



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

EARLY CONSULTATION APPLICATION REFERRAL

TO:

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

FROM: Krista Ruesel, Amador County Planning Department

DATE: December 30, 2021

PROJECT: REVISED request for an Amended Use Permit (UP-19;12-1) for La Mesa Vineyards. The request seeks to increase the limits on days of operation and special events. The project is currently limited to being open to the public four days per week, and a maximum of 6 special events per year with a maximum of 100 attendees, and live and/or amplified music until 5:00 p.m. The request seeks to expand those uses to:

- 1) Unlimited open-to-the-public hours (flexible hours of operation);
- 2) Participation in 6 special events which coincide with the Amador Vintners Association events;
- 3) 24 events annually with up to 125 attendees;
- 4) 12 additional events annually with up to 250 attendees; and
- 5) Amplified music until 10:00 p.m.

Existing Uses Currently allowed under UP-20;12-1 (approved May 2020)

Proposed Uses applied for with 2021 Amendment

Up to 6 Events Annually with up to 100 guests	Participation in 6 Amador Vintners Events (no set attendance limit) 24 events with up to 125 attendees 12 events with up to 250 attendees
Days of Operation: 4 days/week	Days of Operation: up to 7 days/week
Live and/or amplified music until 5:00 p.m. 4 days/week	Live and/or amplified music until 10 p.m. up to 7 days/week

Applicant: La Mesa Vineyards LLC

Supervisorial District: 5

Location: 13200 Shenandoah Rd. Plymouth, CA 95669

The project application materials are available for viewing at:

<https://www.amadorgov.org/departments/planning/current-projects>

REVIEW: As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project for environmental impacts, recommend approval of the environmental document under CEQA, and

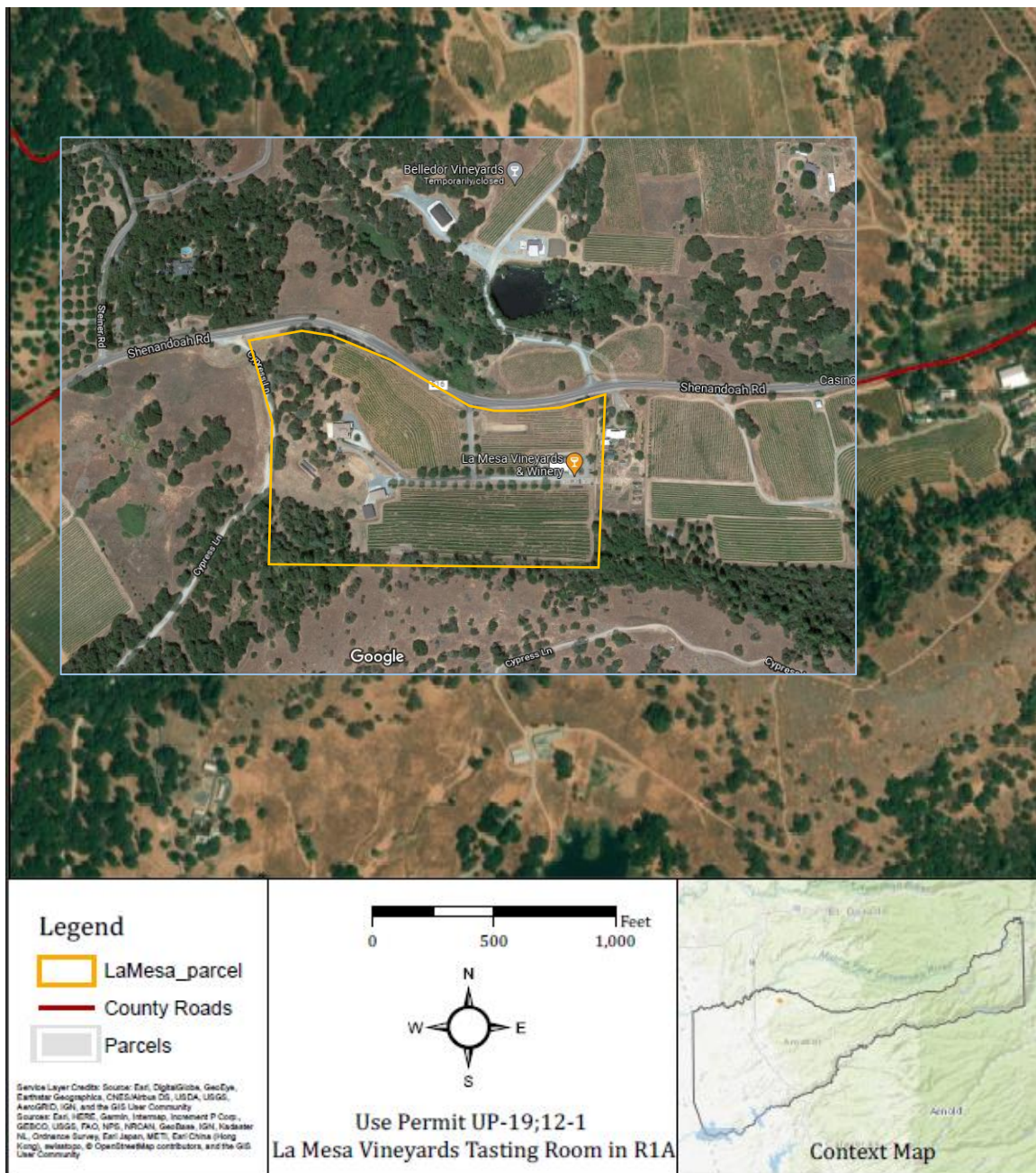
propose and review draft conditions of approval for the project during its regular meeting at **1:00 p.m. January 13, 2022** in the Board of Supervisors Chamber at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference, accessible through this link: <https://us02web.zoom.us/j/5375128983> or by calling one of the numbers below:

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

Meeting ID: 537 512 8983

At this time staff anticipates that a Mitigated Negative Declaration will be adopted for the project per CEQA Guidelines. Additional TAC recommendations will be made to the Planning Commission. If you have questions or desire more information, please view the application materials at <https://www.amadorgov.org/departments/planning/current-projects> or contact the Amador County Planning Department at (209) 223-6380 or planning@amadorgov.org

Project Location Map:





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 _____

Mailing Address _____

Phone Number _____

Assessor Parcel Number _____

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 _____

- _____ 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: \$ _____
Environmental Health Review Fee: \$ _____
Public Works Agency Review Fee: \$ _____
Amador Fire Protection District Fee: \$ _____
- _____ 8. Complete an Environmental Information Form.
- _____ 9. Sign Indemnification Form.

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

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

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

November 30, 2021

Dear Mr. Beatty,

I would like to request an amendment to La Mesa Vineyard's Use Permit UP-19;12-1. The requested changes to draft 9-27-21 are as attached.

We have significantly reduced the scope and scale of events requested, far below those of our immediate A and AG zoned tasting room neighbors. We also added in the same language as Helwig has on their larger event use permit about deploying staff if any queuing occurs onto Shenandoah Road as guests exit here. I hope by reducing the scope in such a major way we show that we have listened to concerns expressed by our neighbors.

Last, after careful consideration and in the hope this will help with approval at the Planning Commission, we agree to do annual monitoring for some key items (as edited), knowing full well we are the first and only ones doing this in Amador county. While that does create a burden for us, we think it will be good data to collect for the county and help with your future decisions.

Please let me know if you have any questions or comments.

With best regards,



Côme Laguer
Owner – La Mesa Vineyards

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: _____

Date Filed: _____ File No. _____

Applicant/

Developer _____ Landowner _____

Address _____ Address _____

Phone No. _____ Phone No. _____

Assessor Parcel Number(s) _____

Existing Zoning District _____

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 _____

(Signature)

For _____

INDEMNIFICATION

Project: _____

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

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

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

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

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

Applicant:

Owner (if different than Applicant):

Signature

Signature

Changes to La Mesa Use Permit Conditions of Approval Draft 9-27-21:

Project Description: Use Permit (UP-19;12-1) La Mesa Vineyards, proposing revisions to the current Conditions of Approval for approved Use Permit UP-19; 12-1. Property is 24.83 acres and zoned R1A, Single-family Residential & Agricultural. The request seeks to increase the limits on days of operation and special events from 4 days per week, 6 events per year with up to 100 attendees, and live and/or amplified music until 5:00 p.m., to unlimited days and flexible general hours of operation subject to the limitation of indoor or outdoor amplified music until 10:00 p.m., participation in events which coincide with the Amador Vintners Association sponsored events, an additional 24 events annually with up to 125 attendees, and 12 additional events annually with up to 250 attendees.(APN: 014-140-054)

In additional to the above Project Description changes, the following additional changes to the Use Permit draft 9-27-21 (as attached).

5. **Encroachments:** Prior to the issuance of a building permit and activation of the Use Permit, applicant must construct or verify a commercial driveway for the encroachment onto the property from Shenandoah road. The permittee shall provide a copy of a valid encroachment permit for any and all access points onto any county right-of-way. *The permittee shall not cause vehicle queuing onto Shenandoah Road for any reason prior to, during, or after any special event allowed under this Use Permit. If traffic begins to queue near the intersection of the main entrance of the property with Shenandoah Road, the permittee shall deploy event staff to handle traffic as needed to prevent queuing on to Shenandoah Road.* THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

7. **Occupancy:** The number of *indoor* guests at any one time shall be limited by the occupancy of the Tasting Room. Event guests will not exceed the maximum occupancy of the building *or outside grounds* and events shall abide by the proposed conditions in the Use Permit application: *participation in events which coincide with the Amador Vintners Association sponsored events; up to 24 additional events annually with up to 125 attendees and up to 12 additional events annually with up to 250 attendees.*

21 **Noise (amplified music) (NOI-2):** Consistent with County Code Section 19.24.045(D)(4b) and 19.24.040(A)(27e)(viii), any indoor or outdoor amplified music will be shut off at or before 10:00 p.m. THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

25. **Overflow Parking:** *numbers to be adjusted to reflect reduced scope of event sizes per above.*

26. **Conditional Use Permit Activities Monitoring and Reporting (CUM-1):** 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 the Planning Department a report containing the following information:

- a. The number of and type of events conducted during the calendar year, and the date each event was conducted;
- b. The number of guests attending each event.

c. Vehicular parking *and traffic flow* conditions observed during each event (i.e., adequacy of parking *and how any parking problems or traffic flow problems from/onto Shenandoah Road were addressed*);

d. *Days and hours of operation.*

e. 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.



Krista Ruesel <kruesel@amadorgov.org>

UP Conditions

2 messages

Come Lague <come@lamesavineyards.com>

Fri, Nov 5, 2021 at 9:18 AM

Reply-To: Come Lague <come@lamesavineyards.com>

To: Krista Ruesel <kruesel@amadorgov.org>

Krista, please make the following change to the current draft project description:

...to unlimited days and **flexible general hours of operation subject to the limitation of** indoor or outdoor amplified music until 10:00 p.m., participation in events which coincide with the Amador Vintners Association sponsored events, an additional 24 events annually with up to 125 attendees, and 12 additional events annually with up to 250 attendees.

And strike this sentence:

There is no proposed change in general hours of operation which are currently 11:00 a.m. to 5:00 p.m.

Thank you.

Côme

Krista Ruesel <kruesel@amadorgov.org>

Fri, Nov 5, 2021 at 10:27 AM

To: Come Lague <come@lamesavineyards.com>

Received, thank you!

Krista Ruesel

Planner|Amador County Planning Department
(209)223-6803|kruesel@amadorgov.org

[Quoted text hidden]



Krista Ruesel <kruesel@amadorgov.org>

Proposed Changes - Draft Use Permit

4 messages

Come Lague <come@lamesavineyards.com>

Fri, Oct 22, 2021 at 1:54 PM

Reply-To: come@lamesavineyards.com

To: Krista Ruesel <kruesel@amadorgov.org>

Hi Krista, I met with Richard today after he completed his study of traffic conditions. I was waiting for that to be able to send you all our comments on the draft Use Permit amendment.

I have attached proposed changes that significantly reduce the scope and scale of events here, far below those of our immediate neighbors. I also added in the same language as Helwig has on their larger event use permit about deploying staff if any queuing occurs onto Shenandoah Road as guests exit here. Richard will provide you with his comments on this reduced scale and I believe will not require us to change our existing encroachment at these levels. Also, I hope by reducing the scope in such a major way we show that we have listened to concerns expressed by our neighbors.

With regards to sound levels, other than Helwig which has a 95 db maximum level at their property line, there appear to be no other use permits (or winery ordinance) that specifically mention sound at the property line. My proposal is 75db, which is (see attached information from University of Michigan) no louder than an average radio. It should be noted that speakers are typically 90-95db. The kind of live music we have here at La Mesa, typically acoustic soloists or duos, should fall below 75db at the property line. Alternatively, you can eliminate this restriction and require us to follow the general county ordinance on noise, citing that ordinance code number.

Last, after careful consideration and in the hope this will help with approval at the Planning Commission, we have agreed to do the annual monitoring for some key items (as edited), knowing full well we are the first and only ones doing this in Amador county. While that does create a burden for us, we think it will be good data to collect for the county and help with your future decisions.

Please let me know if you have any questions or comments.

Also note that Richard heads out on vacation after next Monday so I hope you might get his comments Monday before he leaves.

Best regards,

Côme

2 attachments



Proposed Changes to La Mesa Use Permit Conditions of Approval Draft 10-22-21.docx

15K



Harmful Noise Levels _ Michigan Medicine.pdf

84K

Krista Ruesel <kruesel@amadorgov.org>
To: Come Lague <come@lamesavineyards.com>

Tue, Oct 26, 2021 at 9:49 AM

Hi Côme,

I will add these elements to your project application and we can schedule it for another TAC meeting to review so you may get TAC approval of your proposed conditions and revisions.

Thank you,

Krista Ruesel
Planner|Amador County Planning Department
(209)223-6803|kruesel@amadorgov.org

[Quoted text hidden]

Come Lague <come@lamesavineyards.com>
Reply-To: Come Lague <come@lamesavineyards.com>
To: Krista Ruesel <kruesel@amadorgov.org>

Tue, Oct 26, 2021 at 9:59 AM

Thanks Krista.

What will the language be regarding DB? My preference is not having a requirement to monitor a specific DB at the property line, like all the other wineries (except Helwig) and instead you cite the general county ordinance code on noise. I imagine all the other wineries are subject to this ordinance too but can you confirm that is also the case?

[Quoted text hidden]

Krista Ruesel <kruesel@amadorgov.org>
To: Come Lague <come@lamesavineyards.com>

Tue, Oct 26, 2021 at 1:43 PM

We can propose a condition without the decibel limit at the property line. And correct, this ordinance applies to all properties within the county. Here is the link to it: <https://www.codepublishing.com/CA/AmadorCounty/#!/AmadorCounty09/AmadorCounty0944.html#9.44>.

Krista Ruesel
Planner|Amador County Planning Department
(209)223-6803|kruesel@amadorgov.org

[Quoted text hidden]

Changes to La Mesa Use Permit Conditions of Approval Draft:

Project Description: Use Permit (UP-19;12-1) La Mesa Vineyards Tasting Room in R1A Zoning District Property is 24.83 acres and zoned R1A, Single-family residential-agricultural with AG, Agriculture General, General Plan designation. Proposed expansion of uses include unlimited days of operation with indoor or outdoor amplified music until 10:00 p.m.; *participation in events which coincide with the Amador Vintners Association sponsored events; up to 24 additional events annually with up to 125 attendees and up to 12 additional events annually with up to 250 attendees.*

5. **Encroachments:** Prior to the issuance of a building permit and activation of the Use Permit, applicant must construct or verify a commercial driveway for the encroachment onto the property from Shenandoah road. The permittee shall provide a copy of a valid encroachment permit for any and all access points onto any county right-of-way. *The permittee shall not cause vehicle queuing onto Shenandoah Road for any reason prior to, during, or after any special event allowed under this Use Permit. If traffic begins to queue near the intersection of the main entrance of the property with Shenandoah Road, the permittee shall deploy event staff to handle traffic as needed to prevent queuing on to Shenandoah Road.* THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

7. **Occupancy:** The number of *indoor* guests at any one time shall be limited by the occupancy of the Tasting Room. Event guests will not exceed the maximum occupancy of the building *or outside grounds* and events shall abide by the proposed conditions in the Use Permit application: *participation in events which coincide with the Amador Vintners Association sponsored events; up to 24 additional events annually with up to 125 attendees and up to 12 additional events annually with up to 250 attendees.*

21 **Noise (amplified music) (NOI-2):** Consistent with County Code Section 19.24.045(D)(4b) and 19.24.040(A)(27e)(viii), any indoor or outdoor amplified music will be shut off at or before 10:00 p.m. *Noise levels are not to exceed 75 dBA at the applicant's furthest property line from the event.* THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

25. **Overflow Parking:** *numbers to be adjusted to reflect reduced scope of event sizes per above.*

26. **Conditional Use Permit Activities Monitoring and Reporting (CUM-1):** 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 the Planning Department a report containing the following information:

- a. The number of and type of events conducted during the calendar year, and the date each event was conducted;
- b. The number of guests attending each event.
- c. Vehicular parking *and traffic flow* conditions observed during each event (i.e., adequacy of parking *and how any parking problems or traffic flow problems from/onto Shenandoah Road were addressed*);

d. *Days and hours of operation.*

e. 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.

Notice of Determination

Appendix D

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

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

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

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

STATE CLEARINGHOUSE NUMBER (if submitted to State Clearinghouse): _____

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

Applicant: Côme Lagüe

Address: 13200 Shenandoah Rd., Plymouth, CA 95669

Phone: (650)218-5207

Email: come@lamesavineyards.com

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

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

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

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

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

Signature (Public Agency)  Title: Planner

Date: 5/13/2020

Date Received for Filing at O.P.R.: _____

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

ENDORSED
FILED

MAY 20 2020

KIMBERLY L. GRADY, County Clerk
AMADOR COUNTY

By M. CANALE Deputy

File No. 03052020 014

Posted On MAY 20 2020

Posting Removed _____

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

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

ADDRESS: 13200 Shenandoah Rd., Plymouth, CA 95669

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

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

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

PLANNING COMMISSION APPROVAL DATE:

NOTICE OF DETERMINATION DATE:

IMPORTANT NOTES:

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

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

CONDITIONS OF APPROVAL

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

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

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

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

MITIGATION MONITORING AND REPORTING PROGRAM

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

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

THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

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

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

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



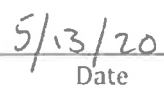
Chairperson
Amador County Planning Commission



Date



Applicant



Date

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

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

COMMISSIONERS PRESENT WERE:

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

COMMISSIONERS ABSENT WERE: None

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

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

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

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

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

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

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

Item 1 - Election of Vice Chair

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

Public Hearing

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

(APN: 014-140-054)

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

Chair Ryan introduced the item.

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

Chair Ryan asked if anyone desired to speak.

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

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

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

Chair Ryan asked for discussion among the Commission.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Mary Ann Manges, Recording Secretary
Amador County Planning Department



Ray Ryan, Chair
Amador County Planning Commission



Chuck Beatty, Planning Director
Amador County Planning Department

**MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY**

UP-19;12-1

La Mesa Vineyards Tasting Room in the R1A Zoning District

APN: 014-140-054

May 2020

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



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Table of Contents:

PROJECT DESCRIPTION 4

Figure A: Location Map..... 6

Figure B: Zoning Designation..... 7

Figure C: General Plan Designation 8

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:..... 9

DETERMINATION: (To be completed by the Lead Agency)..... 9

EVALUATION OF ENVIRONMENTAL IMPACTS:..... 10

Chapter 1. AESTHETICS 11

Chapter 2. AGRICULTURE AND FOREST RESOURCES..... 13

Figure 2a: Important Farmland Map (2016) 14

Chapter 3. AIR QUALITY 15

Chapter 4. BIOLOGICAL RESOURCES 16

Figure 4a: California Native Plant Society Database Query..... 17

Figure 4b: US Fish and Wildlife Service, National Wetlands Inventory 18

Figure 4c: CNDDDB BIOS Species List 18

Chapter 5. CULTURAL RESOURCES..... 19

Chapter 6. ENERGY 21

Chapter 7. GEOLOGY AND SOILS..... 22

Chapter 8. GREENHOUSE GAS EMISSIONS..... 25

Chapter 9. HAZARDS AND HAZARDOUS MATERIALS..... 26

Chapter 10. HYDROLOGY AND WATER QUALITY..... 28

Chapter 11. LAND USE AND PLANNING..... 30

Chapter 12. MINERAL RESOURCES..... 31

Chapter 13. NOISE..... 32

Chapter 14. POPULATION AND HOUSING..... 34

Chapter 15. PUBLIC SERVICES 35

Chapter 16. RECREATION 36

Chapter 17. TRANSPORTATION / TRAFFIC 37

Chapter 18. TRIBAL CULTURAL RESOURCES - 39

Chapter 19. UTILITIES AND SERVICE SYSTEMS - 40

Chapter 20. WILDFIRE..... 42

Figure 20a: Calfire Fire Hazard Severity Zones..... 43

Chapter 21. MANDATORY FINDINGS OF SIGNIFICANCE..... 44



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

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

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

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

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

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

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

Date Prepared: May, 2020

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

PROJECT DESCRIPTION

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

Project Location

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

Site Characteristics

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



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

Land Use

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

Surrounding Land Uses

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

Access and Transport

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

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE MND/MMRP

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

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



Figure A: Location Map

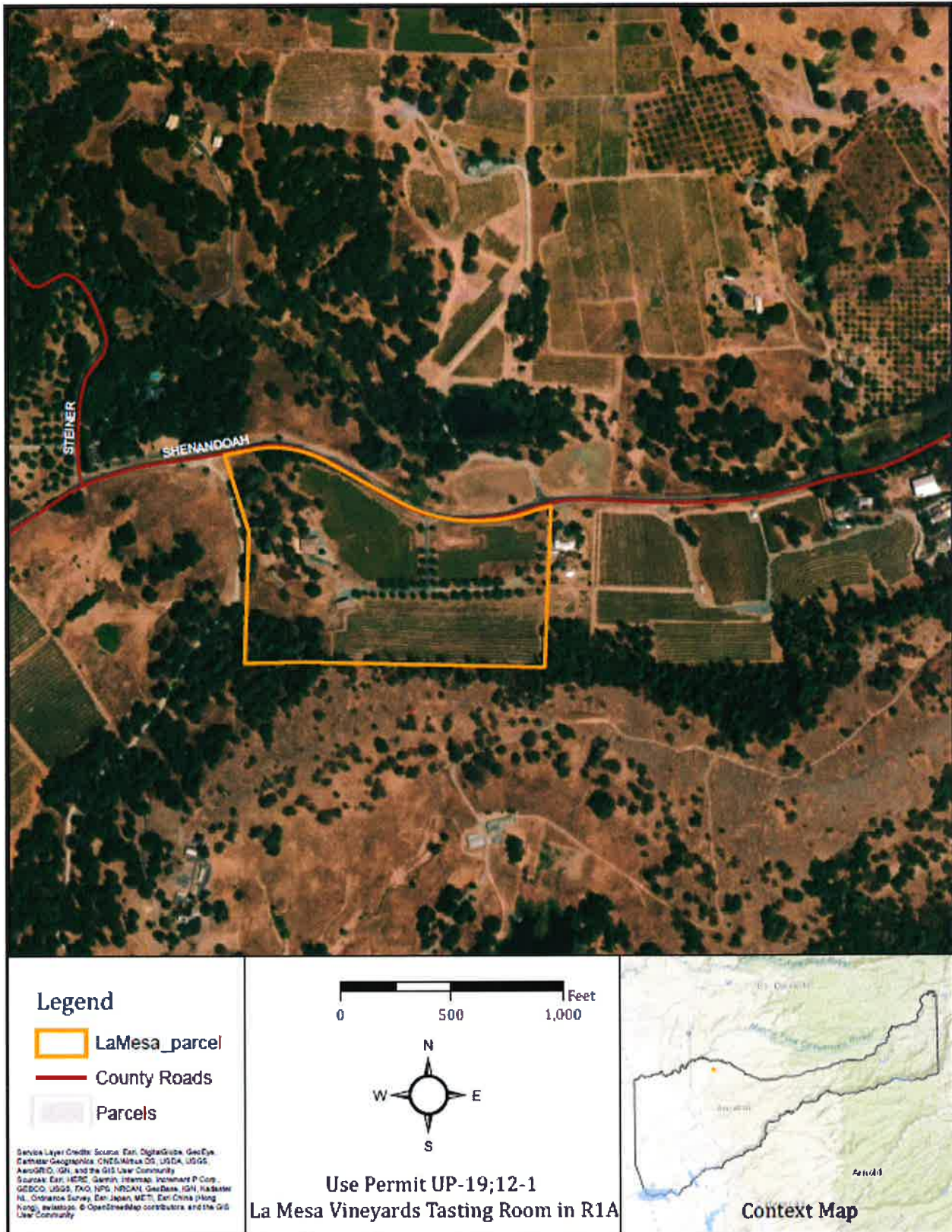




Figure B: Zoning Designation

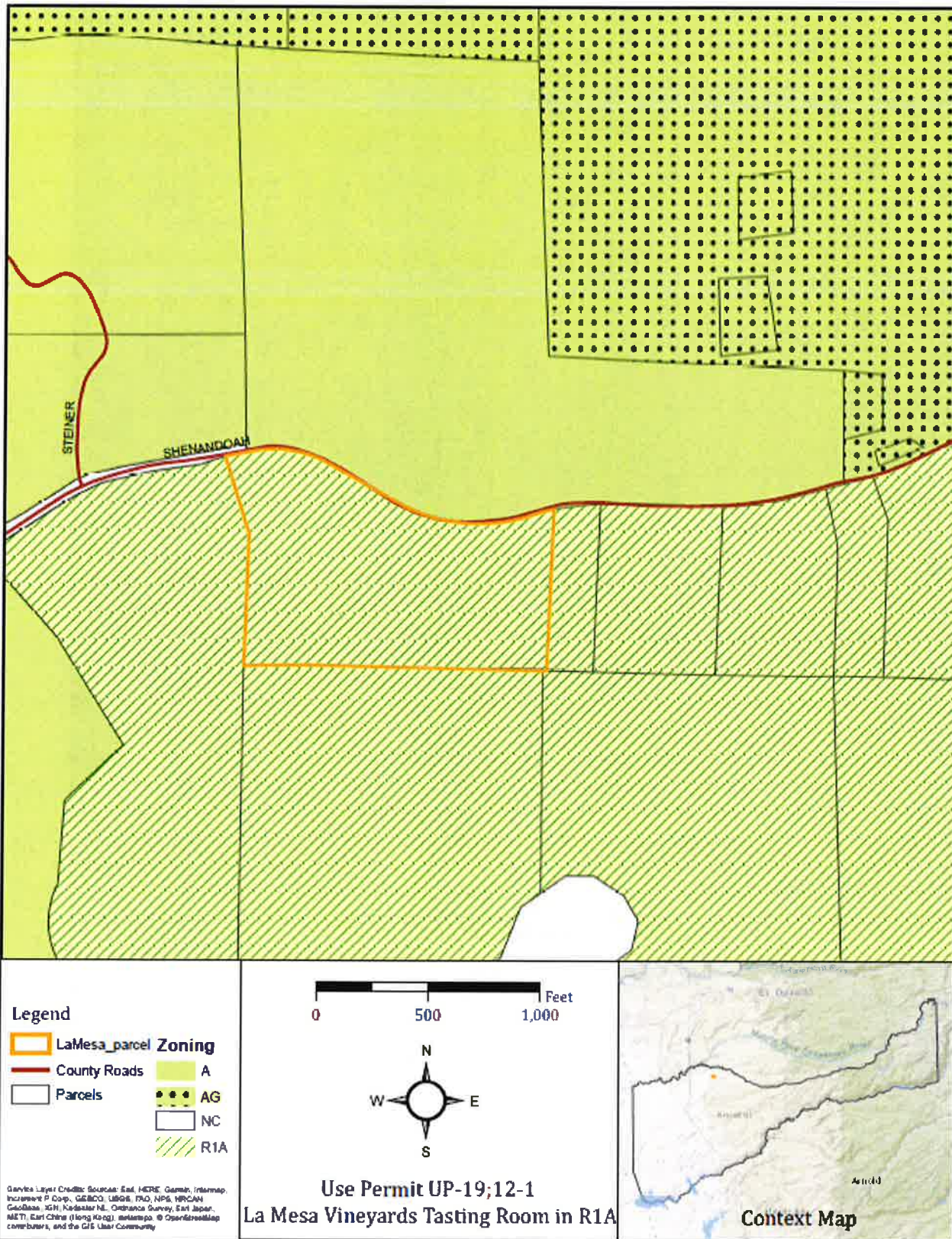
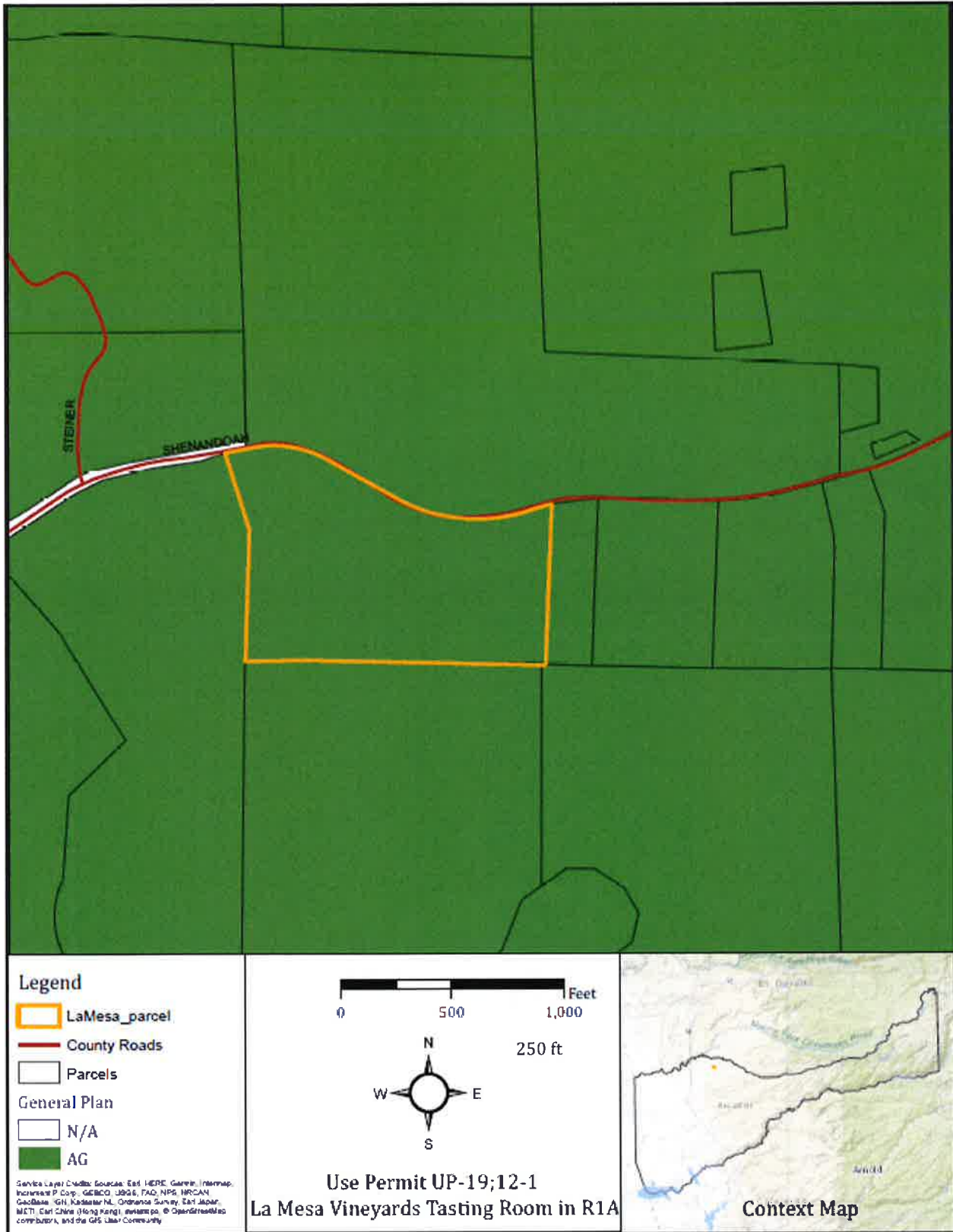




Figure C: General Plan Designation





ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of the initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A 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.

