



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Road

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

TO: El Dorado County Agricultural Commission

FROM: Evan Mattes, Assistant Planner evan.mattes@edcgov.us

DATE: January 4, 2018

RE: **Pecota Conditional Use Permit**
Project File No. S17-0021

Planning Services is processing the attached application for a new Conditional Use Permit and requests the project be placed on the Agricultural Commission's Agenda. The applicants are requesting the following:

S17-0021 is based on the following project description: Conditional Use Permit for a 5 acre parcel, APN 069-200-32. The parcel has a General Plan designation of Low Density Residential (LDR) and a zoning designation of Residential Estates Five-Acre (RE-5). The conditional use permit proposes the operation of a new microwinery within an existing structure. The project site is located on the west side of North Shingle Road, 3.1 miles north of the intersection with Ponderosa Road in the Shingle Springs area. (District IV)



EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court, Placerville, CA 95667 (530) 621-5355 <http://edcgov.us/Planning/>

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CONDITIONAL/MINOR USE PERMIT

FILE # S17-0021

ASSESSOR'S PARCEL NO.(s) 069-200-32

PROJECT NAME/REQUEST: (Describe proposed use) Pecota Vineyard -
Vineyard & Microwinery - Internet sales only -
NO public access

APPLICANT/AGENT Jeff Pecota

Mailing Address 2501 Running Deer Rd. Shingle Springs CA. 95682
P.O. Box or Street City State & Zip

Phone (530) 5037515 EMAIL: pecotaconst@hotmail.com

PROPERTY OWNER Jeff & Renee Pecota

Mailing Address 2501 Running Deer Rd, Shingle Springs CA. 95682
P.O. Box or Street City State & Zip

Phone (530) 6774597 EMAIL: pecotaconst@hotmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT _____

Mailing Address _____
P.O. Box or Street City State & Zip

Phone () _____ EMAIL: _____

LOCATION: The property is located on the west side of North Shingle Rd.
N / E / W / S street or road

3.1 feet/miles north of the intersection with Pandrosa Rd.
N / E / W / S major street or road

in the Shingle Sprs. / Rescue area. PROPERTY SIZE 5 acres
acreage / square footage

X [Signature] Date 11-20-17
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 11/20/17 Fee \$ 6,554 Receipt # 30636 Rec'd by Efrén Sanchez Census _____

Zoning RE-5 GPD LDR Supervisor Dist 4 Sec 24 Twn 10N Rng 9E

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

Executive Secretary _____

APPEAL:
Approved _____ Denied _____

(Application Revised 4/2016)

S 17-0021

(Last revised 04/16)



EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court, Placerville, CA 95667

(530) 621-5355

<http://edcgov.us/Planning/>

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REQUIRED SUBMITTAL INFORMATION

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for
Conditional/Minor Use Permit

The following items 1 through 9 must be provided with all applications. The remaining items shall be required where applicable. If all the required and applicable information is not provided, the application will be deemed incomplete and will not be accepted. For your convenience, please use the check (✓) column on the left to be sure you have all the required and applicable information. All plans and maps MUST be folded to 8½" x 11".

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- | | | | |
|-----|---|-----|--|
| ✓ | ✓ | 1) | Application form, completed and signed. |
| N/A | | 2) | Letter of authorization from all property owners authorizing agent to act as applicant, when applicable. |
| ✓ | ✓ | 3) | Proof of ownership (Grant Deed), if the property has changed title since the last tax roll. |
| ✓ | ✓ | 4) | A copy of official Assessor's map, showing the property outlined in red. |
| ✓ | ✓ | 5) | An 8 ½ x 11" vicinity map showing the location of the project in relation to the distance to major roads, intersections, and town sites. |
| ✓ | ✓ | 6) | Environmental Questionnaire form, completed and signed. |
| ✓ | | 7) | Provide name, mailing address and phone number of all property owners and their agents. |
| ✓ | | 8) | A record search for archaeological resources shall be conducted through the North Central Information Center located at CSU-Sacramento, 6000 J Street, Adams Bldg, #103, Sacramento, CA 95819-6100, phone number (916) 278-6217. If the record search identifies a need for a field survey, a survey shall be required. (A list of Archaeological Consultants and survey requirements is available at the Planning Department.) Archaeological surveys shall meet the "Guidelines for Cultural Resource Studies" approved by the Board of Supervisors, available at the Planning Department. |
| ✓ | | 9) | A traffic impact determination shall be provided utilizing El Dorado County's "Transportation Impact Study (TIS) – Initial Determination Form, located on the Planning Services website under "Applications and Forms". |
| N/A | | 10) | If public sewer or water service is proposed, obtain and provide a Facilities Improvement Letter if the project is located within the EID service area, or a similar letter if located in another sewer/water district. |

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(Last revised 04/16)

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

N/A 11) If off-site sewer or water facilities are proposed to serve the project, provide four (4) copies of a map showing location and size of proposed facilities. If ground water is to be used for domestic water, submit a report noting well production data for adjacent parcels, or submit a hydrological report prepared by a geologist noting the potential for water based on the nature of project site geology.

N/A 12) In an accompanying report, provide the following data for area on each proposed parcel that is to be used for sewage disposal:

- a) Percolation rate and location of test on 4.5 acres or smaller
- b) Depth of soil and location of test
- c) Depth of groundwater and location of test
- d) Direction and percent of slope of the ground
- e) Location, if present, of rivers, streams, springs, areas subject to inundation, rock outcropping, lava caps, cuts, fills, and easements
- f) Identify the area to be used for sewage disposal
- g) Such additional data and information as may be required by the Division Director of Environmental Management to assess the source of potable water, the disposal of sewage and other liquid wastes, the disposal of solid wastes, drainage, and erosion control

13) Preceding parcel map, final map, or record of survey, if any exists.

