

AMADOR COUNTY PLANNING COMMISSION

810 Court Street, Jackson, CA 95642
(209) 223-6380

PLEASE NOTE: All Planning Commission meetings are tape recorded.

- Anyone who wishes to address the Planning Commission must speak from the podium and should print their name on the speaker list located on the podium and identify themselves for the record.
- Public hearing items will commence no sooner than the times listed on the agenda.
- All proceedings are conducted in English.
- In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the Planning Department at (209) 223-6380 or (209) 257-5002 (fax). Requests must be made as early as possible and at least one-full business day before the start of the meeting.

AGENDA

DATE: Tuesday, October 13, 2015
TIME: 7:00 p.m.
LOCATION: County Administration Center, 810 Court St., Jackson, CA

- A. Pledge of Allegiance
- B. Approval of Agenda
- C. **Minutes:** August 25, 2015, September 8, 2015
- D. **Correspondence:** Pertaining to agenda items, if any.
- E. **Public Matters Not on the Agenda:** Discussion items only, no action may be taken. Any person may address the Commission on any subject within the jurisdiction of the Commission.
- F. **Recent Board Actions:**

Meeting materials are available for public review at the Planning Department, 810 Court St, Jackson and posted to the County's website at www.amadorgov.org under the Agendas and Minutes section (generally the Thursday prior to the Planning Commission meeting). The staff report will denote staff's recommendations and list proposed conditions for the project if the project is approved.

Public Hearings

- Item 1 - Request for a Zone Change from "R1A," Single Family Residential & Agricultural District to "AG," Exclusive Agriculture District in conjunction with a request for inclusion into a California Land Conservation Act Contract (APN 001-110-014).**

APPLICANTS: Arditto Family Trust
SUPERVISORIAL DISTRICT V
LOCATION: 1351 Highway 16, approximately 1 mile west of Long Gate Road.

- Item 2 - Request for Zone Change from the "R1A," Single Family Residential and Agricultural District to the "A," Agricultural District to allow expanded winery uses (APN: 007-120-009).**

APPLICANT: 11000, LLC (Andis Wines/Jenae Plasse, COO)
SUPERVISORIAL DISTRICT V
LOCATION: 11000 Shenandoah Road, just northeast of the intersection with Dickson Road.

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STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: OCTOBER 13, 2015

ITEM 1 - REQUEST FOR A ZONE CHANGE FROM “R1A,” SINGLE FAMILY RESIDENTIAL & AGRICULTURAL DISTRICT TO “AG,” EXCLUSIVE AGRICULTURE DISTRICT IN CONJUNCTION WITH A REQUEST FOR INCLUSION INTO A CALIFORNIA LAND CONSERVATION ACT CONTRACT (APN 001-110-014).

APPLICANTS: Arditto Family Trust
SUPERVISORIAL DISTRICT V

LOCATION: 1351 Highway 16, approximately 1 mile west of Long Gate Road.

- A. GENERAL PLAN DESIGNATION OF AREA:** A-G, Agricultural-General (one family per 40 acre population density).
- B. CURRENT ZONING:** “R1A,” Single Family Residential & Agricultural District
- C. ACREAGE INVOLVED:** 111.38
- D. DESCRIPTION:** The applicants have applied for inclusion of approximately 111 acres into a California Land Conservation Act (Williamson Act) contract, which requires a zone change to the “AG,” Exclusive Agricultural District. The intended use of the property is dry pasture cattle grazing.
- NOTE: This request is exempt from the moratorium on general plan amendments and zone changes Pursuant to **exception (b)** (zone changes that are consistent with the general plan designation on both the property’s current and the now identified proposed general plan land use map) of Resolution No. 11-024 (attached).*
- E. STAFF/COMMITTEE RECOMMENDATION:** The Agricultural Advisory Committee reviewed the request for inclusion into a Williamson Act contract and recommended approval of the request to the Board of Supervisors (see attached draft minutes excerpt).
- F. FINDINGS:** If the Planning Commission recommends approval of this zone change, the following findings are recommended for adoption:
1. The zone change is consistent with the Amador County General Plan Land Use designation for the property;
 2. The property will meet the agricultural improvement requirements of the “AG” zone district as outlined in County Code § 19.24.036 D(3); and
 3. The zone change is categorically exempt according to Section 15317, Class 17 of the State CEQA Guidelines (Open Space Contracts or Easements) and a Notice of Exemption will be adopted and filed with the County Recorder.

MINUTES
AMADOR COUNTY AGRICULTURAL ADVISORY COMMITTEE
MEETING OF WEDNESDAY, APRIL 16, 2015

The meeting of the Amador County Agricultural Advisory Committee was called to order at 5:00 PM in Conference Room C at the County Administration Center, 810 Court Street, Jackson, California, by Chair John Allen.

The following members were present:

John Allen, District 4 (Chair)
 Dan Port, District 2, (Vice Chair)
 David Bassett, District 1
 Caryl Callsen, Planning Commission
 Rich Pember, Assessor's Office
 Patti Lesky, Agricultural Commissioner

Also in attendance:

Chuck Beatty, Planning Department
 David Helwig, Helwig Vineyards
 Cheryl Speed, Helwig Vineyards

- A. CORRESPONDENCE:** None.
B. PUBLIC MATTERS AND PERSONS WISHING TO ADDRESS THE COMMITTEE REGARDING NON-AGENDA ITEMS: None.