Krista Ruesel, Planner
Amador County Planning Department

5/14/2020

Date



EVALUATION OF ENVIRONMENTAL IMPACTS:

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



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

Discussion/Conclusion/Mitigation:

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

Mitigation Measure

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

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



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

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



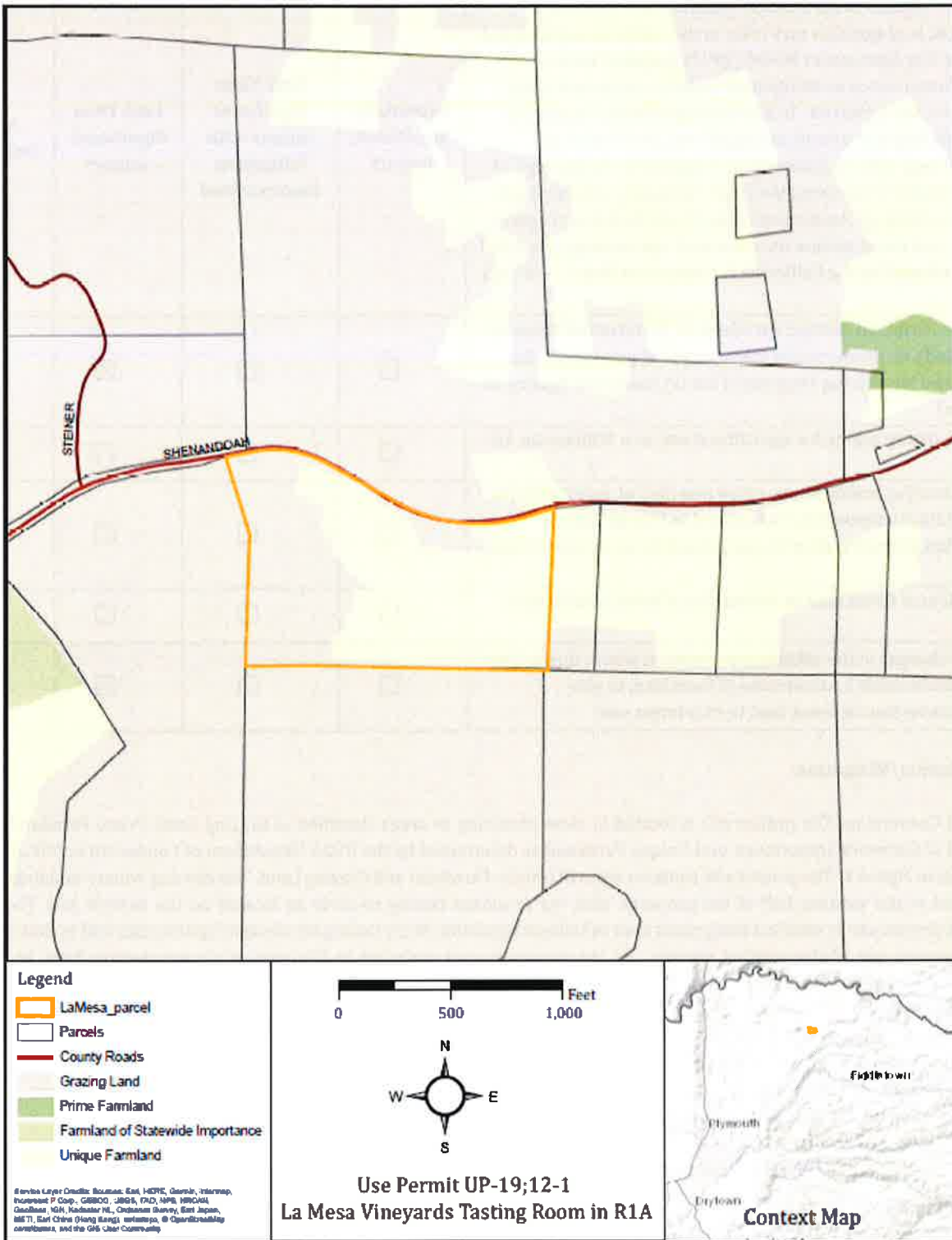
<p>Chapter 2. AGRICULTURE AND FOREST RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as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

Discussion/Conclusion/Mitigation:

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



Figure 2a: Important Farmland Map (2016)



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



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

Discussion/Conclusion/Mitigation:

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

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



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

Discussion/Conclusion/Mitigation:

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

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



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

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

Figure 4a: California Native Plant Society Database Query

Plant List

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

Search Criteria
Found in Quad 3812057

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

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

Suggested Citation

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



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

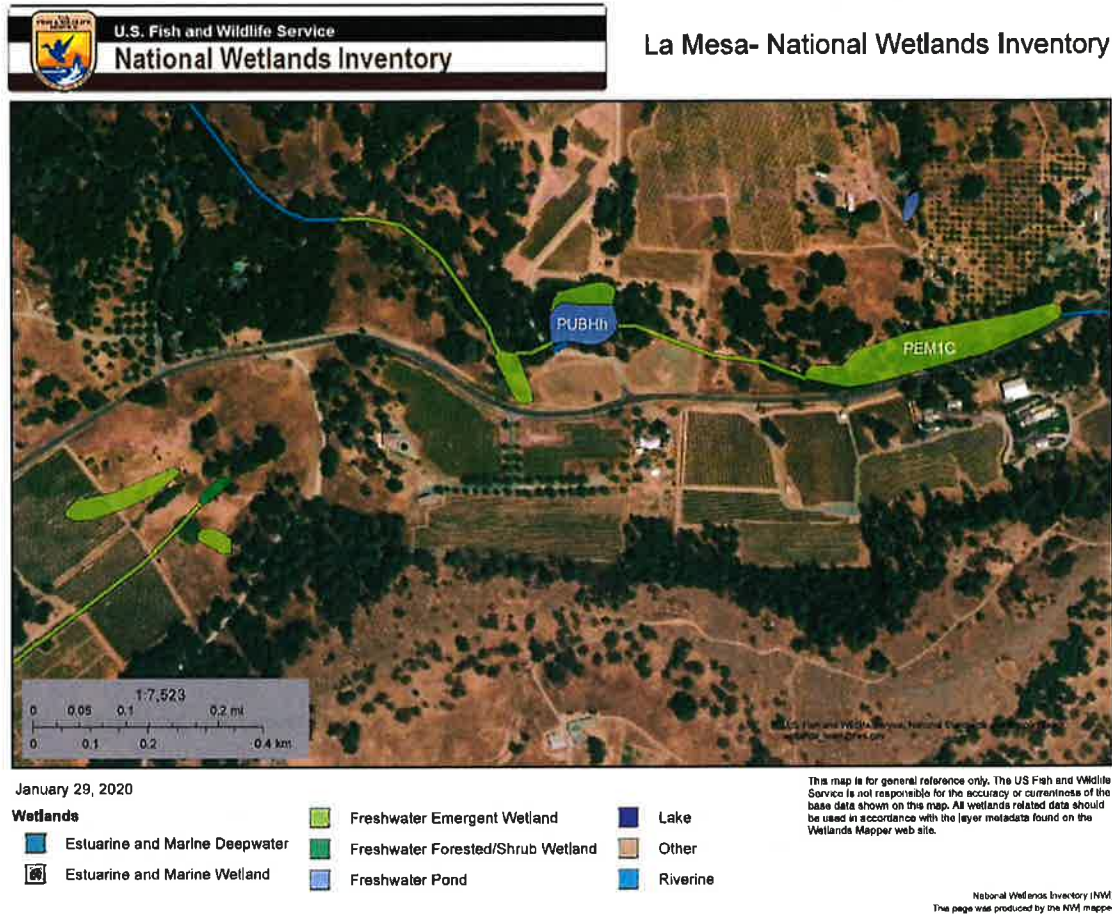


Figure 4c: CNDDDB BIOS Species List

CNDDDB Quad Species List 9 records.

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

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



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

Discussion/Conclusion/Mitigation:

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

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

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

Mitigation Measures

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



CULTR-2

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

Determine if an investigation of cause of death is required;

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

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



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

Discussion/Conclusion/Mitigation:

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

Sources: Amador County Planning Department.



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

Discussion/Conclusion/Mitigation:

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



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

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

Mitigation Measure:

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

Figure 7a: Soil Map Legend

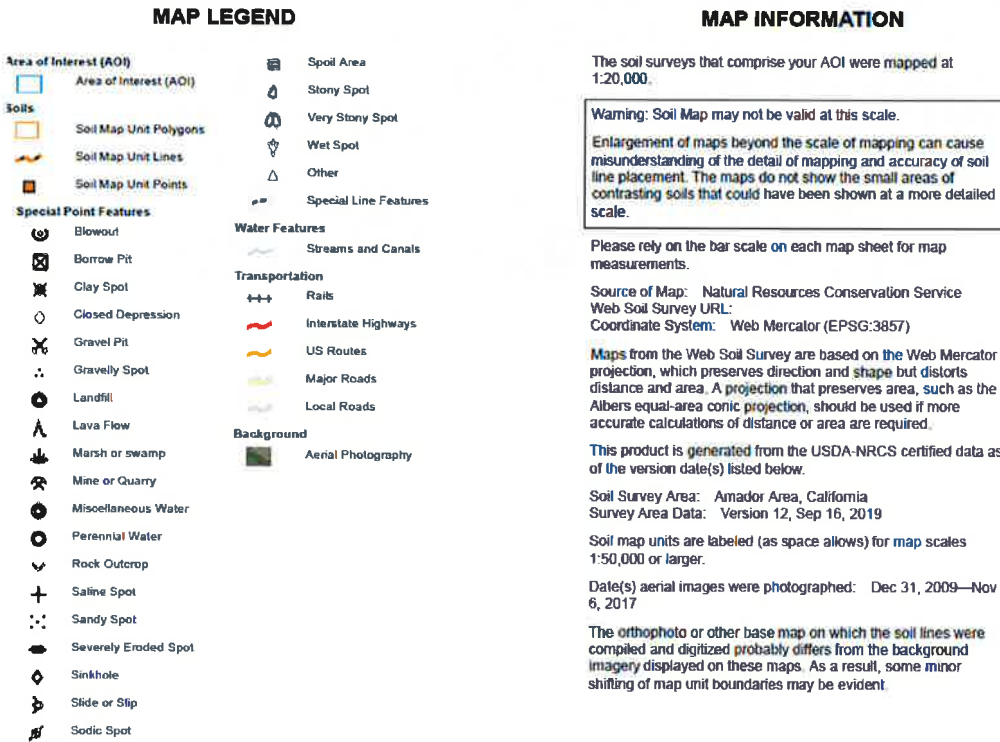




Figure 7b: Soil Map



Figure 7c: Soil Map Key

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ro	Rock land	0.5	2.2%
ShC2	Sierra coarse sandy loam, moderately deep, 9 to 16 percent slopes, eroded	12.5	50.6%
SkD	Sierra very rocky coarse sandy loam, 18 to 31 percent slopes	11.8	47.2%
Totals for Area of Interest		24.6	100.0%

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



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

Discussion/Conclusion/Mitigation:

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

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



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

Discussion/Conclusion/Mitigation:

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



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

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

Mitigation Measure:

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

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



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

Discussion/Conclusion/Mitigation:

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



- B The proposed project would not significantly require the use of, or otherwise interfere with, available groundwater supplies. Future development would be subject to review by applicable county agencies to verify capacity and potential environmental effects. There is a **less than significant impact**.

- Ci-ii The proposed project is not projected to significantly contribute to any increase in erosion, siltation, surface runoff, or redirection of flood flows. Future development could have potential impacts which would be reviewed at time of application to the County, which would consider specific parameters with regards to the project scope. The project site is located in a Flood Zone X meaning that the site is outside of the Standard Flood Height Elevation and of minimal flood hazard. Future development in this zone would not necessitate a Flood Plain Study to be conducted by a licensed professional prior to project development. There will be no significant site disturbance, and or alteration of absorption rates or drainage patterns introduced through this project. There is a **less than significant impact**.

- C iii The project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. There is **no impact**.

- C iv The proposed project does not involve the construction of housing on the property. The project site falls within Zone X flood map as mapped by the Federal Emergency Management Agency (2010). **No impact** would result with respect to placing housing within a 100-year flood hazard area for this project.

- D The project site has an approximate elevation of approximately 2,000 ft. above sea level. The site is not in close proximity to any large bodies of water or significant drainage paths therefore not be subject to inundation by seiche, tsunami, or mudflow. There is no known risk mapped on the California Department of Conservation CGS Information Warehouse regarding landslides. Therefore **no impact** to flood flows would occur.

- E The project would not substantially degrade water quality through its operation. Conditions of additional project approval include submission of plans to the Amador County Environmental Health Department, therefore there are **no impacts** on water quality.

- F The project will not expose significant risk of loss, injury, or death to people or structures through placement or location near a levee or dam. There is a small body of water to the north (not on the subject property), though it is not large enough to constitute substantial risk for property or people through the failure of levees or dams, therefore there is **no impact** regarding risk or loss.

- G There is no existing water quality control plan or sustainable groundwater management plan in the vicinity of this project. **No impact** would result.

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



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

Discussion/Conclusion/Mitigation:

- A The project site is located along Shenandoah Rd. with road frontage on the northern property border. The unincorporated community of River Pines is located approximately three miles northeast of the project site. The subject parcel is currently utilized for agricultural uses. Surrounding land uses consist of agricultural uses and residential properties, with Shenandoah Rd. a dominant feature of the landscape and community. The proposed project would not divide an established community and is consistent with the General Plan’s General Agricultural (AG) land use designation of the Shenandoah Valley. There is **no impact**.

- B The project presents the additional use of a tasting room in a “R1A” zoned property. This does not divide the property or change the residential density classifications of the parcel, nor does the presented project change the uses allowed by right or conditional uses, product of the zoning designation of the property. Section 19.24.045 of Amador County Code lists a wine-tasting room as an allowed conditional use of an “R1A” property, subject to a use permit. The General Plan designation of the property is AG- Agricultural General, which is consistent with the existing and proposed uses of the property. The project proposes one additional building for the tasting room, and all other structures on site are preexisting and will not observe any significant change of use through this project, therefore there is **a less than significant impact**.

- C The project site is not included in any adopted habitat conservation plans or natural community conservation plans. Therefore, the project would not conflict with any such plans and **no impact** would result.

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



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

Discussion/Conclusion/Mitigation:

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

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



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

Discussion/Conclusion/Mitigation:

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



Mitigation Measures:

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

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

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



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

Discussion/Conclusion/Mitigation:

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

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

Sources: Amador County Planning Department.



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

Discussion/Conclusion/Mitigation:

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

Mitigation Measures

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

Sources: Amador County Planning Department, AFPD.



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

Discussion/Conclusion/Mitigation:

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

Source: Amador County Planning Department.



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

Discussion/Conclusion/Mitigation:

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



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

Mitigation Measures:

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

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



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

Discussion/Conclusion/Mitigation:

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

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

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

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

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



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

Discussion/Conclusion/Mitigation:

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



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

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



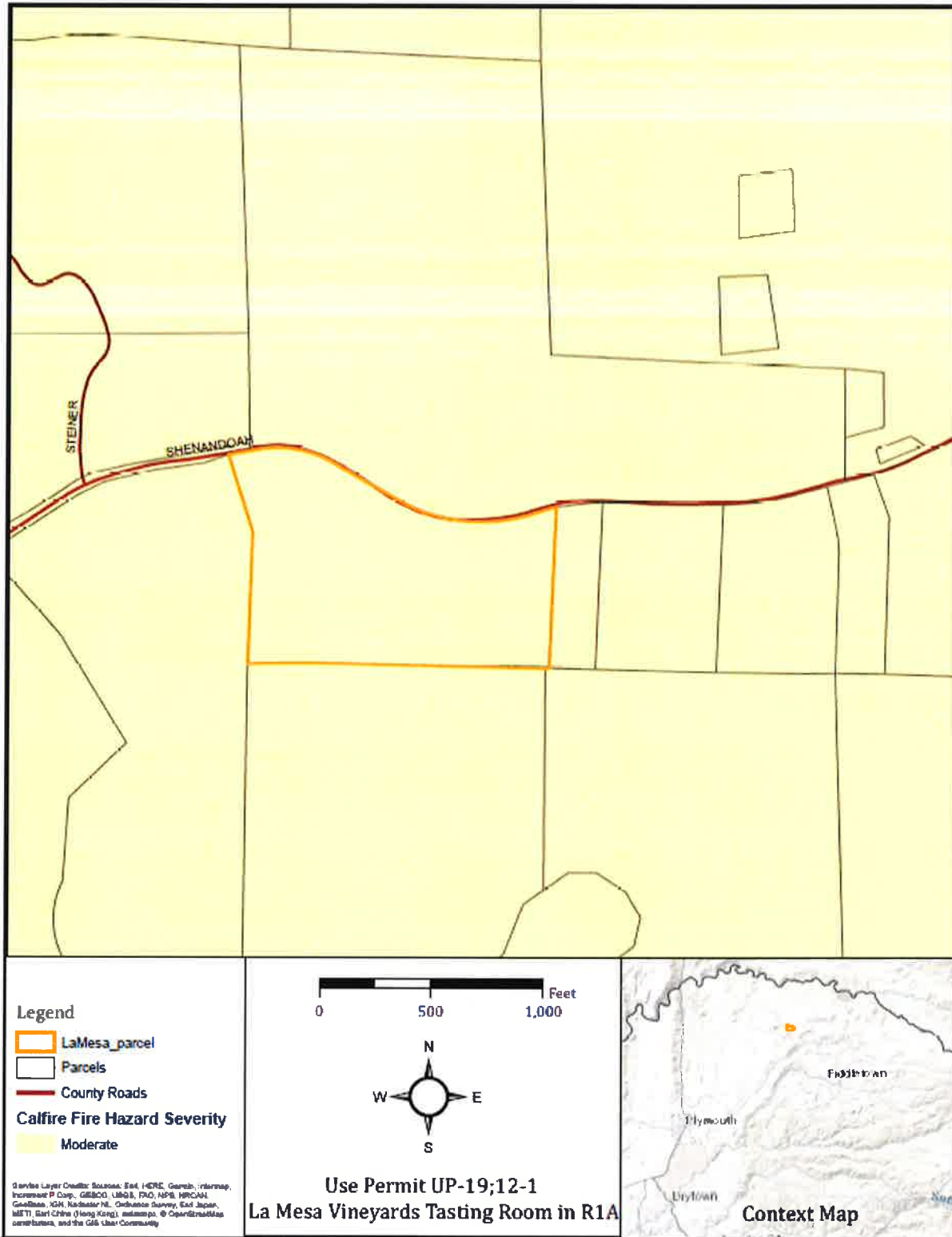
Chapter 20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair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

Discussion/Conclusion/Mitigation:

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



Figure 20a: Calfire Fire Hazard Severity Zones



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



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

Discussion/Conclusion/Mitigation:

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

Mitigation measures include:

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



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

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

Sources: Chapters 1 through 21 of this Initial Study.

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



NOTE: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal. Appl. 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.



PLANNING DEPARTMENT
Community Development Agency

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

APPLICATION PROCEDURE FOR USE PERMIT

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

1. Complete the following:

Name of Applicant LA MECA VINEYARDS, LLC

Mailing Address 13200 SHENANDOAH RD. PLYMOUTH, CA 95669

Come @ la-meca-vineyards.com

Phone Number 650-218-5207

Assessor Parcel Number 014-140-054

Use Permit Applied For:

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

2. Attach a letter explaining the purpose and need for the Use Permit.

3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).

4. If Applicant is not the property owner, a consent letter must be attached.

5. Assessor Plat Map (can be obtained from the County Surveyor's Office).

6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.

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

8. Complete an Environmental Information Form.

9. Sign Indemnification Form.



Tasting Room Application- ON HOLD

Come Lague <come@lamesavineyards.com>

Thu, Jan 2, 2020 at 3:35 PM

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

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

Krista here are the responses:

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

Best regards,

Côme

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

[Quoted text hidden]

3 attachments

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

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

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

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

1.PERMIT NUMBER
CA-W-22312

BASIC PERMIT

(Under Federal Alcohol Administration Act)

2.DATE OF PERMIT

08/24/2016

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

LA MESA VINEYARDS LLC

dba LA MESA VINEYARDS

13200 SHENANDOAH ROAD
PLYMOUTH, CA 95669

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

4.DATE OF APPLICATION 01/11/2016



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

See Attached

*Used for Contract Bottling or Packaging/Branding Purposes

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

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

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

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

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

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

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

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

SIGNATURE AND TITLE OF AUTHORIZED TTB OFFICIAL

Angela McMillin

FOR JOHN J. MANFREDA, ADMINISTRATOR

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE

WINEGROWER

VALID FROM

Jul 01, 2019

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

EXPIRES

Jun 30, 2020

TYPE NUMBER DUP

02 572726

AREA CODE

0300 23

RENEWAL

BUSINESS ADDRESS
(IF DIFFERENT)

DBA: LA MESA VINEYARDS
13200 SHENANDOAH RD
PLYMOUTH, CA 95669-9540

CONDITIONS

OWNERS: LA MESA VINEYARDS, LLC

7



IMPORTANT INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

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



@ca_abc



CaliforniaABC

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

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

REGISTRY NUMBER
(Leave blank if new applicant)

BWN-CA-22152

EFFECTIVE DATE

01/11/2016

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

La Mesa Vineyards LLC
13200 Shenandoah Road
Plymouth, CA 95669

PRINCIPAL/OBLIGOR MAILING ADDRESS

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

BOND KIND (Select only one)

ORIGINAL STRENGTHENING SUPERSEDING

EIN: 45-2299707

BOND COVERAGE (Select applicable box(es))

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

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

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

SURETY: SURETY NAME _____ BOND NUMBER _____

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

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

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

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

CORPORATIONS, PARTNERSHIPS, OR LLCs:

State in which principal/obligor organized: Delaware

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

The corporation/LLC has no seal.

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

SURETY NAME _____

SURETY REPRESENTATIVE SIGNATURE _____

SURETY REPRESENTATIVE PRINTED NAME AND TITLE _____

La Mesa Vineyards LLC

PRINCIPAL/OBLIGOR NAME

BY:

PRINCIPAL/OBLIGOR REPRESENTATIVE SIGNATURE

Come Laguer, Manager

PRINCIPAL/OBLIGOR REPRESENTATIVE PRINTED NAME AND TITLE

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

SIGNATURE, WITNESS 1 (if no seal)

SIGNATURE, WITNESS 2 (if no seal)

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

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

DATE APPROVED

Angela L. McMillin

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

08/24/2016

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

DEFINITIONS: Definitions pertinent to this bond:

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

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

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

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

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

THE PRINCIPAL/OBLIGOR MUST:

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

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

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

ADDITIONAL WINE BOND CONDITIONS

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

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

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

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

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

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

INSTRUCTIONS

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

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

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

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

PAPERWORK REDUCTION ACT NOTICE

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

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

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

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

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

December 9, 2019

Re: Use Permit Application

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

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

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

Feel free to contact me with any questions at 650-218-5207 or come@lamesavineyards.com.

With best regards,



Côme Laguë, Owner

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: LA MESA VINEYARDS TASTING ROOM

Date Filed: _____ File No. _____

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

Address 13200 SHERWOOD RD. PLYMOUTH, CA 95669 Address SAME

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

Assessor Parcel Number(s) 014-140-054

Existing Zoning District RIA

Existing General Plan A-6

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

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

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

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

YES NO

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

ENVIRONMENTAL SETTING

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

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

Date 12/9/19

[Signature]
(Signature)
For LA MECA VINEYARDS, LLC

Environmental Information Form Project Description

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

29. Describe project site as it exists before the project: The site is a 1 acre area at approximately 1839 ft altitude on the east part of our property in between two blocks of grapevines. A gravel

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

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

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

INDEMNIFICATION

Project: LA MESA VINEYARDS TASTING ROOM

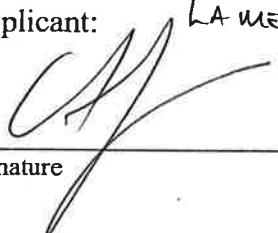
In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding 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 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: LA MESA VINEYARDS, LLC Owner (if different than Applicant):


Signature Signature

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

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



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

APN: 014-140-054-000

SPACE ABOVE THIS LINE FOR RECORDER'S
USE

GRANT DEED

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

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

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

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

DATED: May 31, 2011

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

The Gibson Family Trust, dated June 12, 2009

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

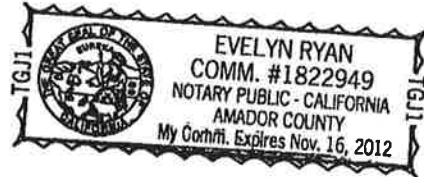
By: Diana K. Gibson
Diana K. Gibson, Trustee

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

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

WITNESS my hand and official seal.

Signature Evelyn Ryan (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

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

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

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

Jeffrey W Gibson TRUSTEE Dana K TRUSTEE

TRUSTEE TRUSTEE

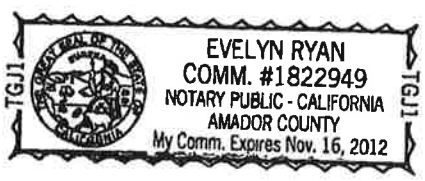
State of California
County of Amador }

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

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

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

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



Order No. 39497TO-UPDATE

EXHIBIT "A"

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

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

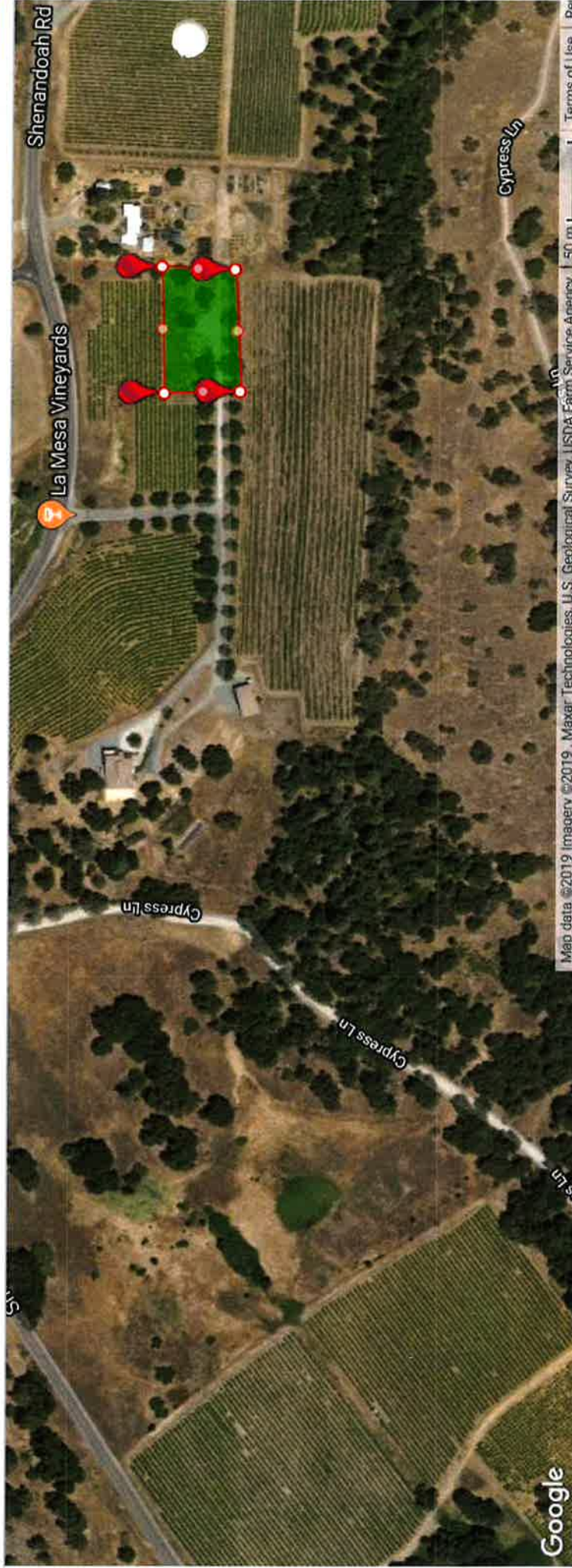
APN: 014-140-054-000

014-140-054

LA MESA VINEYARDS

13200 SHENANDOAH ROAD

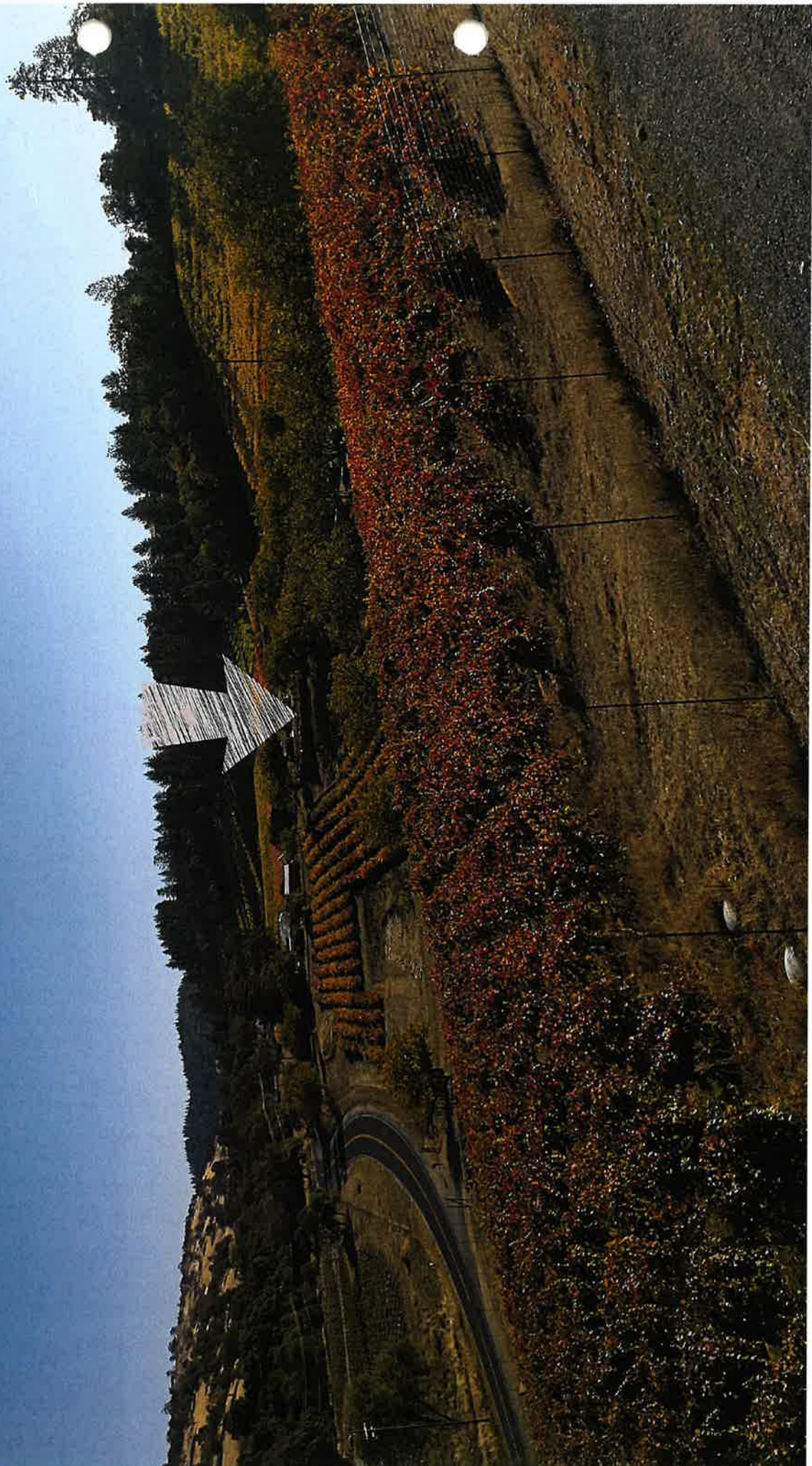
PLYMOUTH, CA 95669



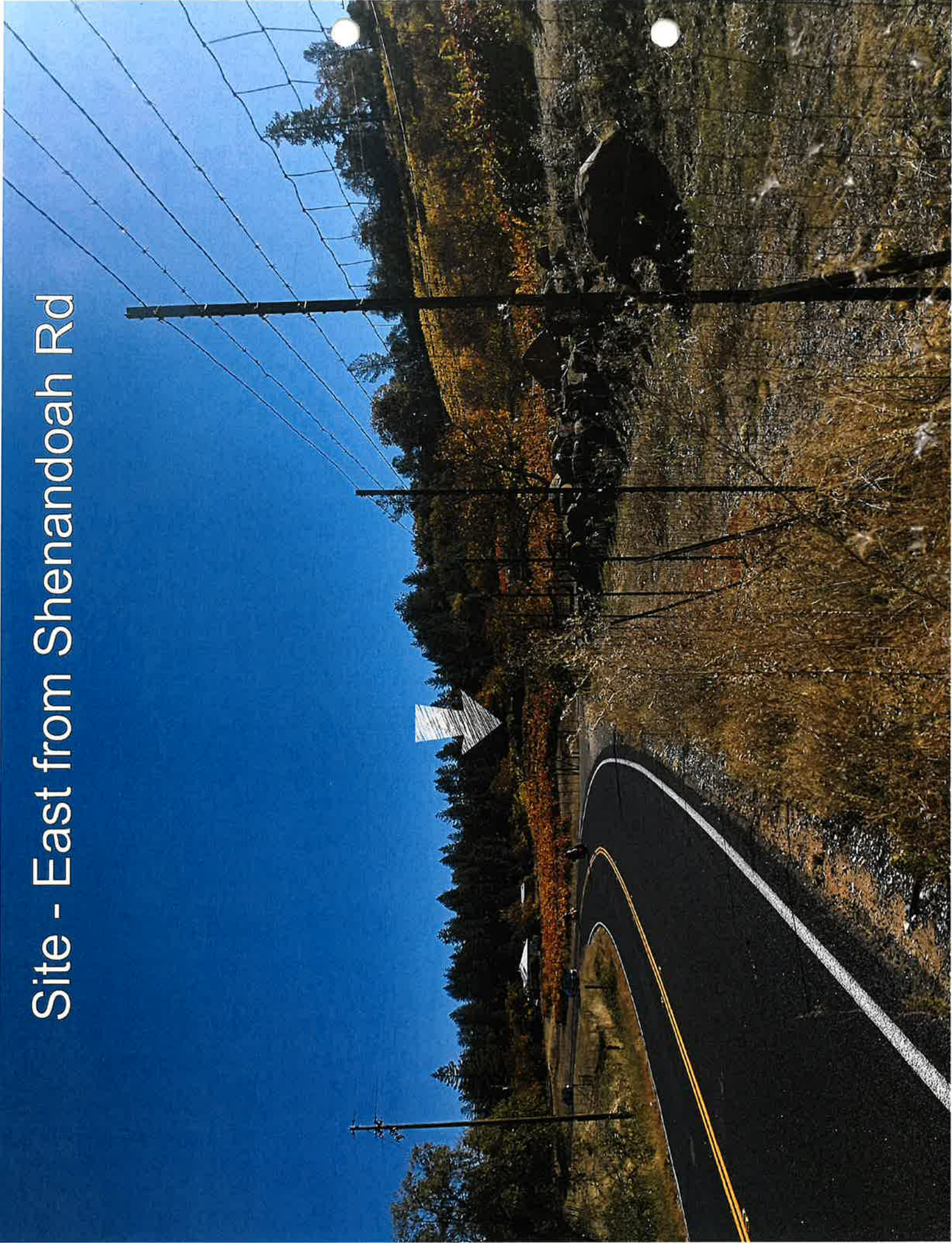
Output : Current Area

3865.23 m² | 0.00 km² | 0.96 acres | 0.39 hectares | 41605.04 feet² | 0.00 square miles | 0.00 square nautical miles