N/A 14) Four (4) copies of an oak tree preservation plan. The oak tree preservation plan shall accurately include the following:

a) General identification of the oak tree canopy, noting significant oak tree species (e.g. blue oak, valley oak, etc.) where such groups are clearly distinguishable. Identification of the oak tree canopy shall be determined from base aerial photographs or by an on-site survey performed by a qualified biologist, certified arborist, or Registered Professional Forester (RPF).

b) Parcels having canopy cover of at least ten percent (10%) are subject to oak tree canopy coverage retention or replacement standards as follows:

<u>Existing Canopy Cover</u>	<u>Percent of Canopy Cover to be Retained or Replaced</u>
80 - 100 percent	60 percent of existing canopy
60 - 79 percent	70 percent of existing canopy
40 - 59 percent	80 percent of existing canopy
20 - 39 percent	85 percent of existing canopy
19 percent or less	90 percent of existing canopy

c) Where item (b) above applies and trees will be removed as the result of project improvements, a replacement plan shall be included with application submittal. Any provisions for tree preservation, transplanting, or replacement, shall be shown on a recordable (black and white version) site plan. The replacement plan shall also include a mitigation monitoring plan to ensure that proposed replacement trees survive.

SITE PLAN REQUIREMENTS

Five (5) copies plus an electronic copy (CD-ROM or other medium) of the site plan detailing what exists on the site at time of application shall be submitted on 24" x 36" sheets or smaller, drawn to scale, and of sufficient size to clearly show all details and required data. **All plans MUST be folded to 8½" x 11", plus one 8½" x 11" reduction. NO ROLLED DRAWINGS WILL BE ACCEPTED.**

For your convenience, please check the Applicant column on the left to be sure you have all the required submittal information.

Check (✓)
Applicant County

- | | | | |
|-------------------------------------|--------------------------|-----|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) | Project name (if applicable). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) | Name, address of applicant and designer (if applicable). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) | Date, north arrow, and scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) | Entire parcel of land showing perimeter with dimensions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) | All roads, alleys, streets, and their names. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6) | Location of easements, their purpose and width. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7) | All existing and proposed uses (i.e. buildings, driveways, dwellings, utility transmission lines, etc.). |
| <input type="checkbox"/> | <input type="checkbox"/> | 8) | Parking and loading stalls with dimensions (refer to Zoning Ordinance Chapter 130.35 and the Community Design Standards-Parking and Loading Standards). |
| <input type="checkbox"/> | <input type="checkbox"/> | 9) | Trash and litter storage or collection areas, and propane tank location(s). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10) | Total gross square footage of proposed buildings. |
| <input type="checkbox"/> | <input type="checkbox"/> | 11) | Proposed/existing fences or walls. |
| <input type="checkbox"/> | <input type="checkbox"/> | 12) | Sign locations and sizes (if proposed) (refer to Zoning Ordinance Chapter 130.16). |
| <input type="checkbox"/> | <input type="checkbox"/> | 13) | Pedestrian walkways, courtyards, etc. (if proposed). |
| <input type="checkbox"/> | <input type="checkbox"/> | 14) | Exterior lighting plan (if proposed), along with a Photometric Study and fixture specifications (refer to Zoning Ordinance Chapter 130.34 and the Community Design Standards-Outdoor Lighting Standards). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 15) | Existing/proposed water, sewer, septic systems, and wells (if applicable). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 16) | Existing/proposed fire hydrants. |
| <input type="checkbox"/> | <input type="checkbox"/> | 17) | Tentative subdivision or parcel map (if applicable). |
| <input type="checkbox"/> | <input type="checkbox"/> | 18) | Public uses (schools, parks, etc.) |
| <input type="checkbox"/> | <input type="checkbox"/> | 19) | The location, if present, of rock outcropping, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundation and wetlands. (Show respective 100-foot and 50-foot septic system setbacks when a septic system is proposed). |

FORMS AND MAPS REQUIRED

Check (✓)
Applicant County

- N/A 15) Preliminary grading, drainage plan, and report. The plan should be of sufficient detail to identify the scope of grading, including quantities, depths of cut and fills (for roads and driveways where cuts/fills exceed 6 feet, and mass pad graded lots), location of existing drainage, proposed modifications, and impacts to downstream facilities. (See Section 110.14.240 of County Grading Ordinance for submittal detail)
- N/A 16) If located within one of the five Ecological Preserve - EP overlay zones (Mitigation Area 0), rare plants may exist on-site. The State Department of Fish & Wildlife will require an on-site biological plant survey to determine the extent and location of rare plants on the project site. Such a survey can only occur from March 15 through August 15 when plants are readily visible. Therefore, if the State Department of Fish & Wildlife requires the plant survey, a substantial delay in the processing of your application could result. To avoid potential delays, you may choose to provide this survey with application submittal. (A list of possible Botanical Consultants is available at Planning Services.)
- N/A 17) Name and address of Homeowner's Association, CSA 9 Zone of Benefit, or other road maintenance entity if it exists in the project area.
- N/A 18) A site-specific wetland investigation shall be required on projects with identified wetlands as delineated on the applicable U.S.G.S. Quadrangle and/or by site visit, when proposed improvements will directly impact the wetland (reduce the size of the wetland area) or lie near the wetlands. (Available from Planning Services are the U.S. Corps of Engineers requirements for a wetlands delineation study. A list of qualified consultants is also available.)
- N/A 19) An acoustical analysis shall be provided whenever a noise-sensitive land use (residences, hospitals, churches, libraries) are proposed adjacent to a major transportation source, or adjacent or near existing stationary noise sources. Such study shall define the existing and projected noise levels and define how the project will comply with standards set forth in the General Plan.
- N/A 20) Where potential for special status plant and/or animal habitats are identified on the parcel(s), an on-site biological study shall be required to determine if the site contains special status plant or animal species or natural communities and habitats.
- ✓ 21) An air quality impact analysis shall be provided utilizing the El Dorado County Air Pollution Control District's "Guide to Air Quality Assessment."

