Grove and is approximately 7 miles away. Schools would not be exposed to hazardous materials, substances, or waste due to the project, and there would be **no impact**.

- D. Pursuant to Government Code Section 65962.5, the project site was queried for past-to-current records regarding information collected, compiled, and updated by the Department of Toxic Substances Control and Secretary for Environmental Protection (EPA) evaluating sites meeting the "Cortese List" requirements. The project site also was also searched on the California EPA's Superfund Enterprise Management System (SEMS) database and the US EPA Facility Registry Service (FRS) however there were no specific flags for the project on either site. As the project does not propose any significant changes in use, intensity, or major construction, there is **no impact** regarding hazardous materials on or near the project site.

- E. The nearest public use airport to the project site is the Westover Field Airport located in Martell, located approximately 15 miles away. The proposed project is located outside the safety compatibility zones for the area airports, and due to the significant distance from the project site, there is **no impact** to people working on the project site.

- F. This project is not located near a private airport. There is **no impact** to safety hazards associated with airport operations are anticipated to affect people working or residing within the project site.

- G. Amador County has an adopted Local Hazard Mitigation Plan (LHMP), updated in January of 2014. The proposed project does not include any actions that physically interfere with any emergency response or emergency evacuation plans. There is **no impact**.

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



Chapter 10. HYDROLOGY AND WATER QUALITY

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



g) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion/Conclusion/Mitigation:

- A The proposed project would not increase the impermeable surfaces on-site, nor result in an increase in urban storm water runoff. The County requires a grading permit (County Code Chapter 15.40) for any earthmoving in excess of 50 cubic yards. There are no additional uses of the property introduced through this project that would violate water quality standards. There is **no impact**.
- B The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. Future development would be subject to review by applicable county agencies to verify capacity and potential environmental effects. There is **a less than significant impact**.
- Ci-ii The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows. Future development could have potential impacts which would be reviewed at time of application to the County, which would consider specific parameters with regards to the project scope. The project site is located in a Flood Zone X meaning that the site is outside of the Standard Flood Height Elevation and of minimal flood hazard. Future development in this zone would not necessitate a Flood Plain Study to be conducted by a licensed professional prior to project development. There will be no significant site disturbance, and or alteration of absorption rates or drainage patterns introduced through this project and there is **no impact**.
- C iii The project would not contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems. There is **no impact**.
- C iv The project is located in Flood Zone X, meaning that the site is outside of the Standard Flood Height Elevation and of minimal flood hazard (Zone X). The proposed project does not involve the construction of housing on the property. **There are no impacts** with respect to placing housing within a 100-year flood hazard area for this project.
- D There is no known risk mapped on the California Department of Conservation CGS Information Warehouse regarding landslides. This project does not propose changes of use or additional development therefore **a less than significant impact** to/from flood flows.
- E The project would not substantially degrade water quality through its operation. Conditions of additional project approval include submission of plans to the Amador County Environmental Health Department, obtainment of a Grading Permit through the Amador County Building Department. There is **no impact** regarding water quality resulting from this project.
- F It is highly unlikely that the project would be subject to inundation by seiche, tsunami, or mudflow as the project site is not in any FEMA mapped DFIRM Flood Zones. There would not be substantial risk for property or people through the failure of levees or dams introduced by this project, therefore there is **no impact**.
- G There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. **No impact** would result.

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



Chapter 11. LAND USE AND PLANNING

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

Discussion/Conclusion/Mitigation:

- A The proposed project would not divide an established community and is consistent with the General Plan designation of AG, Agricultural General. There would be no introduced change in use through this project. This project does not propose an increase in overall density. There is **no impact**.
- B The project presents the additional use of a tasting room in a “R1A” zoned property. This does not divide the property or change the residential density classifications of the parcel, nor does the presented project change the uses allowed by right or conditional uses, product of the zoning designation of the property. Section 19.24.045 of Amador County Code lists a wine-tasting room as an allowed conditional use of an “R1A” property, subject to a use permit. The General Plan designation of the property is AG- Agricultural General, which is consistent with the existing and proposed uses of the property. The project proposes one additional building for the tasting room, and all other structures on site are preexisting and will not observe any significant change of use through this project, therefore there is **a less than significant impact**.
- C The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

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



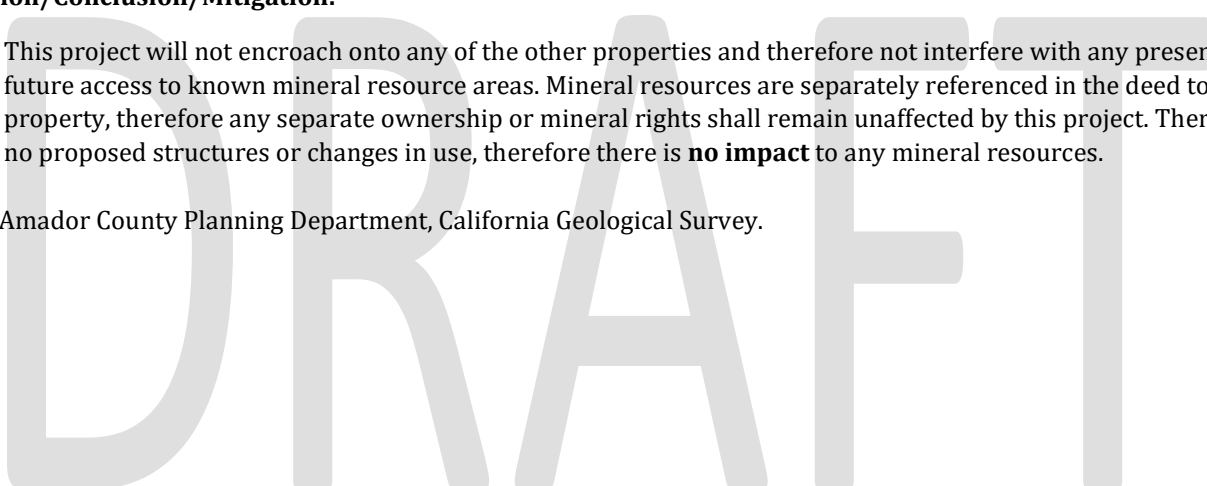
Chapter 12. MINERAL RESOURCES

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

Discussion/Conclusion/Mitigation:

A & B This project will not encroach onto any of the other properties and therefore not interfere with any present or future access to known mineral resource areas. Mineral resources are separately referenced in the deed to the property, therefore any separate ownership or mineral rights shall remain unaffected by this project. There are no proposed structures or changes in use, therefore there is **no impact** to any mineral resources.

Source: Amador County Planning Department, California Geological Survey.





Chapter 13. NOISE

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

Discussion/Conclusion/Mitigation:

- A Uses associated with this project would not create a significant increase in ambient noise levels within or in proximity to the project site. There will be commercial operations taking place on this property and may produce a low-level of operational noise. Any indoor or outdoor amplified music will be shut off at or before 10:00 p.m. and also be limited to the hours of operation specified in the Use Permit. There is **a less than significant impact**.
- B The proposed project would not include the construction activity which may generate substantial ground-borne vibration, noise, or use construction activities. There is **no impact**.
- C & D The proposed project will not introduce significant increased noise in addition to current operational noise. Noise levels generated would not exceed applicable noise standards established in the General Plan. There is **a less than significant**.
- E & F The nearest airport is over 15 miles away (Westover Field Airport, Martell). **No impact would result**.