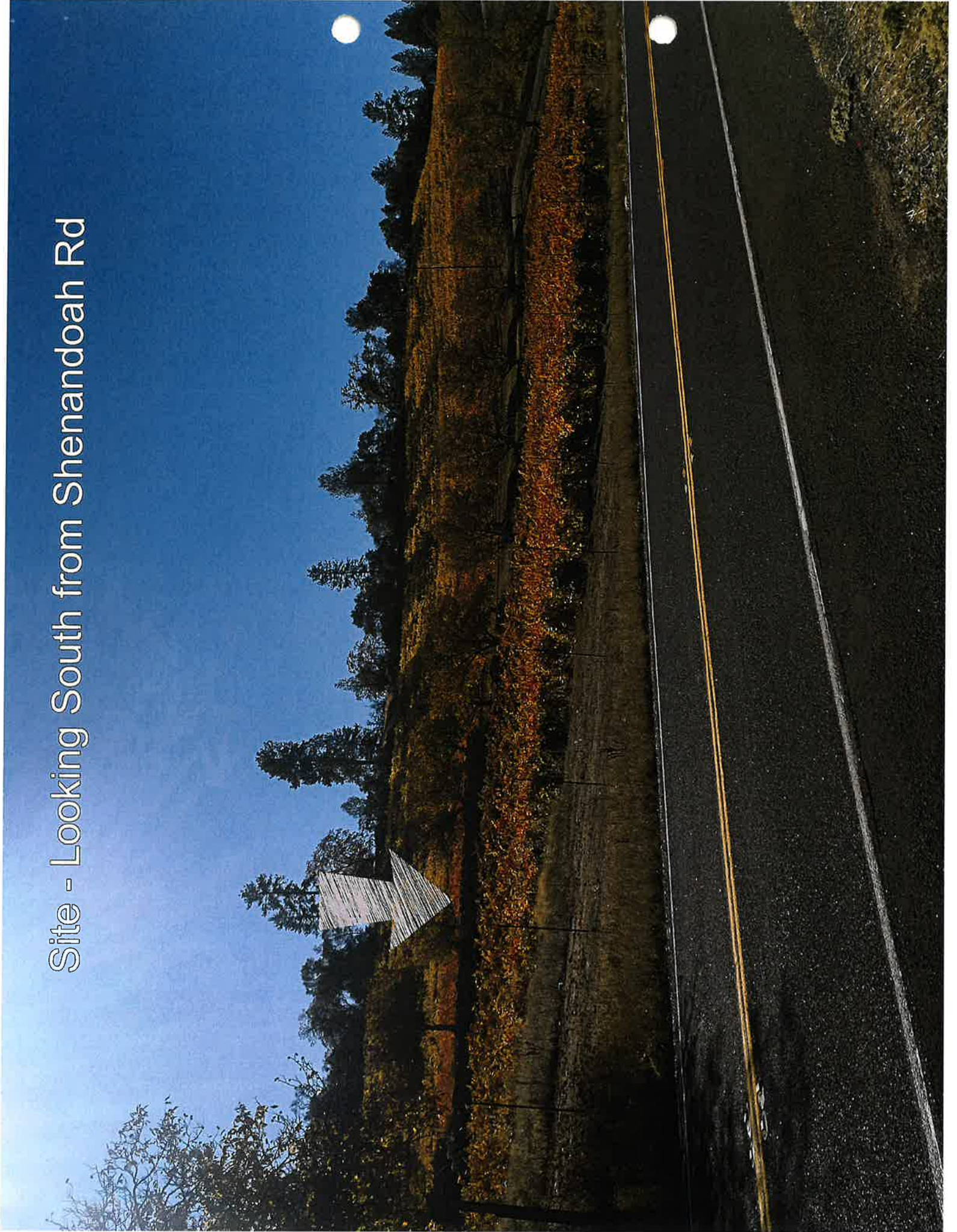
Site - East From Property Home



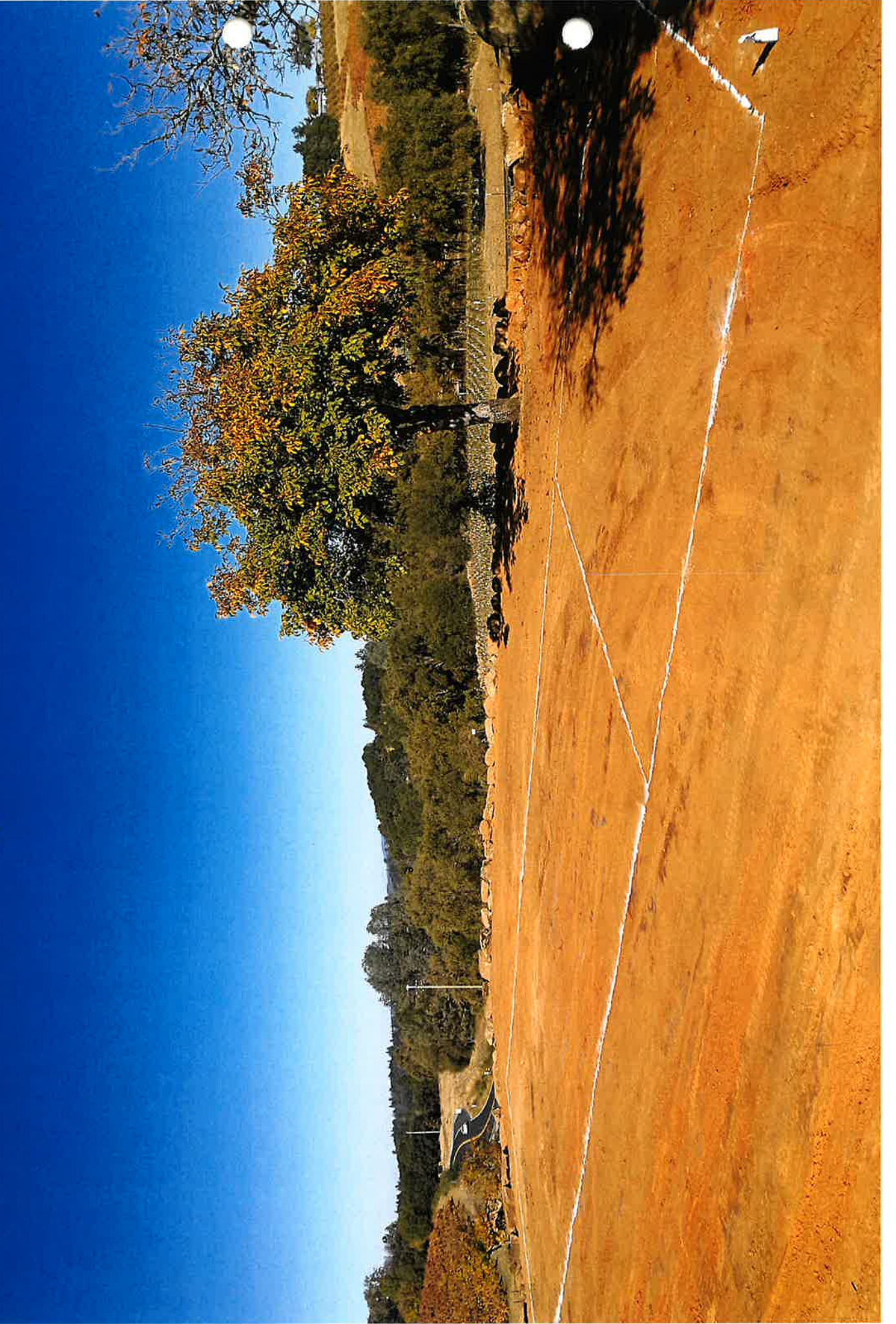
Site - East from Shenandoah Rd



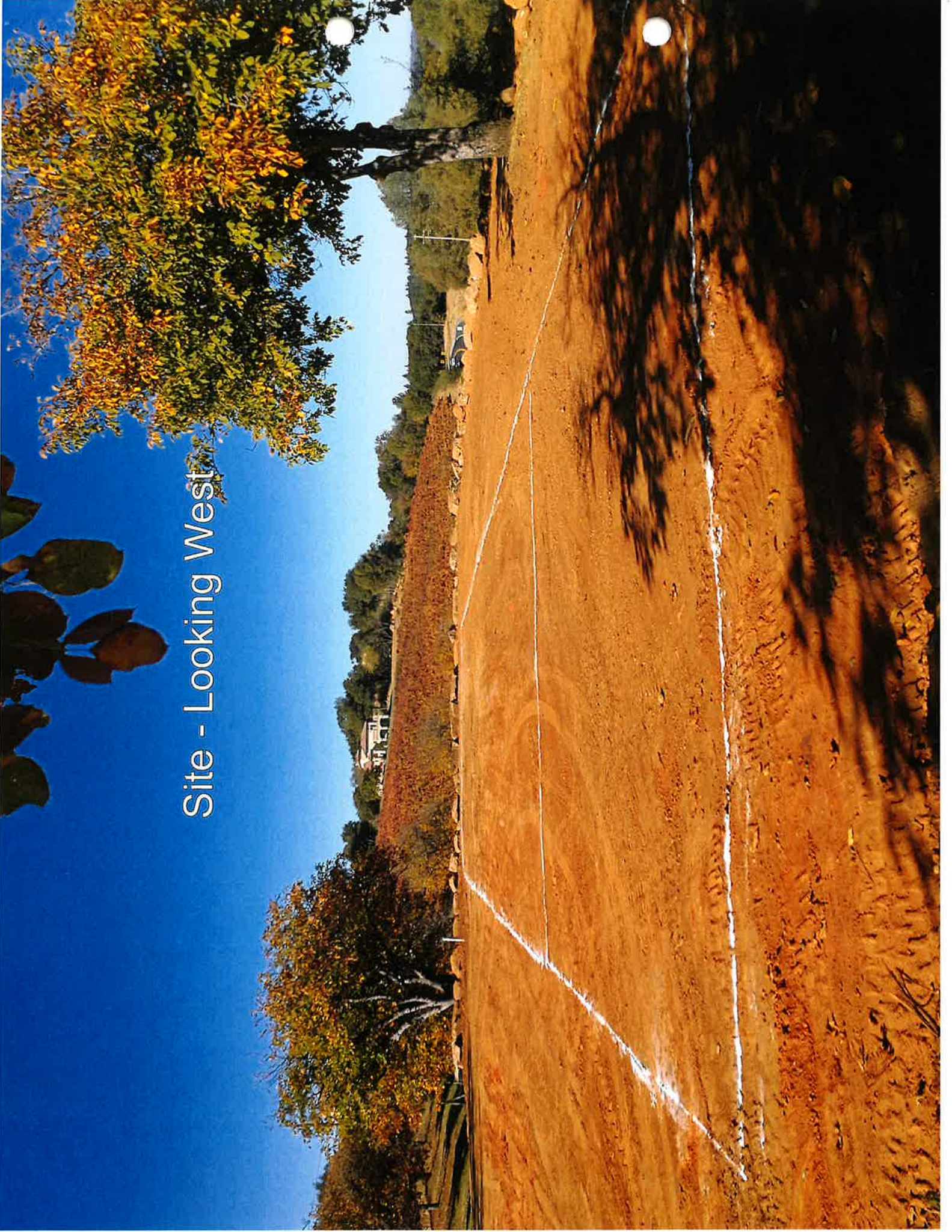
Site - Looking South from Shenandoah Rd



Site - Looking West Towards Shenandoah Rd



Site - Looking West



Site - Looking South

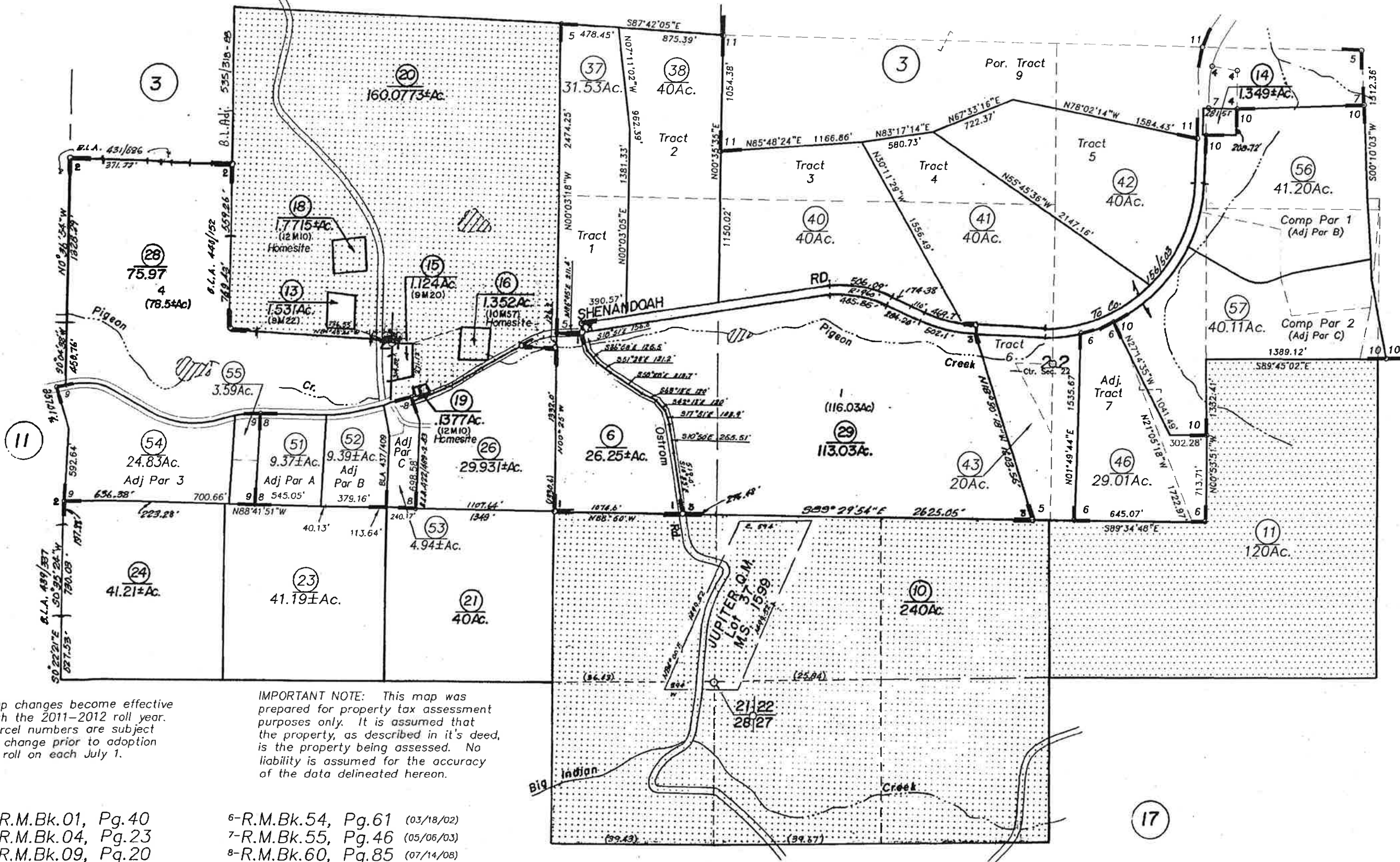


Site - Looking East



Site - Looking North





Map changes become effective with the 2011-2012 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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

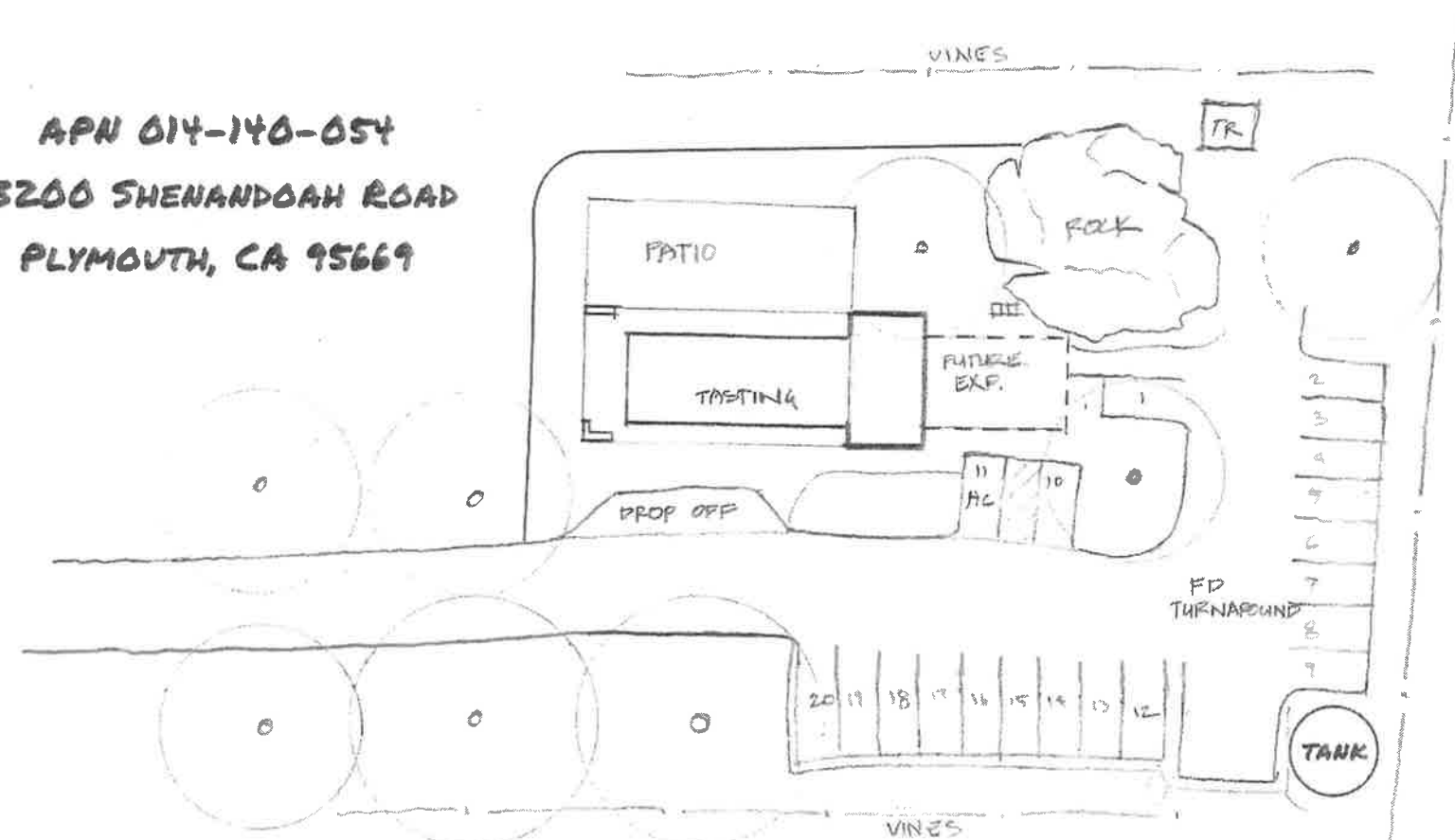
- R.M.Bk.01, Pg.40
- 1-R.M.Bk.04, Pg.23
- R.M.Bk.09, Pg.20
- R.M.Bk.09, Pg.22
- R.M.Bk.10, Pg.57
- R.M.Bk.12, Pg.10
- 2-R.M.Bk.37, Pg.73
- 3-P.M.Bk.37, Pg.75
- 4-R.M.Bk.43, Pg.06 (10/04/88)
- 5-R.M.Bk.46, Pg.69 (07/08/92)

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

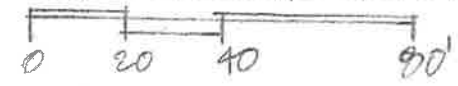
NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

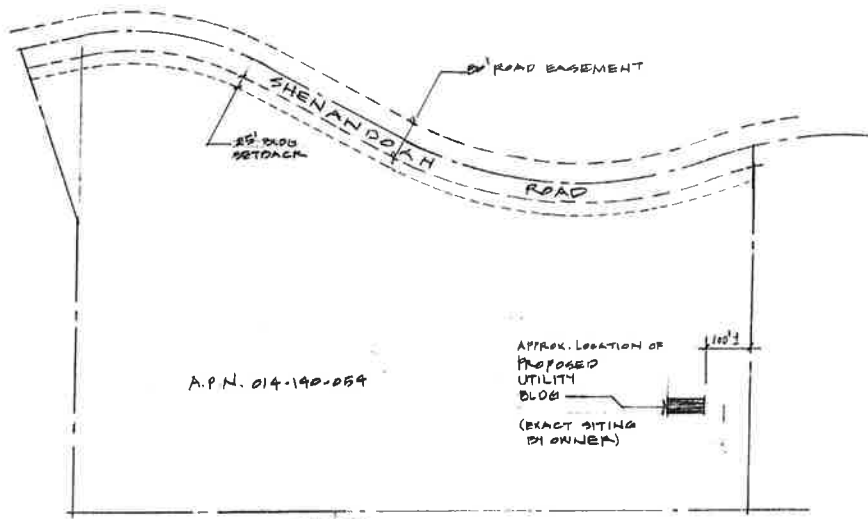
Assessor's Map Bk.14, Pg. 14
County of Amador, Calif.

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

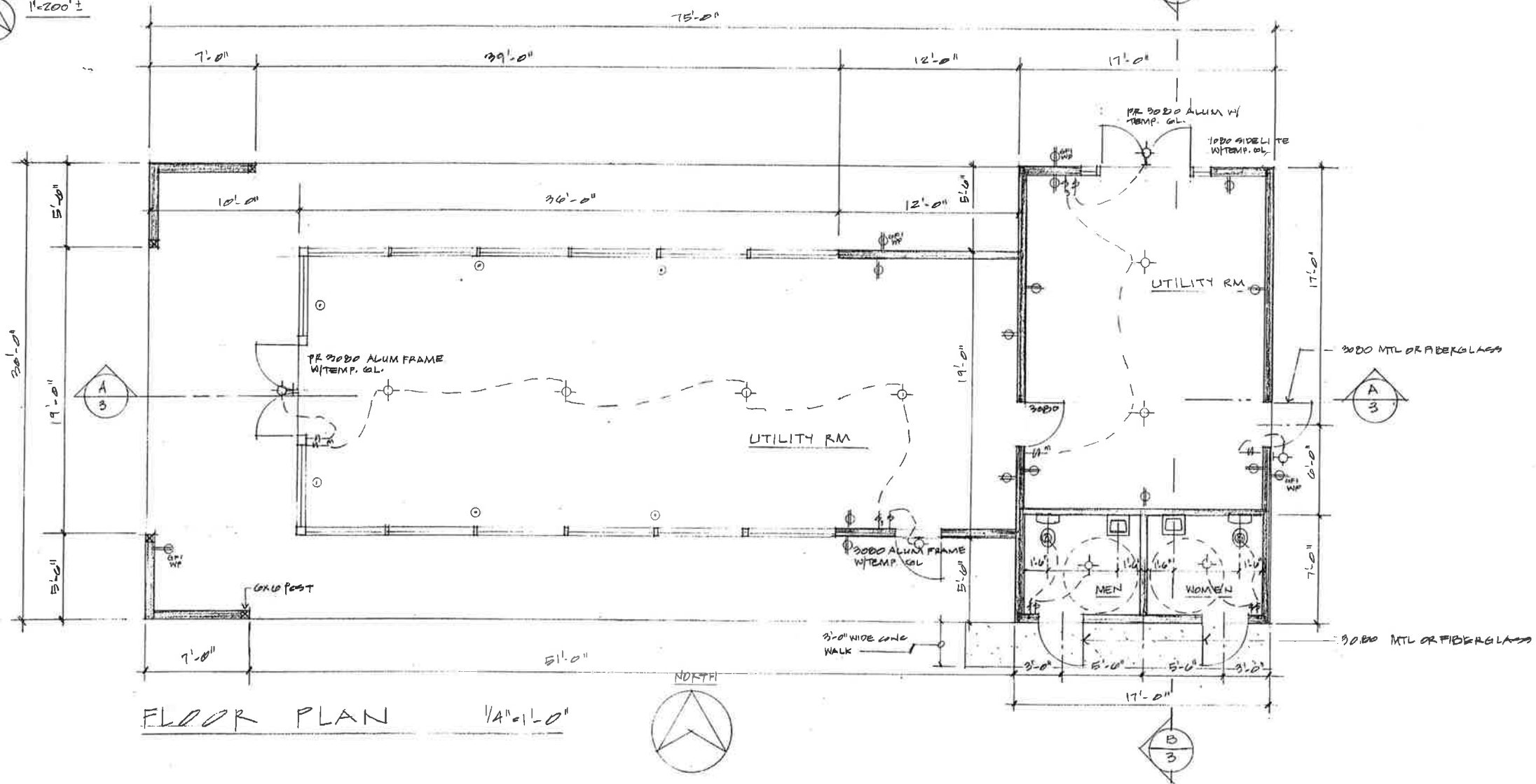


LA. MESA VINEYARDS
SCHEMATIC SITE PLAN





SITE PLAN 1"=200'

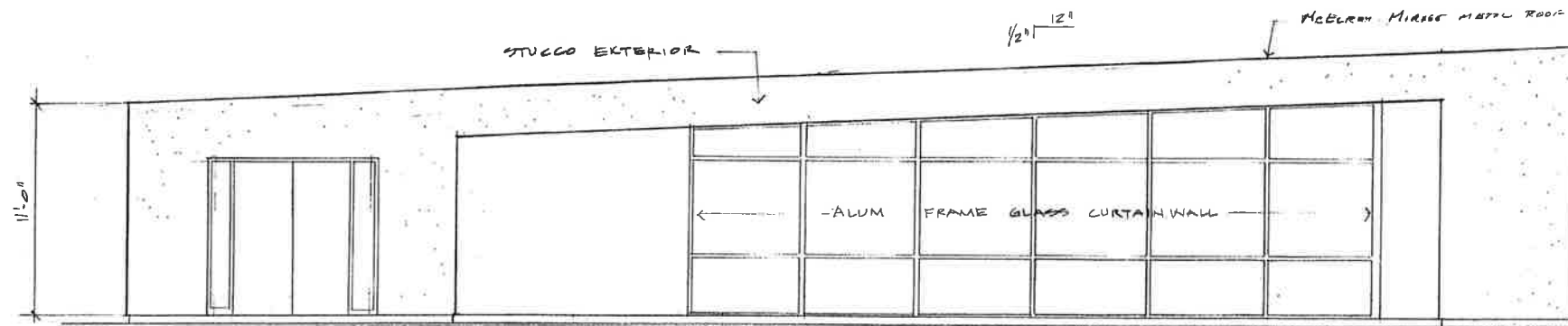


FLOOR PLAN 1/4"=1'-0"

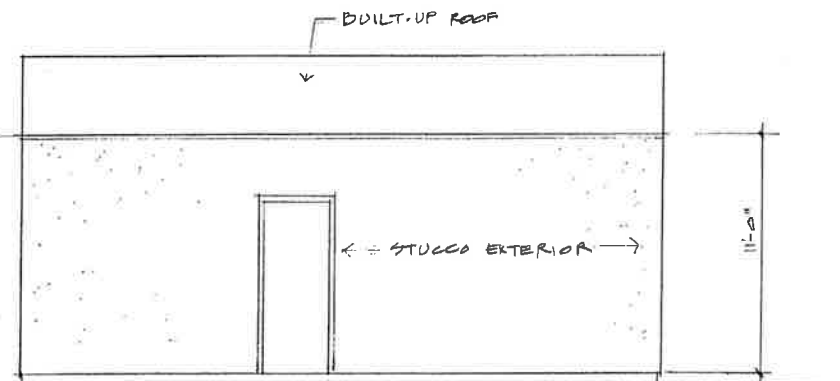
CONSULTING ENGINEER
D.R. KETRON PE
 P.O. BOX 12
 YOCUMBA
 CALIFORNIA 95678

UTILITY BUILDING FOR
LA MESA VINEYARDS
 12800 SHENANDOAH ROAD
 PLYMOUTH CALIFORNIA

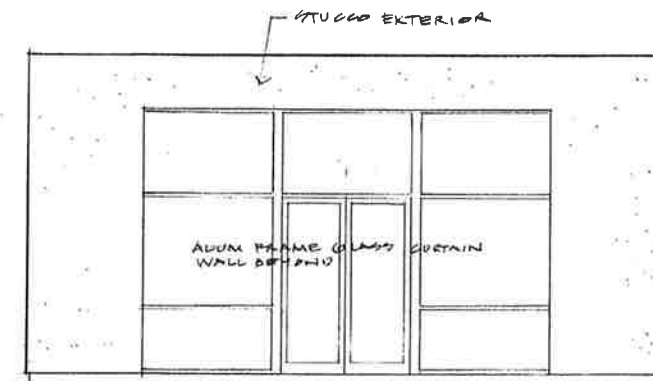
11-18-19



NORTH ELEVATION



EAST ELEVATION



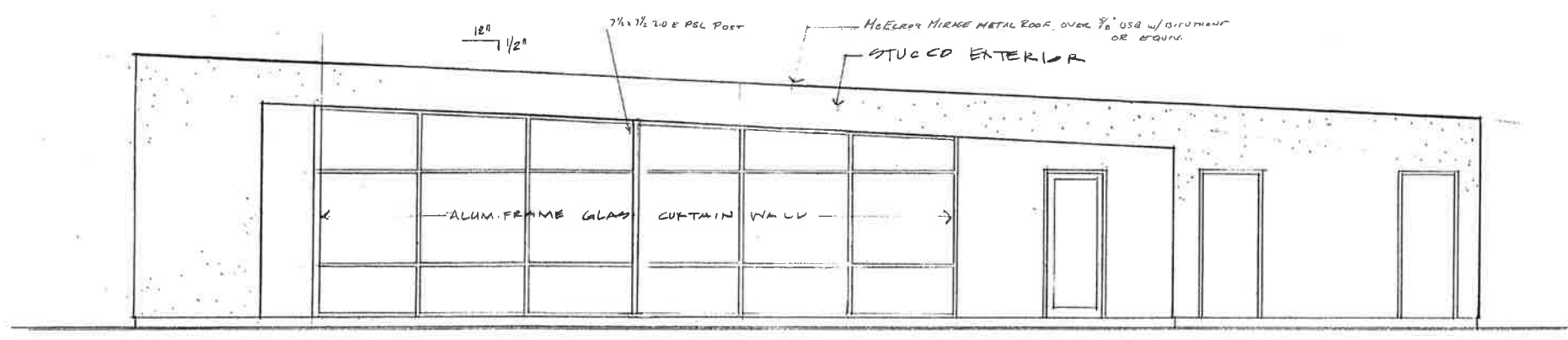
WEST ELEVATION 1/4"=1'-0"

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

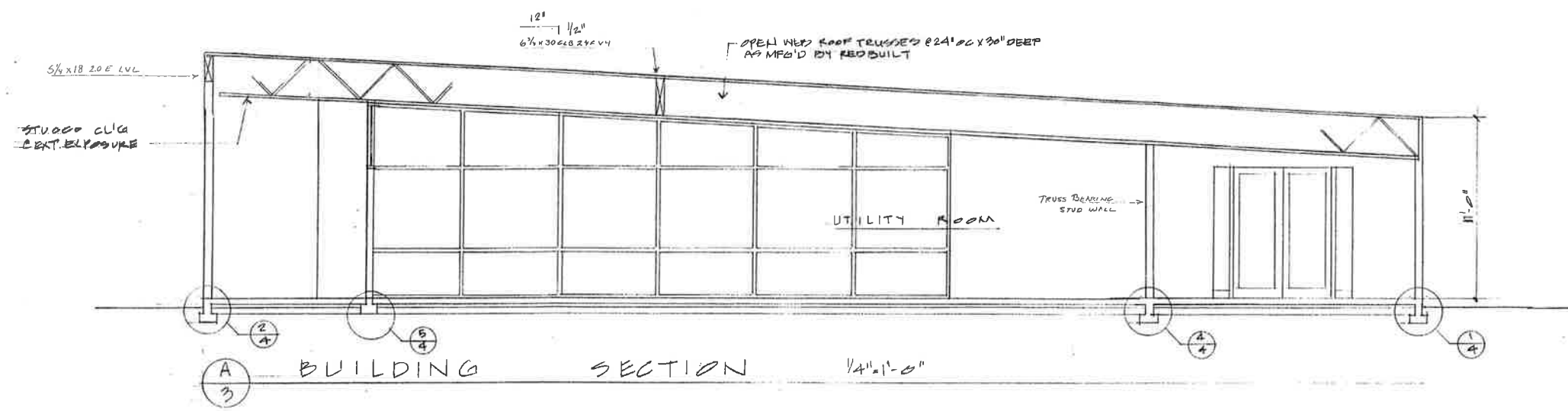
UTILITY BUILDING FOR
LA MESA VINEYARDS
 15000 SHENANDOAH ROAD
 PLYMOUTH, CALIFORNIA

11-18-19

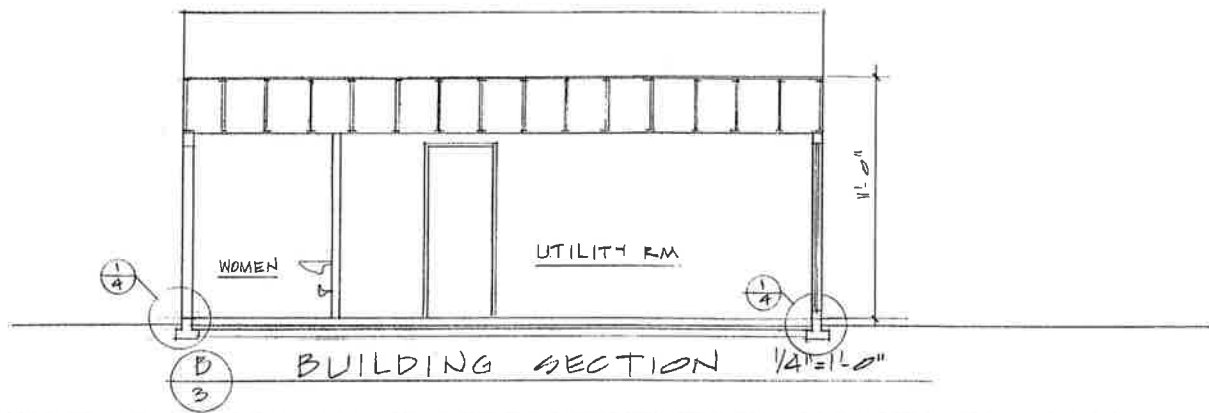
2
 OF FIVE SHEETS



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



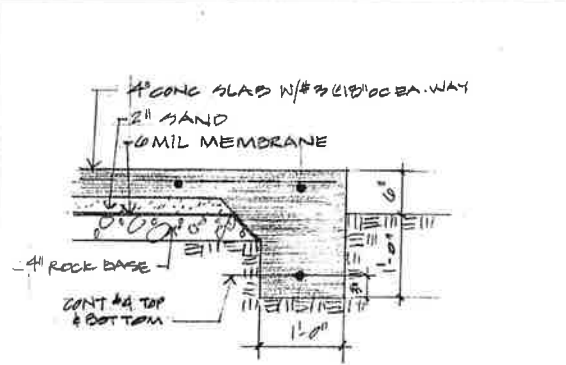
BUILDING SECTION 1/4"=1'-0"



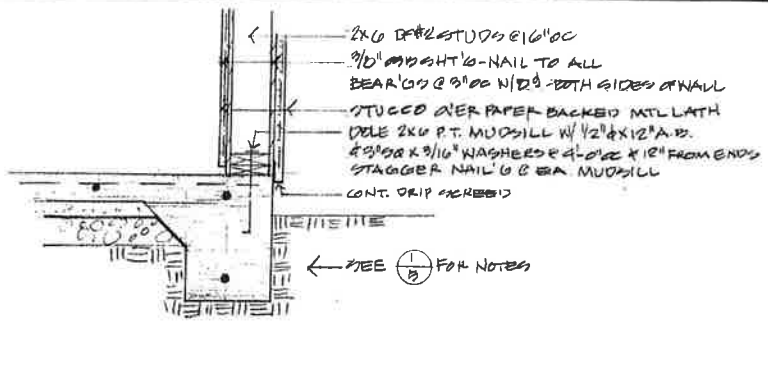
BUILDING SECTION 1/4"=1'-0"

CONSULTING ENGINEER
DR. KETRON PE
 290-7770
 VOLCANO CALIFORNIA

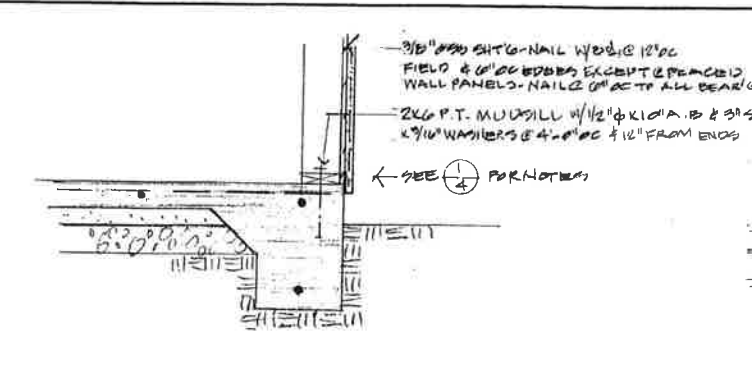
UTILITY BUILDING FOR
LA MESA VINEYARDS
 1500 SHENANDOAH ROAD
 PLYMOUTH CALIFORNIA



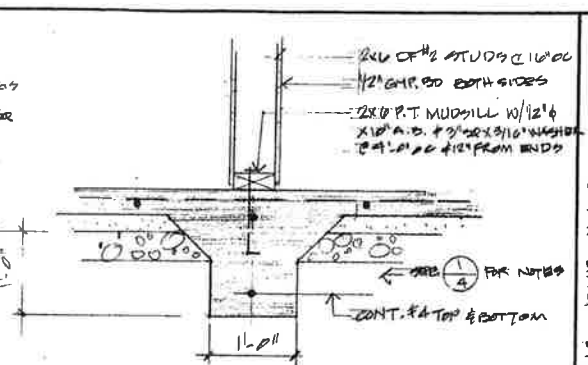
1 TYPICAL FOOTING DETAIL 1/2"=1'-0"



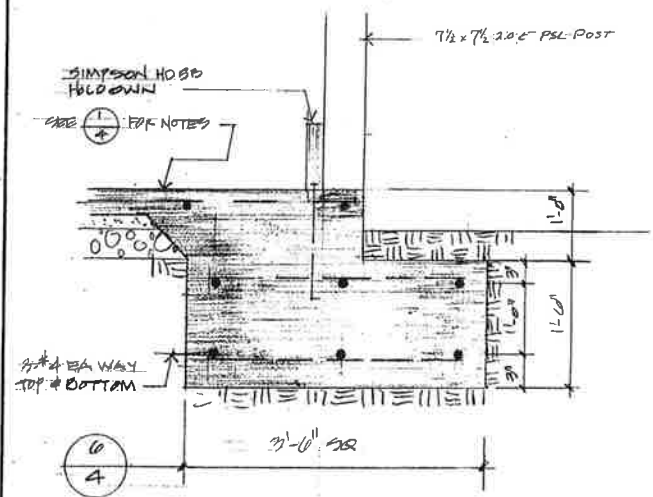
2 FOOTING/WALL DETAIL 1/2"=1'-0"