SITE PLAN REQUIREMENTS

Check (✓)

Applicant County

- N/A _____ 20) Identify areas subject to a 100-year flood on perennial streams or creeks, and show high water level (100-year) on map. Where this data is not readily available, January 1997 flood level can be shown if known. (Refer to the Federal Emergency Management Agency (FEMA) website).
- N/A _____ 21) Note any proposed trails within the project; and where applicable, connection to existing or proposed trail systems.

PRELIMINARY LANDSCAPE PLAN REQUIREMENTS

Required when parking facilities are proposed or otherwise at planner's discretion. (Refer to Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).

(Five (5) copies plus an electronic copy (CD-ROM or other medium), folded to 8½" x 11", plus one 11" x 17" reduction).

Check (✓)

Applicant County

- N/A _____ 1) Location, quantity, and a gallon size of proposed plant material (See Zoning Ordinance Chapter 130.33 and the Community Design Standards – Landscaping and Irrigation Standards).
- N/A _____ 2) Note quantity/type of trees to be removed.
- N/A _____ 3) Location, general type (pine, oak, etc.) and size of all existing trees, in those areas that are subject to grading or otherwise may be removed/affected by proposed improvements. Note quantity of trees to be removed.
- N/A _____ 4) List of both common and botanical names of plant material (use of drought tolerant species is highly recommended). A recommended list of drought-tolerant species is available at Planning Services.
- N/A _____ 5) Location of irrigation proposed. (NOTE: The final Landscape Plan will ultimately be required to meet the County's Water Conserving Landscape Standards. Copies are available at Planning Services).

PRELIMINARY GRADING AND DRAINAGE PLAN

Required whenever any grading is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), folded to 8½" x 11", plus one 8.5" x 11" reduction).

Check (✓)

Applicant County

- N/A _____ 1) Contours or slope data (pursuant to Chapter 110.14 of County Code Grading, Erosion, and Sediment Control Ordinance).
- N/A _____ 2) Drainage improvements, culverts, drains, etc.
- N/A _____ 3) Limits of cut and fill.

PLAN OF BUILDING ELEVATIONS

Required whenever a new structure or addition is proposed.

(Five (5) copies plus an electronic copy (CD-ROM or other medium), folded to 8½" x 11", plus one 8.5" x 11" reduction).

Check (✓)
Applicant County

- | | | | |
|-------------------------------------|-------|----|--|
| <input checked="" type="checkbox"/> | _____ | 1) | Building design, elevations of all sides. |
| <input checked="" type="checkbox"/> | _____ | 2) | Exterior materials, finishes, and colors. |
| <input type="checkbox"/> | _____ | 3) | Existing/proposed signs showing location, height and dimensions. Include sign plan for project with multiple businesses. |

Planning Services reserves the right to require additional project information as provided by Section 15060 of the California Environment Quality Act, or as required by the General Plan development policies, when such is necessary to complete the environmental assessment.

NOTE: APPLICATION WILL BE ACCEPTED BY APPOINTMENT ONLY. MAKE YOUR APPOINTMENT IN ADVANCE BY CALLING (530) 621-5355.

File # _____
Date Filed: _____

EL DORADO COUNTY PLANNING SERVICES
ENVIRONMENTAL QUESTIONNAIRE
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Project Title Pecota Vineyard
Lead Agency _____
Name of Owner Jeff & Renee Pecota Telephone 530 677 4597
Address 2501 Running Deer Rd. Shingle Springs, CA. 95682
Name of Applicant Jeff Pecota Telephone 530 5037515
Address 2501 Running Deer Rd., Shingle Springs CA. 95682
Project Location 2501 Running Deer Rd. Shingle Springs CA.
Assessor's Parcel Number(s) 069-200-37
Acreage 5 - five Zoning RES

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: Vineyard with microwinery, Internet sales only. No public access. Vineyard is 2 acres and grapes are grown organically. No pesticides or sprays.
2. What is the number of units/parcels proposed? 1 - one

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
40 0 to 10% 20 11 to 15% 20 16 to 20% 20 21 to 29% _____ over 30%
4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No
5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? If so, which one? No
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
Tennessee creek on opposite side of No. Shingle Rd. approx 160' from Vineyard -
Name of the water body? _____
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No

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9. Will the project result in the physical alteration of a natural body of water or drainage way?
If so, in what way? No
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
No

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: grass 95% brush 2% Trees 3%
12. How many trees of 6-inch diameter will be removed when this project is implemented?
None

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? Rescue
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)?
Hydrant 300' fr. North West property corner. Pool 25,000 gal. water on site
15. What is the distance to the nearest fire station? 1 mile
16. Will the project create any dead-end roads greater than 500 feet in length?
No
17. Will the project involve the burning of any material including brush, trees and construction materials?
No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? If so, how far?
No
19. What types of noise would be created by the establishment of this land use, both during and after construction? Wood working - small tractor use

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? No pesticides or spray to be used - Will be organic vineyard.