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



Chapter 14. POPULATION AND HOUSING

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

Discussion/Conclusion/Mitigation:

- A The proposed project site is currently occupied by vineyards and a winery. The proposed tasting room would increase visitation to the property however, there is no housing displaced through this project. The introduced use would not remove the capability of the lot to support the single-family dwellings as allowed by the property’s zoning classification of “R1A,” Single-family Residential-agriculture. There is **no impact**.
- B & C The existing uses of the property would not be negatively affected in any measurable way and no resident housing stock would be depleted through this project. There is **no impact** to available resident housing.

Sources: Amador County Planning Department.



Chapter 15. PUBLIC SERVICES

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

Discussion/Conclusion/Mitigation:

- A The project site is currently served by the Lockwood Fire Protection District (LFPD). The nearest fire station belongs to LFPD and is located approximately 1.8 miles southwest of the project site. Mutual aid agreements coordinate protection service between Community Fire Protection Jurisdictions, and CalFire. **The project requires annexation to Community Facilities District 2006-1, included as a condition. A less than significant impact related to fire protection services would occur.**
 - B The project site is currently served by the Amador County Sheriff's Department. The nearest Sheriff station is located at 700 Court St., Jackson, which serves the unincorporated area of the County. Proposed improvements would not result in additional demand for sheriff protection services. Mutual aid agreements coordinate police action between City and County police protection service. Jackson is located closer to the project site than the Sheriff Department office in Jackson, CA. California Highway Patrol (CHP) also provides police protection associated with the State Highways; the nearest highways to this project are CA State Hwy 88 located south of the project site. As these various agencies all provide various police and emergency services, this project would not result in the provision of or need for new or physically altered sheriff or police protection facilities. **There is a less than significant impact to police protection services.**
- C&D This project does not include any construction of additional residential units. Because the demand for schools, parks, and other public facilities is driven by population, the proposed project would not increase demand for those services at this time as the property is not going to experience any change in zoning or general plan designation. At the time of construction of any potential dwellings, school impact fees will be assessed dependent on the square footage of the dwelling and/or accessory dwelling. As such, the proposed project would result in **no impact** on these public services.
- E There is no physical change or additional inconsistent uses proposed, therefore would not be significant additional pressure on other solid waste processing/transfer facilities. **There is a less than significant impact.**

Sources: Amador County Planning Department.



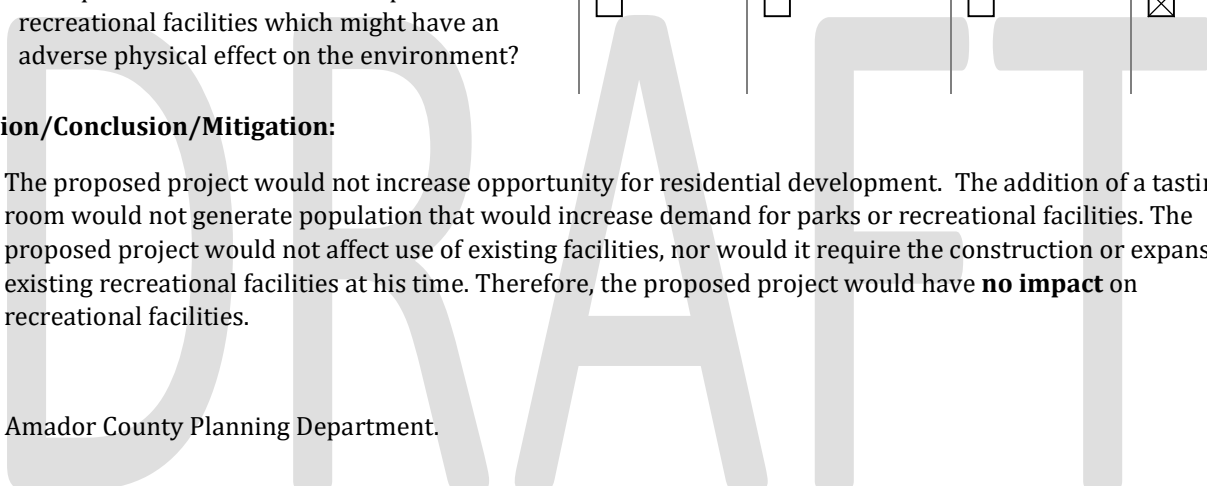
Chapter 16. RECREATION

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

Discussion/Conclusion/Mitigation:

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

Source: Amador County Planning Department.





Chapter 17. TRANSPORTATION / TRAFFIC

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

Discussion/Conclusion/Mitigation:

- A&B The proposed project would not cause a substantial increase in traffic, reduce the existing level of service, or create any significant congestion at any intersection nor would it conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Caltrans, Amador County Department of Transportation and Public Works, and other applicable transportation agencies have been included in circulation of this project. There would be **a less than significant**.
- C The proposed project would not be located within any Westover Airport safety zones (Westover Field Airport Land Use Compatibility Plan Draft 2017). Therefore, the project would not result in a change in air traffic



patterns, including either an increase in traffic levels or a change in location that would result in a safety risk. **No impact** would result.

- D The proposed project would not have significant impacts to transportation nor necessitate additional mitigation. Property does not front on a county maintained road. Ponderosa Way is not a county maintained road. Access to the tasting room is via an adjoining parcel through an easement. There is a **less than significant impact**.
- E The proposed project must comply with the Fire and Life Safety Ordinance (Chapter 15.30). There is **less than significant impact**.
- F The project would not affect alternative transportation. Therefore, the proposed project is consistent with the policies, plans, and programs supporting alternative transportation, and there would be **no impact**.
- G Pursuant to CEQA Guidelines §15064.3, subdivision (b) the County's qualitative analysis of this project establishes there are no significant impacts to traffic. There is **no impact** to the implementation of this project with respects to CEQA Guidelines §15064.3(b).

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Chapter 18. TRIBAL CULTURAL RESOURCES

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

Discussion/Conclusion/Mitigation:

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

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

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

A As defined by Public Resources Code section 21074 (a) there were no tribal cultural resources identified in the project area that were deemed potentially significant under CRHR Criterion 4 therefore the project would not cause a substantial adverse change in any identified tribal cultural resources. Additionally, the United Auburn Indian



Community, Ione Band of Miwok Indians, the Buena Vista Band of Me-Wuk Indians, the Shingle Springs Band of Miwok Indians, and the Washoe Tribe of Nevada and California were notified of this project. The Wilton Rancheria did not request consultation, however they did send in comments referencing prehistoric archaeological records within half a mile of the site. Any inadvertent discoveries or potentially significant resources would be preserved and avoided by future development as part of standard. Impacts to Tribal Cultural Resources on this site are **less than significant**.

Sources: Amador County Planning Department, California Public Resources Code; National Park Service National Register of Historic Places, North Central Information Center Records, Department of Parks and Recreation Record (2020).

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Chapter 19. UTILITIES AND SERVICE SYSTEMS

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

Discussion/Conclusion/Mitigation:

A i. The project does not demand substantially more water than uses allowed by right. Construction of onsite wastewater and water supply systems will occur on a scale comparable to those serving a single family dwelling. There is no substantial construction or operational changes through this project therefore there is no requirement of a Stormwater Pollution Prevention Permit (SWPPP) from State Water Resources Control Board. The **impacts are less than significant.**



- A ii. With the addition of the tasting room, it is unlikely that the stormwater drainage on site will need to be redirected or expanded however, any changes to grading or drainage necessitating a grading plan will require submission to the Amador County Building Department. There is a **less than significant impact**.
- Aiii-v. No new or expanded stormwater or drainage facility, electric power facility, natural gas facility, or telecommunications facility would be necessary over the course of this project and therefore would not cause any environmental effects as a result. There is **no impact**.
- B. The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or result in the expansion of water or wastewater treatment facilities. Therefore, **no impact** related to these utilities and service systems would occur.
- C. **The project is not located within the service area of an existing public water system. The project will make water available to at least 6 persons, 152 days per year, therefore constituting a public water system, requiring a permit. As Public Water Systems shall be permitted and regulated by the Environmental Department and part of the conditions of approval, therefore the impact is less than significant.**
- D. The project is not located within the service area of a wastewater treatment provider. Therefore there is **no impact**.
- E-G The project will not introduce an increase in solid waste disposal needs beyond what would be addressed by County Code requirements therefore, there is a **less than significant impact**, on landfills and solid waste disposal or solid waste reduction goals.