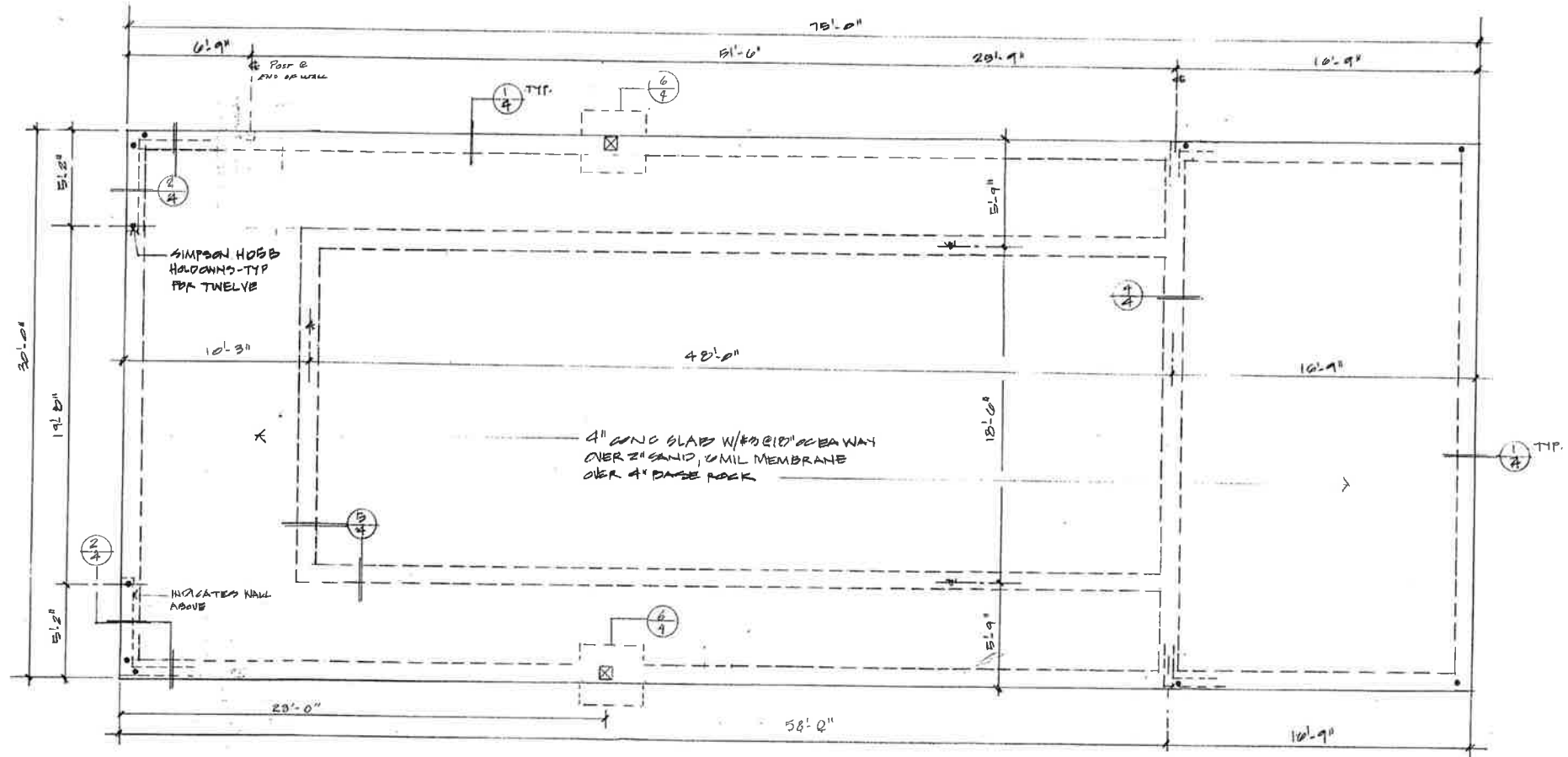
3 FOOTING/WALL DETAIL 1/2"=1'-0"



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



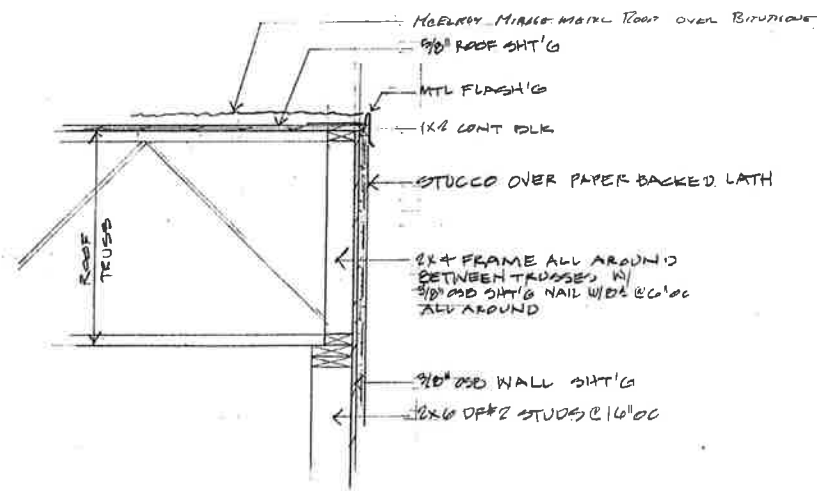
6 1/2"=1'-0"



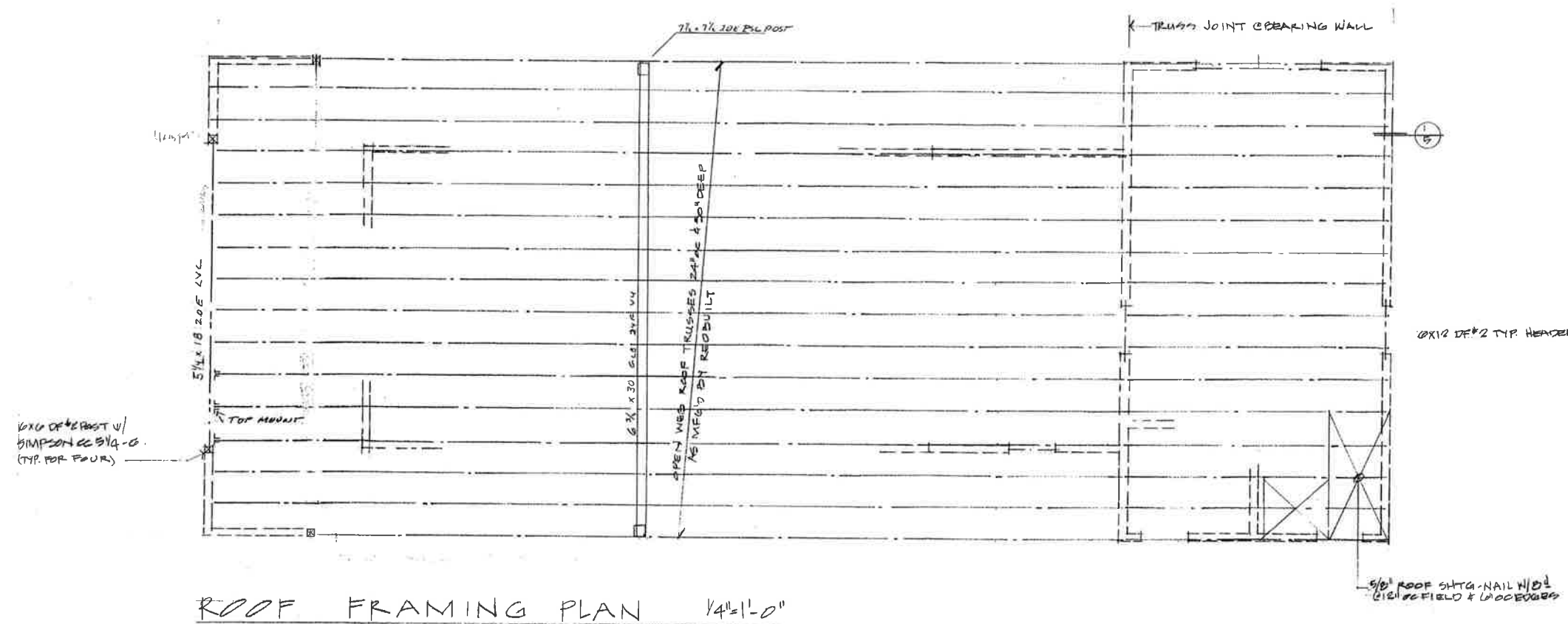
FOUNDATION PLAN 1/4"=1'-0"

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

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



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



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

CONSULTING ENGINEER
D.R. KETRON PE
1000 S. VULCANO
TOLUCA, CALIFORNIA 94677

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

11-18-19



AB52: Revised Amended Use Permit - La Mesa Vineyards

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

Tue, Dec 7, 2021 at 3:16 PM

Dear Ms. Krista Ruesel,

On behalf of the United Auburn Indian Community, Tribal Historic Preservation Department, thank you for the notification to consult under AB52 on the project referenced above.

UAIC has no comments or concerns with the revisions but appreciates the opportunity.

Thank you,

Anna Starkey

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



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

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



Krista Ruesel <kruesel@amadorgov.org>

AMA-49-PM 20.49 La Mesa Vineyards Use Permit UP19_12-1 APN 014-140-054

1 message

Bauldry, Paul@DOT <paul.bauldry@dot.ca.gov>
To: Krista Ruesel <kruesel@amadorgov.org>
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Mon, Dec 6, 2021 at 2:39 PM

Dear Ms. Ruesel,

Please see the attached Caltrans letter for the AMA-49-PM 20.49 La Mesa Vineyards Use Permit UP19_12-1 project.

Should you have any additional questions, please feel free to contact me at (209) 670-9488 or at paul.bauldry@dot.ca.gov.

Thank you.

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

 **AMA-49-PM 20.49 La Mesa Vineyards Use Permit UP19_12-1 APN 014-140-054.pdf**
411K

California Department of Transportation

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



December 06, 2021

Krista Ruesel, Planner I
Amador County Planning Department
810 Court Street
Jackson, CA 95642

AMA-49-PM 20.49
Condition of Approval
Amendment (COA)
Use Permit (UP-19; 12-1)

Dear Ms. Ruesel,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the La Mesa Vineyards, proposed revisions to the current Condition of Approval (COA) Amendment request for the approved Use Permit (UP-19;12-1). The property is 24.83 acres and zoned, Single-family Residential and Agriculture (R1A). La Mesa Vineyards seeks to increase the limit on days of operation and special events from four (4) days per week and six (6) events per year with up to 100 attendees (with live and/or amplified music until 5:00 p.m.) to unlimited days. The applicant would also like to request flexible general hours of operation subject to indoor or outdoor amplified music limitation until 10:00 p.m. The events at La Mesa Vineyards would also coincide with the Amador Vintners Association-sponsored events, with up to 24 additional events with up to 125 attendees and up to 12 different events annually with up to 250 attendees.

La Mesa Vineyards is located at 13200 Shenandoah Road in Plymouth, California, approximately Six (6) miles east of State Route (SR) 49 on property Assessor Parcel Number (APN) 014-140-054.

Caltrans has the following comments:

Caltrans has commented on this project previously on January 14, 2020 and September 7, 2021 those comments still apply.

Senate Bill (SB) 743 is changing California Environmental Quality Act (CEQA) analysis of transportation impacts commenting. It requires local land use projects to provide safe transportation system, reduce per capita vehicle miles of travel (VMT), increase accessibility by mode share of bicycle, pedestrian, and transit travel, and reduce greenhouse gas (GHG) emissions. With the proposed project's significant generated trip per day especially during social gatherings or weddings, VMT reduction is necessary to meet the statewide GHG emissions. Caltrans suggests public transit route extension to and from La Mesa Vineyards at 13200 Shenandoah Road, Plymouth CA.

Krista Ruesel, Planner
December 06, 2021
Page 2

Please forward the final Conditions of Approval to Caltrans, District 10 Office of Rural Planning for mitigation monitoring.

It is important to note that if any new advertising structures are visible to the National Highway System (NHS) it is subject to the provisions of the California Outdoor Advertising Act outlined in Business and Professions Code Section 5200 et seq. Any advertising structure that displays off-premise commercial advertising visible from the NHS will require a permit from the Office of Outdoor Advertising (ODA). Any advertising structure that only advertises goods and services available on-premise will not require a permit from ODA, provided it adheres to the provisions of Business and Professions Code Section 5272 and 5274 and California Code of Regulations 2243 and 2246. Each of the proposed advertising structures should refrain from operating in any of the conditions outlined in Business and Professions Code Section 5403. For questions related to the ODA permit application process please visit our website at: <https://dot.ca.gov/programs/traffic-operations/oda>

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

Encroachment Permits

If any future project activities encroach into Caltrans Right-of-Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will analyze potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

Please contact Paul Bauldry at (209) 670-9488 or by email: paul.bauldry@dot.ca.gov, or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov) if you have any questions or concerns.

Sincerely,

Michael Casas for

Gregoria Ponce, Chief
Office of Rural Planning



Krista Ruesel <kruesel@amadorgov.org>

La Mesa

Daniel D'Agostini <daniel@dagostini.com>
To: Krista Ruesel <kruesel@amadorgov.org>

Wed, Dec 1, 2021 at 1:09 PM

Hello Krista,

Please add this to my comments to the Planning Commission.

I would like to state (so it is clear to anyone reading this) I am the neighbor who shares the entire eastern border of La Mesa's property line. I live in the house I was raised in and I am 72 years old. It has been very peaceful here in this eastern end of the Shenandoah Valley until the past few years. The area is zoned R1A, Single-family Residential & Agricultural. It still is peaceful in the mornings and evenings when there are no cars on the road and the birds are calling out amid the many trees, frogs and crickets chirp out from everywhere.

Now my neighbor wants to have the freedom to run his wine tasting facility (opened just one year ago) seven days a week with varied hours up to ten o'clock p.m. with amplified music. He wants to participate in all Amador Vintners Association sponsored events, an additional 24 events annually with up to 125 attendees, and 12 additional events annually with up to 250 attendees.

I absolutely oppose!

What is any of this doing on any county agenda?

As I understand it, R1A means there are single family residences and so business in such zoning has some limitations on the number of days and hours so some semblance of rural life can be maintained.

Thank goodness for that zoning. Having a wine tasting facility appear so close one year ago was quite a shock. At least I get the early mornings and evenings for some quietness. And it is nice to know that for three days (his business can be open four days) there are no noisy customers and strangers around. This new "business" right next door has been expensive for me as I have been forced to construction privacy screens since his tasting room and customers sit within fifty feet of my fence and gardens.

Dear members of the committee you should just throw this out. I cannot believe you are even considering the request of a businessman, who lives part time here and part time in San Francisco, that you re-write the zoning so he can disrupt the peacefulness and charm of our rural countryside as well as the life style and mental health of longtime property owners living in their homes near-by, simply because he wants the "playing field leveled" with his competitors!

Really? His business ego is more valuable than preserving the quietness, lack of evening traffic, and peacefulness one experiences in our rural hills zoned R1A? When one opens a business, they check the zoning and work within it. His request that you change the zoning for him shows zero respect for the area or the requests of neighbors. Is that the kind of business you want to endorse and encourage? And are you ready to shoulder the responsibility of setting precedent for other owners of businesses within ZoneR1A to significantly increase their hours of operation?

Thank you,

Daniel D'Agostini



Krista Ruesel <kruesel@amadorgov.org>

La Mesa/question

7 messages

Daniel D'Agostini <daniel@dagostini.com>
To: kruesel@amadorgov.org

Tue, Nov 30, 2021 at 10:43 AM

Hello Krista,

I have read through the current documents and am a bit puzzled. Perhaps I have missed or misread.

On the Proposed Changes Côme states, "I have attached proposed changes that significantly reduce the scope and scale of events here, far below those of our immediate neighbors. I also added in the same language as Helwig has on their larger event use permit about deploying staff if any queuing occurs onto Shenandoah Road as guests exit here. Richard will provide you with his comments on this reduced scale and I believe will not require us to change our existing encroachment at these levels. Also, I hope by reducing the scope in such a major way we show that we have listened to concerns expressed by our neighbors."

I am unclear about how the scope of the project has been reduced in any major way. Am I understanding the text that has been yellowed means those words are dropped?

He is still asking for seven days a week with indoor or outdoor amplified music until 10:00 P.M.

What is the occupancy of the tasting room? What if the tasting room is expanded?

Days and hours of operation has been dropped. Does that mean he can open earlier?

Sincerely,

Daniel D'Agostini

Krista Ruesel <kruesel@amadorgov.org>
To: Daniel D'Agostini <daniel@dagostini.com>
Cc: BLD-Building Dept <building@amadorgov.org>, Planning Department <planning@amadorgov.org>
Bcc: Polly Sperry <psperry@amadorgov.org>, Michelle Opalenik <mopalenik@amadorgov.org>

Tue, Nov 30, 2021 at 2:05 PM

Hi Daniel,

The upcoming meeting will be to determine the completeness of the application, and I requested the applicant provide some more clarifying documentation regarding the exact scope of the request. I believe the yellow text is applicant-proposed changes to the draft conditions staff had prepared previously, but due to the resubmission, we will have to draft new conditions at a later meeting.

Here are the relevant parts of the original approved project description, old project description from earlier this year, and the new (current) project description. I put them in a table to help clarify.

Old (approved) Project (2019)	Proposed and Withdrawn (2021)	Proposed (2021) Current Request
maximum of 6 events annually with up to 100 attendees.	unlimited events for up to 125 attendees, and events for up to 450 attendees up to twelve times annually with a maximum of 4 per month	participation in events which coincide with the Amador Vintners Association sponsored events, an additional 24 events annually with up to 125 attendees, and 12 additional events annually with up to 250 attendees.
Hours of operation: Fri-Monday 11:00am-5:00pm	No limit on days or hours of operation	
Music until 5:00 p.m.	Music until 10:00 p.m.	

		unlimited days and flexible general hours of operation
--	--	--

		Music until 10:00 p.m.
--	--	------------------------

I'm not sure what the occupancy of the Tasting Room is currently; we will have to ask Building Department, who I've cc'ed on this message. As far as the hypothetical expansion of the tasting room, it would require a building permit and depend on the scale of the changes and if there are proposed changes in use. If the proposed changes are significant enough according to the Planning Department, it would require an amendment to the permit.

Also, did you want this message to be included in the project record as a comment or was it just a general inquiry?

Thanks,

Krista Ruesel

Planner|Amador County Planning Department
(209)223-6803|kruesel@amadorgov.org

[Quoted text hidden]

BLD-Building Dept <building+noreply@amadorgov.org>
To: kruesel@amadorgov.org

Tue, Nov 30, 2021 at 2:05 PM

IMPORTANT - READ:
IF YOU ARE SUBMITTING FOR A PERMIT, YOU MUST NOW USE eProcess360. EMAILED SUBMITTALS WILL NOT BE PROCESSED.

<https://www.amadorgov.org/departments/building>

Your email has been placed in the queue and will be answered in the order received.

Daniel D'Agostini <daniel@dagostini.com>
To: Krista Ruesel <kruesel@amadorgov.org>

Tue, Nov 30, 2021 at 3:05 PM

Thank you Krista.
Please include as comment.
Sincerely
Daniel D'Agostini

Sent from my iPhone

On Nov 30, 2021, at 2:05 PM, Krista Ruesel <kruesel@amadorgov.org> wrote:

[Quoted text hidden]

Lori Ford <lford@amadorgov.org>
To: Krista Ruesel <kruesel@amadorgov.org>
Cc: Daniel D'Agostini <DANIEL@dagostini.com>, BLD-Building Dept <building@amadorgov.org>, Planning Department <planning@amadorgov.org>

Tue, Nov 30, 2021 at 3:27 PM

I can tell you what the C of O says the occupancy is if someone could please provide the permit number. I've searched and found permit 34278 for "Temp Trailers (Wine Tasting)" - no C of O in this file. Also permit 34203 "Tasting Room Remodel" - no C of O in this file either.

Thanks!

Lori Ford

Plans Examiner I
Amador County Building Department
(209) 223-6643
810 Court Street
Jackson CA 95642

[Quoted text hidden]

Krista Ruesel <kruesel@amadorgov.org>
To: Chuck Beatty <CBeatty@amadorgov.org>

Tue, Nov 30, 2021 at 3:28 PM

Krista Ruesel
Planner|Amador County Planning Department
(209)223-6803|kruesel@amadorgov.org

[Quoted text hidden]

Krista Ruesel <kruesel@amadorgov.org>
To: Chuck Beatty <CBeatty@amadorgov.org>

Tue, Nov 30, 2021 at 3:33 PM

Krista Ruesel
Planner|Amador County Planning Department
(209)223-6803|kruesel@amadorgov.org

[Quoted text hidden]



Planning Department <planning@amadorgov.org>

TAC Referral: La Mesa Vineyards Amendment

AFPD Headquarters <afpdhdq@amadorgov.org>

Wed, Nov 17, 2021 at 1:05 PM

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

This does NOT need to be annexed as it was already.

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]



Planning Department <planning@amadorgov.org>

TAC Referral- La Mesa Vineyards Use Permit Amendment; UP-19;12-1; completeness; and 2021 UP amendment request for extended hours of operation for Jackson Valley Quarry; completeness

Richard Vela <rvela@amadorgov.org>

Mon, Nov 8, 2021 at 3:22 PM

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

Krista,

With the downsizing of the amended use permit request by La Mesa Vineyards, the existing commercial encroachment will be sufficient for the proposed use. If the applicant is willing to provide on-site traffic control for larger events to minimize the potential for traffic backing up onto Shenandoah Road, by all means pursue that option.

Thanks.

On Thu, Nov 4, 2021 at 5:32 PM Amador County Planning Department <planning@amadorgov.org> wrote:

[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



Krista Ruesel <kruesel@amadorgov.org>

UP Conditions

2 messages

Come Lague <come@lamesavineyards.com>

Fri, Nov 5, 2021 at 9:18 AM

Reply-To: Come Lague <come@lamesavineyards.com>

To: Krista Ruesel <kruesel@amadorgov.org>

Krista, please make the following change to the current draft project description:

...to unlimited days and **flexible general hours of operation subject to the limitation of** indoor or outdoor amplified music until 10:00 p.m., participation in events which coincide with the Amador Vintners Association sponsored events, an additional 24 events annually with up to 125 attendees, and 12 additional events annually with up to 250 attendees.

And strike this sentence:

There is no proposed change in general hours of operation which are currently 11:00 a.m. to 5:00 p.m.

Thank you.

Côme

Krista Ruesel <kruesel@amadorgov.org>

Fri, Nov 5, 2021 at 10:27 AM

To: Come Lague <come@lamesavineyards.com>

Received, thank you!

Krista Ruesel

Planner|Amador County Planning Department

(209)223-6803|kruesel@amadorgov.org

[Quoted text hidden]



Krista Ruesel <kruesel@amadorgov.org>

Proposed Changes - Draft Use Permit

4 messages

Come Lague <come@lamesavineyards.com>

Fri, Oct 22, 2021 at 1:54 PM

Reply-To: come@lamesavineyards.com

To: Krista Ruesel <kruesel@amadorgov.org>

Hi Krista, I met with Richard today after he completed his study of traffic conditions. I was waiting for that to be able to send you all our comments on the draft Use Permit amendment.

I have attached proposed changes that significantly reduce the scope and scale of events here, far below those of our immediate neighbors. I also added in the same language as Helwig has on their larger event use permit about deploying staff if any queuing occurs onto Shenandoah Road as guests exit here. Richard will provide you with his comments on this reduced scale and I believe will not require us to change our existing encroachment at these levels. Also, I hope by reducing the scope in such a major way we show that we have listened to concerns expressed by our neighbors.

With regards to sound levels, other than Helwig which has a 95 db maximum level at their property line, there appear to be no other use permits (or winery ordinance) that specifically mention sound at the property line. My proposal is 75db, which is (see attached information from University of Michigan) no louder than an average radio. It should be noted that speakers are typically 90-95db. The kind of live music we have here at La Mesa, typically acoustic soloists or duos, should fall below 75db at the property line. Alternatively, you can eliminate this restriction and require us to follow the general county ordinance on noise, citing that ordinance code number.

Last, after careful consideration and in the hope this will help with approval at the Planning Commission, we have agreed to do the annual monitoring for some key items (as edited), knowing full well we are the first and only ones doing this in Amador county. While that does create a burden for us, we think it will be good data to collect for the county and help with your future decisions.

Please let me know if you have any questions or comments.

Also note that Richard heads out on vacation after next Monday so I hope you might get his comments Monday before he leaves.

Best regards,

Côme

2 attachments



Proposed Changes to La Mesa Use Permit Conditions of Approval Draft 10-22-21.docx

15K



Harmful Noise Levels _ Michigan Medicine.pdf

84K

Krista Ruesel <kruesel@amadorgov.org>
To: Come Lague <come@lamesavineyards.com>

Tue, Oct 26, 2021 at 9:49 AM

Hi Côme,

I will add these elements to your project application and we can schedule it for another TAC meeting to review so you may get TAC approval of your proposed conditions and revisions.

Thank you,

Krista Ruesel
Planner|Amador County Planning Department
(209)223-6803|kruesel@amadorgov.org

[Quoted text hidden]

Come Lague <come@lamesavineyards.com>
Reply-To: Come Lague <come@lamesavineyards.com>
To: Krista Ruesel <kruesel@amadorgov.org>

Tue, Oct 26, 2021 at 9:59 AM

Thanks Krista.

What will the language be regarding DB? My preference is not having a requirement to monitor a specific DB at the property line, like all the other wineries (except Helwig) and instead you cite the general county ordinance code on noise. I imagine all the other wineries are subject to this ordinance too but can you confirm that is also the case?

[Quoted text hidden]

Krista Ruesel <kruesel@amadorgov.org>
To: Come Lague <come@lamesavineyards.com>

Tue, Oct 26, 2021 at 1:43 PM

We can propose a condition without the decibel limit at the property line. And correct, this ordinance applies to all properties within the county. Here is the link to it: <https://www.codepublishing.com/CA/AmadorCounty/#!/AmadorCounty09/AmadorCounty0944.html#9.44>.

Krista Ruesel
Planner|Amador County Planning Department
(209)223-6803|kruesel@amadorgov.org

[Quoted text hidden]

Changes to La Mesa Use Permit Conditions of Approval Draft:

Project Description: Use Permit (UP-19;12-1) La Mesa Vineyards Tasting Room in R1A Zoning District Property is 24.83 acres and zoned R1A, Single-family residential-agricultural with AG, Agriculture General, General Plan designation. Proposed expansion of uses include unlimited days of operation with indoor or outdoor amplified music until 10:00 p.m.; *participation in events which coincide with the Amador Vintners Association sponsored events; up to 24 additional events annually with up to 125 attendees and up to 12 additional events annually with up to 250 attendees.*

5. **Encroachments:** Prior to the issuance of a building permit and activation of the Use Permit, applicant must construct or verify a commercial driveway for the encroachment onto the property from Shenandoah road. The permittee shall provide a copy of a valid encroachment permit for any and all access points onto any county right-of-way. *The permittee shall not cause vehicle queuing onto Shenandoah Road for any reason prior to, during, or after any special event allowed under this Use Permit. If traffic begins to queue near the intersection of the main entrance of the property with Shenandoah Road, the permittee shall deploy event staff to handle traffic as needed to prevent queuing on to Shenandoah Road.* THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS CONDITION.

7. **Occupancy:** The number of *indoor* guests at any one time shall be limited by the occupancy of the Tasting Room. Event guests will not exceed the maximum occupancy of the building *or outside grounds* and events shall abide by the proposed conditions in the Use Permit application: *participation in events which coincide with the Amador Vintners Association sponsored events; up to 24 additional events annually with up to 125 attendees and up to 12 additional events annually with up to 250 attendees.*

21 **Noise (amplified music) (NOI-2):** Consistent with County Code Section 19.24.045(D)(4b) and 19.24.040(A)(27e)(viii), any indoor or outdoor amplified music will be shut off at or before 10:00 p.m. *Noise levels are not to exceed 75 dBA at the applicant's furthest property line from the event.* THE PLANNING DEPARTMENT SHALL MONITOR THIS CONDITION.

25. **Overflow Parking:** *numbers to be adjusted to reflect reduced scope of event sizes per above.*

26. **Conditional Use Permit Activities Monitoring and Reporting (CUM-1):** 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 the Planning Department a report containing the following information:

- a. The number of and type of events conducted during the calendar year, and the date each event was conducted;
- b. The number of guests attending each event.
- c. Vehicular parking *and traffic flow* conditions observed during each event (i.e., adequacy of parking *and how any parking problems or traffic flow problems from/onto Shenandoah Road were addressed*);

d. *Days and hours of operation.*

e. 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.



Harmful Noise Levels

Topic Overview

The effects of noise on hearing vary among people. Some people's ears are more sensitive to loud sounds, especially at certain frequencies. (Frequency means how low or high a tone is.) But any sound that is loud enough and lasts long enough can damage hearing and lead to [hearing loss](#) ([/health-library/ug2252#ug2252-sec](#)).

A sound's loudness is measured in decibels (dB). Normal conversation is about 60 dB, a lawn mower is about 90 dB, and a loud rock concert is about 120 dB. In general, sounds above 85 are harmful, depending on how long and how often you are exposed to them and whether you wear hearing protection, such as earplugs or earmuffs.

Following is a table of the decibel level of a number of sounds.

Noise levels

Noise	Average decibels (dB)
Leaves rustling, soft music, whisper	30
Average home noise	40
Normal conversation, background music	60
Office noise, inside car at 60 mph	70
Vacuum cleaner, average radio	75
Heavy traffic, window air conditioner, noisy restaurant, power lawn mower	80–89 (sounds above 85 dB are harmful)
Subway, shouted conversation	90–95
Boom box, ATV, motorcycle	96–100
School dance	101–105
Chainsaw, leaf blower, snowmobile	106–115
Sports crowd, rock concert, loud symphony	120–129
Stock car races	130
Gun shot, siren at 100 feet	140

As loudness increases, the amount of time you can hear the sound before damage occurs decreases. Hearing protectors reduce the loudness of sound reaching the ears, making it possible to listen to louder sounds for a longer time.

Preventing damage to your hearing

An easy way to become aware of potentially harmful noise is to pay attention to warning signs that a sound might be damaging to your hearing. A sound may be harmful if:

- You have difficulty talking or hearing others talk over the sound.
- The sound makes your ears hurt.
- Your ears are ringing after hearing the sound.
- Other sounds seem muffled after you leave an area where there is loud sound.

Most cases of noise-induced hearing loss are caused by repeated exposure to moderate levels of noise over many years, not by a few cases of very loud noise. Wearing hearing protectors can help prevent damage from both moderate and loud noise.

If your workplace has harmful noise levels, plan ahead and wear hearing protection. People who may be regularly exposed to harmful noise because their jobs include:

- Those who work with loud machines, vehicles, or power tools, such as construction workers, factory workers, farmers, truck drivers, mechanics, or airport ground crew workers.
- Military personnel.
- Police officers and firefighters.
- Musicians.

Current as of: December 2, 2020

Author: Healthwise Staff (<https://www.healthwise.org/specialpages/legal/abouthw/en>)

Medical Review: <https://www.healthwise.org/mdreviewboard.aspx?lang=en-us> William H. Bland Jr. MD, FACEP - Emergency Medicine & Kathleen Romito MD - Family Medicine & Charles M. Myer III MD - Otolaryngology



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La Mesa request for zone change

2 messages

Daniel D'Agostini <daniel@dagostini.com>
To: Amador County Planning Department <planning@amadorgov.org>

Fri, Oct 8, 2021 at 3:42 PM

Hello Krista,

Hope you can share these with members of the planning commission.

This first short video I took with my I phone this past Saturday. My fence line and La Mesa there too on left (west) side and on the right side of the fence is my studio and home and gardens. The sound is coming from live music at La Mesa. The sound carries well.

This second little video was taken a previous Saturday from down in the garden. Just trying to show everyone the close proximity of the cars and sound that does not seem to translate well when looking at plot maps and google views.


Thank you,
Sincerely,

Daniel D'Agostini

209-245-3846

www.abbondanzafarms.com

2 attachments

 **Big Crush 2021, La Mesa.mp4**
4777K

 **A typical Saturday afternoon.mp4**
2800K

Amador County Planning Department <planning@amadorgov.org>
To: Daniel D'Agostini <daniel@dagostini.com>

Tue, Oct 12, 2021 at 9:07 AM

Received, thank you.

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

[Quoted text hidden]

| [Quoted text hidden]

This second little video was taken a previous Saturday from down in the garden. Just trying to show everyone the close proximity of the cars and sound that does not seem to translate well when looking at plot maps and google views.

Thank you,
Sincerely,

Daniel D'Agostini

209-245-3846

www.abbondanzafarms.com



Krista Ruesel <kruesel@amadorgov.org>

La Mesa and other like projects

Mark Hopkins <mhopkins@amadorgov.org>
To: Krista Ruesel <kruesel@amadorgov.org>
Cc: Richard Vela <rvela@amadorgov.org>

Wed, Sep 29, 2021 at 11:44 AM

Hello Krista,

1) Major Collectors

Per FHWA or Federal Highway Administration: Planning Processes, Highway Functional Classification, "In the rural environment, Collectors generally serve primarily intra-county travel (rather than statewide) and constitute those routes on which (independent of traffic volume) predominant travel distances are shorter than on Arterial routes. Consequently, more moderate speeds may be posted." Shenandoah Road is a Major Collector.

2) Minor Collectors

Per FHWA or Federal Highway Administration: Planning Processes, Highway Functional Classification, "The distinctions between Major Collectors and Minor Collectors are often subtle. Generally, Major Collector routes are longer in length; have lower connecting driveway densities; have higher speed limits; are spaced at greater intervals; have higher annual average traffic volumes; and may have more travel lanes than their Minor Collector counterparts."

3) Local Roads

Per FHWA or Federal Highway Administration: Planning Processes, Highway Functional Classification, "Locally classified roads account for the largest percentage of all roadways in terms of mileage. They are not intended for use in long distance travel, except at the origin or destination end of the trip, due to their provision of direct access to abutting land. They are often designed to discourage through traffic.

Draft Encroachment Improvements For Amend Use Permit

The proposed amendments to the Use Permit UP-19;12-1 La Mesa Vineyards will change the use of the facility to an Event Destination, Amador County Department of Transportation and Public Works should be consistent with its encroachment requirements and request modification to the existing encroachment off of Shenandoah Road to conform to Public Works Standard Plan PW-6, Commercial Driveway with Acceleration/Deceleration Control.

Thank you,

Mark

[Quoted text hidden]

--

Mark Hopkins

Senior Project Manager

Amador County Department of Transportation and Public Works

810 Court Street, Jackson CA 95642

209.223.6429 - Department

209.223.6248 - Direct

mhopkins@amadorgov.org



For today's TAC Meeting

2 messages

Mara Feeney <marafeeney@gmail.com>

Wed, Sep 29, 2021 at 9:44 AM

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

I am unable to attend today's meetings, so want to provide these comments for today's TAC consideration of the CEQA checklist for La Mesa revised CUP.

Please do a better job of evaluating impacts (noise, traffic, air quality, light and glare) on immediate neighbors. (As I recall the staff analysis prepared for the initial CUP, under population and housing, noted that "the closest community is River Pines, 5 miles away"). Obviously, there are long-time residents of the Shenandoah Valley whose homes are scattered among the vineyards and orchards. Their privacy and quality of life need to be considered.

The original CUP was worked out with community and neighbor input, to put limits on what might tolerably occur to allow peaceful coexistence. If additional events—with numerous attendees, more traffic, and more outdoor amplified music—are to be allowed, they should be made to occur at the wine making facility on this property, rather than right across the fence from a neighboring home and organic/biodynamic farming business.

Please do a thorough analysis of cumulative impacts associated with recently-approved projects in the area, as well as how many future projects could reasonably be estimated based on recent trends, regional rates in wine tasting room and event center trends, and the availability of A/AG parcels with "by right" permission for wine tasting rooms/events (over 1,000) and R!A parcels (almost 6,000) that could apply for CUPs to enjoy some or all of the same rights that La Mesa is requesting.