WATER QUALITY

21. Is the proposed water source: X public or ___ private, ___ treated or ___ untreated?
Name the system: Drip irrigation
22. What is the water use (residential, agricultural, industrial or commercial)?
agricultural

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) No - See letter provided from Calif. Historical Resources Information System.

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
~~Name of district:~~ No sewage system - No toilet or sink to be installed
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? _____

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? No
28. Will the project reduce or restrict access to public lands, parks or any public facilities? No

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? No
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No
31. Will the project require the extension of existing public utility lines? If so, identify and give distances: No

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
organic vineyard - no pesticides, herbicides or sprays to be used.
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
No
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitos, rodents and other disease vectors)?
No
36. Will the project displace any community residents? No

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attach additional sheets if necessary)

MITIGATION MEASURES (attach additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form completed by: Jeff Pecota Date: 11-20-17

From: Fu, Lixin@Waterboards Lixin.Fu@waterboards.ca.gov
Subject: Winery Waiver
Date: Nov 15, 2017, 8:55:05 AM
To: pecotaconst@hotmail.com

Jeff,

California Environmental Quality Act (CEQA) document is required in order to seek coverage under the order(see Form 200) . You may need to contact your County Planning Department regarding the CEQA issue. If the County determines that your vineyard is exempt from CEQA, a Notice of Exception from the County is necessary.

Thanks,

Lixin Fu, P.E.

Water Resources Control Engineer
WDR Land Discharge Permitting Unit
Central Valley Regional Water Quality Control Board
11020 Sun Center Drive, #200
Rancho Cordova, CA 95670
Desk 916-464-4689
lfu@waterboards.ca.gov <<mailto:lfu@waterboards.ca.gov>>

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Please use our electronic content management (ECM) system if you are using email to transmit digital files such as a letter or a report less than 50 MB. Emails transmitting digital documents should be sent to centralvalleysacramento@waterboards.ca.gov <<mailto:centralvalleysacramento@waterboards.ca.gov>> and all documents must be in pdf form. In order to ensure that the documents are correctly delivered, the email message should include the facility-specific information listed in the Executive Officer's September 26, 2014 letter.

(If staff has requested digital files in another form, such as Word or Excel, those should be emailed directly to the staff member.)

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**County of El Dorado
Air Quality Management District**

330 Fair Lane, Placerville Ca 95667
Tel. 530.621.7501 Fax 530.295.2774
www.edcgov.us/AirQualityManagement

Dave Johnston
Air Pollution Control Officer

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November 15, 2017

Jeff Pecota
2501 Running Deer Rd
Shingle Springs, CA 95682

RE: Request for Waiver of Air Quality Impact Analysis for Micro-Winery Business

Dear Mr. Pecota:

Thank you for your call today concerning your pending submittal of a Conditional Use Permit (CUP) application for a micro-winery on your property at 2501 Running Deer Rd in Shingle Springs. We understand there will be no grading and the winery will not be open to the public for tasting or events. You have two-acres of grapes planted on site that you intend to grow organically, use for winemaking, and sell via the internet. You were inquiring about the need to submit an Air Quality Analysis as required by the application submittal checklist. The purpose of your call was to request a waiver from AQMD of the application requirement for an Air Quality Analysis.

Construction: As we understand the project, there is no grading or construction necessary.

Operation: From our conversation, there appear to be no sources subject to an AQMD permit.

Based *solely* on the very cursory review of your statements over the phone, AQMD has determined the development is minor, and the project is well below the screening size of projects identified in Table 5.2 "Projects with Potentially Significant ROG and NOx Operation Emission" (EDC AQMD *Guide to Air Quality Assessment*) for criteria pollutants. AQMD has determined this project is not expected to cause a significant air quality impact; therefore, an Air Quality Assessment is not required at the time of submittal for the CUP.

This determination is based solely on the information provided above. If, during the course of the Initial Study (IS) preparation for California Environmental Quality Act (CEQA) purposes, a more detailed review of the project's potential impacts indicates further information is required, you will be required to provide this information at your expense. Additional air quality impact information may include such items as the results of an air quality model analysis, or a full Air Quality Impact Analysis prepared by a qualified consultant.

Alternatively, AQMD is only a Commenting/Reviewing Agency for CEQA purposes. A commenting agency is a public agency with "jurisdiction by law" over a particular natural resource, but is neither a Lead Agency nor a Responsible Agency (The AQMD would be a Responsible Agency if your business needed an Air Pollution Permit to Operate from the

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AQMD). El Dorado County Planning Services is the Lead Agency and therefore may still request an Air Quality Analysis be completed as part of application processing.

The AQMD may still comment on the project as part of the Technical Advisory Committee (TAC) coordination during application processing. TAC comments typically include construction best management practices (BMPs) conditions, and other conditions necessary to comply with Air District Rules.

If you have any questions, please do not hesitate to contact us at (530) 621-7501. The complete list of District Rules can be viewed at: <http://www.arb.ca.gov/drdb/ed/cur.htm>

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Baughman".

Adam Baughman
Air Quality Engineer

Reference:

EDC AQMD *Guide to Air Quality Assessment*:

http://edcgov.us/Government/AirQualityManagement/Guide_to_Air_Quality_Assessment.aspx

Applying for a Permit and/or Registration

Certain alcohol and tobacco businesses, including those listed below, must file an application with and receive approval from TTB before engaging in business.