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

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Chapter 20. WILDFIRE

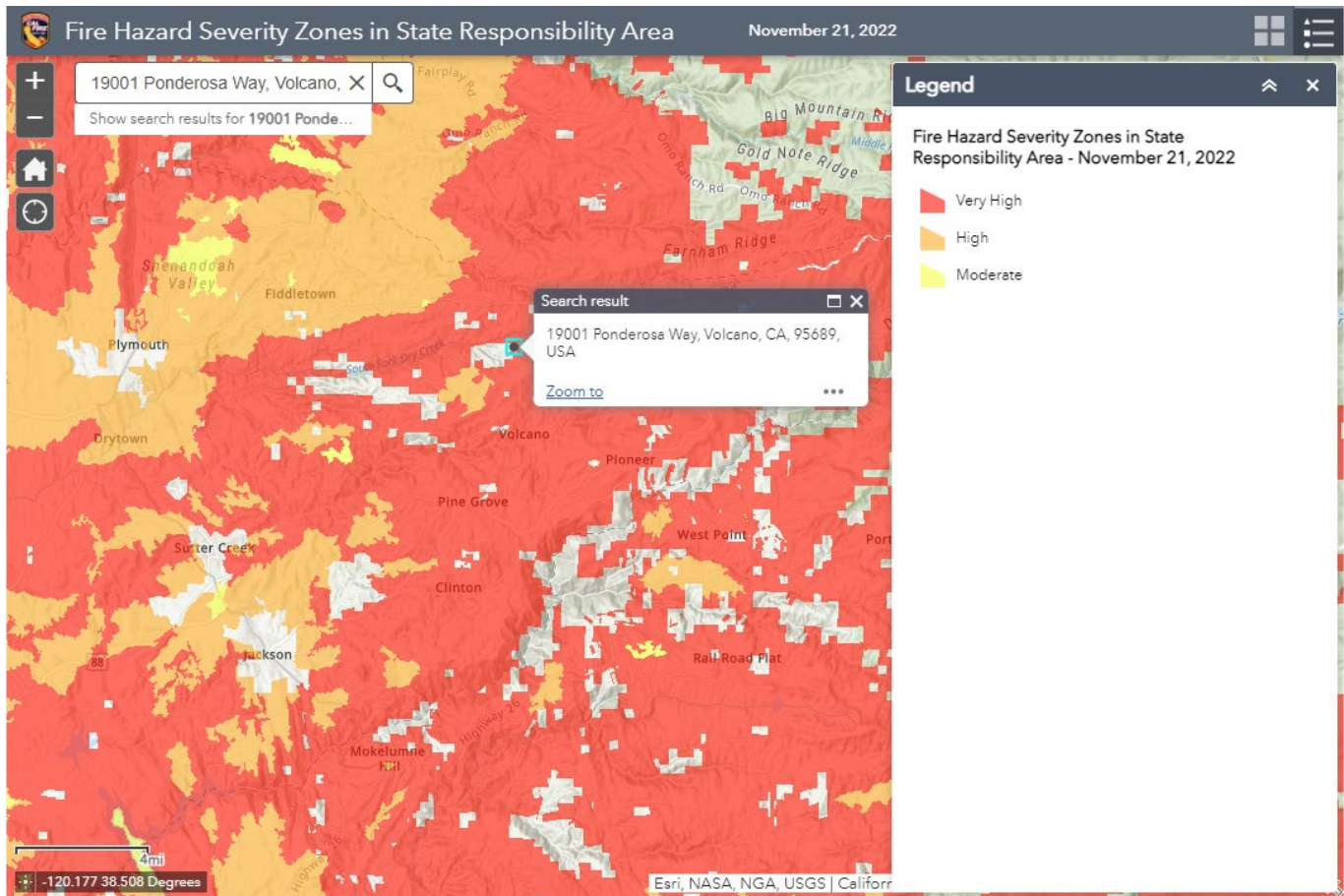
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency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

Discussion/Conclusion/Mitigation:

- A The project shall not impair any adopted emergency response plan or emergency evacuation plan. There is **no significant impact**.
- B The project does not exacerbate wildfire risks through significant change in slope, prevailing winds, or other major factors. The project would not require the installation of emergency services and infrastructure that may result in temporary or ongoing environmental risks or increase in fire risk. Therefore there is **no impact**.
- C The project shall not require the installation or maintenance of associated infrastructure that may exacerbate fire risk or impact the environment. There is **a less than significant impact**.
- D&E The project will not expose people or structure to any new significant risks regarding flooding, landslides, or wildland fire risk. The project is located in Very High (*Figure 20: Calfire Fire Hazard Severity Zones*) and therefore, shall conform to all standard Fire Safety Regulations as determined by Amador County Fire Department and California Building Code. The project is located approximately 2 miles from the Lockwood Fire Station, and therefore will not require any increased fire protection due to this project. There is **no impact**.



Figure 20a: Calfire Fire Hazard Severity Zones



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



Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion/Conclusion/Mitigation:

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

B In addition to the individually limited impacts discussed in the previous chapters of this Initial Study, CEQA requires a discussion of “cumulatively considerable impacts”, meaning the incremental effects of a project in connection with the effects of past, current, and probable future projects. These potential cumulatively considerable impacts may refer to those resulting from increased traffic to and from the general area, overall resource consumption, aesthetic and community character, and other general developmental shifts.

Evaluation of these potentially cumulative impacts may be conducted through two alternative methods as presented by the CA State CEQA Guidelines, the list method and regional growth projections/plan method. As this project is independent and unique to the County, the latter is most appropriately employed to evaluate an individual project’s contribution to potential cumulative significant impacts in conjunction with past, current, or reasonably foreseeable future projects. Thresholds of significance may be established independently for the project evaluated depending on potentially cumulative impacts particular to the project under review, but shall reference those established in the 2016 General Plan EIR and be supplemented by other relevant documents as necessary. According to CEQA Guidelines §15064.7, thresholds of significance may include environmental standards, defined as “(1) a quantitative, qualitative, or performance requirement found in an ordinance, resolution, rule, regulation, order, plan, or other environmental requirement; (2) adopted for the purpose of environmental protection; (3) addresses the environmental effect caused by the project; and, (4) applies to the project under review” (CEQA Guidelines §15064(d)). CEQA states that an EIR may determine a project’s individual



contribution to a cumulative impact, and may establish whether the impact would be rendered less than cumulatively considerable with the implementation of mitigation or reduction strategies. Any impacts would only be evaluated with direct associations to the proposed project. If cumulative impacts when combined with the impact product of the specific project are found to be less than significant, minimal explanation is required. For elements of the environmental review for which the project is found to have no impact through the Initial Study, no additional evaluation of cumulative impacts is necessary.