Thank you for considering these points.

Amador County Planning Department <planning@amadorgov.org>

Wed, Sep 29, 2021 at 9:45 AM

To: Mara Feeney <marafeeney@gmail.com>

Received, thank you.

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

[Quoted text hidden]



Comment re: TAC Meeting 09/29/21 @ 1 pm

1 message

Katherine Venturelli <kventurelli47@gmail.com>
To: Amador County Planning Department <planning@amadorgov.org>

Wed, Sep 29, 2021 at 9:15 AM

Dear Krista Ruesel, Planner

Below is a letter sent to you by Ms. Bragstad and I wish to agree with her comments regarding the proposed La Mesa winery expansion proposal.

I have been to both Come's winery and also Daniel's organic farm. The winery is very close to the organic farm and even more so the winery's new parking area. I can't imagine having that close to my own home. If Come's proposal of expansion hours and events occurs, that would mean outdoor lights invading Daniel's home and also unnecessary sounds later in the day which would include more days allowed. Hopefully, the planning department will not allow this to occur.

We all understand if the expanded proposal goes through, it will also be guaranteed with any new ownership of the said property and business.

Please consider all these issues.

Sincerely,

Katherine Venturelli

40 year resident of Amador County

Subject: Re: TAC Meeting 09/29/21 @ 1 pm

Amador Co Planning Dept, I'd like to submit some comments for the TAC review of proposed LaMesa expansion proposal:

1. This sets a terrible precedent for all R1-A zoned lands.
2. La Mesa already impacts neighbors and to triple impacts is unacceptable.
3. Why was new facility placed right at property line of neighbor? This is poor planning and certainly should not be added to.
4. I suggest that if this is approved they must place the facility at the opposite, west, part of their property.
5. The county should study what's happening to the Shenandoah Valley, is it becoming an entertainment center? Is this what the county wants? Can agriculture survive such pressure?

Thanks, Susan Bragstad



Proposed Expansion of La Mesa Vineyards

2 messages

ANDREA MACON <andreajmemail@gmail.com>
To: planning@amadorgov.org

Wed, Sep 29, 2021 at 9:25 AM

Good morning,

Please consider the comments below while considering the proposed expansion of La Mesa Vineyards.

La Mesa's website states:

"Côme Laguë never intended to buy a vineyard, let alone make wine and develop what would become La Mesa Vineyards. Laguë, along with his wife Charlene Li, were just looking for a getaway in Amador County, but when the perfect property became available with a vineyard planted on it, the entrepreneurs couldn't resist applying their startup and tech experience to the rural Shenandoah Valley wine region. "We just loved the area, we loved the wines," said Laguë, who explained they would often drive through Amador County from San Francisco couple on their way to a family camp in the Sierras."

So, by their own admission, La Mesa's owners moved to Amador to "getaway". And who could blame them? Amador is a beautiful county. While our vineyards do lend to that beauty, our beauty is also built on a respect for our other farming traditions, our forests, lakes, and rivers. This balance needs to be protected -- not only from a scenic perspective, but from an economic perspective. If you look at the most recent agricultural report for Amador (link included below), you can see that 4,883 acres of wine grapes are currently planted. Vegetables, i.e. FOOD, is barely mentioned. While it would be nice if we could live on wine alone, that is not our reality.

FRUIT AND NUT CROPS

	YEAR	HARVESTED ACRES	PROD. / ACRE	TOTAL UNITS	PRICE / UNIT	TOTAL VALUE
*WINE GRAPES	2019	4883	3.54	17,286	\$1,251	\$21,624,786
	2018	4906	3.71	18,201	\$1,362	\$24,789,762
WALNUTS	2019	218	1.75	382	\$1,480	\$565,360
	2018	228	1.50	342	\$900	\$307,800
**MISC	2019	10.0				\$115,118
	2018	252.5				\$1,830,323
TOTALS	2019					\$22,305,264
	2018					\$26,927,885

* Weighted Average Determination ** Apples, Strawberry, Kiwis, Pomegranates

MISCELLANEOUS

	YEAR	TOTAL VALUE
*FRESH VEGETABLES	2019	\$160,000
**NURSERY STOCK	2019	\$205,887
TOTALS	2019	\$365,887

La Mesa Vineyards is adjacent to Abbondanza Farms, one of Amador County's most well-established, regeneratively run FOOD farms. In addition to producing organic food for our county, Daniel hosts ongoing classes for Amador's youth to introduce them to agriculture and regenerative farming processes. Both of these actions are imperative to the agricultural balance of our county and need to be protected. Part of that protection is limiting the expansion of La Mesa Vineyards to retain both the environmental and social health of Abbondanza.

At what point will Amador recognize the need to increase its actual food production vs. its wine production?

At what point will feeding our community become as important as the expansion of tourism and the production of alcohol?

At what point will agricultural education, beyond wine, be recognized as imperative knowledge to pass down to our children?

Perhaps this is that point.

Thank you.

--

Andrea Macon
209-207-8955 (Text or Phone)

Amador County Planning Department <planning@amadorgov.org>
To: ANDREA MACON <andreajmemail@gmail.com>

Wed, Sep 29, 2021 at 9:40 AM

Received, thank you.

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

[Quoted text hidden]



TAC Meeting 09/29/21 @ 1 pm

Susan Bragstad <amadorolive@twinwolf.net>

Tue, Sep 28, 2021 at 10:32 AM

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

Cc: Daniel D'Agostini <daniel@dagostini.com>, Jenni Prince Mahoney <jprincemahoney@gmail.com>, Mary Ellen Welsh <melnbob@volcano.net>, Mara Feeney <damasvineyards@gmail.com>, Claudia D'agostini <dagostinic67@gmail.com>, Greg Motch <gregmotch@gmail.com>, Ericka Lutz <ericka.lutz@gmail.com>, ANDREA MACON <andreaajmemail@gmail.com>, Ron <lavender@southerlavlavender.com>, Beth Livenston <beth.paulson@sbcglobal.net>, Bonnie Toy <fineseams@gmail.com>

Amador Co Planning Dept, I'd like to submit some comments for the TAC review of proposed LaMesa expansion proposal:

1. This sets a terrible precedent for all R1-A zoned lands.
2. La Mesa already impacts neighbors and to triple impacts is unacceptable.
3. Why was new facility placed right at property line of neighbor? This is poor planning and certainly should not be added to.
4. I suggest that if this is approved they must place the facility at the opposite, west, part of their property.
5. The county should study what's happening to the Shenandoah Valley, is it becoming an entertainment center? Is this what the county wants? Can agriculture survive such pressure?

Thanks, Susan Bragstad

Sent from my iPad

On Sep 28, 2021, at 8:59 AM, Katherine Venturelli <kventurelli47@gmail.com> wrote:

Hi Daniel,

I will try to come. As you know, I have been to so many of these... and now that Brian O is on the planning commission... OMG.

KV

From: Daniel D'Agostini [<mailto:daniel@dagostini.com>]

Sent: Monday, September 27, 2021 4:44 PM

To: Jenni Prince Mahoney

Cc: Mary Ellen Welsh; Mara Feeney; Claudia D'agostini; Greg Motch; Susan Bragstad; Ericka Lutz; ANDREA MACON; Ron; Katherine Venturelli; Beth Livenston; Bonnie Toy

Subject: Fwd: TAC Meeting 09/29/21 @ 1 pm

I will be continuing this in person this Wednesday. Come join me if you are free.

😊♥

Daniel

Begin forwarded message:

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

Subject: Re: TAC Meeting 09/29/21 @ 1 pm

Date: September 27, 2021 at 3:39:23 PM PDT

To: "Daniel D'Agostini" <daniel@dagostini.com>

Hello Daniel,

Your comments will be added to the project item and we can discuss our answers to your questions at the meeting. Our evaluation of environmental impacts is to determine if the project has significant impacts under the California Environmental Quality Act (CEQA). Through this process, we are able to determine whether there need to be mitigation measures implemented or if there are other actions that need to be taken to reduce impacts to a less than significant impact under CEQA. This requires us to examine technical, quantifiable variables to objectively evaluate the impacts. Factors outside of those measured by CEQA may be separately addressed by the Planning Commission as determined necessary.

Thank you,

Krista Ruesel, Planner

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

On Mon, Sep 27, 2021 at 12:01 PM Daniel D'Agostini <daniel@dagostini.com> wrote:

Hi Krista,

I have questions about the procedure of "environmental review". Is this a process of only looking at maps, formulas, and figures or is actual physical observation and actual visual analysis done on the property and neighboring properties. This proposed change in use permit directly impacts my property. My house is 42 feet from the new expanded parking lot that potentially will be in use seven days a week and possibly into the night.

My property was first Certified Organic by CCOF and Biodynamic® by Demeter-USA in 2015. My closest crops are 12 feet from the fence. My current tomato crop is 22 feet from the fence. The vehicles bumpers range from 4-6 feet from the other side of the fence as the parking lot is adjacent to the fence.

The prevailing wind is from the west. If one studies the weather here they know there is hardly a moment when there is stillness, a gentle breeze from the west is ever-present. Our fence line runs north and south. The other side of the fence is directly west. Will anyone from the Planning Commission come out here to observe that?

[Quoted text hidden]



TAC Meeting 09/29/21 @ 1 pm

2 messages

Daniel D'Agostini <daniel@dagostini.com>

Mon, Sep 27, 2021 at 12:00 PM

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

Hi Krista,

I have questions about the procedure of "environmental review". Is this a process of only looking at maps, formulas, and figures or is actual physical observation and actual visual analysis done on the property and neighboring properties. This proposed change in use permit directly impacts my property. My house is 42 feet from the new expanded parking lot that potentially will be in use seven days a week and possibly into the night.

My property was first Certified Organic by CCOF and Biodynamic® by Demeter-USA in 2015. My closest crops are 12 feet from the fence. My current tomato crop is 22 feet from the fence. The vehicles bumpers range from 4-6 feet from the other side of the fence as the parking lot is adjacent to the fence.

The prevailing wind is from the west. If one studies the weather here they know there is hardly a moment when there is stillness, a gentle breeze from the west is ever-present. Our fence line runs north and south. The other side of the fence is directly west. Will anyone from the Planning Commission come out here to observe that?

Will anyone come out to observe the darkness and quietness in the evening and night? If not, how does one justify changing the zoning so that darkness can be brightened with lights in the buildings and headlights moving through the parking lot and the quietness of the country, crickets and frogs, hooting of owls, can be drowned out by cars crunching on gravel and ambient music soothing wine drinking people?

If we're talking about the environment, I believe it does not end at the fence line. It includes the whole space where the air and sound moves within the ridge behind to the south and the crest of the hills to the north and the valley extending between appears to define this environment. One has to come here with boots on the ground to see and understand.

What puzzles me is how can one review the environmental impact without coming and inspecting? I wish to invite each voting member of this committee to my home and farm Abbondanza so they can make a real assessment of the environmental impact.

Thank you,

Daniel D'Agostini

2 attachments



Abbondanza Farms a brief history.docx

18K



4Ledger.pdf

1167K

Hello Daniel,

Your comments will be added to the project item and we can discuss our answers to your questions at the meeting. Our evaluation of environmental impacts is to determine if the project has significant impacts under the California Environmental Quality Act (CEQA). Through this process, we are able to determine whether there need to be mitigation measures implemented or if there are other actions that need to be taken to reduce impacts to a less than significant impact under CEQA. This requires us to examine technical, quantifiable variables to objectively evaluate the impacts. Factors outside of those measured by CEQA may be separately addressed by the Planning Commission as determined necessary.

Thank you,

Krista Ruesel, Planner

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

[Quoted text hidden]

A note from Daniel D'Agostini – Abbondanza Farms a brief history.

The property, approximately five acres, is situated on a gentle north slope of an east-west running ridge in the eastern end of the Shenandoah Valley of Amador County. My father's family settled in the Shenandoah Valley in 1911, and when my father returned from W.W.II in 1945, he purchased this piece of land from his father. My father passed away in 2006 and in 2008, I retired from teaching early to move home and help my mother who was in her mid-nineties. After her passing I have been given the privilege to be the steward over land known and loved since my earliest memories.

Aside from the winery and vineyards the family farmed like most everyone in the early days of this valley. Cattle, sheep, goats, chickens, orchards, big gardens. Here we had a smattering of everything including 13 walnut trees. We, through necessity, have dry farmed our vineyards and orchards for over a hundred years. A positive of the drought is that people are learning about that method once again. The walnut trees were planted fifty years ago and my sister and I had to help look after them as part of our 4-H projects. The fig tree, a wonderful mission, came from one of the trees my nonie planted in 1914. Over the years my mum and dad put in various trees and vines. The Meyer lemon that is so full and prolific was the eleventh my mum planted searching for the right location. This one survived against the eastern side of the house and is kept from freezing by the old fashion Christmas lights in winter. A lifetime of gardening and being around old time gardeners like my nonie, uncles, family friends, as well as paying attention to approaches such as permaculture, organic, and Biodynamic all factor into my methods here.

In November 2015, The farm became Demeter certified Biodynamic® and certified Organic by CCOF. In 2021, I did not apply for certification as I could not justify the expense in relation to the small scale of my operation and the community I serve. My methods are guided by an inquisitive mind that sees interconnections between everything. In public schools I taught ecology and attended early Eco-Farm Conferences at Asilomar during winter. (From the mid-1980's I included organic gardening into my classroom curriculum and established large organic gardens in the public schools.*)

Having said the above it should be clear that no synthetic petroleum based herbicides, fungicides, insecticides, or fertilizers are used on the property. I aim to build soil fertility . To do this I plant cover crops. I make several tons of compost each year. Initially I also amended some of my soils with products from Peaceful Valley Farm & Garden Supply such as their Foothill mix, a blend of soft rock phosphate, gypsum, oyster shell lime, sulfate of potash and kelp meal. I also sprinkle Azomite. Increasingly it is my compost and mulch that go into the soil. I rotate crops and leave areas fallow with a cover crop to disrupt fungal and pest problems. I build diversity by trying to have as many flowers as non flowers as well as flowers blooming at different times. The more insects the better, then they control each other. The same for birds. I feed them and encourage them. I have blue bird houses and a barn owl house. I pay attention to the plants and in times of stress may folier feed them with any of a number of teas I prepare from various flowers

such as yarrow, chamomile, dandelion, valerian, oak bark and particularly nettles I grow as well as the Biodynamic preparations: 500, 501, cow pat, and horsetail (equisetum). A spray of milk or whey is fantastic for washing off mildew. Since 2008, the soil has been given the Biodynamic preps and all the compost I make receives the Pfeiffer preparations.

The fall of 2011 we created a cow manure concentrate using cowpat pit method used in India. We also buried cow horns here for the first time in an attempt to produce our own preparation 500. We have done this ever since. Controlling and living with weeds/excess growth is dealt with primarily by old fashioned hand pulling. I also do my share of weed whacking. Mulching is working well and on my gravel pathways and bricked areas I use a propane flamer. In June of 2011, I brought in 15 of one of my friend Ken Deaver's lambs to eat down the cover crop that was reaching shoulder height - they did a really good job and left me a lot of fertilizer in exchange. The spring, 2015, nine chickens were added to the property and they too assist in a bit of weed management and insect control. Currently for insect control I use netting, row covers, sticky barriers, pheromones, Safer soap, garlic & pepper sprays. During the winter of 2012, I purchased a Golden Mean top bar hive and aspire to have Abbondanza be a sanctuary as well as a local learning center for these precious creatures. My property is deer fenced and it seems the major four-legged pests are gophers and voles. For them I use barriers - wired basket for roots, hardware wire under raised beds, traps, a couple of amazing cats, owls, and at times even solar noise makers to drive them crazy.

Much of my water for the crops is supplied from an old spring equipped with a solar pump that sends it up to a high part of the hill to a holding tank. From there I send it back down to irrigate by drip and sprayers. I also have a deep well on the property for home and close to the house watering. Throughout the year, family, friends, WWOOF interns in exchange for great food, camaraderie, and lessons learned, all team together to maintain, create, and harvest. Abbondanza is the Italian word for abundance. Abundance of time, attention, and effort is spent here fostering healthy vital soil alive with microorganisms, mycorrhizal fungi, worms....LIFE. With that, one gains an abundance of good nutritious produce along with abundant joy and health just trying to keep up with the plants that grow in it.

*Aside from teaching many subjects in a thirty-year career Daniel D'Agostini taught organic gardening for over twenty-five years and was an innovative leader in the school garden programs. In 1996, he was commissioned by the State Department of Education to draft the vision statement to put a garden in every school.

Area of my property: 4.80 acres

Certified Organic:

Yes

Demeter-USA, Certified Biodynamic®

Organic/biological methods used on my property:

I teach and practice Biodynamic methods.

Methodologies:

Biodynamic®

Animals:

Bees, Cats, Chickens

Shenandoah Valley artist/farmer named 2013 UC Davis School of Education 'Distinguished Alumnus'

By JOHN TUTTLE
LEDGER DISPATCH CONTRIBUTOR

Native Amador County resident Daniel D'Agostini was honored this year as the 2013 UC Davis School of Education Distinguished Alumnus. Many may know D'Agostini for his photography and recent table-top book, "Into The Earth, A Wine Cave Renaissance," or for his organic farm in the Shenandoah Valley, which he has named, "Abbondanza," Italian for "abundance." However, there is much more to his story. D'Agostini received his elementary credential through the UC Davis Department of Education's teaching internship program. While a student at UC Davis, he served as the first student advisor to a UC Davis chancellor and graduated with honors in rhetoric. He began his teaching career in Dixon, where he and fellow teacher Paul Moering created an innovative, dynamic, team-teaching classroom for 4th and 5th grades called the "Rainbow Room." At that time, he al-



Daniel D'Agostini describes his planting methods to visitors to 'Abbondanza,' his organic farm on his family's ranch in Amador County's Shenandoah Valley. LEDGER DISPATCH PHOTO BY JERRY BUDRICK

so taught wilderness ethics and camping skills to junior high students in the mountains above Silver Lake, and he became an EMT 1 and an American Red Cross CPR Instructor of instructors. During the 80s, he taught 7th and

8th grades in Somerset, in El Dorado County, where he introduced 8th graders to the concepts of chemistry and ecology by taking the entire class to Mono Lake during the first month of the school year. From 1989 to 2008, he taught middle grade and junior

high in Yuba City, where he created two award-winning school gardens. In 1976, he was commissioned by the State Department of Education to help draft the "Garden in Every School" project and to produce a poster to encourage that vision. From 2000-2008, he developed and coordinated an extended day program that daily served 300 to 550 students and received "exemplary recognition" from the California After School Network. "D'Agostini is a model of the very best in teaching. He has every student involved and his former students consider him their best teacher and his colleagues agree," said Doug Minnis, Professor Emeritus, and Jo Ann Skinner, Professor Emerita. D'Agostini retired in 2008 to return home and care for his mother, Kay, during her last years. There he has his photographic studio and is developing Abbondanza, which provides produce to local restaurants, caterers, MotherLode Harvest and the Plymouth Farmer's Market.



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- DHLPP (Dog Vaccine).....\$14
- Heartworm Test.....\$25
- Feline Leukemia/FIV Test.....\$30
- FELV Vaccine.....\$14

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Planning Department <planning@amadorgov.org>

TAC Referral- *Amended* Use Permit UP-19;12-1 La Mesa Vineyards for Environmental Review

Richard Vela <rvela@amadorgov.org>

Fri, Sep 24, 2021 at 9:34 AM

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

Cc: Mark Hopkins <mhopkins@amadorgov.org>

If the proposed amendments to the Use Permit UP-19;12-1 La Mesa Vineyards change the use of the facility to be similar to that of the Blood Gulch project, the County should be consistent with its encroachment requirements and request modification to the existing encroachment off of Shenandoah Road to conform to Public Works Standard Plan PW-6, Commercial Driveway with Acceleration/Deceleration Control (copy attached). The current encroachment appears to conform to Standard PW-6A which does not incorporate provisions for acceleration/deceleration lanes.

On Wed, Sep 22, 2021 at 2:16 PM Amador County Planning Department <planning@amadorgov.org> wrote:

[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

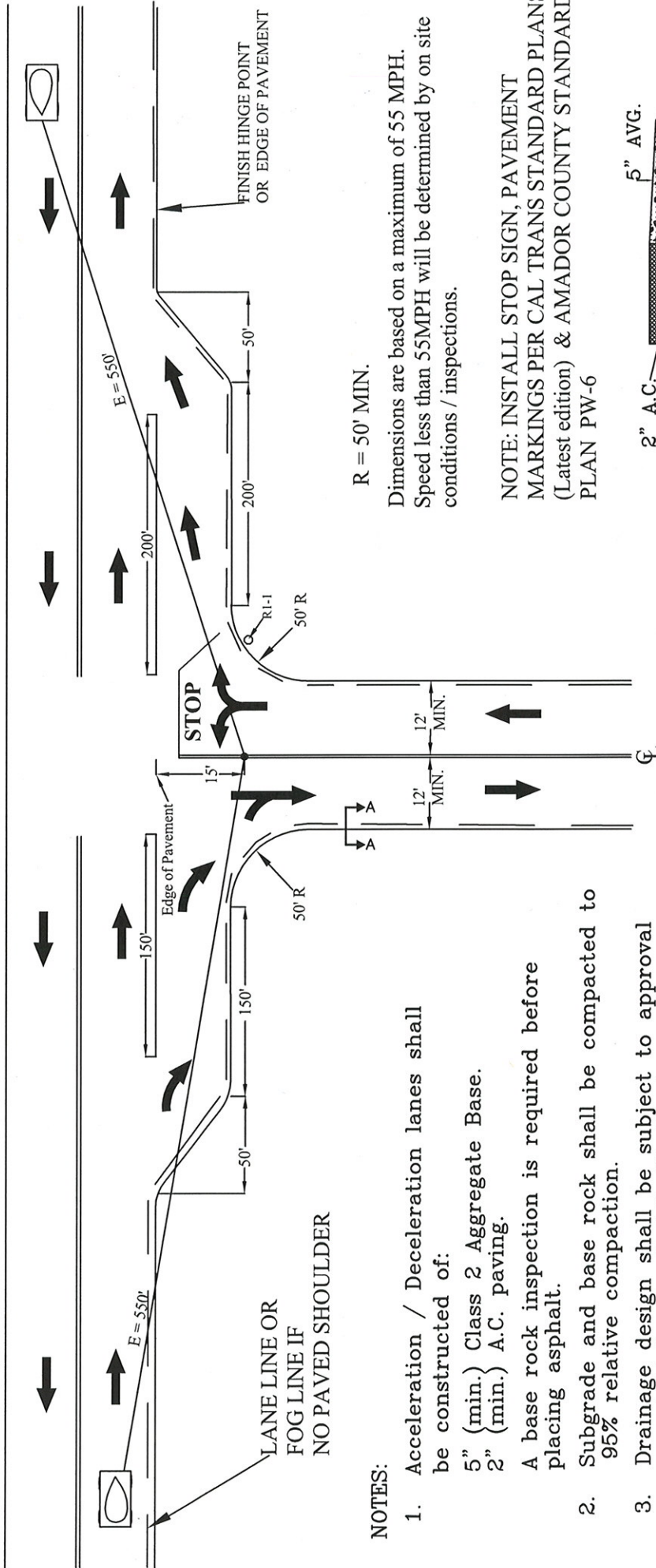
rvela@amadorgov.org



PW-6.pdf

524K

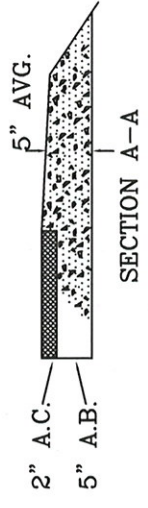
COUNTY ROAD



R = 50' MIN.

Dimensions are based on a maximum of 55 MPH. Speed less than 55MPH will be determined by on site conditions / inspections.

NOTE: INSTALL STOP SIGN, PAVEMENT MARKINGS PER CAL TRANS STANDARD PLANS (Latest edition) & AMADOR COUNTY STANDARD PLAN PW-6



COMMERCIAL DRIVEWAY

NOTES:

1. Acceleration / Deceleration lanes shall be constructed of:
 5" (min.) Class 2 Aggregate Base.
 2" (min.) A.C. paving.
 A base rock inspection is required before placing asphalt.
2. Subgrade and base rock shall be compacted to 95% relative compaction.
3. Drainage design shall be subject to approval required by the Public Works Agency.
4. Erosion protection shall be provided as required by the Public Works Agency.
5. Easements for excavation and/or drainage facilities on adjacent property are the responsibility of the permittee.
6. All work shall be done in conformance with Amador County code and Cal-Trans std. spec.
7. E=10 times operational speed on County road, both directions.

AMADOR COUNTY 		PUBLIC WORKS AGENCY	
COMMERCIAL DRIVEWAY with Acceleration / Deceleration Control		DETAIL PW-6	
SCALE: N.T.S.	DATE: 8/21/07	REV: 9/28/07	ADOPT:
DRAWN BY: B. Smiley	APPROVED BY: 	FILE NO. PW 6	
CHECKED BY: R. STUART	LARRY S. PETERSON P.E. DIRECTOR OF PUBLIC WORKS		



Planning Department <planning@amadorgov.org>

Amador County TAC agenda and Zoom link for September 29th at 1:00 p.m.

Dave Wardall <davidwardall@gmail.com>

Fri, Sep 24, 2021 at 10:02 AM

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

Cc: Richard Forster <RForster@amadorgov.org>, Jeff Brown <jeffbrown@amadorgov.org>, Brian Oneto <boneto@amadorgov.org>, Pat Crew <pcrew@amadorgov.org>, Ray Ryan <rryan@iqnsi.com>

I have serious concerns for unlimited parties and lots of noise.

This is a huge amendment to the existing use permit conditions.

This is so invasive that we need to consider having the applicant post a 6-ft x 4-ft sign in large font advising neighbors of this proposal AND date and time of the hearing AND where to send Email comments AND the planning Department phone number.

Please send to all commissioners.

David Wardall

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

Sent: Thursday, September 23, 2021 4:56 PM

To: undisclosed-recipients:

Subject: Amador County TAC agenda and Zoom link for September 29th at 1:00 p.m.

Below is the link to the Wednesday, September 29, 2021 agenda for the Amador County Technical Advisory Committee.

[Quoted text hidden]



Re: Amador County: Technical Advisory Committee (TAC)

1 message

AFPD Headquarters <afpdhdq@amadorgov.org>
To: planning@amadorgov.org

Fri, Sep 24, 2021 at 1:46 PM

CFD does NOT apply since they have already been annexed.

Nicole Cook
Amador Fire Protection District

On Sep 23, 2021, at 17:05, Amador County Website <website@amadorgov.org> wrote:

Technical Advisory Committee (TAC)

- Date: 09/29/2021 1:00 PM - 4:00 PM
- Location: Board of Supervisor's Chambers
[810 Court St, 1st Floor, East Wing](#)
[Jackson, California 95642](#)

[9.29.21 UP-21;12-1 AMENDMENT Environmental TAC packet](#)

- Agenda: [TAC.09.29.21](#)

To view this email, including any attached documents, [click here](#).

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Planning Department <planning@amadorgov.org>

Days Open Winery Data

2 messages

Come Lague <come@lamesavineyards.com>

Thu, Sep 9, 2021 at 6:37 AM

Reply-To: come@lamesavineyards.com

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

Hi Krista, attached is a sheet showing winery days open, permitted and actual, for similar wineries to La Mesa either on the main Shenandoah Road or other major roads. We started with wineries closest to us and moving west. As you can see, all are permitted for 7 days, including two with Use Permits (Borjon and Andis). Although not all elect to open those 7 days.

Best regards,

Côme



Winery Days Open.xlsx

13K

Amador County Planning Department <planning@amadorgov.org>

Thu, Sep 9, 2021 at 2:06 PM

To: Come Lague <come@lamesavineyards.com>

Received, thank you.

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

[Quoted text hidden]

WINERY	PERMITTED DAYS	ACTUAL DAYS	DAYS OPEN
Belledor	7	TBD	TBD
Charles Spinetta Winery	7	5	Thursday through Monday
Iron Hub	7	5	Thursday through Monday
Deaver	7	7	Monday through Sunday
Dobra Zemlja	7	7	Monday through Sunday
Rombauer	7	7	Monday through Sunday
Shenandoah Vineyards	7	7	Monday through Sunday
Bella Grace	7	3	Friday through Sunday
Story	7	7	Monday through Sunday
Borjon	UP-7	5	Thursday through Monday
Karmere	7	7	Monday through Sunday
Cooper	7	5	Thursday through Monday
Terra d'Oro	7	5	Thursday through Monday
Helwig	7	7	Monday through Sunday
Amador Cellars	7	5	Thursday through Monday
Terre Rouge	7	5	Thursday through Monday
Andis	UP-7	7	Monday through Sunday
Vino Nocetto	7	7	Monday through Sunday
Scott Harvey	7	7	Monday through Sunday
Turley	7	5	Thursday through Monday
Runquist	7	7	Monday through Sunday
Paul J	7	7	Monday through Sunday
Di Stasio	7	5	Wednesday through Sunday
Villa Toscano	7	7	Monday through Sunday
Bray	7	4	Friday through Monday
Wilderotter	7	7	Monday through Sunday
CG DiArie	7	7	Monday through Sunday
Young	7	4	Thursday through Sunday
Drytown Cellars	7	7	Monday through Sunday
Rancho Victoria	7	7	Monday through Sunday



Krista Ruesel <kruesel@amadorgov.org>

La Mesa Vineyards Use Permit UP-19;12-1 Caltrans IGR project AMA-49 PM 20.49

1 message

Clark, Lloyd@DOT <Lloyd.Clark@dot.ca.gov>
To: Krista Ruesel <kruesel@amadorgov.org>
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Tue, Sep 7, 2021 at 1:57 PM

Hello Krista,

Please find the Caltrans comment letter for La Mesa Vineyards Conditional approval use Permit. Please let me know that you have received the attachment. If there are any questions or concerns please let me know at your earliest convenience.

Thank you,

Lloyd Clark

Transportation Planner

District 10

1976 E. Martin Luther King Jr. Blvd

Stockton, CA. 95205

Lloyd.Clark@dot.ca.gov

209-986-9802



9-7-21 Signed CT Comment LTR AMA-49-PM 20.49 La Mesa Vineyards Use Permit UP19_12-1.pdf

369K

California Department of Transportation

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



September 7, 2021

Krista Ruesel, Planner I
Amador County Planning Department
810 Court Street
Jackson, CA 95642

**AMA-49- PM 20.49
Condition of Approval
Amendment;
Use Permit UP19;12-1**

Dear Ms. Ruesel,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on Condition of Approval Amendment request for La Mesa Vineyards, proposing revisions to the current Conditions of Approval for the approved Use Permit UP-19;12-1 La Mesa Vineyards. Property is 24.83 acres and zoned Single-family Residential and Agriculture (R1A).

Applicant proposes to develop a wine tasting room and storage facility for visitors, including a restroom and outdoor patio overlooking the vineyards, compensated or noncompensated events with up to 125 persons in attendance with no limitation on number of events per year. Also planned are social gatherings or weddings for up to and including 450 persons up to and including 12 events per year with no more than four such events per month. The project is located at 13200 Shenandoah Road in Plymouth approximately 6 miles east of State Route (SR) 49.

Caltrans has the following comments:

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

Traffic Operations

Senate Bill (SB) 743 is changing the California Environmental Quality Act (CEQA) analysis of transportation impacts commencing. It requires local land use projects to provide a safe transportation system, reduce per capita vehicle miles of travel (VMT), increase accessibility by mode share of bicycle, pedestrian, and transit travel, and

reduce greenhouse gas (GHG) emissions. With the proposed project's significant generated trip per day, especially during social gatherings or weddings, VMT reduction is necessary to meet the statewide GHG emissions. Caltrans suggests public transit route extension to and from La Mesa Vineyards at 13200 Shenandoah Road, Plymouth, CA.

Encroachment Permits

If any future project activities encroach into Caltrans Right-of-Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will analyze potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please visit the Caltrans website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

Please contact Lloyd Clark at (209) 941-1982 (email: Lloyd.clark@dot.ca.gov) or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov) if you have any questions or concerns.

Sincerely,

Gregoria Ponce'

Gregoria Ponce, Chief
Office of Rural Planning

Krista Ruesel, Planner
September 7, 2021
Page 3

bc: Traffic Operations - Sang Huynh



Fwd: La Mesa Request for Modification of Conditional Use Permit

Chuck Beatty <CBeatty@amadorgov.org>
To: Planning Department <planning@amadorgov.org>

Tue, Sep 7, 2021 at 8:49 AM

----- Forwarded message -----

From: **Megan Fiske** <megan@foothillconservancy.org>
Date: Tue, Sep 7, 2021 at 8:48 AM
Subject: La Mesa Request for Modification of Conditional Use Permit
To: <cbeatty@amadorgov.org>

Mr. Beatty,

Thank you and the TAC for considering the attached comments and associated documents related to the request to modify the conditional use permit for La Mesa. We appreciate the opportunity to comment.

--


Best Regards,
Megan Fiske (she/her)
Executive Director
Foothill Conservancy
(209) 223-3508 - Office

--

Chuck Beatty, AICP
Planning Director
Amador County
209-223-6380

3 attachments

 **FCPC Ltr_tasting rooms.pdf**
1933K

 **6-8-20 Comments on Blood Gulch.pdf**
2322K

 **La Mesa TAC Letter.pdf**
155K



Mr. Ray Ryan, Chairman
Amador County Planning Commission
810 Court St
Jackson, CA 95642

May 27, 2020
By e-mail transmittal

Re: Proliferation of Event Centers and Tasting Rooms on R1A parcels

Dear Chairman Ryan and Members of the Commission:

There has been a substantial recent increase in applications for conditional use permits to allow tasting rooms in conjunction with winemaking facilities on R1A-zoned parcels. From 2006 through 2016 (11 years), the county approved a total of nine such tasting rooms. In the past year alone, there have been multiple applications for tasting rooms on R1A-zoned parcels. One of these was approved at your May 12 Commission meeting, and three more are to be considered at your June 9 meeting.

We are concerned that these applications are being approved without adequate and legally required consideration of their environmental impacts (noise, traffic, light and glare, emergency services, water), economic impacts (effect on the viability of established wineries and other businesses in the county), impacts on the quality of life of neighboring residents, and the likelihood of converting agricultural lands to commercial uses. We are especially concerned that cumulative environmental impacts are not being addressed, as required by the California Environmental Quality Act.

All projects are not created equal

Some of the recent applications are for small, relatively discrete tasting rooms, with applicants requesting permission to hold fewer functions than could be legally permitted under existing code. Others appear to be full-blown, commercial event centers masquerading as tasting rooms.

Ard Aven, for example, has requested permission to have a tasting room open three days per week from 10 am to 5 pm and hold a modest four tasting events per year with from one to 49 participants. Compare that with Blood Gulch, which is requesting permission to operate a tasting room with up to **350 visitors per day from 10 am to 10 pm daily, plus special events with up to 125 participants three times per week, as well as 12 events per year with up to 450 participants (no more than 4 per month)**. Clearly the latter application is for a major event center, not simply an adjunct tasting room intended to introduce customers to wine produced by the proprietors.

Yet, all of these applications seem to receive the same review process and level of scrutiny from the Amador County Technical Advisory Committee and at times, the Planning Commission, sliding through on CEQA checklists and initial studies that indicate no potentially significant impacts based on conclusory comments that are not backed up by any data or substantial evidence. How is it possible that facilities with such obviously different levels of intensity and potential impact are treated identically with regard to economic impacts, quality of life impacts on neighbors, or cumulative environmental impacts (noise, traffic, sensitive receptors, light and glare, air quality, water supply, emergency services, etc.)?

Level of CEQA review must consider mandatory findings of significance, including cumulative impacts to satisfy zoning code requirements and state law

We believe that Mitigated Negative Declarations often are not legally adequate for major event centers like Blood Gulch. The county should require traffic studies, analyses of impacts on nearby residences, analysis of potential land use conversions, and cumulative impact analyses for these large-scale facilities that have the potential to drastically alter community character, as well as increase the risk of wildland and structural fires, traffic accidents, groundwater depletion, difficulty of emergency fire evacuation problems.

