

Conditions

Conditions from the Mitigated Negative Declaration

The following mitigation measures are required as a means to reduce potential significant environmental effects to a less than significant level:

1. Should a future winery facility involve the storage of reportable quantities of hazardous materials, then prior to building permit issuance the applicant shall submit a hazardous materials business plan to the Solid Waste and Hazardous Materials Division of Environmental Management, to include payment of applicable fees. [MM Haz Mat-1].

Monitoring: Solid Waste and Hazardous Materials Division of Environmental Management shall review and approve a hazardous materials business plan prior to issuance of any development permit for a winery or tasting room.

2. Prior to building permit issuance for a winery facility, the applicant shall provide a Fuel Modification and Wildland Fire Safety Plan, to be prepared by a Registered Professional Forester and or District approved fire safe planner, which shall be reviewed and approved by Pioneer Fire Protection District and California Department of Forestry (Cal Fire). [MM Haz Mat-2].

Monitoring: Pioneer Fire Protection District and California Department of Forestry (Cal Fire) shall review and approve a Fuel Modification and Wildland Fire Safety Plan, to be prepared by a Registered Professional Forester and or District approved fire safe planner, prior to issuance of any development permit for a winery or tasting room.

3. Prior to discharging any wastewater to the land, the applicant shall meet Waste Discharge Requirements (WDRs) of the Regional Water Quality Control Board (RWQCB). If the winery crushes less than 80 tons of grapes per year, produces less than 100,000 gallons of wastewater annually, or collects and hauls all process wastewater off-site for disposal, the applicant can apply for a waiver of WDRs. Otherwise, the applicant shall submit a Report of Waste Discharge with the RWQCB. [MM Hydro-1].

Monitoring: California Regional Water Quality Control Board (RWQCB) shall review and approve a Report of Waste Discharge with the RWQCB, prior to issuance of any development permit for a winery or tasting room. A written copy of said approval shall be received by Planning Services for the project file, prior to issuance of any development permit for a winery or tasting room.

4. The applicant will be required to obtain a special use permit if an amplified, outdoor sound system will be utilized during special events. [MM-1 Noise].

Monitoring: Applicant shall apply for a Special Use Permit for the use of an amplified, outdoor sound system will be utilized during special events, and shall have said Permit approved by the El Dorado County Planning Commission, prior to issuance of any development permit for a winery or tasting room.

5. The applicant shall be subject to an encroachment permit, Std. Plan 103D, with a minimum width of 24 feet for the Mariah Lane entrance to Sandridge Road. Construction shall be completed prior to final occupancy of any future winery. **[MM Trans/Traffic-1].**

Monitoring: Applicant shall applicant shall apply for an encroachment permit for the encroachment by Mariah Lane the entrance onto Sandridge Road Said permit be reviewed and approved by the El Dorado County Department of Transportation (DOT) prior to issuance of any development permit for a winery or tasting room.

6. Prior to holding any special events, the applicant shall improve Mariah Lane from the encroachment off Sandridge Road to the winery and tasting room access way. Improvements will consist of surfacing with either gravel, chip seal or asphalt concrete, to the discretion of the El Dorado County Department of Transportation, 18 feet of width with shoulders on each side. **[MM Trans/Traffic-2].**

Monitoring: Applicant shall submit a grading plan for the winery and tasting room access way, to be reviewed and approved by the El Dorado County Department of Transportation prior to issuance of any development permit for a winery or tasting room.

7. Prior to final occupancy of any potential future winery, the applicant shall post a sign on Mariah Lane discouraging public travel along the road system beyond the winery facilities. The sign shall conform to Standard Plan 105-C for dimensions and materials, and shall read: *End Winery Road – No Trespass*. **[MM Trans/Traffic-3].**

Monitoring: Applicant shall submit proof that a sign on Mariah Lane discouraging public travel along the road system beyond the winery facilities reading, *End Winery Road – No Trespass*, has been posted in a DOT approved location to DOT prior to Prior to final occupancy of the winery a winery or tasting room.

8. Prior to applying for a building permit for the winery or wine tasting facility, the applicant shall submit a Declaration of Small Water System Status form to the El Dorado County Environmental Health Division in order to determine if the project will require a water system permit. If wine tasting activities include the preparation, storing or retail sale of food, then the applicant shall be subject to further requirements and must contact the department for assistance. **[MM Utilities-1].**

Monitoring: Prior to applying for a building permit for the winery or wine tasting facility, the applicant shall submit a Declaration of Small Water System Status form to the El Dorado County Environmental Health Division for review. If wine tasting

activities include the preparation, storing or retail sale of food, then the applicant shall be subject to further requirements and must contact the department for assistance. The applicant shall provide information to the El Dorado County Environmental Health Division prior to applying for a building permit so said determination can be made.

9. Immediately subsequent to approval of the subject rezone by the El Dorado County Board of Supervisors, Planning Services shall record a Notice of Restriction on APN 046-041-17 consisting of Mitigation Measures 1 through 9. The applicant shall be responsible for all recordation fees. **[MM Manda Signi-1]**.

Monitoring: Immediately subsequent to approval of the subject rezone by the El Dorado County Board of Supervisors a Notice of Restriction on APN 046-041-17 consisting of Mitigation Measures 1 through 9 shall be signed and notarized by the applicant and recorded by Planning Services, and a copy shall be provided to the applicant.