No past, current, or probable future projects were identified in the project vicinity that, when added to project-related impacts, would result in cumulatively considerable impacts. The intent of the project to expand the allowable uses of the property to include a Tasting Room. The proposed project is not inconsistent with the Amador County General Plan and no cumulatively considerable impacts would occur with development of the proposed project. **Impacts would be less than significant.**

- C There have been no impacts discovered through the review of this application demonstrating that there would be substantial adverse effects on human beings directly or indirectly relating the project. Additionally due to the low-intensity nature of the project, there may be relative small-scale impacts of construction, grading, or changes in use, existing and future conditions of the site and surrounding area, and traffic along Shake Ridge road. There is a **less than significant impact.**

Sources: Chapters 1 through 21 of this Initial Study.

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

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

AFFIDAVIT

- | | Initial |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1. Notice of Intent (NOI). | <u>RB</u> |
| 2. GIS List. <u>300</u> ft. Plus <u>properties along Ponderosa Hills, Ponderosa Way and Feather Lane</u>
(Distance) (Special Instructions: e.g. to end of access road) | <u>RB</u> |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or
a. "SPECIAL INSTRUCTIONS." | <u>RB</u> |
| 4. Project Applicant and Representative(s), if applicable. | <u>RB</u> |
| 5. Checked Project file cover for agency distribution. | <u>RB</u> |
| 6. Checked inside file for special requests for notification. | <u>RB</u> |
| 7. Checked old notification list for additional notification. | <u>RB</u> |
| 8. Other – Specify:

_____ | |

AFFIDAVIT OF SERVICE BY MAIL

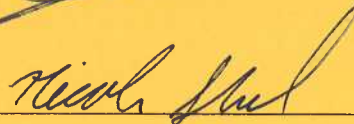
I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding UP-23; 4-2 MRKLE by placing copies in 33 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on June 20 2023 at Jackson, California.

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

Executed at Jackson, California on June 20 2023

Signed 

Witness 



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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN the PLANNING COMMISSION of the County of Amador, State of California, has received an application for the following:

PROJECT NAME AND DESCRIPTION: Request for a Use Permit (UP-23;4-2) to develop a 410-square foot outdoor tasting area and the conversion of an existing 400 square foot garage into a tasting room for MFV Winery in the "R1A," Single-family Residential/Agricultural zoning district. The proposed hours of operation for the tasting room will be Thursday, Friday, and Saturday from 11:00 a.m. to 5:00 p.m. by appointment only, not to exceed 6 customers per day, with a wine club pick-up event 3 times a year.

PROJECT APPLICANT: Meikle Jeffrey A. & Jane E. Trust
SUPERVISORIAL DISTRICT: 5
LOCATION: 19001 Ponderosa Way Volcano, CA 95689

NOTE: SEE MAP ON REVERSE. The Staff Report will be available online (typically the Tuesday prior to the meeting) for viewing at <http://www.amadorgov.org> in the "Agendas and Minutes" section.

ENVIRONMENTAL REVIEW PROCESS: In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Negative Declaration, as the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard conditions which would be applied to this type of project. If, during the processing of this application, it is determined that there are state or local issues which cannot be found to be insignificant or adequately mitigated through standard conditions, it may be found by the Planning Commission or Board of Supervisors an Environmental Impact Report (EIR) shall be prepared. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Negative Declaration. The required environmental review and comment period for this project will commence on June 21, 2023 and ends on July 11, 2023.

PUBLIC HEARING: Notice is hereby given said Planning Commission will hold a public hearing on this project at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on July 11, 2023 at 7:00 p.m. or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

The Planning Commission will be conducting this hearing in person and via teleconference. You may participate remotely by calling 669-900-6833 and using meeting ID 537 512 8983. You may also view and participate in the meeting using this link: <https://us02web.zoom.us/j/5375128983>.

Public comment will also be accepted at the above address or at planning@amadorgov.org. Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet. Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. Be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the Staff Report is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing.

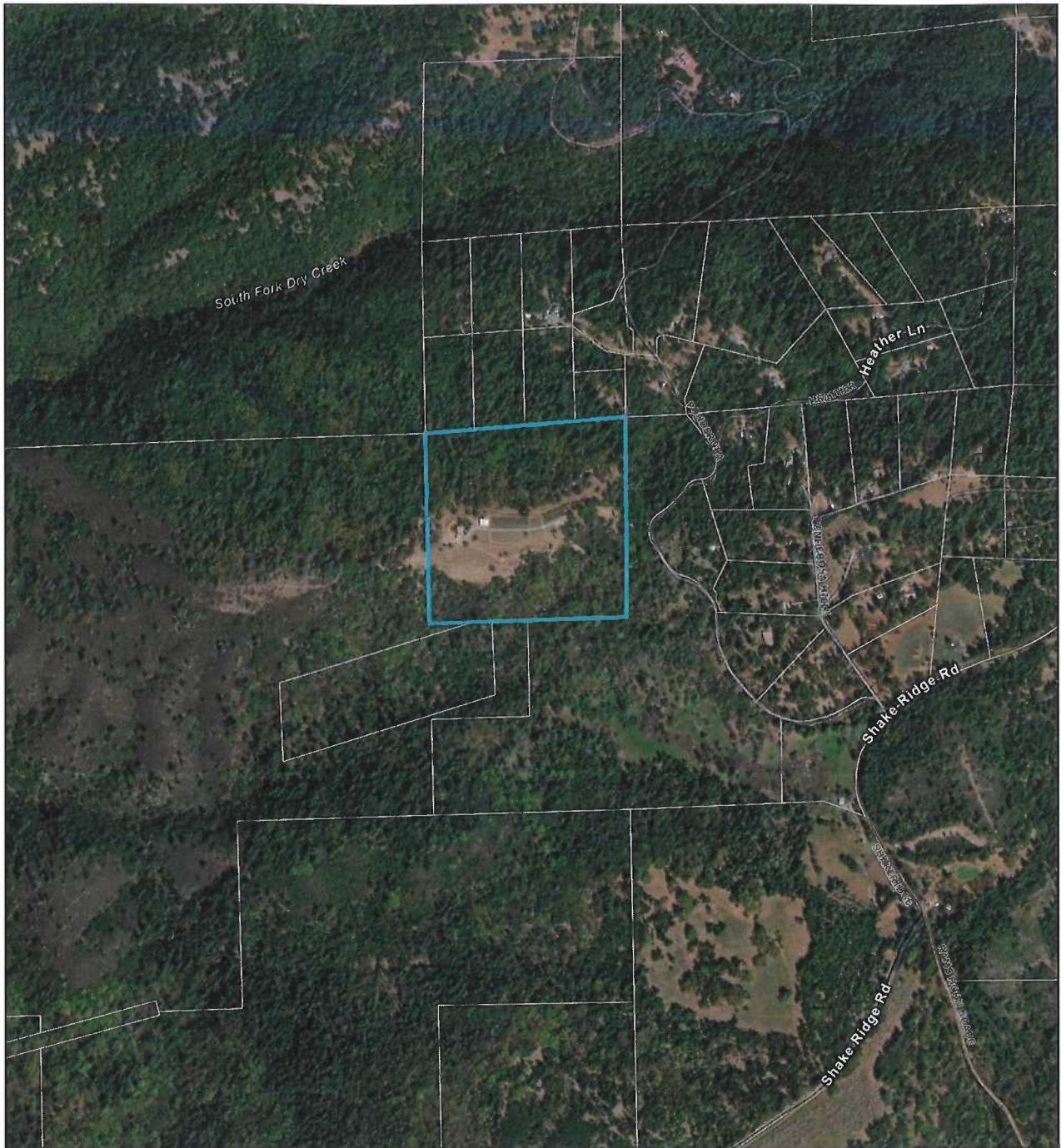
In compliance with the Americans with Disabilities Act, if you are a person with a disability and require special modification or accommodation to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, or by emailing planning@amadorgov.org. Requests must be made as early as possible, and at least two business days before the start of the meeting.