Those applying for federal authorization to start a business in the alcohol, tobacco, or firearms and ammunition industry are no longer required to submit original documentation for bond forms and power of attorney forms. We will accept these forms, along with all other required documentation, through a completely automated process within the [Permits Online](#) system. Previously, you were required to send us paper copies of these forms, which could prolong the application approval process. With these changes, you can send us your applications electronically, eliminating the need to mail in paper forms. Please see the helpful [Permits Online Tutorial](#) to help you through this process.

Firearms and ammunition businesses file and pay to TTB excise taxes on the sale and use of firearms and ammunition. Firearms and ammunition businesses must also register with TTB before making tax-free sales. **There is no fee at the federal level to apply for or maintain approval to operate TTB-regulated alcohol and tobacco businesses.**



IMPORTANT

ELIMINATION OF BOND REQUIREMENTS FOR SMALL BREWERIES/BREW PUBS, DISTILLED SPIRITS PLANTS, AND WINERIES

As of January 1, 2017, if you are the proprietor of a brewery, distilled spirits plant, or winery owing not more than \$50,000 in excise taxes in the previous year, and you expect to owe not more than \$50,000 in excise taxes in the current year on beer, distilled spirits, or wine, you may no longer be required to hold a bond.

In addition, if you owed not more than \$1,000 in excise taxes the previous year and expect to owe not more than \$1,000 in the current year, you will be eligible to file your excise taxes annually, rather than semi-monthly or quarterly.

The information in this tutorial may not reflect these changes. TTB will update it as soon as possible. In the meantime, please see our [Bond and Filing Changes homepage](#) for more details.

Determining Your Business Type

Depending on your industry type (wine, beer, distilled spirits, industrial alcohol, or firearms and ammunition excise taxpayer) and the type of business you want to operate, the application [processing times](#) may vary.

Some business operations are similar in nature or involve similar products. Please carefully read the business descriptions to determine what you need to file. If you need assistance, contact TTB's National Revenue Center toll-free at 877-682-3277. You may also send us a message using our [National Revenue Center Contact Form](#).

- [Alcohol Producers and Manufacturers](#) (Distilleries, Breweries, or Wineries)
- [Alcohol Importers, Wholesalers and Exporters](#)
- [Alcohol Users and Dealers](#)
- [Firearms and Ammunition](#)
- [Tobacco Manufacturers, Importers and Exporters](#)

Getting Started

Starting a new business and understanding the process can be challenging. See our interactive tutorial [Getting Started in a TTB-Regulated Industry](#) for an easy-to-understand overview of the steps involved in starting a new business that will be regulated by TTB.

Once you determine your business type and have a better understanding of the process, you must file an application with TTB and receive approval before you can begin operations. For most business types, you can submit your application using our safe secure system, [Permits Online](#). For applications unavailable in [Permits Online](#), you must file a paper application and mail it to TTB's office in Cincinnati, Ohio.



Online with [Permits Online](#).



Download, print, and mail application to TTB.

- [Permits Online](#) - Use our safe secure system to apply online for a permit. You can submit and track most application types online.
- [Permits Online Tutorial](#) - Online training that takes you step-by-step for using [Permits Online](#)
- [Getting Started in a TTB-Regulated Industry](#) - Starting a new business and understanding the process can be challenging; our interactive tutorial gives you an easy-to-understand overview of the steps involved in starting a new business that will be regulated by TTB.