CEQA includes mandatory findings of significance to guide lead agencies in the proper level of CEQA analysis required for individual projects. CEQA Guidelines section 15065 (a)(3) and (a)(4) state,

(a) A lead agency *shall find* that a project may have a significant effect on the environment *and thereby require an EIR to be prepared* for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur: (emphasis added)

(3) The project has possible environmental effects that are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

(4) The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

We believe that the county's continued reliance on MNDs violates CEQA when it comes to larger tasting rooms and event centers in agricultural areas. To properly analyze the traffic and emergency services impacts of Shenandoah Valley projects, for example, requires disclosing current levels of service for key intersections (Highway 16 and Highway 49 intersection, for example), accident reports, and medical aid call numbers, as well as the potential number of visitors to all wineries in the area on an average day and on busy weekends and holidays, taking into account existing commercial uses, existing use permit conditions, and the by-right uses allowed by all wineries in the A zone district. The county is not doing this analysis now.

For example, under section 19.24.036 "AG district--Use regulations," every AG zone district winery with an 02 winegrower license is allowed, by right, to have

Compensated or noncompensated events with up to one hundred twenty-five persons in attendance with no limitation on the number of events per year;

Social gatherings or weddings for up to and including four hundred fifty persons up to and including twelve events per year with no more than four such events per month, and

Indoor or outdoor amplified music until ten p.m.

The CEQA analyses carried out for every larger project in, affected by, or affecting the Shenandoah Valley need to take these by-right uses into account in a full cumulative impact analysis.

In addition, the current review process for evaluating these proposals does not adequately address changes in the intensity of use on particular parcels, nor their effect on adjoining properties. There are 644 parcels in Amador County that are 10 acres or larger, designated AG in the county general plan and zoned R1A. The owners of any of these can grow grapes, produce wine, and then apply for a Conditional Use Permit for a tasting room with events. Do we really want to keep "rubberstamping" these applications?

Section 19.50.020 of the County Zoning Code, "Required findings for discretionary approvals in the Agricultural-General general plan land use classification," states the following:

Approval of any discretionary action that divides a parcel, increases the legal parcel density or intensity, or *requires approving a discretionary use permit* in the Agricultural-General (AG) land use classification is subject to the county making all of the following findings concurrent with project approval: (*emphasis added*)

A. Feasible measures will be implemented to mitigate the project's significant adverse impacts, if any, on adjoining or nearby agricultural lands and operations.

Without an adequate level of CEQA review, the county cannot make findings of fact based on substantial evidence in the record.

Notice to nearby property owners not adequate

In addition, the standard notice provided to adjacent property owners for small tasting rooms with limited hours and events is *not* sufficient for proposed developments that could draw hundreds of people to party 12 hours a day every day of the year. These are not agricultural uses where limited commercial activity is permitted to enhance agricultural uses and supplement agricultural income. They are *commercial uses* as defined in the Amador County Code.

Conclusion

We urge you to reject the staff recommendations regarding the Blood Gulch event center. We urge you, instead, to require full environmental impact reports for this project (and similar projects in future) to ensure that the full disclosure of the project's impacts takes place consistent with the requirements of CEQA. Without that full disclosure of impacts, neither you nor the public can make informed judgments as the project's merits.

The county needs to distinguish between true tasting rooms and event centers masquerading as tasting rooms, and apply more-intensive impact analysis requirements for the latter. There should be clearer guidance on where these facilities would be compatible with surrounding uses, and where they would not. Large and active commercial uses should be located on commercially-zoned land—not in areas with R1A zoning meant to promote rural residential use and working farms.

Further, we would urge the county to consider developing a specific plan for the Shenandoah Valley to better account for unique local conditions. Such a plan would help define goals and a vision of what we want the valley to look like in future so that we can avoid it becoming a gridlocked Napa Valley that no one wants.

Very truly yours,

Mara Feeney

Mara Feeney, M.A. Community and Regional Planning
Director, Foothill Conservancy

P.S. - Attached is a newsletter article Foothill Conservancy published in 2016 on this same issue.

Foothill Focus Winter 2016

Winery events complicating life in rural communities

Fine, award-winning wines are no doubt the best-known agricultural products from Amador and Calaveras counties. With a few vineyards dating back to the 1800s (D'Agostini Winery is a California Historical Landmark), wineries are a distinct part of our local history. Not too many years ago, wine-loving locals and visitors to Amador and Calaveras counties had a handful or two of wineries to visit. As the popularity of wine grew, so did the number of foothill wineries. Vintners established wine associations that today boast a surprising number of members (43 in Amador County and 23 in Calaveras).

Over the years, special use permits and zoning changes routinely recommended by Amador County's Planning Commission and approved by the Board of Supervisors allowed more and more wineries to add on retail and kitchen areas, and also to engage in additional activities, including concerts and other large events.

Today, thousands of visitors are drawn to our foothills' scenic beauty and to Shenandoah Valley wineries nestled among acres of vineyards. While giving a boost to the local economy, as winery events and other activities have increased, so has the effect on Valley residents. These disruptions include increased traffic, noise, and night lighting. There are other land use implications, including demands on emergency services and water supply.

After years of rubber-stamping winery special use permits and rezoning requests, decision makers are finally recognizing the need to consider more than just the economic value of local wineries. "It's time to draw a line in the sand" was the unexpected, but welcome, comment made by Amador County Planning Commissioner Ray Lindstrom during the commission's October 13, 2015, meeting. Before the commission was a request by Andis Wineries for a zoning change (from residential "R1A" to agricultural "A"). While Andis made the request so that it could install a kitchen, the "A" zoning would also allow the winery to conduct additional activities "by right," including 12 events a year for up to 450 people per event.

At the October 13 meeting, Foothill Conservancy's Cecily Smith and long-time Shenandoah Valley resident Frank Moreno urged the planning commission to avoid "business as usual." Smith noted that the rezoning request violated state environmental law because it did not consider the cumulative impacts of the zoning change. These cumulative impacts are already apparent from the increased number of large events being held at other wineries, which now affect local residents like Mr. Moreno.

During the commission's discussion, individual commissioners living in wine country acknowledged more traffic, noise, and light disturbances near their own homes. They also agreed that the county's zoning ordinance sections related to wineries needs to be changed, but that any revisions would need to wait until the county completes its general plan update. However, since Andis was only interested in installing a kitchen, the winery could accomplish that goal by applying for a special use permit instead of a zoning change.

The planning commission recommended that the board of supervisors deny the zoning change. At the board's November 10 hearing, several Shenandoah Valley residents stated they don't feel safe driving on the local roads. They've lost the quiet they once had and their community's historical rural character. We again stated our concerns on the need for the county to comply with environmental laws, and noted that Andis could apply for a use permit, which would allow conditions to be placed on events and other operations. The supervisors agreed and denied the zoning request. The board had denied a similar zoning request outside Fiddletown a few weeks earlier.

Thomas P. Infusino, Esq.
P.O. Box 792
Pine Grove, CA 95665
(209) 295-8866
tomi@volcano.net

June 8, 2020

Amador County Planning Commission
810 Court Street
Jackson, CA 95642

Re: Blood Gulch Tasting Room and Event Center on your June 9, 2020 Agenda

Dear Commissioners,

I am writing to you on behalf of the Foothill Conservancy to further express its concerns regarding the harm to the Shenandoah Valley neighbors associated with the premature approval of the Blood Gulch tasting room and event center. I have a bachelor's degree in planning and have been a practicing land use attorney since 1989.

The Foothill Conservancy urges the Planning Commission to: (1) Direct the Planning Department to review and report on compliance with conditions of approval at existing tasting rooms and event centers in the Shenandoah Valley and Fiddletown area, (2) Direct the Planning Department to develop data showing the reasonably foreseeable number of visitors allowed "by right" on any given day in existing tasting rooms in the A zone in general and the Shenandoah Valley and Fiddletown areas, specifically, and (3) to postpone approval of the Blood Gulch project pending your review of the Planning Department's reports.

If the reports indicate that the cumulative effects of the validly approved and conditioned tasting rooms and event centers, along with the by-right tasting rooms, may harm local residents and/or the environment, then the Foothill Conservancy encourages the Planning Commission to recommend to the Board of Supervisors that it amend the general plan with a specific area plan for the Shenandoah Valley. The objectives of this plan would include preserving agricultural uses in this unique area, maintaining the rural quality of life, protecting the environment, and providing relief for the residents of the Shenandoah Valley. The plan would also clarify for the marketplace the number and types of businesses that can be sustained by the area's current service and infrastructure capacities, while informing government choices to increase those capacities.

I. Blood Gulch Event Center

As you know, the proposed 20-acre Blood Gulch event center is already occupied by a 3,000 sq. home in the R1-A District for Single-family residential agriculture. The additional proposed construction includes tasting room of 3,616 sq. ft., with 1,600 sq. dedicated to sales. Additional

new construction includes a 1,600 sq. ft. residential/meeting area pavilion, and a 2,500 sq. equipment barn. Paving includes a concrete pad for temporary event tents and a 44 space parking lot. (Staff Report, pp. 7-8.) The applicant proposes to host up to 350 customers per day for wine tasting, and will be open for business every day of the week *in a residential zone*, from 10:00 in the morning to 10:00 at night. The event center will host up to three special events *each week*, with up to 125 guests arriving and leaving around the same time. This is **10 times** the maximum number of events currently allowed any other tasting room in the R1-A zone district. (Blood Gulch MND, p. 50.) In addition, there may be up to twelve major events annually with up to 450 guests. That is **3 times** the number of guests currently allowed any other tasting room in the R1-A zone district. (Blood Gulch MND, p. 50.) Up to four of these major events could happen in one month. (Staff Report, p. 3.) There are single family homes on properties north, south, and west of the site. (Staff Report, p. 9.) Thus neighbors may have to forfeit the quiet enjoyment of their own back yard daily, and safe driving on local roads every weekend of the month. Those losses might have to be endured up to three months in a row, just from the effects of this one project alone, not to mention the cumulative effects of the two dozen other similar projects in the area. (Blood Gulch MND, pp. 50-54.) The project will rely on wells for water. Either the on-site septic system or alternative sewage disposal will be used. (Staff Report, p. 8, MND, p. 4.) As of March 1, 2020, the Health Department found the plans for the food service facilities incomplete. (Staff Report, p. 18.)

II. The Foothill Conservancy asks the Planning Commission to prudently use its many sources of authority to balance the interests of business development with the interests of local residents to be free from the harms of too many tasting rooms and event centers in one area.

Page G-3 of the 2016 General Plan summarizes the relevant role of the Planning Commission:

“The Planning Commission holds public hearings and reviews development applications. The Commission makes recommendations to the Board regarding interpretation, updates, and maintenance of the General Plan, county code amendments, zoning changes, variances, and environmental studies and analysis for these projects and actions pursuant to the California Environmental Quality Act (CEQA). The Planning Commission also makes decisions, applying legislative policy established by the Board of Supervisors, on use permits.”

With regard to the Blood Gulch proposal, the Planning Commission can use its authority to protect neighbors from harm.

A) The zoning code gives the Planning Commission effective authority to condition use permits for businesses to protect neighbors from harm.

The Amador County Zoning Code allows wineries with tasting rooms and event centers in the R1-A zone district when the project applicant secures a use permit. (Amador County Zoning Code, sec. 19.24.045, subd. (D)(4).)

For nearly 60 years the Amador County Zoning Code has authorized the issuance of use permits. The current Amador County Zoning Code gives the Planning Commission the authority to place appropriate conditions on use permits for tasting rooms and event centers to protect the “health, safety, peace, morals, comfort and general welfare” of people in the neighborhood. The Planning Commission has the authority to hold the permittee financially responsible for damage to persons, property, and roads proximately caused by the use of the tasting room or event center. The Planning Commission has the authority to require permittees to provide evidence of compliance with permit conditions. Ultimately, if the applicant does not agree to conditions sufficient to protect neighborhood residents, the Planning Commission can deny the permit application. (Amador County Zoning Code, sec. 19.56.040.)

If a permittee is in violation of the conditions on its permit, the Planning Commission has the authority to revoke the permit. (Amador County Zoning Code, sec. 19.56.060.) A permit is a privilege reserved for those who comply with its conditions.

B) Planning Commissioners can condition use permits to conform to the general plan to protect neighbors from harm.

Since the approval of the 2016 General Plan and its Implementation Plan, discretionary development proposals must be evaluated to determine consistency with the 2016 General Plan. (2016 General Plan, p. I-1; Implementation Plan, pp. P-15 to P-30.) As noted above the Planning Commission has the authority to condition a permit approval to protect health, safety, and general welfare. This includes the authority to condition a permit to conform to the requirements of the Amador County General Plan. The Planning Commission can deny any discretionary permit that is not consistent with the provisions in the Amador County General Plan. (*Spring Valley Lake Association v. Victorville* (2016) 248 Cal.App.4th 91 [Project set aside as inconsistent with one general plan policy]; *Napa Citizens for Honest Government v. Napa County Board of Supervisors* (2001) 91 Cal.App.4th 342, 379-380; *Families Unafraid to Uphold Rural El Dorado County v. El Dorado County Board of Supervisors* (App. 3 Dist. 1998) 62 Cal.App.4th 1332.).

C) Environmental review also gives Planning Commissioners the authority to mitigate impacts from use permits to protect neighbors from harm.

The Planning Commission has the authority to condition permit approvals with mitigation measures to substantially reduce or avoid potentially significant project impacts or cumulative impacts identified in an EIR or mitigated negative declaration. (CEQA Guidelines, secs. 15041, 15126.4, 15130, 15091, 15092.) The Planning Commission, with the assistance of the Planning Department, has the authority to monitor the implementation of the zoning code, permit conditions and mitigation measures. (Amador County Zoning Code, sec. 19.56.040; CEQA Guidelines, sec. 15097, 2016 General Plan, p, G-4.)

The Planning Commission has the authority to use the EIR process to identify a feasible alternative location for a project that substantially reduces the impacts of the project. (CEQA Guidelines, sec.15126.6.) For example, if the Blood Gulch event center really wants to be open for business until 10 pm every night, have events of 125 people up to three times per week, and

hold major events with 450 people in attendance up to 4 times a month, locating the event center in a city or county commercial zone that is served with public water, sewer, power, nearby emergency services, appropriately sized roads, and modern traffic signals; and that buffers noise or is distant from residences, would reduce the project's impacts.

If there remain any significant and unavoidable impacts of the proposed project, the Planning Commission has the authority to deny the permit application, if it finds that the benefits of the project do not outweigh the harm. (CEQA Guidelines, secs. 15042, 15093.) The more event centers there are, the harder it gets to justify them in the face of harm. As there get to be more and more tasting rooms and event centers, the marginal benefits of an additional tasting room or event center decline. (At some point, who needs another one?) At the same time, with each additional event center, the total harm continues to increase. (At some point, who wants to endure another one?).

D) The Planning Commission has the authority to prepare general plan amendments to balance the interests of business development and rural quality of life.

In addition to the powers and duties conferred on the Planning Commission by state conservation and land use law, the Planning Commission has the duty to prepare a comprehensive and long-term general plan. (Amador County Code, sec. 2.48.060.) Planning Commissioners can look at land use issues in depth and advise the Board of Supervisors on the need to amend the general plan to add or modify policies, implementation measures, or specific plans. (2016 General Plan, pp. G-15 to G-16.) A district Supervisor nominates a commissioner who can provide trusted guidance. The Board of Supervisors approves commissioners because the Board trusts and values their informed opinions on land use matters, often above the advice of any other member of the public.

In summary, the Planning Commission has authority under the zoning ordinance, the California Environmental Quality Act (CEQA), the general plan, and the Amador County Code to address the challenges of tasting rooms and event centers. This authority includes reviewing and approving permits, monitoring compliance with permit conditions and mitigation measures, evaluating the cumulative effects of multiple projects, and advising the Board of Supervisors regarding general plan amendments needed to better administer these uses. The Foothill Conservancy hopes that the Planning Commission will voluntarily choose to prudently investigate the relevant issues for the benefit of both good neighborhoods and responsible permittees.

III. Many questions need answers before the Planning Commission can determine if the Blood Gulch permit may be approved, and if so, under what conditions.

A) Many questions need to be answered to determine if the Blood Gulch event center is consistent with the 2016 General Plan.

The general plan is at the top of the land use hierarchy. As a result, the evaluation of all discretionary project approvals, including use permits, begins with determining if the project is

consistent with the 2016 General Plan. (Implementation Plan, pp. P-15 to P-30.) It does not matter if the County allowed or approved similar projects under the prior 1974 General Plan. It does not matter if the proposed project is otherwise consistent with the Amador County Code and CEQA. If the project is inconsistent with even one specific, fundamental, and mandatory provision of the 2016 General Plan, it cannot be approved until either the project and/or the General Plan are modified to bring about that consistency.

As stated in the 2016 General Plan,

“County decisions affecting land use and development must be consistent with the General Plan. An action, program, or project would be considered consistent with the General Plan if, considering all of its aspects, it would further the goals and policies set forth within the General Plan and not obstruct their attainment.” (2016 General Plan, Introduction, p. I-1.)

The consistency determination must be supported by substantial *evidence* in the record, and analysis that shows the reasoned pathway from the evidence to the conclusion. Professional opinion alone is not substantial evidence, unless it is supported by facts in the record.

In Attachment 1, we review General Plan policies for which there is not yet clear evidence in the record and/or a clear, reasoned explanation to demonstrate that the project is consistent with the 2016 general plan. We identify an 11-page list of such policies from the land use, circulation, economic development, conservation, safety, and noise elements of the 2016 General Plan.

Some of these issues (like water conservation and noise reduction techniques) could partly be resolved by providing more detailed commitments regarding the project in the form of conditions of approval.

Other general plan consistency issues require the Planning Commission to explain its reasoning on basic policy choices. These issues include traffic safety, fire safety, the reservation of groundwater for agricultural uses, the appropriate location of new commercial development, and greenhouse gas emission reduction. It is essential for the Planning Commission to squarely address these policies one on one. By confronting these issues, the Planning Commission meets its responsibility to advise the Board of Supervisors on these important planning matters.

We encourage the Planning Commission to take the additional time necessary to address these issues.

B) Some key questions need to be answered to determine if the Blood Gulch event center proposal is consistent with the County Code.

Once the Planning Commission is satisfied that the Blood Gulch event center proposal is consistent with the 2016 General Plan, the Commission must next determine if the proposal is consistent with the Amador County Code; especially the zoning and use permit requirements. Again, the determination must be supported by a reasoned explanation of the route from the substantial evidence in the record to the conclusion. A Planning Commissioner must do more

than just accept assertions by the staff. A Planning Commissioner's job is to look at the evidence and the explanation to confirm that code requirements are met, or will be met upon compliance with the conditions. It is also the Planning Commission's job to have staff follow up in the future to assure that conditions are being followed by permit recipients to protect neighbors and their property from harm.

In Attachment 2, we identify some questions that need to be answered to determine if the proposal is consistent with the code.

The first important question is does the applicant actually operate a winery in Amador County, and will half of its wine sales at the tasting room location be from that Amador County winery?

Another fundamental question is **why should the Blood Gulch proposal be allowed to serve *three times as many people at events, and hold ten times as many events each year as previous permittees in the R1-A zone district?*** What has changed so dramatically in the R1-A zone district over the last decade to justify such a huge increase in the number and scale of events?

A third key question: Is the primarily use of the operation to promote the sale of Amador County wine, or to host large events? **Is this primarily a tasting room with secondary event center, or an event center with a secondary tasting room?** The latter is not permitted in the R1-A zone district.

A final key question is, after a decade of monitoring these tasting room and event center permits in the R-1A zone district, has the Planning Department determined that the conditions and mitigation measures are effective? If there has been no monitoring, then it needs to start now. If the conditions and mitigation measures have not proven effective, then they need to be improved before another permit is issued.

We encourage the Planning Commission and the Planning Department to take the additional time to collect the evidence and confirm that the proposed project is consistent with the Amador County Code.

Note that many of the requirements of the 2016 General Plan are not yet memorialized in the Amador County Zoning Code. Following the update of a general plan that makes some provisions of a zoning code obsolete, a zoning code must be updated in a reasonable time to conform to the new general plan. Bringing the two documents into conformity reduces confusion over applicable requirements, and streamlines the permit review and approval process.

According to the Implementation Plan, the County was supposed to finish the Zoning Code Update 12 to 24 months after approval of the 2016 General Plan. (Implementation Plan, p. P-5.) Obviously, that target date has long since passed. (While the county may have delayed the Zoning Code update while the Foothill Conservancy litigation challenging the plan was pending, that litigation was settled two years ago.) If the Planning Commission mistakenly follows the incomplete or inaccurate requirements of the obsolete zoning code, by not following the additional requirements of the 2016 General Plan, the action would not merely threaten the

validity of the permit approval. It would also be very persuasive evidence that the update of the zoning code is unreasonably overdue. Such a ruling could have much broader adverse economic consequences, as a broad spectrum of development approvals might have to wait years while the Zoning Code is updated. We strongly encourage the Planning Commission to ensure that the Blood Gulch event center permit follows **both** the requirements of the 2016 General Plan, **and** the parts of the Amador County Code that are consistent with that general plan.

C) Many questions need to be answered to determine if the Blood Gulch event center Mitigated Negative Declaration is sufficient.

Again, the determination that a project's impacts are no longer potentially significant must be supported by an explanation of the reasoned route from the substantial evidence in the record to the conclusion. We would not need a Planning Commission if all the Commissioner's did was accept the staff's word. As Commissioners, your responsibility to your community is to "trust but verify." If you determine that there is substantial evidence in the record that the project may have significant impacts, despite the proposed mitigation measures and conditions, you cannot approve the project as proposed. You must: (1) secure additional mitigation measures to reduce the impacts, or (2) complete an environmental impact report and override the potentially significant impacts, or (3) deny the project.

In Attachment 3, we review the Staff Report and Mitigated Negative Declaration.

Many key questions revolve around mitigation monitoring and reporting. Where is the monitoring data collected since 2007 to demonstrate that the proposed mitigation measures have been effective at other tasting rooms with event centers in the R1-A zone district? Are County staff trained to do technical sound and vibration monitoring? Do monitoring staff work on weekends when major events are likely to be held? Why is there no requirement that these monitoring reports be periodically provided to the Planning Commission?

If you do decide to adopt the Mitigated Negative Declaration and approve the project, you must approve a mitigation monitoring and reporting program. This program needs sufficient detail to ensure that the mitigation measures will be regularly and professionally monitored, by qualified staff, and that the results are regularly and publicly reported to the Planning Commission and Board of Supervisors. Only with this level of follow up can the Planning Commission, the Board of Supervisors, and affected neighbors be certain that the permit recipient is protecting health, safety, and the environment.

We also take issue with the MND's unsubstantiated conclusions that project and cumulative impacts to traffic safety, emergency evacuation, noise and vibration, groundwater supply, energy, GHG emissions, and land use planning are insignificant. We provide substantial evidence and fair arguments that the proposed projects may have significant residual impacts despite the proposed mitigation measures and conditions of approval.

We strongly encourage the Planning Commission and the Planning Department to take the time to make improvements to the Mitigated Negative Declaration, to protect the interests of both the permit applicant and neighbors.

IV. Requests

1) With regard to tasting room and event center permits in general, the Foothill Conservancy asks that the Planning Commission begin receiving reports from the Planning Department on its monitoring of permittee compliance with conditions of approval. We request that the Planning Commission direct Planning Department and or Code Enforcement staff to gather the list of tasting room projects and conditions for the Planning Commissioners to review. We ask that you direct the Planning Staff to send out letters to the permittees giving them 60 days to present documentary evidence of their compliance with their conditions to the Commission. Also, we ask that you place a notice in the newspaper of record and on the County website letting neighboring property owners know that they can send any concerns regarding a tasting room or event center to the Planning Department. Please have the Planning Department present the results of this effort at a Planning Commission meeting in September.

If permittees are complying with their conditions, then the Planning Commission can proceed to issue additional permits with confidence that the program is working well. On the other hand, if evidence of compliance with the conditions does not arrive, or neighboring property owners provide evidence of ongoing violations, then the Planning Commission can direct staff to send out notices of violation. If violations are not cured, then permit revocation processes can begin. In this way permits are reserved for those who make the effort to comply with their conditions for the benefit of their neighbors.

2) If the review of the tasting rooms/event centers reveals that the concentration of these uses in the Shenandoah Valley may be harming the health, safety, peace, morals, or general welfare of residents, then the Foothill Conservancy asks the Planning Commission to recommend to the Board of Supervisors that it prepare and adopt an specific plan for further development of tasting rooms and event centers in the area, after the appropriate level of land owner input, agency and service district consultations, and environmental review.

3) With regard to the Blood Gulch proposed project, we ask that the Planning Commission table the matter until the Planning Department has the chance to: (A) Bring the proposal into consistency with the general plan, (B) Collect additional evidence of code compliance, (C) Improve the mitigation measures and monitoring, and (D) Report to the Commission on the overall effectiveness of the permit program.

If it turns out that some of the existing event centers are not in compliance with their permits and will be closing, this could reduce the level of cumulative impacts and create capacity for new permittees. On the other hand, if it turns out that the Blood Gulch proposed project may have cumulatively significant impacts, as evidenced above, then we strongly encourage the Planning Commission either to deny the proposed project, or to direct Planning Department staff to have an environmental impact report completed prior to project approval.

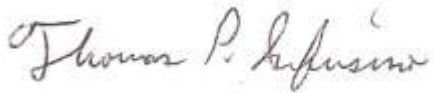
4) If the Planning Commission chooses to approve the proposed project, the Foothill Conservancy asks that the Planning Commission adopt the necessary mitigation measures and conditions to protect the health, safety, peace, morals, comfort, general welfare, and environment of neighbors

in the area, and to bring the proposed project in to conformity with the requirements of the 2016 General Plan.

V. Conclusion

For the past several years, concerns have been repeatedly raised about the proliferation of tasting rooms and event centers, especially in the Shenandoah Valley. Too often, the permit applications get approved despite these concerns. In spite of the Commission's well-intentioned conditions on individual project, the sheer additive effect of the number of projects makes problems worse. Regrettably, the Board of Supervisors has not yet seen fit to provide the Planning Commission with new tools to improve the situation for permittees and their neighbors. Thus, it is time for Planning Commission and the Planning Department to make more effective use of its existing tools to craft solutions for the benefit of responsible permittees and their neighbors in the area.

Sincerely,

A handwritten signature in cursive script that reads "Thomas P. Infusino".

Thomas P. Infusino, for

Foothill Conservancy

Attachment 1:

How is the Blood Gulch Proposal Consistent with the 2016 General Plan?

Below are policies from the 2016 General Plan. Thoughtful explanations are necessary for the County to demonstrate that the proposed project conforms to these policies. Following each policy is a request for an explanation of how the proposed project conforms to the policy.

If the proposed project does not conform to policies in the 2016 General Plan, the County has the option to deny the proposed project or to amend the general plan. As explained in the 2016 General Plan on pages G-15 to G-16:

“[P]roposals which differ from the established general plan or zoning requirements must request to modify these standards. For instance, on the parcel above, if the property owner wished to construct a restaurant or service station, the parcel’s general plan designation and zoning district would first have to be changed. Such changes require approval by the Planning Commission and the Board of Supervisors, which is considered a legislative action. The Board and the Planning Commission would evaluate the proposal and make a decision whether or not to amend the general plan or zoning code, as well as whether to approve or deny the proposal based upon its merits, applying policies defined in the general plan and knowledge of local conditions and needs. This decision requires the Board and/or the Planning Commission to exercise considerable discretion, thus a disclosure of potential environmental impacts under CEQA and public hearings are required.”

2016 General Plan, p. LU-27

Policy LU-1.1: Protect existing land uses and public facilities from encroachment by incompatible land uses.

Please explain how a major tasting room and event center, operating every day and night seven days per week, serving up to 450 people at once, with its traffic safety and water supply implications, is compatible with neighboring residential and agricultural uses.

Policy LU-1.3: Encourage development patterns which support water quality objectives; protect agricultural land and natural resources; promote community identities; minimize environmental impacts; enable viable transit, bicycle and pedestrian transportation; reduce greenhouse gas emissions; and promote public health and wellness.

Please explain how a tasting room and event center that depends upon tourists coming in cars is consistent with reducing greenhouse gas (GHG) emissions, when the transportation sector is the largest single

source of GHG emissions in California, and there are already over 40 such tasting rooms in the County. An evaluation of GHG emissions is required by the Implementation Plan for the 2016 General Plan. (Implementation Plan, p. 18.)

2016 General Plan, p. LU-28

Policy LU-2.1: Direct development to areas with existing urban services and infrastructure, or to areas where extending of urban services is feasible given distance from developed areas and topography, capacity, or land capability.

Please explain how putting an event center serving up to 450 people per event in an area without public water, public sewer, and traffic lights, and distant from emergency services, is consistent with directing development to areas with existing urban services and infrastructure?

Policy LU-2.2: Target future commercial, industrial, and residential growth to Town Center and Regional Service Center locations, including the communities of Martell, Pine Grove, Buckhorn, and River Pines.

Please explain how putting yet another major event center on agricultural land in the Shenandoah Valley is consistent with targeting future commercial growth to Town Center and Regional Service Center locations. There are available locations for an event center in an existing Town Center or Regional Service Center that would be consistent with this policy (e.g. Kmart in Martell, vacant parcels in the Martell Business Park). Why not locate the event center there to comply with Policy LU-2.2? There is even underutilized commercial property in local cities (e.g. old Prospect Motors in Jackson). Applying this policy might have been easier had the Zoning Code been amended on schedule. (Implementation Plan, p. 5)

Policy LU-3.1: Ensure that effective public safety facilities, staffing, and equipment are provided to maintain service levels as the county's population and development change.

Please specify what the proposed project is contributing to fund additional public safety facilities, staffing, and equipment in the neighborhood, to deal with this development change. The equipment and personnel needed to respond to medical and fire emergencies for 450 people at an event center are different and greater than the needs to put out a fire at a single family home or a field. Is the project's

funding of the local fire district sufficient to compensate for the project's increased burden on the district?

2016 General Plan, p. LU-29

Policy LU-4.2: Consider infrastructure availability and expansion in the evaluation of individual projects.

2016 General Plan, p. C-24

Policy C-3.1: Guide future development to areas of the county with the ability to obtain adequate wastewater service and treatment capacity.

Please explain how the Planning Commission is “considering infrastructure availability” and directing development to areas with wastewater treatment capacity by approving a major visitor-oriented commercial project where there is no public water and no public sewer.

Policy LU-6.1: Ensure that new development is able to meet water supply, wastewater disposal, and public service standards.

Please explain how the county will ensure that a major commercial operation, serving up to 450 people per day, is consistent with meeting water supply public service standards, when the project is dependent on uncertain groundwater?

On page C-6, the 2016 General Plan confirms the uncertainty of local groundwater supplies, stating,

“Groundwater from individual wells represents a major water source in the county. In most of Amador County, groundwater-bearing units and aquifers are poorly defined. The majority of available groundwater is transient and found in fractured rock. This fractured bedrock aquifer has not been adequately studied, and no information is available concerning the capacity of the aquifer.”

“The Cosumnes Groundwater Subbasin underlies southwestern Amador County. The Cosumnes Subbasin is in overdraft; in other words, more water is leaving the groundwater basin than entering it.”

2016 General Plan, p. LU-31

Policy LU-12.1: Ensure that appropriate levels of emergency services, including fire protection, can be demonstrated for new development.

Please explain how the Planning Commission determines the appropriate level of emergency services for a new development. What is the standard? Is it response time? Does it factor in the equipment or personnel needed to fight a structure or wildland fire on the site? Does it factor in the presence of people in addition to property? How does the proposed project meet these standards? This evaluation is called for in the Implementation Plan. (Implementation Plan, p. 15.) This evaluation might have been easier had the service standards been completed. (See Implementation Plan, p. 9.)

Policy LU-12.3: Continue to ensure that the County's development code addresses evacuation and emergency vehicle access, water supplies and fire flow, fuel modification for defensible space, and home addressing and signing.

How will the proposed project provide sufficient emergency water supplies for fighting fires since there are no fire hydrants in the vicinity? Will the pond water be used? Does the applicant need to take any steps to make this pond water accessible for firefighting?

How will the proposed project address evacuation and emergency vehicle access? An event center for 450 people may pose a great challenge should there be a need to evacuate the area due to fire, while trying to get equipment in to fight the fire at the same time. Mandatory evacuation with multiple roads and a state highway in Pine Grove on Day 3 of the Butte Fire in 2015 caused gridlock, even after many people had already voluntarily left the area. It is reasonably foreseeable that multiple centers would be hosting events along Shenandoah Road when the time comes for fire evacuation in summer or fall. How is approving another event center ensuring an appropriate level of emergency services in the area?

2016 General Plan, p. CM-11

Policy CM-1.1: The County's Level of Service (LOS) standard is LOS C for rural roadways.

*Does the County have peak period traffic counts on Shenandoah Road from tourist season (e.g. spring, summer, and fall) weekends? Was LOS C maintained? Will the proposed project substantially contribute to a failure to maintain LOS C? **We strongly recommend that the County complete a traffic impact study for the proposed project.** (See 2016 General Plan Implementation Plan, p. 16.) If not, how can the County demonstrate that the project is consistent with keeping the LOS at level C? While CEQA is phasing out the use of LOS for environmental impact reviews, the County's General Plan Standards of LOS C for health, safety, and general welfare still apply.*

2016 General Plan, p. CM-12

Policy CM-1.2: Work with Caltrans and regional and local transportation agencies to address regional issues and opportunities related to growth, transportation financing and infrastructure, and other planning issues.

Caltrans agrees that traffic from Plymouth and Shenandoah Valley on Highway 49 North necessitates safety improvements. (See Attachment 1, Exhibit A, Emails with Caltrans) Will the proposed project contribute to financing this infrastructure improvement? Isn't this just the type of opportunity "related to growth, transportation financing and infrastructure" that the County is supposed to work with Caltrans to grasp? If the county doesn't start collecting the money here and now, where and when will it do so?

2016 General Plan, p. CM-12

Policy CM-2.2: Identify key roads and intersections with historical or projected traffic congestion and/or safety problems and apply creative management measures to improve circulation.

The Draft 2018 Systemic Safety Analysis Report (SSAR) for Amador and Alpine Counties provides data on traffic accidents, their location, their frequency, and their causes. (See Attachment 1, Exhibit B SSAR.) The crash rate along half of Shenandoah Road exceeds the statewide average for rural 2 and 3 lane roads. (SSAR, pp. 8, 83-84.) Personal

injuries and property damage from the 41 collisions in the five year study on Shenandoah Road were estimated at over \$8 million. Thus, the Shenandoah Road qualifies as a road with historical safety problems.

The report also indicates that 22.1% of all collisions in Amador County resulting in death or severe injury were related to Driving Under the Influence (DUI). This is twice the percentage of neighboring Alpine County. (SSAR, p. 7.)

Wine tasting at locations without tour buses and overnight lodging encourages drinking and driving. How is it consistent with Policy CM-2.2 for the County to exacerbate a historic road safety problem by inviting more drinking and driving?

What “creative management measures” is the County planning to do to address this traffic safety concern? Will the County work with the bus system to provide tasting tours from local motels or a central parking area? And who will pay for it? For example, in El Dorado County the bus system runs a shuttle from the Placerville parking structure to the rural road serving Apple Hill during the fall to reduce traffic and make the roads safer.

2016 General Plan, p. E-26

Policy E-8 .3: Provide for and support value-added agricultural activities designed to provide an additional source of farming income while maintaining the land for viable agricultural production.