NOTE: If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the Public Hearing.

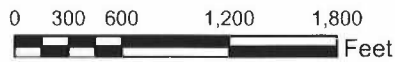
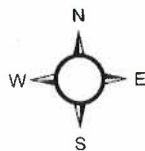
If you have any questions or desire more information regarding this application or the hearing process, please contact this office.

AMADOR COUNTY PLANNING DEPARTMENT
Date of this notice: June 20, 2023




SUBJECT AREA HIGHLIGHTED IN BLUE



UP-23;4-2
MFV Winery & Tasting
Room



Legend

-  Assessor Parcels
- Roads
-  County Road
-  Private Road

APPLICATION



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

MEIKLE FAMILY VINEYARDS LLC

Project Name: MFV 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

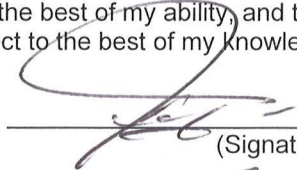
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of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

ENVIRONMENTAL SETTING

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

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

Date 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.

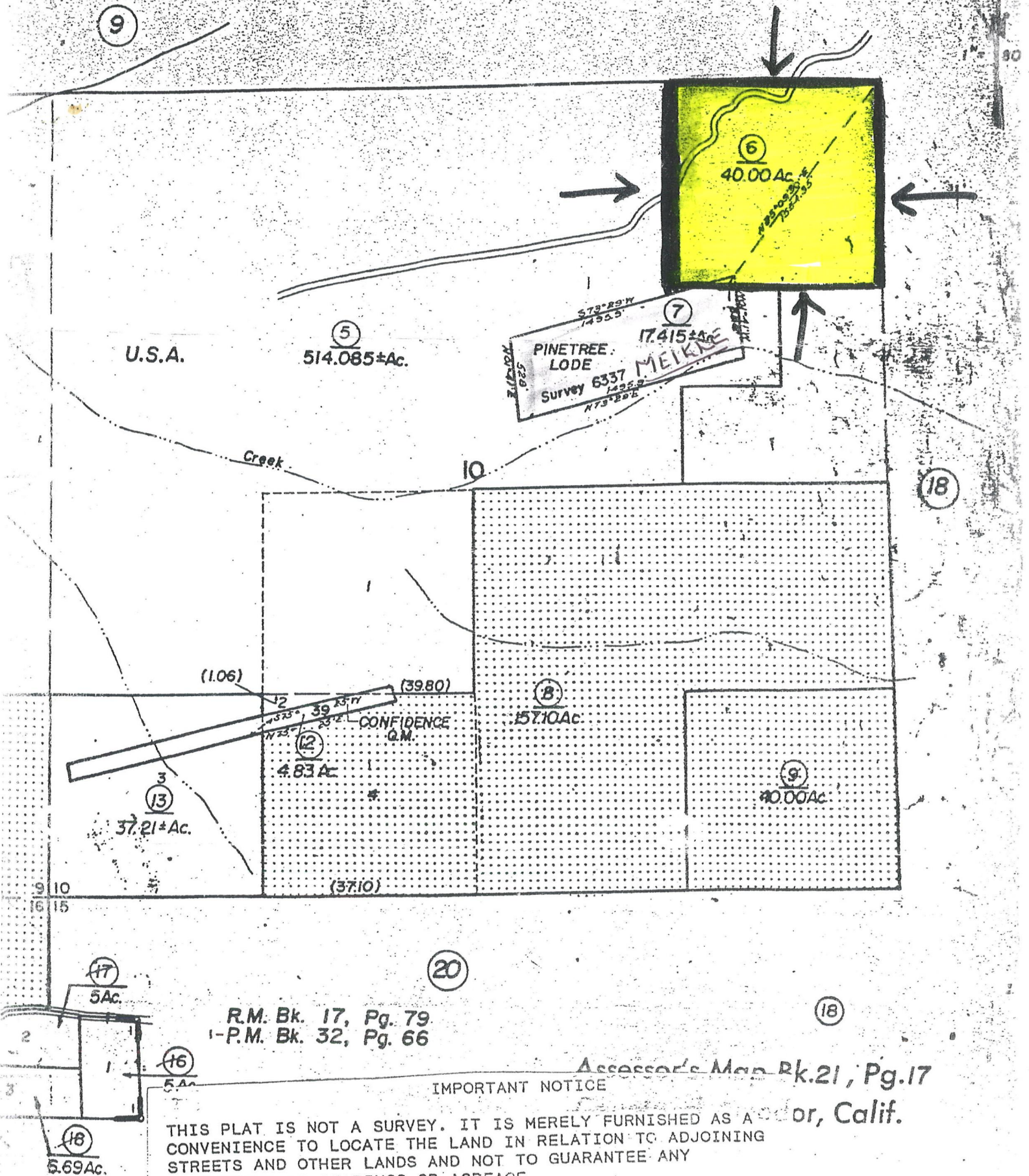
<http://www.abc.ca.gov>



@ca_abc



CaliforniaABC



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

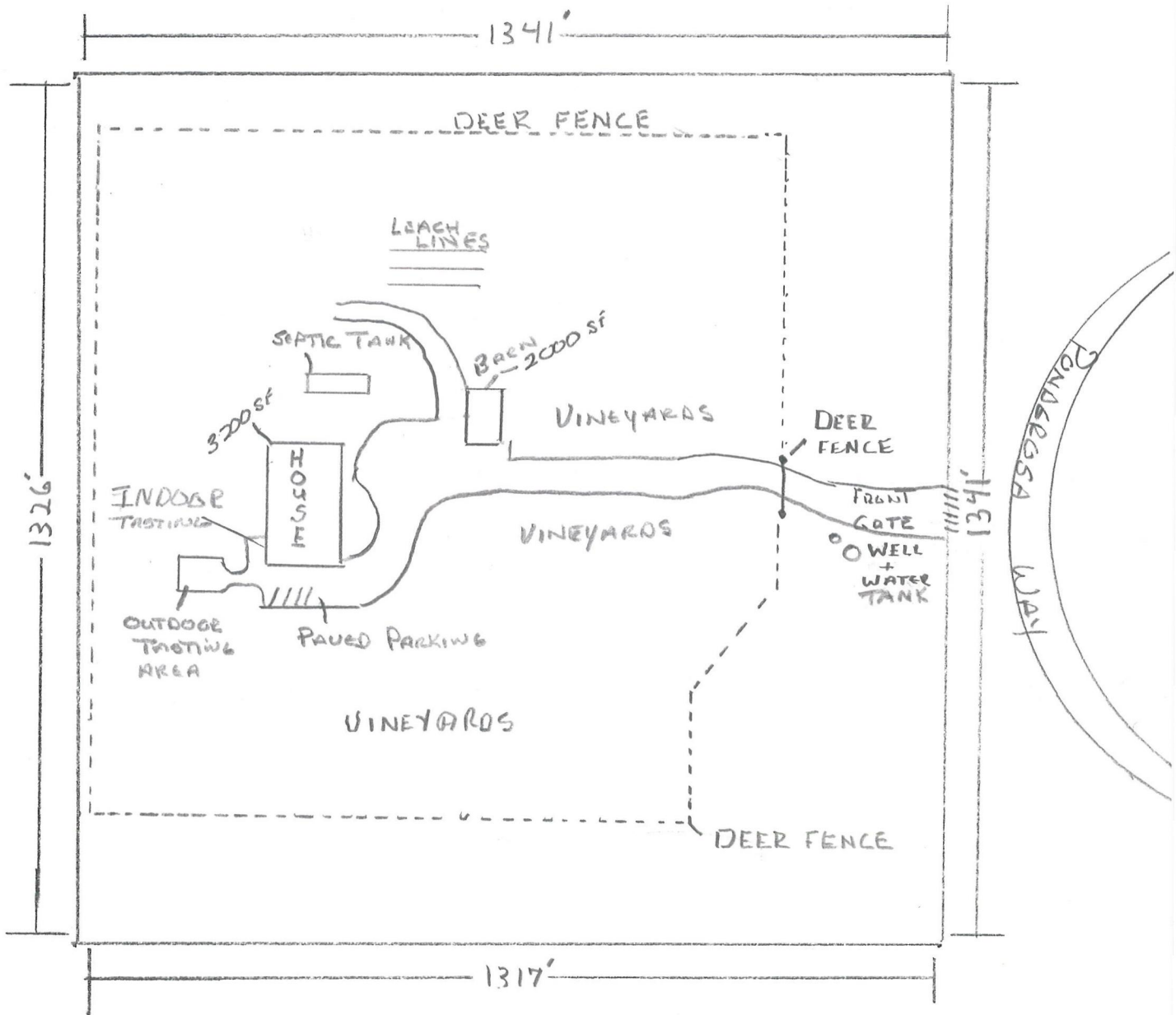
Assessor's Map Rk. 21, Pg. 17

IMPORTANT NOTICE

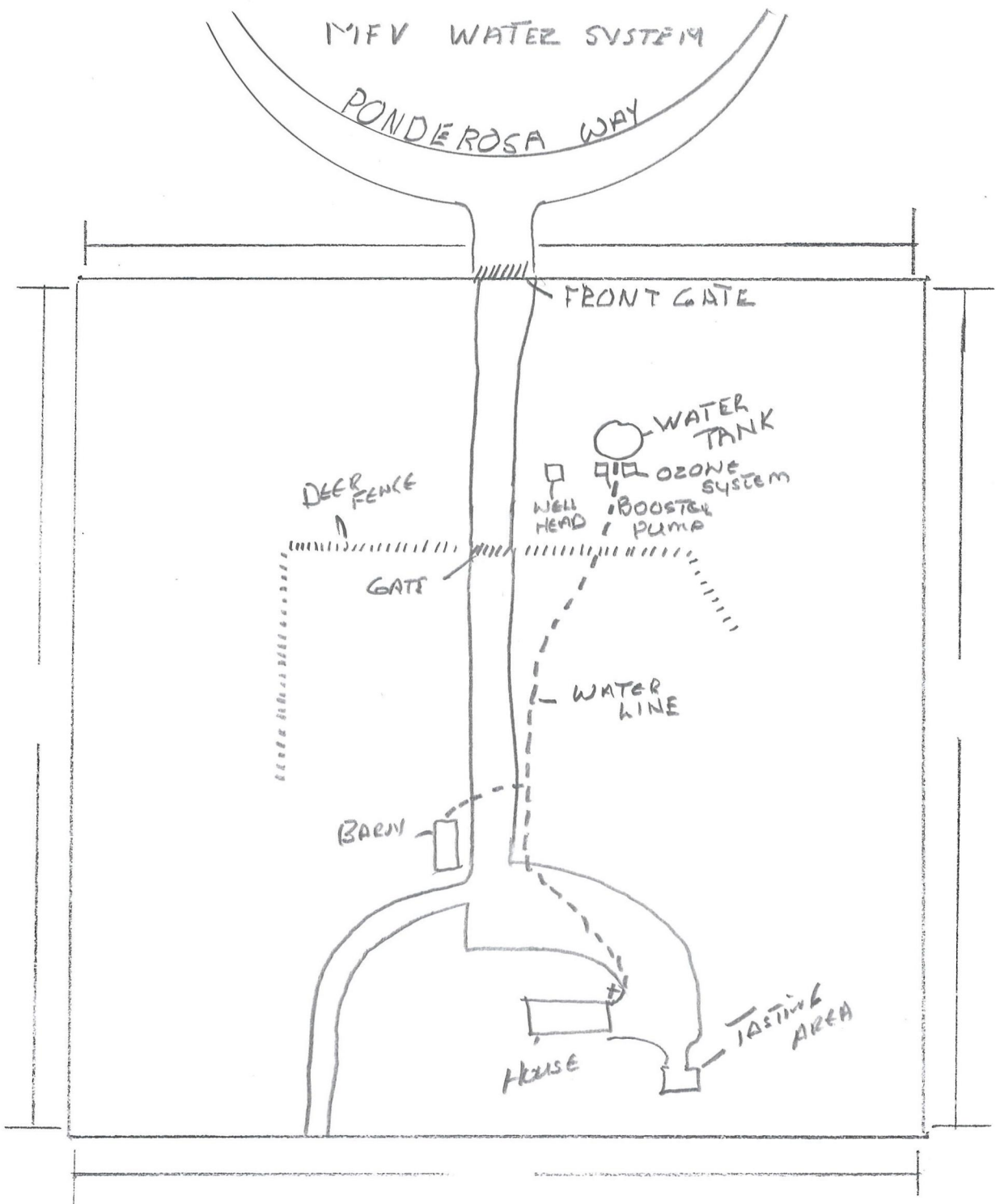
THIS PLAT IS NOT A SURVEY. IT IS MERELY FURNISHED AS A CONVENIENCE TO LOCATE THE LAND IN RELATION TO ADJOINING STREETS AND OTHER LANDS AND NOT TO GUARANTEE ANY DIMENSIONS OR BEARINGS OR ACREAGE.

San Diego, Calif.