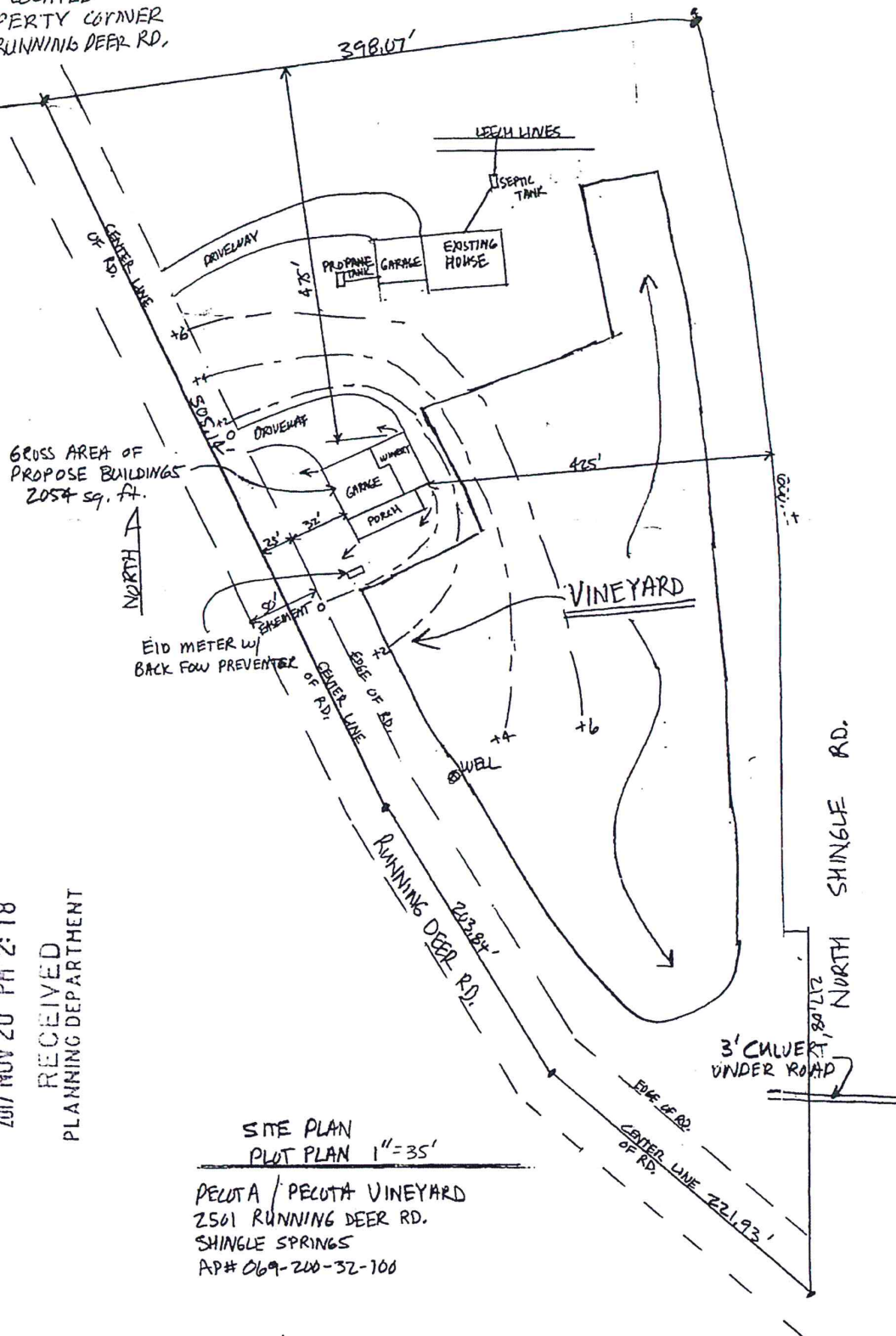
Special Situations

- [Informational Packets](#) - These packets address situations that do not require you to file an application or request a permit to operate. These may include [Disaster Claims](#) and [Manufacturer of Nonbeverage Products \(MNBPF\)](#).

Alcohol Producers and Manufacturers

S 17-0021

FIRE HYDRANT LOCATED
300' FR. PROPERTY CORNER
ON SIDE OF RUNNING DEER RD.



2017 NOV 20 PM 2:18
RECEIVED
PLANNING DEPARTMENT

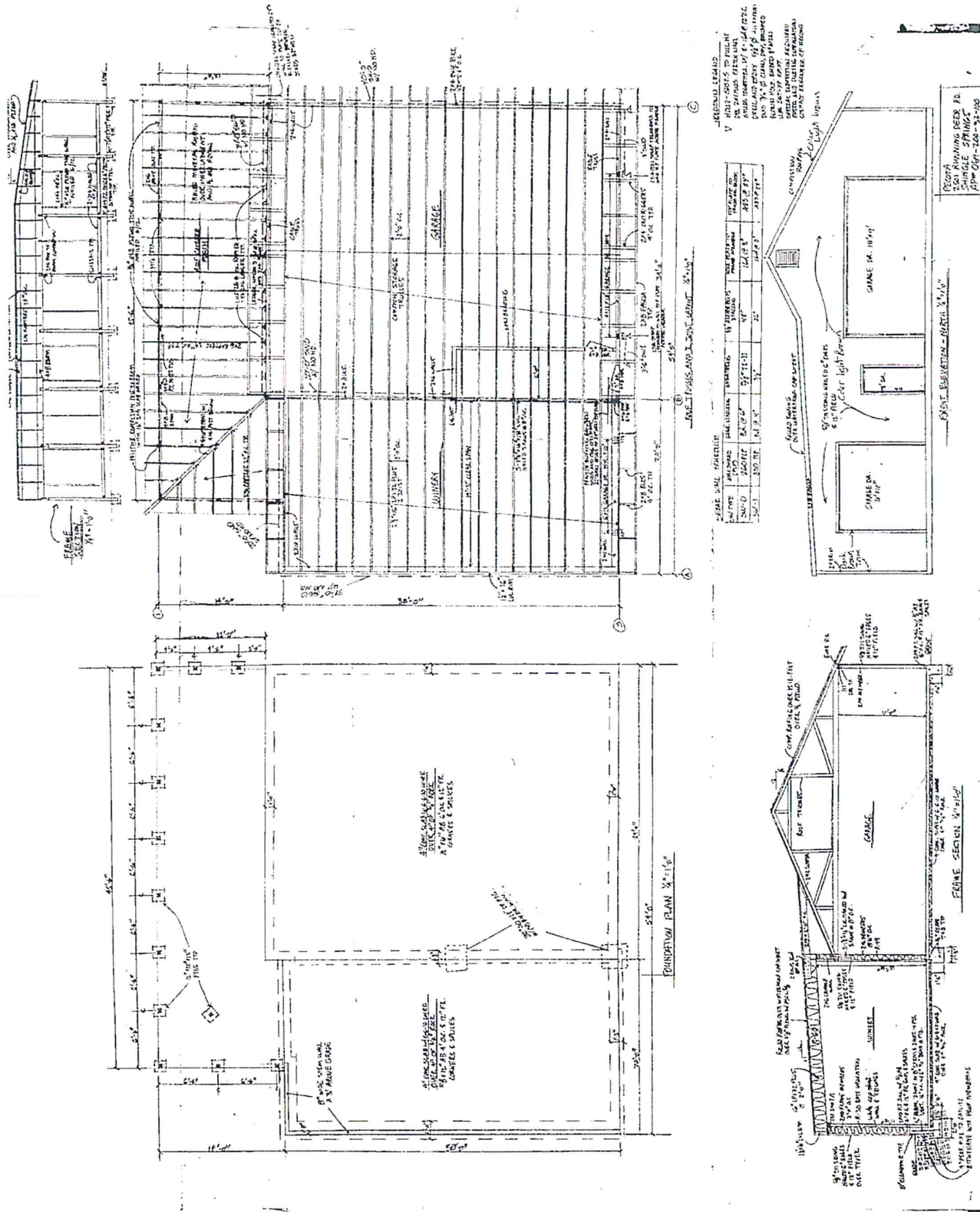
SITE PLAN
PLOT PLAN 1"=35'