We understand that vineyards with wineries in the Shenandoah Valley use tasting rooms to supplement their income, making their primarily agricultural operations more economically viable. We do not understand how a visitor intensive and groundwater dependent event center at a location that does not produce wine is keeping land viable for agricultural production or supplementing “farming” income. To conform to Policy E-8.3, shouldn’t the limited water supply and road capacity in the area be reserved for value-added activities at the actual agricultural operations? Please explain how the proposed project is consistent with Policy E-8.3.

2016 General Plan, p. E-26

Policy E-8 .1: Ensure future land uses are appropriately located and scaled to fit in with the county's rural and agricultural context.

2016 General Plan, p. E-27

Policy E-9.4: Direct future development toward "infill" areas (areas of existing urban development), areas contiguous to cities, and areas with infrastructure and services in order to maintain the viability of existing agricultural land.

Policy E-9.5: Review future development for compatibility with existing adjacent and nearby agricultural uses.

Policy E-10.2: Support the continued availability of water supplies to agricultural users.

2016 General Plan, p. C-23

Policy C-1.2: Guide future development to areas of the county where adequate water supplies can be ensured.

Policy C-1.3: Limit reliance on groundwater wells as sources for community water systems. Where possible, encourage connection of developments to existing water supply systems.

The proposed visitor-intensive commercial development is not in an infill area served by public water and sewer infrastructure, but instead will draw groundwater from the County's premier groundwater-dependent agricultural area. Page E-14 of the 2016 General Plan describes the Shenandoah Valley:

"The largest and best known farming area in Amador County is the Shenandoah Valley, an area of gently rolling hills set in a high valley above Plymouth. Soils are deep, and easily support grapes, walnuts, prunes, hay, flowers and livestock. Fields are either dry farmed or drip irrigated with well water."

As noted previously, there is nothing "ensured" about this groundwater source, but there are ample locations in the County and neighboring cities to locate an event center served by a secure source of public water.

Shouldn't groundwater supplies be conserved for agricultural users to comply with Policy E-10.2?

Doesn't the groundwater use of the visitor intensive commercial use make it incompatible with adjacent and nearby agriculture?

Please explain how the proposed project is consistent with Policy E-8.1, E-9.4, E-9.5, E-10.2, C-1.2, and C-1.3.

Policy C-1.4: Encourage new development, renovation, landscape, and agricultural projects to include water conservation measures, including use of graywater, reclaimed, or recycled water for irrigation, water-conserving plumbing fixtures, and low-water landscapes.

2016 General Plan, p. C-24

Policy C-3.2: Encourage recycling and water-saving features in new development, including use of graywater, recycled, or reclaimed water for irrigation, to limit the water flows to septic systems and leach fields.

Please explain how the water conservation features listed in Policies C-1.4 and C-3.2 are included in the proposed project.

Policy C-4.1: Encourage site plan elements in proposed development such as reduced pavement/cover and permeable pavement, as well as drainage features which limit runoff and increase infiltration and groundwater recharge.

2016 General Plan, p. C-25

Policy C-5.2: Encourage the use of LID strategies to help Amador County sustain and improve both surface- and groundwater quality.

Please explain which site plan elements and low impact development strategies referred to in Policies C-4.1 and C-5.2 are incorporated into the proposed development. Applying this policy might have been easier had the Zoning Code been amended on schedule. (Implementation Plan, pp. 4-5)

2016 General Plan, p. C-28

Policy C-9.4: Encourage energy conservation and energy efficient design in new development projects.

2016 General Plan, p. C-29

Policy C-10.5: Require new development projects to incorporate building placement and design features to increase energy efficiency in new structures

Please identify the energy conservation and energy efficient design features in the proposed development making it consistent with Policies C-9.4 and C-10.5.

Policy C-10.2: Develop and adopt a comprehensive strategy to reduce GHGs within Amador County by at least 15 percent from current levels by 2020.

Please state whether the County adopted the GHG reduction strategy and whether it has met the 15 percent reduction target in 2020.

According to page C-28 of the 2016 General Plan,

“The California Global Warming Solutions Act (AB 32) was passed in September 2006. AB 32 requires that statewide greenhouse gas (GHG) emissions must be reduced to 1990 levels by 2020. The Climate Change Scoping Plan (Scoping Plan) was approved by ARB in December 2008 and outlines California’s plan to achieve the GHG reductions required in AB 32. The Scoping Plan contains the primary strategies California will implement to achieve a reduction of 169 million metric tons of carbon dioxide equivalent, or approximately 28% from the state’s projected 2020 emission levels. Future planning efforts that do not encourage reductions in GHG emissions would conflict with AB 32, impeding California’s ability to comply.

“In the Scoping Plan, ARB encourages local governments to adopt a reduction goal for municipal operations emissions and move toward establishing similar goals for community emissions that parallel the State commitment to reduce GHGs. The Plan identifies California’s cities and counties as “essential partners” within the overall statewide effort and recommends that local governments set a GHG reduction target of 15 percent below today’s levels by the year 2020. Though the specific role local governments will play in meeting California’s GHG reduction goals is still being defined, they will nonetheless be a key player.

“Statewide, more than 40% of GHG emissions are associated with transportation. Reduction of GHG emissions will thus primarily require a reduction of motor vehicle fuel consumed and vehicle miles traveled (VMT).”

According to page C-13 of the 2016 General Plan, “Air quality policies guide land use decisions, including, but not limited to decisions affecting proposed development projects and the location of new roads and transit facilities.” The Implementation Plan indicates that the County will evaluate the GHG emissions from development proposals. (Implementation Plan, p. 18.)

Please explain how approving a “proposed development project” serving up to 350 visitors per day, and 450 visitors 12 times per year, primarily arriving by personal vehicles from distant urban areas, is consistent with the State and County policies to reduce GHG emissions?

2016 General Plan, p. S-17

Policy S-2.1: Consistent with state regulations and local code requirements, require new buildings to be constructed to provide fire-defensible spaces, separated from property lines and other buildings on the same or adjacent properties by adequate building setbacks clear of brush and fuel. Require new buildings in areas of moderate to high fire risk to be constructed using building materials and designs that increase fire resistance.

2016 General Plan, p. S-18

Policy S-2.3: Incorporate fire safety site planning techniques within new development applications in high- or very-high fire risk areas. Encourage building envelope or cluster development techniques to increase defensible areas.

Please identify which building requirements and site planning techniques referenced in Policies S-2.1 and S-2.3 will be applied by the proposed project to reduce the risk of fire.

2016 General Plan, p. S-18

Policy S-2.2: Guide new development to areas where adequate fire protection, roads, and water service are available to support fire response.

Please identify the standards that apply for determining if “fire protection, roads, and water services are adequate to support fire response.” Please explain if and how the location of the proposed project meets those standards. If it does not, please comply with Policy

S-2.2 and guide the development to an area that meets fire response standards.

2016 General Plan, p. N-25

Policy N-1.1: Enforce noise standards to maintain acceptable noise limits, especially near noise-sensitive uses. Noise measurement methods are subject to County approval.

Please explain how the qualified County staff intends to measure noise and enforce noise standards at weekend events to conform to Policy N-1.1.

Policy N-1.3: Evaluate potential noise conflicts for individual sites and projects, and require mitigation of all significant noise impacts (including construction and short-term noise impacts) as a condition of project approval.

Policy N-1.4: Protect existing areas with acceptable noise environments, and also those locations deemed “noise sensitive” from new noise sources.

Please identify the measures that will be used to reduce the noise impact of the proposed event center to comply with Policies N-1.3 and N-1.4.

2016 General Plan, p. N-26

Policy N-2.4: Encourage the use of alternative transportation modes such as walking, bicycling, and mass transit to minimize traffic noise.

Please explain what mass transit options will be employed at the proposed project to conform to Policy N-2.4

Attachment 1, Exhibit A: Emails with Caltrans

Tom

From: Tom <tomi@volcano.net>
Sent: Thursday, November 16, 2017 11:03 AM
To: 'Baker, Carl E@DOT'; 'kevin.schroder@dot.ca.gov'
Subject: Pull out for Hwy 49 North past Plymouth

Hi Carl and Kevin,

First, I want to let you know what a great job your crew is doing on the traffic circle in Plymouth. The work is progressing. The traffic is still moving. The businesses are still open. Well done you.

Second, while your crew is out there, I hope you scope out an opportunity to add a pullout lane on Highway 49-north beyond Plymouth in the near future.

Why is there a need for a pullout beyond Plymouth? That is an excellent question.

The Problem.

When traffic flows through a city on Highway 49, two things happen to the traffic. First, as the traffic slows down, the cars trailing behind the queue catch up. Some of these cars want to go faster than the queue. Second, cars from side streets in the town enter the queue. Some of these drivers want to go faster than queue. They signal this by tailgating. Others drivers just want to let the faster cars pass to end the tailgating. In other words, passing through a town jumbles the traffic queue, so for safety there needs to be a way to reorder the queue.

The old solution no longer works.

As you will see, there are two long, wide, and straight gravel shoulders on either side of Highway 49 north of Plymouth. 20 years ago, when the traffic was mostly ranch trucks and old heavy cars, drivers had no problem pulling out into the gravel and letting folks pass. However, now the traffic on weekends has a large component of expensive cars with impatient drivers returning from wine tastings and weddings. Also, today's light hybrids could flip if they tried to pull back onto the road from the gravel in an area where the height differential is large. Thus, the new types of vehicles and the new types of drivers have made the gravel pullouts obsolete.

The nearest pullout is across the river.

Once you pass the gravel area north of Plymouth, there are not even paved driveway entrances that are big enough (and with sufficient sight distance) to safely use as a pullout. The next available pullout is the trailer park in Nashville, on the other side of the Cosumnes River Bridge. That is a long distance to have somebody tailgating a slow driver on a curvy two lane highway. The condition is not safe. I encourage you to drive the segment at the speed limit, or to look at the segment on Google Earth, to get some perspective on the problem.

Passing lanes work elsewhere on Highway 49.

A good example of a city with actual passing lanes on each end of town is San Andreas. As you leave San Andreas on Highway 49 South, there is a passing lane. If you leave San Andreas and proceed west along Highway 12, soon you reach a passing lane. This allows the slower drivers in the queue to pull over and let the faster drivers by. In this fashion, a safe queue is restored. While passing lanes and pullouts are not the same thing, they can serve a similar purpose.

I understand if constraints may make this project impossible.

I understand that a number of constraints may make it impossible to install a pullout north of Plymouth. Caltrans may not have, or be able to acquire, the right of way for the pullout. There may be engineering constraints. The location near the river may result in environmental constraints that limit construction. There may be funding limitations. There may be local plan approvals needed before such a project moves forward. I just wanted to let you know of an opportunity to make your highway safer, because I know how much you care.

Sincerely,

Tom Infusino

P.S. Have a happy Thanksgiving!

Tom

From: Huynh, Sang K@DOT <sang.huynh@dot.ca.gov>
Sent: Friday, February 16, 2018 2:09 PM
To: tomi@volcano.net
Cc: Nguyen, Vu H@DOT; Schroder, Kevin@DOT; Demetras, Michele@DOT
Subject: Pull out for Hwy 49 North past Plymouth

Good afternoon Mr. Infusino,

This is response to your email dated 11/16/2017 to Carl Baker, Caltrans District 10-Chief of Office of Rural Planning, regarding your request of installation of a passing lane/turnout along State Route 49 just north of the City of Plymouth to Amador/El Dorado County line.

Caltrans District 10-Traffic Operations recently finished the traffic investigation regarding the above request, and recommends the installation of turnouts along State Route 49 (each per direction). The recommendation is based on the existing field observation, roadway geometry, traffic volumes, collision data along State Route 49 from City of Plymouth to Amador/El Dorado County line, and engineering judgments. The conceptual report will be initiated to implement the turnouts. The installation of the turnouts will be pending upon the funding availability.

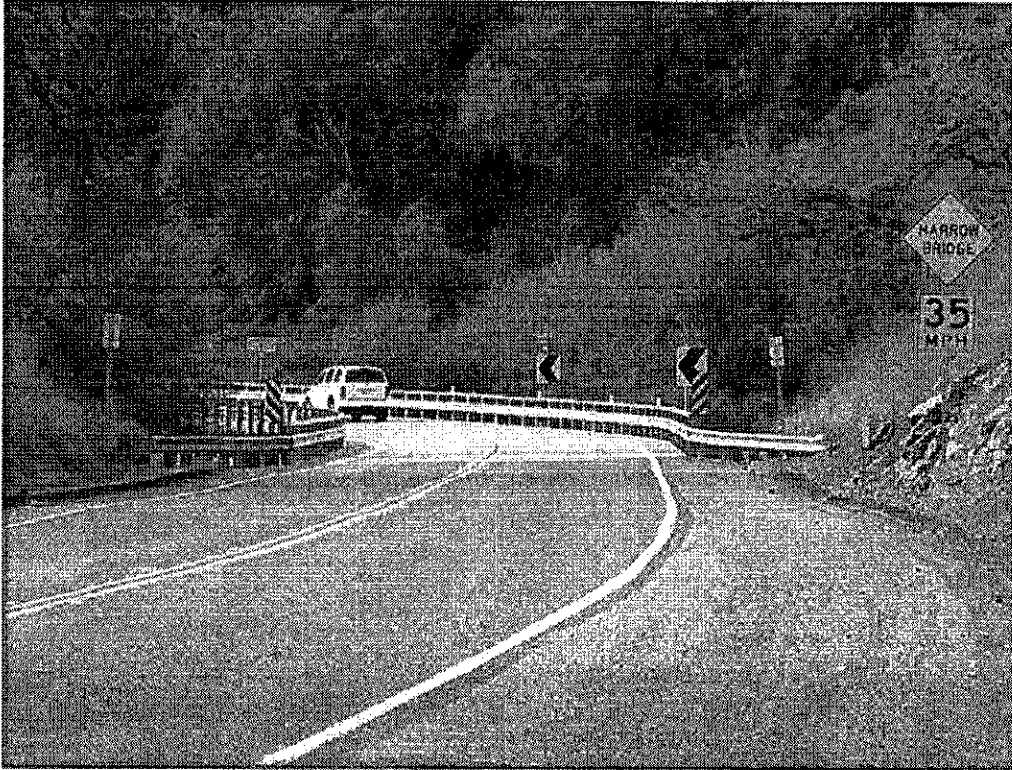
We appreciate your time and concern regarding the safety and operations of our State highway system. If you have any questions concerning the above information, please contact Sang Huynh at (209) 942-6026 or Vu Nguyen, Chief of D10-Traffic Operations at (209) 603-5126.

Sang Huynh
D10-Traffic Operations
209-942-6026

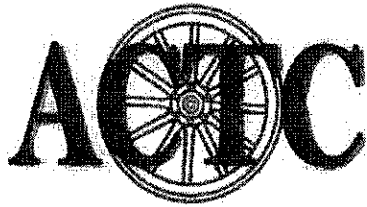
Attachment 1, Exhibit B

Amador and Alpine Counties Systemic Safety Analysis Report

DRAFT SUBMITTAL: MAY 2018



Presented to:



Provided by:

 **MARK**
 **THOMAS**

Table 3.1- Total Crashes and Fatalities Broken Out by Year

	2013	2014	2015	2016	2017
Amador County Crashes/Fatalities	330/4	352/7	360/6	410/11	449/9
Alpine County Crashes/Fatalities	64/1	54/1	70/2	95/4	89/4

Following discussion with the partner agencies, several key factors contributing to collisions were determined. The collision analysis included factors such as the frequency of nighttime collisions, collisions involving inclement weather, driving under the influence of alcohol or drugs (DUI), etc. Identification of primary collision factors can aid in countermeasure selection and provide additional insight as to what trends are occurring at the time of collision for each roadway segment and intersection. The frequency for each of the primary collision factors identified for Amador and Alpine County can be found in Table 3.2 below. Maps showing the locations of the specific collision types identified are provided in Appendix A.

Table 3.2-Additional Collision Statistics

	Amador County % of	Alpine County % of	Statewide Comparison*
Speed Related Collisions	24.6% of all injury collisions	31.9% of all injury collisions	18%
Nighttime Collisions	27.1% of all injury collisions	15.4% of all injury collisions	-
Inclement Weather Collisions	6.5% of all injury collisions	11.1% of all injury collisions	-
DUI Related Collisions	22.1% of all fatal and severe injury collisions	10.8% of all fatal and severe injury collisions	32%
Construction Related Collisions	2.8% of all fatal and severe injury collisions	0% of all fatal and severe injury collisions	1.7%
Collision Involving an Animal	0.9% of all injury collisions	3.7% of all injury collisions	-
Collisions Involving a Truck	0.1% of all fatal and severe injury collisions	3.1% of all fatal and severe injury collisions	7%
Pedestrian/Bicycle Collisions	2.1% of all fatal and severe injury collisions	7.7% of all fatal and severe injury collisions	25%

* Data retrieved from the California Strategic Highway Safety Plan (SHSP) Challenge Areas

3.2 Analysis of Crash Rates

To compare locations and determine high crash concentration locations on which to focus the analysis, a crash rate was calculated for each location using available traffic volumes provided by Caltrans, dated 2016, and Amador County for the period of 2002 through 2006.

As defined in the LRSM, the equation used to calculate the crash rates is:

$$\text{Crash Rate} = \frac{C * 1,000,000}{V * 365 * N * L}$$

Where:

C = Total number of crashes per million vehicle miles (MVM)

V = Traffic Volumes using Average Annual Daily Traffic (AADT) volumes

N = Number of years of data

L = Length of roadway segment in miles

In order to determine what constitutes a high crash rate, roadway segment and intersection crash rates were compared to the statewide average crash rates provided in the 2014 Caltrans report for 'Collision Data on California State Highways'. Tables 3.3 and 3.4 below provide the statewide averages that were used.

Table 3.3- Average Statewide Segment Accident Rates

Area	Lanes	2014 Total Per MVM	2012,2013, 2014 Total Per MVM	2014 Fatalities/Severe Injuries Per MVM	2012,2013,2014 Fatalities/Severe Injuries Per MVM
Rural (Outside City)	2 and 3 Lane2	0.94	0.87	0.44	0.42
Urban (Inside City)	2 and 3 Lane2	1.37	1.19	0.60	0.53

12	Labrador Rd	5.47	47	1	1300	1.14	0	50	3	16,000,000	10	\$1,255,000	7	\$581,300	26	\$390,500	\$4,071,100
13	Frederick Rd	1.18	1	1	1100	1.12	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$5,015,000
14	Frederick Rd	5.28	13	1	1150	1.18	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
15	Shenandoah Rd	4.11	17	1	2200	0.71	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
16	Shenandoah Rd	3.78	20	20	2500	1.12	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
17	Shenandoah Rd	0.88	4	1	1970	1.01	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
18	Maple St (Barners Creek)	1.37	1	1	?	?	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
19	Maple St (Barners Creek)	1.55	0	1	?	?	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
20	Old California 45744th St (Lanover Crk)	2.48	5	1	?	?	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
21	Maple St (Barners Creek)	1.77	4	1	1816	0.88	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
22	Maple St (Barners Creek)	1.52	58	58	9000	0.90	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
23	Route 1247 & 23rd St N	0.88	0	0	7800	0.82	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
24	Route 124	1.45	3	3	6000	0.32	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
25	Route 204	1.88	12	12	1500	0.25	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
26	Maple St (Barners Creek)	1.11	18	18	2000	1.88	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
27	Maple St (Barners Creek)	1.11	11	11	2200	1.11	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
28	Maple St (Barners Creek)	3.42	12	12	1200	1.54	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
29	Maple St (Barners Creek)	3.48	9	9	1200	0.64	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
30	Maple St (Barners Creek)	1.18	4	4	441	2.94	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
31	Maple St (Barners Creek)	1.37	3	3	500	0.77	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
32	Maple St (Barners Creek)	5.43	13	13	1000	1.56	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
33	Maple St (Barners Creek)	2.1	4	4	500	0.55	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
34	Maple St (Barners Creek)	1.94	20	20	6000	0.71	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
35	Maple St (Barners Creek)	4.44	67	67	6000	1.37	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
36	Maple St (Barners Creek)	3	23	23	5000	1.00	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
37	Maple St (Barners Creek)	8.24	42	42	18000	0.54	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
38	Maple St (Barners Creek)	1.25	7	7	8500	0.58	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
39	Maple St (Barners Creek)	3.8	14	14	12000	0.66	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
40	Maple St (Barners Creek)	1.48	32	32	3000	0.90	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
41	Maple St (Barners Creek)	4.39	41	41	3500	1.46	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
42	Maple St (Barners Creek)	5.1	22	22	2400	1.18	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
43	Maple St (Barners Creek)	5.1	22	22	2400	0.88	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
44	Maple St (Barners Creek)	5.1	24	24	2200	1.17	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
45	Maple St (Barners Creek)	5	13	13	2000	0.71	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
46	Maple St (Barners Creek)	2	13	13	2000	1.27	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
47	Maple St (Barners Creek)	2.1	14	14	1800	1.41	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
48	Maple St (Barners Creek)	2.85	15	15	1900	2.48	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
49	Maple St (Barners Creek)	4.63	27	27	2000	2.29	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
50	Maple St (Barners Creek)	5	15	15	1600	1.00	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
51	Maple St (Barners Creek)	4.31	11	11	2000	1.18	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
52	Maple St (Barners Creek)	4.31	4	4	6000	0.86	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
53	Maple St (Barners Creek)	5.51	11	11	700	1.42	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
54	Maple St (Barners Creek)	2.85	11	11	600	1.42	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
55	Maple St (Barners Creek)	5.43	8	8	381	7.24	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
56	Maple St (Barners Creek)	4.1	10	10	283	3.70	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
57	Maple St (Barners Creek)	0.75	28	28	6454	7.55	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000
58	Maple St (Barners Creek)	0.75	28	28	6454	7.55	0	50	0	5,000,000	0	50	0	50	1	\$15,000	\$4,985,000

Attachment 2

How is the Proposed Blood Gulch Tasting Room and Event Center Consistent with the Amador County Code?

Tasting rooms and event centers are allowed in various zoning code districts.

Because they fall into the category of, “Retail, office and business and personal service uses, conducted within a building,” tasting rooms and event centers are allowed in the C-1 and C-2 commercial zones. (Zoning Code, sec. 19.24.040.) This makes sense as they are typical commercial uses attracting many customers.

Tasting rooms and event centers are also allowed in agricultural zones. The vast majority of tasting rooms and event centers (38) are in the A and AG zone districts. (Blood Gulch MND, pp. 51-53.) According to the County database, there are a total of 118 parcels in these zone districts that are large enough to qualify for a tasting room and event center. Tasting rooms and event centers are allowed by right in these zones without a use permit under specified circumstances, though building, public works, and health permits and clearances may be required for some activities. This makes sense because the County intends that these related commercial uses will supplement winery and vineyard income, and thus make those agricultural operations more economically viable. The uses allowed include wine tasting, winery tours, sale of wine and grape products, the sale of gifts, picnic areas, art galleries, on-site catering, events up to 125 people on any and every day of the year, events up to 450 people up to 4 times per month and 12 times per year, and amplified music until 10 pm. (Zoning Code, sec. 19.24.036 subd. (G)(32); 19.24.040.)

Tasting rooms and event centers are allowed in the R1-A zone “Single-family residential agricultural district, but only under very limited circumstances. According to the County database, there are over 600 parcels of sufficient size in this zone to qualify for a tasting room and event center. However, only 7 permits for tasting rooms with events serving 100 or more people have been issued since 2007. The maximum number of events per year was 15. The maximum size of the events was 150 people. (Blood Gulch MND, p. 50.)

First, the project must meet zoning code requirements. (Zoning Code, sec. 19.24.045, subd. (D)(4), sec. [19.24.040](#), subsections 27(a) through (f) of the "A" agricultural zone district.) To protect neighboring uses, the parcel must be at least 10 acres, and the building must be 50 feet from all property lines. It must try to seek a road agreement if it is on a private road. To ensure that the operation supplements local farm income, it may only operate under a duplicate 02 license if the master winery is in Amador County. To be consistent with the state code, 50% of all the wine sold on the premises must be from that winery. (Business and Professionals Code, sec. 23358.) Also, the primary use of the tasting room shall be the marketing and sale of wine produced in Amador County (cite?). To ensure that the operation is in good standing with other regulatory authorities, the operation must be in compliance with an up-to-date bond and license. To ensure that the operation is safe and sanitary, the operation must get any required permits and clearances from the departments of Building, Environmental Health, and Transportation and Public Works.

The project must also receive a use permit conditioned to protect the health, safety, peace, morals, comfort and general welfare of the neighborhood. (Zoning Code, sec. 19.24.045, subd. (D)(4); Chapter 19.56.) The project will also be required to implement feasible mitigation measures if necessary to reduce the project's individual or cumulatively significant impacts on the environment. These limitations make sense given the agricultural and residential nature of the area; the potential for land use conflicts over water, traffic, noise, lighting, public safety and other issues; and the fact that such uses are amply allowed for in more appropriate zoning district. The proposed Blood Gulch project is in the R-1A zone.

Finally, the discretionary approval of commercial facilities over 5,000 sq. ft. trigger an applicant-funded economic analysis of the project's impact on existing businesses. (Zoning Code, sec. 19.50.050.) The Blood Gulch proposal includes over 7,700 sq. ft. of new construction, in addition to the existing 3,000 sq. ft. structure. There are 45 similar existing businesses in Amador County. (MND, pp. 50-54.)

We have the following questions regarding the Blood Gulch proposal and the zoning code requirements.

Only 7 permits for tasting rooms with events serving 100 or more people have been issued in the R-1A zone district since 2007. The maximum number of events per year was 15. The maximum size of the events was 150 people. (Blood Gulch MND, p. 50.) **Please explain why the Blood Gulch proposal should be allowed to serve *three times as many people* at events, and hold *ten times as many events* each year in the R1-A zone district.** What has changed so dramatically in the R1-A zone district to justify such a huge increase in the number and scale of events?

Please explain where and when the operation has produced wine at the location or elsewhere in Amador County and whether and how the county has confirmed this. Does the county even check the winery to see if it has equipment for winemaking on site?

Please explain how it is determined that at least half of the wine sold on the premises is from the operation's winery in Amador County.

Please explain how it is determined that the wine tasting room is primarily used to promote the sale of Amador County wine, rather than the hosting of large events? Is it based upon an operations income from the uses? Is it based upon the number of days of particular uses? Is it based upon the split of customers between the uses? The answer seemed more obvious with other 7 permittees in the R1-A zone district, who have no more than 15 events per year serving no more than 150 people. It seems far less obvious for Blood Gulch proposal seeking permission for *3 events per week* serving up to 125 people, and 12 events per year serving up to 450 people. **Is this primarily a tasting room with secondary event center, or an event center with a secondary tasting room?** The latter is not permitted in the R1-A zone district because it is clearly a commercial use.

Does the requirement for an economic impact analysis apply to the Blood Gulch proposal? If so, has the analysis been prepared?

The aforementioned zoning district requirements regarding setbacks, parcel size, and operations are the same for the R-1A zone and the A zone, as they are both from Zoning Code sec. [19.24.040](#), subsections 27(a) through (f). Please provide monitoring reports demonstrating that existing tasting rooms and event centers in the R-1A zone and the A zone are complying with these zoning district requirements.

Please explain if the proposed conditions or mitigation measures on the use permit are similar to the conditions or mitigation measures placed on similar use permits in the past. [It appears that at least 5 use permits for tasting room with events serving 100 people or more were issued between 2007 and 2010. (Blood Gulch MND, p. 50)] If so, please provide the monitoring reports demonstrating that those tasting room and event center permittees have complied with those conditions over the last decade.

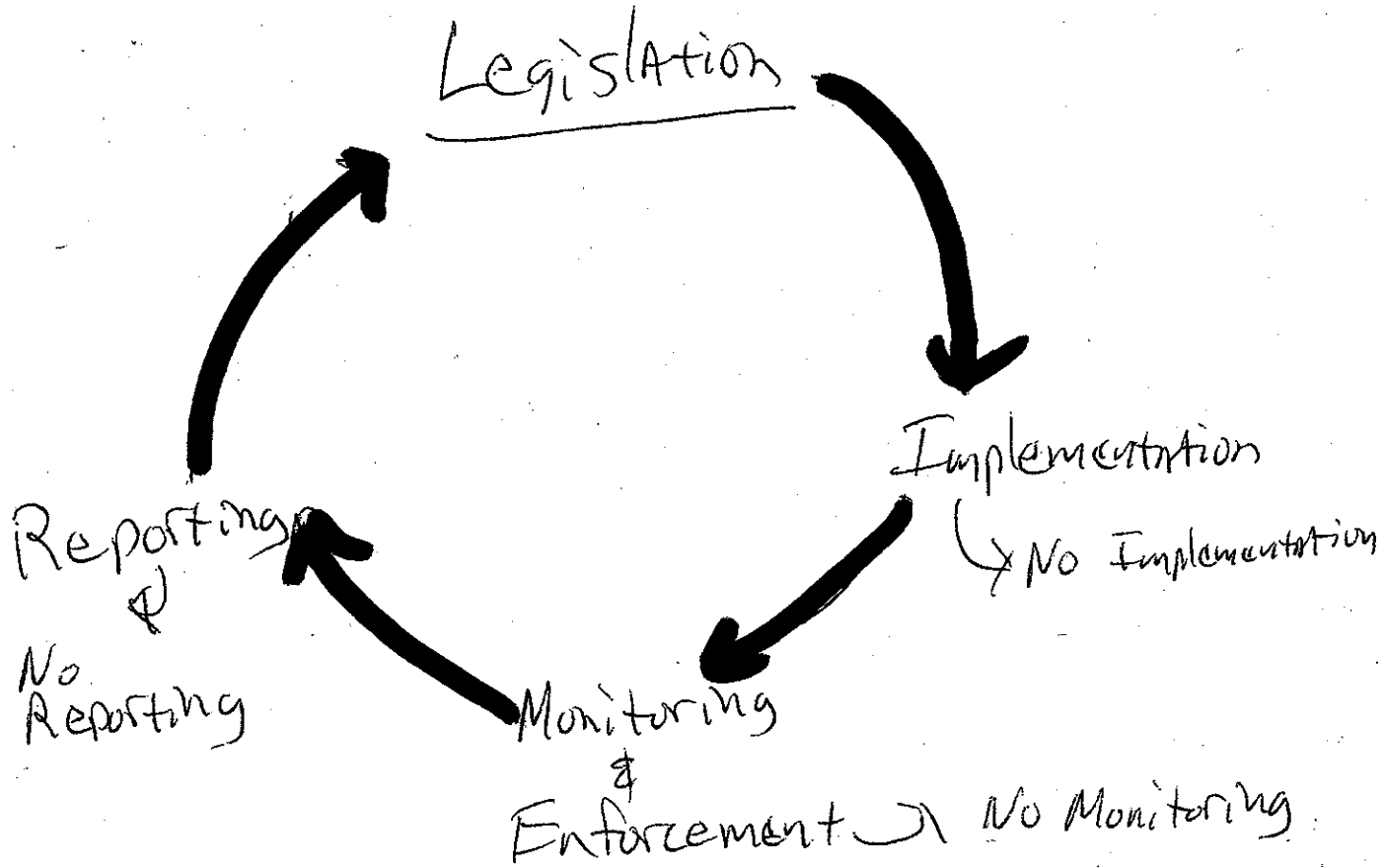
Based upon monitoring results, for each zoning district requirement, use permit condition, or mitigation measure, please explain whether it was effective or not effective.

If Planning Department monitoring has revealed barriers to implementing the zoning district requirements, use permit conditions or mitigation measures, please have the Planning Department report to the Planning Commission what those barriers are and how those barriers may be overcome.

When imposing regulations, the Planning Department and the Planning Commission have responsibilities. For regulations to remain current, legitimate, and effective they must be implemented, they must be monitored, and the results must be reported back to the authorities. (See Attachment 2, Exhibit A.) If regulations are not implemented, then they cannot have the desired effect. If they are not monitored, then there is no way to determine if they are effective. If the monitoring results are not reported back to the authorities, then there is no opportunity to replace ineffective regulations with effective ones. With 45 tasting rooms countywide holding events for over 100 people, and over a decade of regulation, it is time to evaluate the effectiveness of this program. (Blood Gulch MND, pp. 50-54.)

Attachment 2 - Exhibit A

REFORM POSITIVE FEEDBACK LOOP



Attachment 3

Is the Blood Gulch Mitigated Negative Declaration Sufficient?

A number of questions will need to be answered to determine if the Blood Gulch MND is sufficient.

Mitigation measure 21 requires the applicant's construction equipment to meet very technical noise and vibration standards. The Planning Department is tasked with monitoring this impact. (Staff Report, p. 23.) Does the Planning Department or its consultants have trained staff and the technical equipment to do this monitoring? Has the Planning Department or its consultants done this monitoring in the past? What percentage of the conditioned construction sites are monitored? What have the monitoring reports indicated?

Noise mitigation measure 22 requires amplified sound to end at 6 pm. (Staff Report, p. 23.) The Planning Department is tasked with monitoring this measure. The major events with amplified sound (like weddings) are likely to be held on weekends. Does the Planning Department or its consultants have staff who will monitor sound on the weekends? Does the Sheriff forward weekend noise complaints to the Planning Department?

Neither the permit conditions nor the mitigation measures require proof or monitoring of some of the basic requirements that qualify the tasting room to operate in the R1-A zone in the first place. (Staff Report, pp. 20-23.) Where is the proof or monitoring that the applicant operates a winery in Amador County? Where is the monitoring to determine that half the wine sold at the tasting room is produced by that Amador County winery? Where is the proof or regular monitoring to determine if the tasting room is primarily promoting the sale of Amador County wine, rather than primarily running a non-conforming commercial event center in an R1-A Single-family Residential Agriculture zone district?

Neither the mitigation measures nor the conditions of approval require the monitoring County agencies to report the monitoring results to the Planning Commission at all, or at any time interval. We respectfully request that the Planning Commission add a provision requiring the County monitoring agencies to annually report the results of their monitoring to the Planning Commission. (Another option used in the Kirkwood Specific Plan Area is the hiring of monitoring consultants who report monitoring results daily on a public website.) If the Planning Commission does not know what is broken, you can't fix it.

On MND page 17, the report states "The property is not changing size as part of this project nor will the site experience any significant change in the nature of development." This statement is inaccurate, misleading, and not supported by substantial evidence in the record. The site is being converted from a single-family residence of 3,000 square feet to a sprawling commercial event center serving hundreds of people per day. That is a dramatic change in the nature and intensity of development. Please correct the MND.

On MND page 24, the report says the project will not significantly waste energy or conflict with energy efficiency plans. The MND provides no threshold of significance and no data analysis to support this conclusion. The proposed project is dependent on hundreds of tourists daily traveling long distances by personal vehicles to use the facility. How is this not a significant waste of energy? Neither the County nor the private sector has made an effort to provide regular public transit to the wineries and tasting rooms in the Shenandoah Valley, as has been done in other communities with similar attractions in California. In addition, the reduction of Vehicle Miles Traveled (VMT) is the energy efficiency cornerstone of the states GHG reduction plan. A project dependent on hundreds of tourists a day is contrary to the objectives of the state GHG reduction plan. Please reconsider the conclusion in the MND and consider mitigation measures.

On MND page 27, the report concludes that the project would not result in significant levels of GHG emissions or conflict with the state's GHG reduction plan. It provides no calculation of emissions and no explanation of the threshold for determining significance to supports this conclusion. The proposed project is dependent on hundreds of tourists daily traveling long distances by personal vehicles to use the facility. It is the **reduction** of Vehicle Miles Traveled (VMT) that is the cornerstone of the states GHG reduction plan. A project dependent on hundreds of tourists a day is contrary to the objectives of the state GHG reduction plan. Please reconsider the conclusion in the MND, and consider mitigation measures.

On MND page 31 the report concludes that the groundwater use by the project poses an insignificant impact. There is no calculation of the quantity of groundwater to be used, and no threshold of significance reported to support this claim. As noted in the 2016 General Plan, groundwater quantity is uncertain in the region. There is no data provided to confirm that there were no well water problems in the area during the recent drought, based upon existing water use in the area. In fact, we recall that new or deeper wells were needed during the drought. Additional visitor-intensive commercial uses would only worsen the situation in this agricultural area. Please provide some supporting evidence or reconsider the report's conclusion.