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

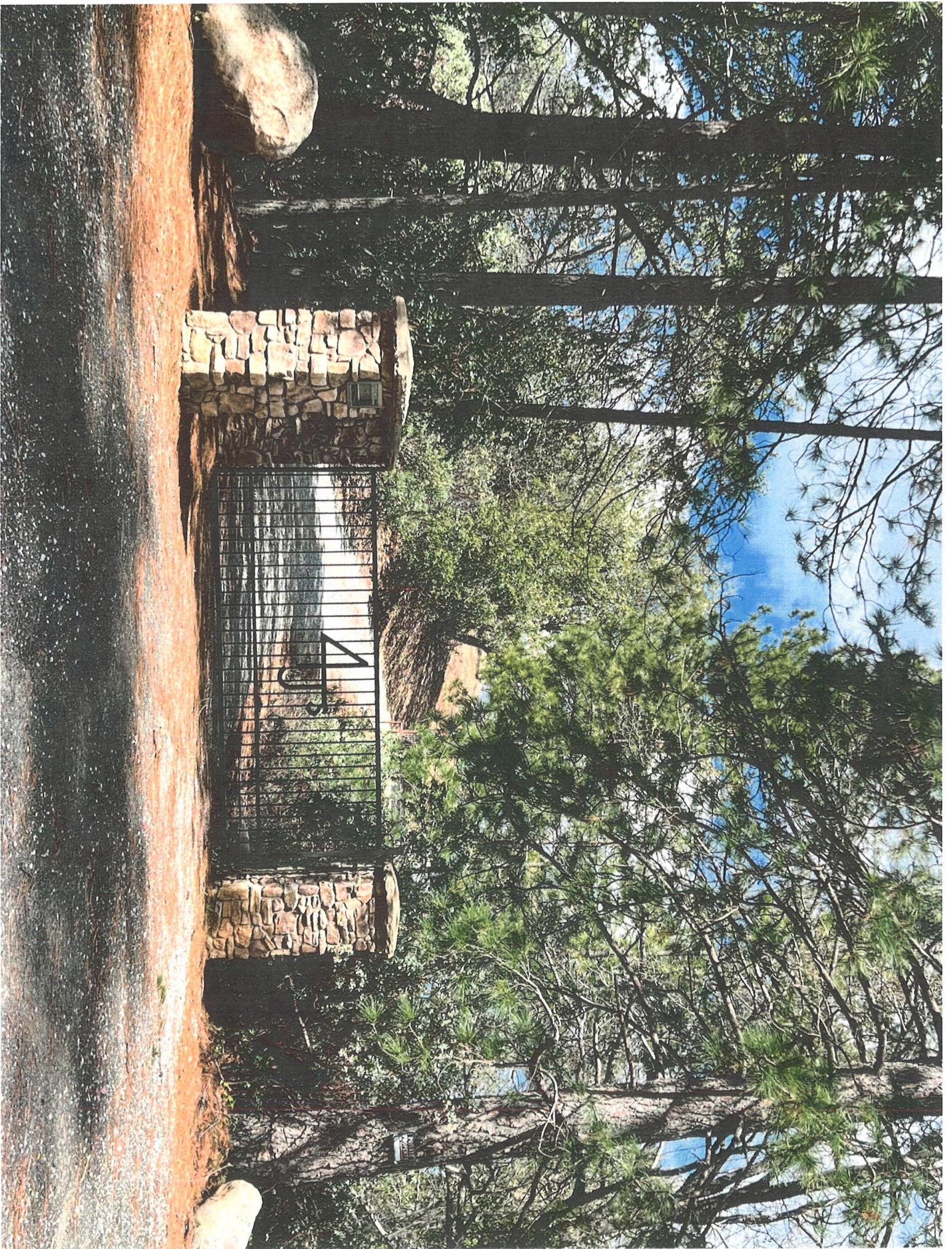
19001 Ponderosa Way

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 ₂ 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)
Ft. to Ft.	BLANK	SCREEN	CONDUCTOR	FILL PIPE					
0 to 24	11	✓				PVC	6	125	
24 to 120	8	✓				PVC	6	125	
0 to 260	6 1/2	✓				PVC	4	125	
260 to 300	6 1/8		✓			PVC	4	125	2 X 1/8

DEPTH FROM SURFACE	ANNULAR MATERIAL TYPE				
	Ft. to Ft.	CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0 to 20		✓			
20 to 117				✓	
117 to 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] WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED 11/12/04 732870 C-57 LICENSE NUMBER

**ROBERT
DAWSON**



DRILLING

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.

Alll 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

Sold To:		
<p align="center">JEFF MEIKLE 4319 PROSPECT DRIVE CARMICHAEL, CA 95608</p>		
Phone:	Fax:	Location:
916-965-5899	916-965-5899	

EFUC

Description
<p>INSTALL NEW WELL PUMP SYSTEM S12-160-PC PUMP, MOTOR & 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 & 1 1/4" GALV. FITTINGS WITH BREATHER VENT, INSTALL UNION & 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 & ENCLOSURE & PULLOUT DISCONNECT, INSTALL ALL ELECTRICAL WIRE & MAKE CONNECTIONS, RUN POWER, CONDUIT & WIRE FROM WELL HEAD TO STORAGE TANK TO INCLUDE FLOAT CONTROL WIRES IN SUPPLIED TRENCH, INSTALL PUMP UP SWITCH, SUCTION LINE, FILL LINE, DRAIN & DRAIN VALVE, SIGHT GLASS & SIGHT GLASS VALVE, INSTALL ALL PLUMBING LINES, CHECKVALVE AT TANK, BALL VALVES, RUN SYSTEM & CALIBRATE, SUPPLY CLIENT PIGTAIL OF LOAD CENTER FOR GENERATOR.</p> <p>REMOVE & RELINQUISH (2) WATER SAMPLES TO STATE CERTIFIED LAB - NITRATES & POTABILITY</p>

Approval Signature:	Total:
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
--------------------------------------------------------	------------------------------------------------------------------------------	--------------------------------------------

Conventional Chemistry Parameters by APHA/EPA Methods

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
MFV Well Water (2110685-01) Water Sampled: 09/14/21 12:30 Received: 09/14/21 14:40									
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



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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
--------------------------------------------------------	------------------------------------------------------------------------------	--------------------------------------------

Microbiological Parameters by APHA Standard Methods

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
MFV Well Water (2110685-01) Water Sampled: 09/14/21 12:30 Received: 09/14/21 14:40									
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



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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
--------------------------------------------------------	------------------------------------------------------------------------------	--------------------------------------------

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

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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
--------------------------------------------------------	------------------------------------------------------------------------------	--------------------------------------------

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
--------------------------------------------------------	------------------------------------------------------------------------------	--------------------------------------------

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

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Page 12 of 12

09/21/21 14:34

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>

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

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



Planning Department <planning@amadorgov.org>

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]



AMA-26-PM 4.644 Use Permit

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



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

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

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

cpd@wiltonrancheria-nsn.gov



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

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.

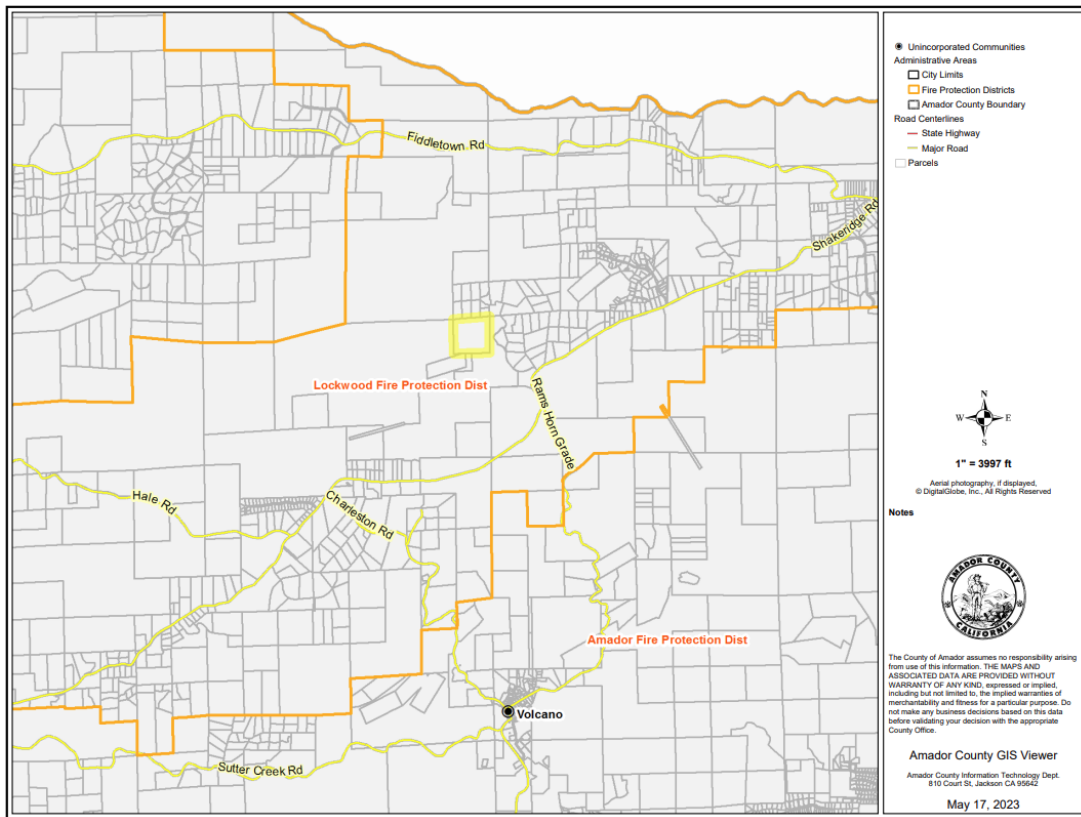
Nicole Cook
Amador Fire Protection District
810 Court Street
Jackson, CA 95642
209-223-6391-phone
209-223-6646-fax

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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

On Mon, Apr 24, 2023 at 2:34 PM AFD Headquarters <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

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."