PECOTA / PECOTA VINEYARD
2501 RUNNING DEER RD.
SHINGLE SPRINGS
AP# 069-200-32-100

PELOTA
2501 RUNNING DEER RD.
SHINGLE SPRINGS
AP # 069-200-32-100

S 17-0021

RECEIVED
PLANNING DEPARTMENT
2017 NOV 20 PM 2:21

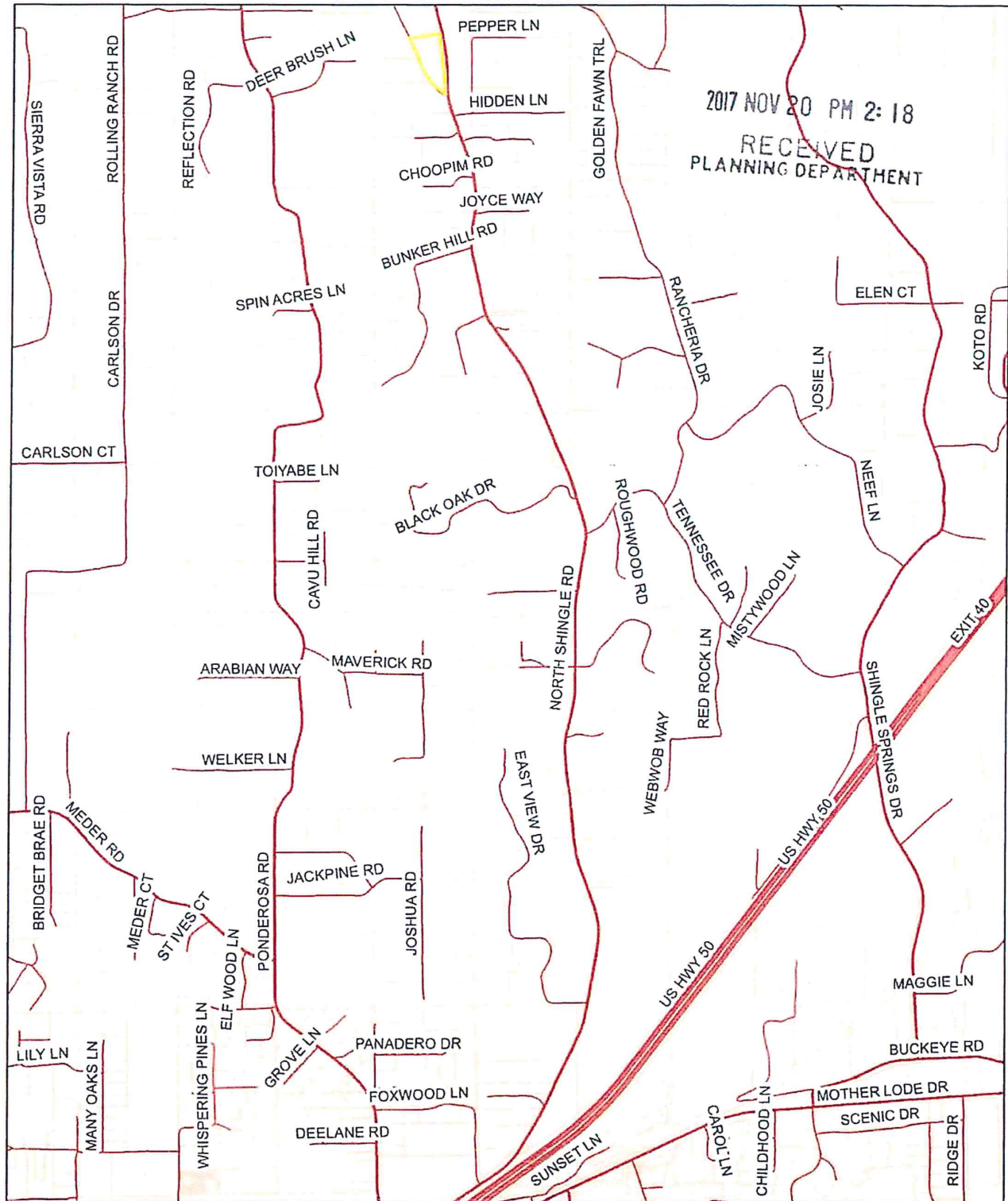


S17-0021



PECOTA
2500 RAINING PEER RD
SHINGLE SPRINGS
APR-061-228-51-10

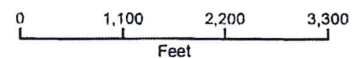
APN 06920032



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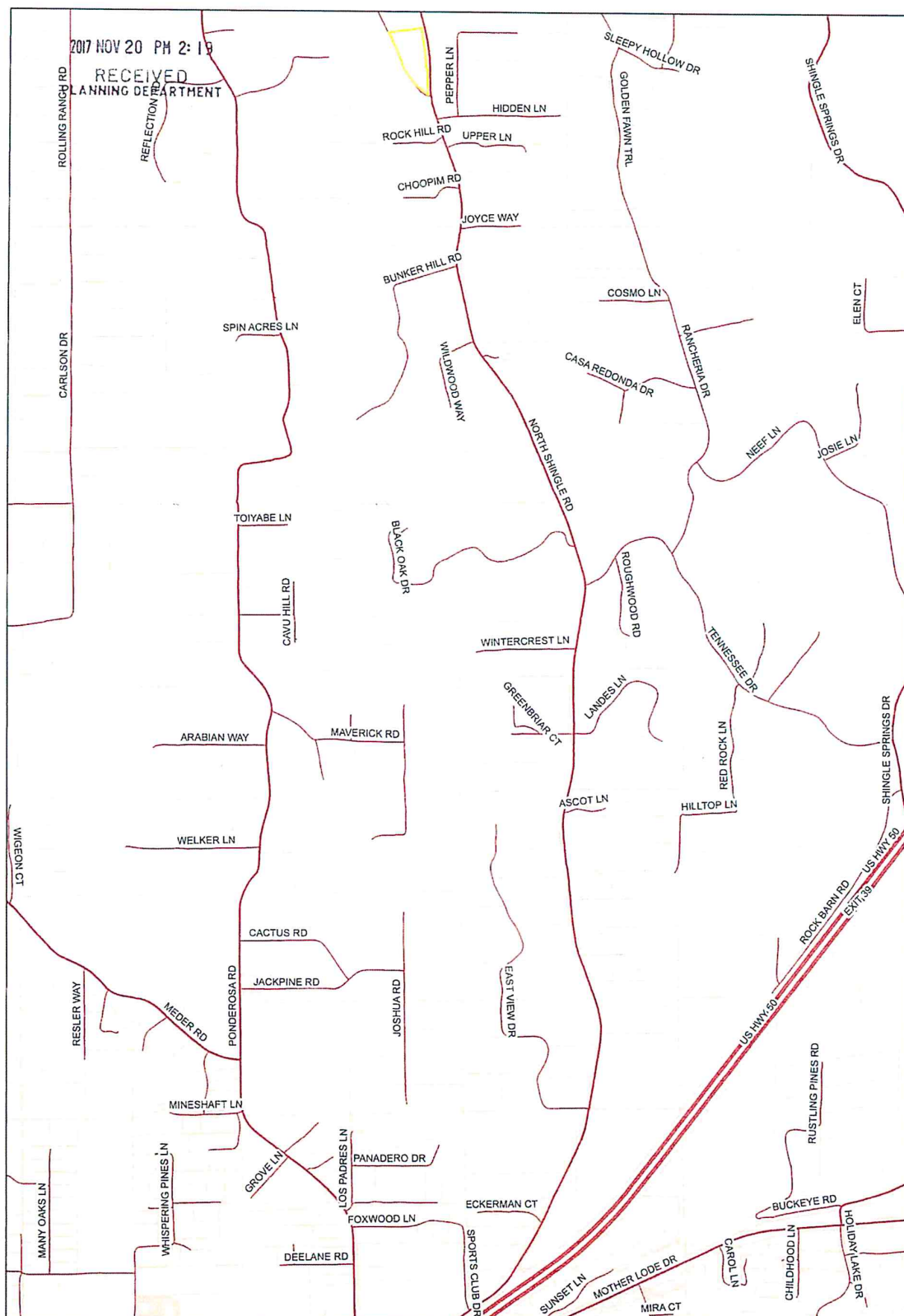
Printed on 11/17/2017 from El Dorado County Surveyor's Office



S 17-0021

Map displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

APN 06920032