On MND page 32 the report concludes that the project does not conflict with the 2016 General Plan. See Attachment 2 for a list of general plan policies with which the proposed project may conflict. Please reconsider the conclusion in this report.

On MND page 34 the report concludes that noise and vibration impacts would be less than significant after mitigation. No data is provided to demonstrate that these mitigation measures have been monitored and proven successful over the last decade of this tasting room and event center program. Such monitoring is required by CEQA. No explanation has been provided regarding the availability of trained staff to enforce the vibration limits, and no explanation has been provided to demonstrate how noise from events with hundreds of visitors and amplified sound will be monitored and enforced on weekends. Paper conditions don't mitigate impacts, people on the ground do. Please provide the substantial evidence to support the conclusions in the report, or reconsider those conclusions.

On page MND 37 the report states that the distance from the Sutter Creek Fire Station on Hanford Street to the project site is 2 miles. Actually, Mapsonline calculates that distance at 11

miles and the driving time at 17 minutes. Is there a fire station at Plymouth or River Pines that is closer? The report also incorrectly concludes that the distance from the Sutter Creek Police station to the project site is 2 miles. The Amador County Sheriff's Office is responsible for law enforcement in the area, and there is no sheriff's substation in the northern part of Amador County. Please correct the misleading information in the MND and provide facts regarding local emergency response times for fires, medical aid calls, and vehicle accidents.

On page MND 39 the report concludes that the proposed project would have no significant impact on traffic. The report makes no effort to calculate the additional trips or to identify a threshold of significance. A project receiving 350 visitor per day, 10 employees, and regular deliveries could conservatively generate 675 vehicle trips per day. The average daily trips reported on Shenandoah Road in the 2018 Systemic Safety Analysis Report (SSAR) are between 2,600 and 3,200. (Attachment 1, Exhibit B. 2018 SSAR, pp. 83-84.) Thus, the project traffic represents an increase of between 21% and 26%. The collision rate on Shenandoah Road already exceeds the statewide average for similar rural roads. The over 41 accidents in the 5-year SSAR study period caused over \$8 million in personal injury and property damages. Adding 20% more traffic to an already dangerous road appears to be a substantial contribution to an existing significant impact. Please provide substantial evidence to support the claim in the MND, or reconsider the conclusion. Please complete a traffic impact study for the project to quantify its impacts.

On MND page 44 the report concludes that the wildfire impact is insignificant merely because the project does not impair an adopted evacuation plan. Amador County does not have a countywide evacuation plan with which a project could conflict. The potentially significant impact is the project interfering with an actual evacuation. This is a serious issue. Evacuation of Pine Grove on day 3 of the Butte Fire in 2015 caused gridlock despite the availability of multiple roads and a state highway, and the fact that many people had already evacuated voluntarily. The recent Camp and Tubbs Fires have demonstrated that rapid evacuation is essential to save lives. Please provide some data to substantiate the conclusion in the MND or change it.

On MND page 45 the report concludes that the project's impacts are not cumulatively considerable in connection with similar past, present and foreseeable projects. As we note above, the MND's conclusions regarding the insignificance of project-related impacts to energy, GHG emission, groundwater supply, land use planning, noise and vibrations, traffic and emergency evacuation are not supported by substantial evidence in the record. Thus these impacts need to also be considered cumulatively with those of other tasting rooms and event centers in the Shenandoah Valley or similar impacts countywide.

On MND page 48, the report tries to dismiss cumulative impacts by noting that the 2016 General Plan includes mitigation measures to reduce impacts to air quality (from ozone precursor emission) and GHG emissions. This is misleading. The 2016 General Plan EIR and the accompanying Findings of Fact found that those cumulative impacts were significant and unavoidable. (2016 General Plan Findings of Fact, pp. 44, 52.) Thus, this project is contributing to those significant cumulative impacts. Also, the MND does not indicate that the County has

met its GHG reduction goal by the 2020 target date. GHG mitigation does not happen on paper, it happens in the air.

On page 48, the MND also claims that the future Sustainable Groundwater Management Plan for the Cosumnes Basin addresses all future cumulative impacts to groundwater. Those plans are not required to restore equilibrium to the basin for twenty years after their approval. The “short-term” cumulative impacts prior to that, given the ongoing precipitation decline, may still be significant. Just ask anybody with a well who lived through the recent four-year drought.

On page 49, the MND acknowledges that development under the 2016 General Plan will result in cumulatively significant noise impacts, but concludes that the proposed projects contribution to those impacts is not substantial, because of the project-related mitigation measures. As noted above, the County has produced no evidence that those measures have been monitored over the last decade of the tasting room and event center permit program, and no evidence that the measures have been effective, especially at major weekend events. Major weekend events are foreseeable such as The Big Crush, Behind the Cellar Door, and the Barbera Festival. Please produce the evidence or reconsider your conclusions.

On page 49, the MND argues that the project’s traffic impacts do not reach the 2016 General Plan EIR thresholds of significance, so the cumulative impacts are insignificant. The 2016 General Plan EIR was a program-level EIR for development of the entire County over the next two decades, so the impact thresholds would not apply to a project-level EIR on a tasting room. Furthermore, the 2016 General Plan EIR acknowledged that the cumulative traffic impacts from development would be significant and unavoidable. (2016 General Plan Findings of Fact, p. 80.) So the relevant question is are the impacts of this project a substantial contribution to the cumulatively considerable traffic impacts either Countywide or in the project vicinity. As noted above, the project impacts on traffic on Shenandoah Road are potentially significant. This is the case because of the cumulative impacts of past projects that create the current traffic baseline and contribute to unsafe driving conditions. Some of those past projects include the 24 other tasting rooms with event centers in the Shenandoah Valley. (MND, pp. 50-54.) Please reconsider the report’s conclusions regarding cumulative traffic impacts.

This MND ignores the available relevant evidence and erroneously concludes that the proposed project does not have any potentially significant project-related or cumulative impacts. That is a disservice to the people of Amador County, who deserve real efforts to identify and fix real problems that could affect their everyday lives, health, and safety.



Amador County Technical Advisory Committee
810 Court St
Jackson, CA 95642

September 7, 2021

By e-mail transmittal to Chuck Beatty for distribution to September 7, 2021, Technical Advisory Committee meeting attendees

Re: La Mesa Request for Modification of Conditional Use Permit

Dear Members of the Technical Advisory Committee:

We have reviewed the request from La Mesa to expand their days and hours of operation and the number of events permitted annually. They are crying foul over a similar sized parcel located in the same vicinity having more rights. That parcel, however, is zoned A/AG and has “by right” permission to operate a wine tasting room and hold events as allowed by the zoning code and winery ordinance. R1A parcels—which are far more numerous than A/AG parcels—do not have the same development rights, nor should they, or the county would become over-saturated with commercial centers in areas where the intent had been to preserve agricultural uses.

Owners of R1A parcels do have the right to apply for a Conditional Use Permit to operate a Tasting Room. Such applications are considered on a case by case basis, with appropriate environmental analysis and sensitivity to surrounding land uses, so permissions can be scaled accordingly. That is the process La Mesa went through, resulting in their use permit to operate a tasting room 4 days a week with a limit on large events. Now they want essentially the same rights as A/AG property. The lack of those rights should have been factored into property pricing. We can understand how the mix of “by right” uses on some properties and discretionary conditional uses on others might seem like an “unlevel playing field” to some property owners, but that is what the planning code and land use law result in. But overturning the zoning code by granting R1A property owners the same rights as A/AG property owners is not a good solution.

Around the same time that La Mesa applied for their conditional use permit, another property owner on Shenandoah Road applied for a conditional use permit for a similar R1A parcel. That owner asked for essentially all the rights that A/AG operators enjoy—and that La Mesa is now requesting. Community response to that proposal (Blood Gulch) was swift and strong, resulting in the owner withdrawing his application and submitting a much more scaled down proposal more in fitting with other R1A parcels in the area and more sensitive to impacts on neighbors and the environment. Foothill Conservancy spent a considerable amount of effort stating objections to the scale of the initial proposal and providing evidence of potential cumulative impacts that should be considered for a commercial activity of that scale.

I am attaching letters Foothill Conservancy submitted to the County last year in response to the original Blood Gulch proposal, since our concerns about the inappropriateness of scale and potential environmental impacts and cumulative impacts are the same for La Mesa's request for greatly expanded rights. Please consider these comments in determining the appropriate level of supplemental environmental impact analysis that should be done, should the owners of La Mesa insist on proceeding with their application, rather than working with the local vintners' association and nearby affected neighbors to address some of their operating concerns in alternative ways.

Thanks for the opportunity to comment.

Respectfully,

A handwritten signature in black ink that reads "Megan Fiske". The signature is written in a cursive, flowing style.

Megan Fiske
Executive Director



Planning Department <planning@amadorgov.org>

***Amended* Use Permit UP-19;12-1 La Mesa Vineyards**

1 message

Daniel D'Agostini <daniel@dagostini.com>

Sat, Sep 4, 2021 at 8:07 PM

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

To members of the Technical Advisory Committee.

My name is Daniel D'Agostini and I share a fence line and gate with Côme Lague/ La Mesa Vineyards. I have concerns and objection to his request to amend his use permit. I first learned of his request on 8/27/21, and was quite shocked. Côme and I are friends. He purchased land my family owned in 2009. In 2017, he decided to enter the winery business and I had no choice but to adjust to changes.

If you do not know who I am, a brief introduction: My family settled here in 1909 and I am living in the house I was raised. I am one of the older and most knowledgeable people in the Shenandoah Valley about this valley. All this land here in this area was once part of my family's property and I know it more deeply than anyone in this valley. I founded Abbondanzafarms in 2008, after my mother died and I became owner of this land with my sister. I am also a documenter of this valley and its people as a photographer and writer. I am also the president of Farms of Amador. So I wrote a letter the following letter to my neighbor Côme once I received your notice. Please read:

He replied back "

First I'm very sorry for the way this all got to you. I wanted to meet with the county first and then have a conversation with you once I had more information from them, but they just went ahead and mailed out to everyone so quickly that I did not even have a chance to do either. Without context, I can understand your reaction.

It was very painful for me to read the letter as I do value our relationship very much. I am sure it was also painful for you to write it. I want you to be heard, respected and try as I have before to accommodate your wishes best we can.

I would very much like to sit down with you and go through your letter. There are certainly some things that are on your mind that I wish I had known about sooner and we may address immediately with some creative thinking and action, that are not part of this use permit process. I would also like to explain my rationale for applying for the use permit changes and how I think we can co-exist in a way that works for both of us."

And I wish to say, he has been very positive and willing through the past three years to help make this easier for me. However this recent request is not acceptable to me. Again, I urge each of you to Read My Letter Côme carefully.

He has assured me he has no intention of being open seven days a week or doing events at night but as I said to him last night, what happens if you pass away or you finally give this venture up and sell, then I am stuck with what left. He wants flexibility to compete. Sorry, it is not the county's responsibility to get involved in wealthy entrepreneurs competing goals. These are smart people who know their rights when they purchase property and who feel they have the right to bend the rules later.

I will be unable to attend to meeting Tuesday as I am involved in picking my dry farmed Organic (CCOF) grapes this week.

Sincerely,

Daniel D'Agostini

www.abbondanzafarms.com

www.dagostini.com

President: FARMS of AMADOR. <https://amadorfarmersmarket.com>



Here goes the neighborhood.docx

21K

Dear Côme and Charlene,

last week I received from the planning commission the notice of your request for changing your use permit. I have to tell you I was shocked and dismayed and I feel like you have forgotten where you are and who lives on the other side of the fence in your zest as an entrepreneur. I consider you friends and it saddens me deeply to have write this letter.

I will address each of your requests but first let me share a reminder of who lives next-door to you. I have spent 72 1/2 years on this piece of land I call home. And in all actuality, not only the 4.8 acres my sister and I own, but the pieces you own as well as Russ across the street and Richard to my east are deeply embedded within my very being. You should know this.

There are only a handful of people like me left in this valley who were born and raised here. I am very unique within that set. I am a naturalist, a poet, an author, a photographer, a Biodynamic farmer, and a teacher. I cherish the quietness of the country. Next door to you is a sanctuary where I create and help people reconnect to nature. I get up each morning and meditate and walk amongst my plants and creations I do this in the evenings too. People come here for that special quietness and to learn from me. During the 80s I taught junior high children just up the road and taught them the names of all the trees and shrubs and wildflowers here in our foothills. I would assign them to sit outside in the evening at a special spot of their choosing and do a 15-to-20-minute observation as I too

was doing this. I wanted them to know the locations of the moon and the stars and to get to know their area and its quietness. I wanted them to connect in that present moment. When I was a student at Davis and a teacher living down in Davis, I would drive up on weekends to visit my parents and would note the changes, the first stoplight there at Sunrise on Highway 16, then a few years later one appeared at the new development Rancho Murieta. I would notice the city encroaching slowly to the foothills now this little valley is teaming with wineries.

When I met you in 2009, you said you were interested in the local lakes and had your boat there in the barn. I remember you saying wineries were not on your mind. I thought to myself that might change and yes, a few years ago that changed and I had to face the fact that I was going to have a tasting room literally 50 feet from my fence and studio. You've got to understand that was quite a shock to me.

During the year and a half plus of construction I dealt with dust and noise. You have been kind and respectful and I certainly appreciate all the oleanders now planted along the fence line. In 3 to 4 years, they may be big enough to provide me privacy as I walk in my garden near my studio.

But let's talk about what it's like to be on the side of the fence. You are a brilliant engineer and entrepreneur who can spin out businesses and turn them into fine-tuning machines. The more cars in the parking lot probably means in your mind more

opportunities that somebody will get out of those cars and buy a bottle of wine, buy a few flights to drink, and perhaps join the wine club. Cars equal money.

On my side of the fence those cars, actually it's a combination of cars, large pick-ups, and SUVs most still running with the petroleum products either diesel or gas are a far cry from what one normally sees on the other side of the fence here in the country - livestock. As they sit there idling, I get to smell and listen to that. Then the engines get shut off, the locks chirp, and people go up to drink wine. When they get to going sometimes the engine start up but, oh, a conversation starts up and the engines idle and then maybe shut off and then start up again before they leave. The crunch of the gravel, the driver's uncertain backing up skills, gravel spins dust rises.

When I saw recently the parking lot being extended the entire fence-line to the road, Joni Mitchell's famous song, Yellow Taxi, with that chorus line, "*Don't it always seem to go That you don't know what you've got till it's gone They paved paradise, put up a parking lot.....*" has never stopped ringing in my ears.

Aside from the vehicles I'm still shocked fairly regularly when I look up and realize somebody is watching me from the parking lot as they smoke a cigarette or a Vape since they can't do that up on the terrace. I don't smoke cigarettes and the smell of the tobacco is an intrusion. Many people pack their dogs along wherever they go and barking dogs is also something new for

me to get used to. In parks I've noticed people are pretty good about picking up the excrement deposited by their pets. This does not seem to be as true in gravel parking lots and the fence-line is a great place to walk the dog. In time the Oleanders should help eliminate these visual intrusions.

For the first time in my life from 10 o'clock a.m. when the girls arrive until closing time four days a week, Thursdays, Fridays, Saturdays, and Sundays there's the ambient music soft rock playing in my back yard. Don't get me wrong, I don't mind music, however, I don't listen to it outside while I'm working. Remember, I am very much a naturalist. How disconnected people have become. Do people carry music with them when they're taking a hike? It seems that they can't sit and drink wine and look at the view of the country without some background music to set the mood. My ears are sharp I am used to silence. Of course, on Saturdays it is a whole different thing. Live music, much louder. People tell me "oh, you're so lucky you get a concert every Saturday". Maybe I don't want a concert every Saturday but I have no choice. There have been a few very good musicians and that has been a pleasant surprise but for the most part the musicians are what I call an event/wedding band who play cover not original music. I like Eric Clapton but do I have to hear everybody sing his songs and believe me if I hear "brown eyed girl" one more time I'm going to consider starting a Trap shoot at that hour! Just kidding but really there's a couple of guys you've had that seem to have a very small selection of music and every hour they pull their version of Brown Eyed Girl. By the end of the afternoon when

people are slightly inebriated, sometimes dancing and hooting, I am so ready for it to end I am surprised you cannot hear me letting out a loud ahhhhhh when the music stops and I hear nothing but the silence and the breeze blowing through the trees. Relief!

And now in your new proposal you're talking about "leveling the playing field". Well quite frankly, everybody who's come up here in the last 10 years has, I think, decimated the playing fields of my youth but aside from that, this notion of competing doesn't resonate with me as a farmer or a grower.

My friend Molly Chappellet used to share with me that in the early days of the Napa Valley everybody was helpful to each other there was no sense of competition. And in the Shenandoah Valley that has been true also. That is why old friend Dick Cooper was so loved. His generosity was for everyone in the farming business. As farmers we tend to the soil and we don't compete with one another we compete with our self to create the best product in the finest way. I feel the product itself that each of us create is what should be the attraction.

I have the greatest respect for those wine makers who are not open to the public only private appointment as the product sells itself. Events, fancy buildings are just gimmicks leading to Disneyland like situations.

You want the county to change the rules to “level the playing field.” Are you thinking of it as a game, this business of winery ownership? Well, then the most powerful “piece” on the board in this county is direct access to the Shenandoah Valley Road. You have that as does Russ across the street. Not everyone has that piece. As far as exposure your exposure blows him away, one cannot miss your facility going either direction. His is pretty invisible over there and to hard spot when one is driving by that little slight twist at my driveway – cars will fly right by his but they’re looking at yours.

And, to top it all off, you are requesting the right to stay open all seven days of the week until ten p.m. with no limitation on indoor or outdoor amplified music with crowds up to 125 with no limitation as well as up to 12 events with 450 people!

Hello?

I believe you have forgotten your neighbor, a highly respected lifelong resident of this valley who cherishes the silence and the feel of the country. I feel insulted and thrown under a gutter. I see this action as extreme insensitivity to the specialness of these rural foothills we are blessed to call home.

You really should be thinking seriously about all that light intrusion and sound intrusion to our special place as well as the addition of more cars on the highway. Disappointing.

It appears my friend, from my side of the fence, the blinders are

on the entrepreneurial race horse and you're not realizing you are trampling on the spirit of the countryside and your neighbor particularly. Do you really want to subject me to this, seven days a week open till 10 o'clock at night?

I think the focus should not be competition, luring people in, but it should be what's being poured out of the bottle. It's easy to create spin and illusion but our quiet Shenandoah Valley was pretty nice before all this Disneyland idea of wineries have emerged. From the original a winemaking family and from my long relationships with the wine industry, I've seen it all.

I respectfully encourage you to withdraw your request from the planning commission. If it goes before them, I will strongly voice my opposition and petition all my many friends in the valley to join me in supporting my privacy and the spirit of the valley so it doesn't get one step further into desecration by competing millionaires who seem to view business as sport or a game. I will use my forum as the President of the Farms of Amador to send my message and share this message. I do not want to strain our friendship but this would strain it considerably.

Please do not go down this road.

Have gratitude for what you have. How much really is enough?

Sincerely,

Your neighbor,

Daniel D'Agostini



Planning Department <planning@amadorgov.org>

Winery list

1 message

Come Lague <come@lamesavineyards.com>

Sat, Sep 4, 2021 at 12:50 PM

Reply-To: Come Lague <come@lamesavineyards.com>

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

Krista, I was sent this attached spreadsheet. Can you check it over that it is still accurate and if any new wineries/tasting rooms have been added?

Thanks,

Côme



Wineries in A, AG, and R1A.xlsx

20K

Winery	Zoning District	BY-RIGHT USES	APN; Street; City
Amador Cellars	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-120-006; 11093 Shenandoah Rd. Plymouth, CA 95669
Avio Vineyards and Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	042-010-029; 14520 Ridge Rd, Sutter Creek, CA 95685
Bella Grace Vineyards	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-020-025; 22715 Upton Rd, Plymouth CA 95669
Belledor Vineyards	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-140-028; 13391 Shenandoah Rd, Plymouth CA 95669
Bella Piazza	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-100-016; 10600 Shenandoah Rd, Plymouth, CA 95669
Borjon Winery	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-120-016; 11270 Shenandoah Rd, Plymouth, CA 95669
Bray Vineyards	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-100-029; 10590 Shenandoah Rd, Plymouth, CA 95669
Casino Mine Ranch	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-140-026; 13608 Shenandoah Rd. Plymouth, CA 95669
C.G. DiArie Vineyard and Winery	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-230-005; 19919 Shenandoah School Rd. Plymouth, CA 95669
Charles Spinetta Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-020-039; 12557 Steiner Rd, Plymouth, CA 95669
Clos Du Lac	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	005-190-001; 3151 Hwy 88, Lone, CA 95640
Convergence Vineyards	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-210-031; 14650 Hwy 124, Plymouth, CA 95669

Cooper Vineyards	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-160-037; 21365 Shenandoah School Rd, Plymouth, CA 95669
Deaver Vineyards	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-150-025; 12455 Steiner Rd, Plymouth, CA 95669
Di Stasio Vineyards and Wines	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-070-065; 10788 Shenandoah Rd, Plymouth, CA 95669
Dillian Wines	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-110-054; 12138 Steiner Rd, Plymouth, CA 95669
Distant Cellars	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-170-025; 21390 Ostrom Rd, Fiddletown, CA 95629
Dobra Zemlja	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-110-046; 12505 Steiner Rd, Plymouth, CA 95669
Drytown Cellars	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-130-051; 16030 Hwy 49, Drytown, CA 95699
Estes Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	001-090-004; 21271 Latrobe Rd, Plymouth, CA 95669
Helwig Vineyards and Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-110-059; 11555 Shenandoah Rd, Plymouth, CA 95669
Il Gioiello Winery/Morse Wines			
Iron Hub Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-110-057; 12500 Steiner Rd, Plymouth, CA 95669
Jeff Runquist Wines	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-070-060; 10776 Shenandoah Rd, Plymouth, CA 95669
Karmere Vineyards and Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-160-027; 11970 Shenandoah Rd, Plymouth, CA 95669
Le Mulet Rouge	R1A	Winery only	015-270-022; 16915 Red Mule Rd, Fiddletown, CA 95629
Morse Wines and Il Gioiello Winery	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-150-018 22355 Lawrence Rd, Fiddletown, CA 95629
Paul J Wines	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-070-021; 10775 Shenandoah Rd, Plymouth, CA 95669

Rancho Victoria Vineyard	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-090-033; 16920 Greilich Rd, Plymouth, CA 95669
Rombauer Vineyards	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-020-013; 12225 Steiner Rd, Plymouth, CA 95669
Scott Harvey Wines	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-070-023; 10861 Shenandoah Rd, Plymouth, CA 95669
Shenandoah Vineyards	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-110-049; 12300 Steiner Rd, Plymouth, CA 95669
Sobon Estate	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-140-029; 14430 Shenandoah Rd, Plymouth, CA 95669
South Slope Wines	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-150-018; 22355 Lawrence Rd, Fiddletown, CA 95629
Story Winery	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-020-022; 10525 Bell Rd, Plymouth, CA 95669
Terra d' Oro & Montevina	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-190-019; 20680 Shenandoah School Rd. Plymouth, CA 95669
Terre Rouge and Easton Wines	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-120-001; 10803 Dickson Rd. Plymouth, CA 95669
TKC Vineyards	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-110-010; 11001 Valley Rd, Plymouth, CA 95669
Turley Wine Cellars	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-070-024; 10851 Shenandoah Rd, Plymouth, CA 95669
Villa Toscano	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-030-034; 19900 Shenandoah School Rd. Plymouth, CA 95669
Vino Noceto	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	007-120-007; 11011 Shenandoah Rd, Plymouth, CA 95669
Wilderotter Vineyard	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-030-033; 19890 Shenandoah School Rd. Plymouth, CA 95669
Young's Vineyards	AG	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	008-030-019; 10120 Shenandoah Rd, Plymouth, CA 95669
Dianda Vineyards and Tasting Room	A	<ul style="list-style-type: none"> • Tasting room • Unlimited events with up to 125 attendees • 12 events with up to 450 attendees 	014-150-035; 22105 Lawrence Rd, Fiddletown, CA 95629

Linstead Family Winery	AG	<ul style="list-style-type: none">• Tasting room• Unlimited events with up to 125 attendees• 12 events with up to 450 attendees	014-020-014; 23200 Upton Rd, Plymouth CA 95669
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FILE NUMBER	APPLICANT NAME	DESCRIPTION	Events/Operations	APN; Street; City	DATE REC'D	DATE APPROVED	EXPIRATION DATE / STATUS
UP-06;9-1	Tanis, Andrew	Use Permit to allow a wine tasting room and sale of winery related gift items in an R1A district. 748 sq ft tasting room attached to existing SFD and the sale and public display of winery related gift items shall be indoors and limited to an interior foot print area not to exceed 50 (Fifty) square feet.	No Special Events	011-240-025; 13120 Willow Creek Rd. Lone, CA. 95640	9/14/2006	3/13/2007	APPROVED BY PC
UP-07;1-4	Holdener, Tim & Lani (Macchia Winery)	Use Permit to allow a winery/ tasting room in the "R1A" zone district; the sale and public display of winery- related gift items; art gallery and sales; an outdoor picnic area.	<ul style="list-style-type: none"> • Participation in events which coincide with the Amador Vintners Association sponsored events. • One grand opening party. • Up to three vintage release parties. • Up to six (6) wedding events per year with no more than 125 persons in attendance. 	014-140-046; 14500 Shenandoah Rd. Plymouth, CA. 95669	1/18/2007	10/9/2007	APPROVED BY PC
UP-07;5-6	Borjon, Jesus & Nora	Use Permit to allow a winery/ tasting room in the "R1A" zone district; the sale and public display of winery- related gift items; art gallery and sales; an outdoor picnic area.	<ul style="list-style-type: none"> • Participation in events which coincide with the Amador Vintners Association sponsored events. • An annual release party. • A grand opening party. • One additional event per calendar year for a Cinco de Mayo celebration. 	014-120-003; 11270 Shenandoah Rd. Plymouth, CA. 95669	5/17/2007	9/11/2007	APPROVED BY PC
HOP-08;7-1	Gibson Winery (Formerly known as Martin Lane Winery)	Winery and the wholesale sales of wine produced on-site (no tasting room or retail sales).	Tasting room and events not permitted	005-310-015; 6110 Martin Ln, lone, CA 95640	~07/01/2008	7/29/2008	Approved (Staff Issued)
UP-08;11- 8	Sera Fina Cellars	Use Permit to allow the following in an "R1A" zone district in conjunction with a winery; wine tasting and tours; retail sales of wine and other grape related products and indoor or outdoor amplified or non- amplified music until 10:00 PM; Art gallery and sales in combination with the public display and retail sale of winery related promotional gift items and prepackaged foods, not to exceed 500 square feet of interior foot print area;	<ul style="list-style-type: none"> • Participation in events which coincide with the Amador Vintners Association sponsored events. • A grand opening party. • Three vintage parties per year. • No more than six additional events per year with a maximum of one hundred twenty five persons in attendance. 	008-080-017 (changed to 022); 17000 Latrobe Rd, Plymouth, CA 95669	11/17/2008	6/9/2009	APPROVED BY PC
HOP-09;5-2 Legendre	August Legendre Cellars	Vineyard and winery and the sale of wine produced on-site via the internet or to local restaurants and stores (no tasting room or retail sales).	CLOSED - No tasting room or events permitted	014-290-010; 16953 Mary Ln, Fiddletown, CA 95629	~05/19/2009	6/2/2009	Approved (Staff Issued)

UP-09;8-3	Andis / Archway Cellars	Use Permit to allow the following in an "R1A" zone district in conjunction with a winery; wine tasting and tours; retail sales of wine, winery related promotional items, gifts, and other grape related products (not to exceed 650 sq. ft.); outdoor picnic area.	<ul style="list-style-type: none"> • Participation in all Vintner Assoc. events. • Two vintage release parties per year. • Up to 13 additional events annually (such as weddings and 1 anniversary party) with a maximum of 150 persons in attendance. • The installation of a commercial kitchen for the purpose of providing food service for the above events. • The sale of pre-packaged food for tasting room customers. 	007-120-009; 11000 Shenandoah Rd, Plymouth, CA 95669	8/24/2009	12/9/2009	APPROVED BY PC
UP-10;6-1	Rosenthal, Ira & Elithabeth (Three Graces Vineyards)	Use Permit to allow the following in a "R1A" zone district in conjunction with a winery: an office; wine tasting and tours; retail sales of wine, art, and other grape and wine- related products.	<ul style="list-style-type: none"> • Participation in two events that coincide with the Amador Vintners Association. • One-time grand opening party and annual anniversary event. • Two vintage release parties annually. • Four additional events per year with no more than 150 guests. 	014-150-023; 16631 Tyler Rd, Fiddletown CA 95629	6/1/2010	8/10/2010	APPROVED BY PC
UP-11;7-1	Wine Tree Farm (C. Moore)	Use Permit to allow the following in a "R1A" zone district in conjunction with a winery: wine tasting by appointment and a 6,000 sq. feet outdoor picnic area adjacent to the building.	<ul style="list-style-type: none"> • Up to six (6) visits per day Saturday and Sunday; four (4) visits per day Friday; one to two (1-2) visits per day Monday thru Thursday; • A quarterly winemaker dinner for up to 14 guests by invitation (max.4 events per year); 	008-340-027; 14467 State Highway 49, Amador City, CA 95601	7/28/2011	12/13/2011	APPROVED BY PC
UP-15;11- 2	Malone, Tom	Use Permit to allow the following in a "R1A" zone district in conjunction with an on-site winery: Wine tasting, winery tours, and retail sales of wine and wine-related products (see also Denied Zone Change).	<ul style="list-style-type: none"> • 12 events annually with up to 125 attendees for events sanctioned by the Amador Vintners' Association (and 100 attendees for non-AVA events). 	014-170-026; 21090 Ostrom Rd, Fiddletown, CA 95629	11/4/2015	PC DENIED ON 06/14/2016; BOS APPROVED ON 09/13/2016	BOS REC. UP INSTEAD OF ZC
UP-15;11- 3	SLO 2 20, LLC	Use Permit to allow the following in a "R1A" zone district in conjunction with an on-site winery: wine tasting, winery tours, and retail sales of wine and wine-related products	<ul style="list-style-type: none"> • By Appointment Only • Up to 30 wine tasting customers at one time 	014-230-013 & 014-230-014; 19955 Shenandoah School Rd, Plymouth, CA 95669	11/16/2015	5/10/2016	APPROVED BY PC
UP-18;2-1	Ard Aven Winery (Reuter, Kirk)	Use Permit to allow for a tasting room in R1A Zoning for Ard Aven Winery and Vineyards. The tasting room proposes conversion of an existing utility building (975 sq. ft.)	<ul style="list-style-type: none"> • Maximum of 40 customers per day. • Regular business hours will be Friday-Sunday from 10: 00 a.m. to 5:00 p.m. • Four (4) annual events with up to 49 attendees. 	008-150-027; 15315 Willow Creek Rd, Plymouth, CA 95669	1/12/2018	6/9/2020	APPROVED BY PC
UP-19;4-4	Blood Gulch	Use Permit to allow for a tasting room in R1A Zoning with AG, Agricultural General, General Plan designation. The Tasting Room will occupy 3,616 sq. ft.	<ul style="list-style-type: none"> • Regular business hours will be (7) days a week from 9:00 a.m. to 5:00 p.m. • A maximum of six (6) events per year with up to 75 guests per event and, • A maximum of six (6) events per year with up to 125 guests per event 	007-070-051; 10690 Shenandoah Rd, Plymouth, CA 95669	04/09/2018? and 04/23/2019	10/13/2020	APPROVED BY PC

UP-19;12- 1	La Mesa Vineyards	Use Permit to allow for a tasting room in R1A Zoning District with AG, Agriculture General, General Plan designation. The wine tasting will be located in a 2,250 sq. ft. structure with 912 sq. ft. of the interior square footage to be allocated to the wine tasting area.	<ul style="list-style-type: none"> • Maximum of 6 events annually with up to 100 attendees. 	014-140-054; 13200 Shenandoah Rd, Plymouth, CA 95669	12/9/2019	5/12/2020	Approved on 05/12/2020
UP-20;3-1	Six Blocks Winery	Use Permit to allow for a tasting room in R1A Zoning with AG, Agricultural General, General Plan designation. The tasting room will be located within a 1,200 sq. ft. structure with 600 sq. ft. allocated to wine-tasting	<ul style="list-style-type: none"> • Open seven (7) days a week from 9:00 a.m. to 5:00 p. m. • The property will host special events; with a maximum 12 special events per year for no more than 125 guests and which conclude prior to 7:00 p.m. 	008-150-025; 14920 Muller RdPlymouth, CA 95669	3/4/2020	-	MND rejected by PC
Nonconforming	24 Brix	Nonconforming Use from tire shop to wine tasting room	none	008-100-009; 17585 State Highway 49 95669	N/A	N/A	Approved on January 13, 2015



Planning Department <planning@amadorgov.org>

Event data for TAC meeting

1 message

Come Lague <come@lamesavineyards.com>

Sat, Sep 4, 2021 at 10:11 AM

Reply-To: Come Lague <come@lamesavineyards.com>

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

Krista, can you do something for me that will be helpful for our TAC meeting Tuesday?

Please compile into a spreadsheet what the permitted uses are for these winery tasting rooms: the columns can be permitted number of days open, music until what time, number of smaller (125 person or otherwise) events per year and number of larger (450 person or otherwise) events per year.

For these wineries:

Sobon Estate further east of us

Iron Hub

Deaver

Spinetta

Dobra Zemlja

Driven

Rombauer

Shenandoah Vineyards

Bella Grace

Story

Dillian

Karmere

Bray

Helwig

Terre Rouge

Terra d'Oro

Amador Cellars

Vino Nocetto

Andis

Runquist

Paul J

Cooper

Borjon

Scott Harvey

Turley

Drytown Cellars

Wilderotter

Di Stasio

Young

It's not possible for me to compile this but you would surely know based on their zoning, use permit and whatever special conditions were granted. I think this will be an extremely useful comparison to have in our discussion.

Thank you!

Côme



Fwd: FW: Amador County: Technical Advisory Committee (TAC)

Jeff White <jwhite@amadorgov.org>
To: Planning Department <planning@amadorgov.org>

Tue, Sep 7, 2021 at 10:05 AM

Please see the forwarded email.

----- Forwarded message -----

From: **John Munn** <jrmunn@sbcglobal.net>
Date: Fri, Sep 3, 2021 at 11:01 AM
Subject: FW: Amador County: Technical Advisory Committee (TAC)
To: <website@amadorgov.org>

I have other commitments on September 7, so cannot be at the next TAC meeting. Please consider following question:

- Would approving this proposed Use Permit Amendment set a precedent for other R1A zoned properties in Amador County?

John Munn

From: website@amadorgov.org [mailto:website@amadorgov.org]
Sent: Thursday, September 02, 2021 4:31 PM
To: jrmunn@sbcglobal.net
Subject: Amador County: Technical Advisory Committee (TAC)

Technical Advisory Committee (TAC)

- Date: 09/07/2021 3:00 PM - 4:00 PM
 - Location: Board of Supervisor's Chambers
[810 Court St, 1st Floor, East Wing](#)
[Jackson, California 95642](#)
- [La Mesa Amendment \(2021\) to UP-19;12-1_Packet](#)
- Agenda: [TAC.09.07.21](#)

To view this email, including any attached documents, [click here](#).

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Thank you,
Jeff White
Amador County Information Technology Director



Planning Department <planning@amadorgov.org>

TAC Referral- *Amended* Use Permit UP-19;12-1 La Mesa Vineyards

Amador LAFCO <amador.lafco@gmail.com>

Fri, Aug 27, 2021 at 11:04 AM

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

No comment from LAFCO on this proposal.

Roseanne

[Quoted text hidden]

--

Roseanne Chamberlain

Amador LAFCO Executive Officer

(209) 418-9377