On Thu, Apr 20, 2023 at 4:08 PM Amador County Planning Department <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



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

AFPD Headquarters <afpdhdq@amadorgov.org>

Wed, May 31, 2023 at 11:11 AM

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

Cc: Nicole Cook <ncook@amadorgov.org>, Patrick Chew <pchew@amadorgov.org>, Rob Withrow <rwithrow@lockwoodfire.org>, Stacy Powrozek <spowrozek@amadorgov.org>

Good morning Ruslan.

CFD annexation applies regardless that the parcel is in Lockwood's jurisdiction. Please have them go directly to me, at AFPD. They can email me directly with any questions at ncook@amadorgov.org. I am in and out of the office. Appointment might work best.

As for the Lockwood Fire Protection Districts Fire Impact fee, the fee breakdown is below. The applicant can contact LFPD to arrange payment at 209-296-5122 (leave a message) or pay directly through the Building Dept via credit card if they authorize the transaction. I believe they have the Auditor's fund number(s) for LFPD?

Commercial Tasting Room (remodeled garage) at 400 sq.ft. at Risk 1 (\$.30/per sq ft) plus base of \$600 = **\$720**

Commercial Outdoor Area also at 400 sq ft. at Risk 1 (\$.30/per sq ft) plus base of \$600 = **\$720**

Total for LFPD Fire Impact Fee (there will be no inspection or plan review fees) \$1,440.00

Thank you,

Nicole Cook
Executive Secretary
Amador Fire Protection District
810 Court Street
Jackson, CA 95642
209-223-6391-phone
209-223-6632-direct
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]



TAC Meeting 6/1/23 Item 2, Meikle Wine Tasting Room.

jim pierner <jpierner@hotmail.com>

Wed, May 31, 2023 at 9:47 PM

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

I would like to comment on the proposed tasting room at the Meikle property on Ponderosa Road in Volcano.

1. As an adjacent property owner, with ownership of a part of Ponderosa Road that will be used to access the proposed tasting room, I question why I was not informed of the proposal as part of the process?
2. There are no other permitted tasting rooms in the vicinity, although there are vineyards. The application states "no change in the character of the area", but I dispute that. The area is very rural without any commercial ventures nearby. A tasting room will bring non-residents into an essentially residential neighborhood and they will be using a narrow and curvy private road (not owned by Mr. Meikle) to access the tasting room.
3. Although the application states that visits will be limited to 6 people per day and a maximum of 45 per month, how will such a limitation be monitored and if exceeded enforced?
4. The application states that there will be no large gatherings at the site, but the application contradicts that by stating that there will be 3 events for wine club members per year. The application also states that there will be no noise impacts on neighbors due to the isolated location of the tasting area. But the wine club parties could create such noise since there appears to be no limitation on amplified music, etc.
5. When a neighbor of mine on Ponderosa Hills Road wanted to subdivide a 12 acre parcel into 2 parcels, he was going to be required to provide emergency vehicle turnout/passing spots every 100 feet on the road by local fire protection authorities. I have not seen any emergency vehicle access provisions brought up along Ponderosa Road for this project even though it will increase the potential for the need for an emergency response (fire and medical).

Growing grapes, or walnuts, or other agricultural products certainly falls within the scope of the current zoning. But every vineyard in the county does not need a tasting room, especially those that are on very rural, private roads. Please take this into consideration when reviewing this proposal.

Jim Pierner

[18601 Ponderosa Hills Road](#)

[Volcano, CA 95689](#)

Sent from [Mail](#) for Windows



Meikle Wine Tasting Room Proposal

2 messages

Jim Pierner <jpierner@hotmail.com>

Mon, Jun 5, 2023 at 10:33 AM

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

I listened to the TAC meeting held on 6/1/23. I had provided written comments on a number of issues with the application, most of which were completely ignored at the meeting.

One issue that was brought up was the availability of turnouts for emergency vehicle access/egress on privately owned Ponderosa Road. The applicant was asked if such turnouts existed and he said yes. In fact no such turnouts exist on this narrow road, but the TAC took Mr. Meikle's statement as true and accepted it. What kind of vetting process is that? No one has even looked at the road!

The TAC summarily approved the application as correct and complete.

Sent from Outlook

Amador County Planning Department <planning@amadorgov.org>

Tue, Jun 6, 2023 at 11:10 AM

To: jim pierner <jpierner@hotmail.com>

Hello Jim,

The TAC members received printed copies of your comment letter on the day of the TAC meeting, and your comments have been made part of the record and will be further considered by the Planning Commission. County Code Section 15.30.120 regulates emergency access and is enforced by the Amador Fire Protection District. Section 15.30.120 states that off-site improvements may be required for subdivision maps, parcel maps, use permits, general plan changes and zone changes at the discretion of the director and in accordance with this chapter. Patrick Chew is the Fire Marshal who can be reached at 209-223-6391 or afpdhdq@amadorgov.org if you have any questions.

Thank you,

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

[Quoted text hidden]

From: jim pierner <jpierner@hotmail.com>
To: "planning@amadororg.gov" <planning@amadororg.gov>
Cc:
Bcc:
Date: Fri, 30 Jun 2023 18:27:17 +0000
Subject: Meikle Tasting Room Project

I am aware of the fact that the TAC did not find any technical faults with the Meikle proposal. As part of that process, and part owner of the private road that will be used to access the proposed Meikle tasting room, I did question the AFPD review of the private road for access/egress of emergency vehicles. At the time there had not been a review of the road by AFPD, and the TAC asked Mr. Meikle if sufficient pullouts existed for emergency traffic, and he said "yes", something that I dispute, given the narrow, curvy and steep section of Ponderosa Road that will be used. I was told to contact AFPD if I still had concerns, which I did by email and telephone, and never received a response.

Generally speaking, this proposal is no different than many others the Planning Department has reviewed and approved over the years, especially in Shenendoah Valley. It seems that the County has failed to differentiate between agricultural use and other commercial uses when it comes to the wine industry. I seriously doubt if the General Plan that zoned large portions of rural Amador County as R1/Ag intended for there to be commercial tasting rooms at every vineyard in the county regardless of location.

The Meikle proposal would put a tasting room in a very rural part of the county, with nothing but residential single family dwellings anywhere near it. It would be accessed on a private road, none of which is owned by Mr. Meikle. At some point the Planning Department has to take a long, hard look at what makes sense in the residential areas of the county. Just because you have a vineyard should not automatically mean you can have a tasting room, throw large commercial parties, etc.

Please give this some consideration before approving this proposal.

Jim Pierner
18601 Ponderosa Hills Road
Volcano, CA 95689