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Printed on 11/17/2017 from El Dorado County Surveyor's Office



S 17-0021

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0 1,100 2,200 3,300
Feet
Map displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

POR. SEC. 24, TION., R.9E., M.D.M.

Tax Area Code

69:20

2017 NOV 20 PM 2:19
RECEIVED
PLANNING DEPARTMENT

P 30

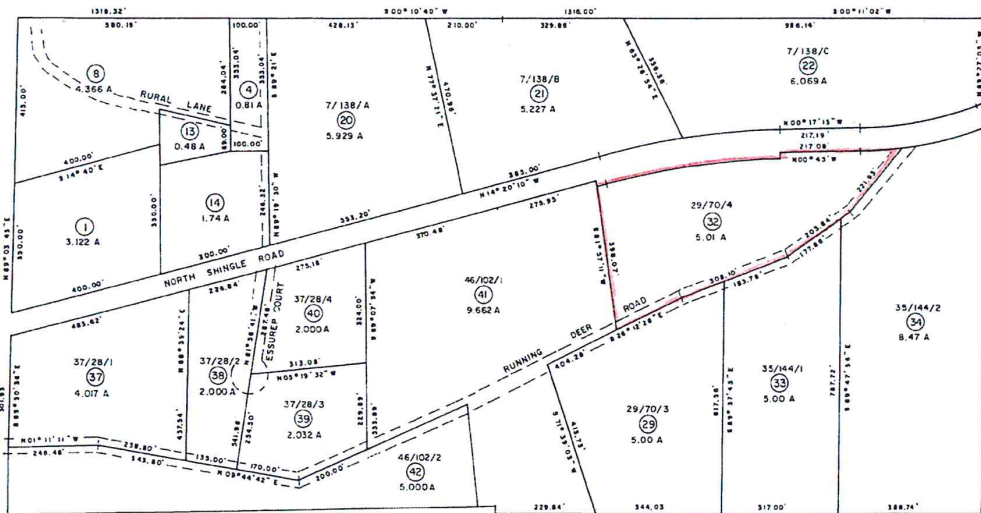
P 22



P 25

P 22

P 34



P 17

S 17-0021

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

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

Assessor's Map Bk. 69 - Pg. 20
County of El Dorado, California