AGENDA ITEMS:

- ITEM 1.** Review of a request for inclusion into a California Land Conservation Act contracts for the following, submitted by John P. Arditto, Trustee for Arditto Family Trust:

111.38 acres located on the north side of SR16, approximately 1 mile west of Long Gate Road (APN 001-110-014).

Chairman Allen asked for a report from the Assessor's office as to the adequacy of the applications. Rich Pember noted that the 111.38-acre parcel (APN 001-110-014) met the improvements qualifications for the Williamson Act.

On a motion by David Bassett, seconded by Patti Lesky, the Committee unanimously recommended that the Board of Supervisor's approve a California Land Conservation Contract for APN 001-110-014.

ITEM 2. Review of a request for inclusion into a California Land Conservation Act contracts for the following, submitted by John P. Arditto, Trustee for Arditto Family Trust:

41.65 acres located on the south side of Long Gate Road, approximately ¼ mile south of SR16 (APN 001-140-016).

Chairman Allen asked for a report from the Assessor's office as to the adequacy of the applications. Rich Pember noted that the parcel did not meet the improvement threshold, falling short of the \$28,323 requirement by about \$8,000.

On a motion by David Bassett, seconded by Caryl Callsen, the Committee unanimously recommended that the application be denied.

ITEM 3. Review of a request for inclusion into a California Land Conservation Act contracts for the following, submitted by John P. Arditto, Trustee for Arditto Family Trust:

95.02 acres located on the north side of SR16, approximately 1.5 miles west of Long Gate Road (APNs 001-110-001 and 001-110-013).

Chairman Allen asked for a report from the Assessor's office as to the adequacy of the applications. Rich Pember noted that the parcels together contained approximately \$20,400 worth of agricultural improvements. Because the 65 +/- acres in parcel 001-110-013 are adjacent to the qualifying land in parcel 001-110-014, there is the possibility of combining those parcels into a single contract. However, the application did not qualify on its own.

On a motion by Caryl Callsen, seconded by David Bassett, the Committee unanimously recommended that the application be denied.

**STAFF REPORT TO: AMADOR COUNTY AGRICULTURAL ADVISORY
COMMITTEE**
FOR MEETING OF: APRIL 16, 2015

**ITEM #1 REVIEW OF REQUEST TO ESTABLISH AN AGRICULTURAL
PRESERVE IN ACCORDANCE WITH THE CALIFORNIA LAND
CONSERVATION ACT FOR 111.38 ACRES (ARDITTO FAMILY TRUST).**

*Located on the north side of SR16, approximately one mile west of Long Gate Road
(APN 001-110-014).*

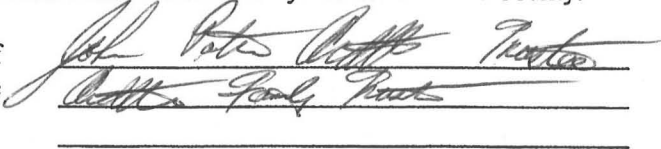
This application is a request to establish a 111.38-acre agricultural preserve per the requirements of the California Land Conservation Act. The parcel is used for dry pasture cattle grazing. The agricultural income and improvements for the parcel, as provided by the applicant, are included in the attached information.

The Committee must review the application to determine if the parcel meets *both* the agricultural income potential (\$5,665), and agricultural improvement criteria (\$28,323), as required by County Code Section 19.24.036 D3, for parcels at least 100 acres but less than 160 acres in size.

If the Committee recommends approval of this request to the Board of Supervisors, staff recommends that the contract be subject to a successful request for a Zone Change from the "R1A" district to the "AG" district.

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.


Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
001-110-14	111.38	GRAZING LIVESTOCK	108	Residence	3
Total Acres in request.	111.38				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? _____
 If so, explain below.

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture	NATIVE GRASS	15-20 Animal Units	
Irrigated Pasture		Animal Units	
Field Crops		Tons Per Acre	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard		Tons Per Acre	
Other			

Item F

OTHER INCOME FROM THE LAND

Hunting	Fishing	Mineral	Other
Per Year	None	Per Year	Per Year
\$	\$	\$	\$

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)			
	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s) <i>Small Hay Barn</i>	\$ 6500.00
Corral(s) <i>Powder River</i>	\$ 12000.00
Fences <i>BARB wire fence</i>	\$ 12000.00
Wells <i>2 wells @ 120 CUBIC FT @ 7 CUBIC FT</i>	\$ 16000.00
Water Systems <i>PRESSURE TANKS WATER SOFTENERS</i>	
Other (specify) <i>LIVESTOCK RESERVOIR</i>	\$ 6500.00
TOTAL	\$ 53,000.00

2.

ESTIMATED INCOME

Use	Estimated Annual Income
<i>CATTLE GRAZING</i>	
<i>Low GRAZ 300 LB GRAZ</i>	<i>\$ 700 x 20</i>
<i>@ 2.50 / LB</i>	<i>\$ 14000.00</i>
<i>20 cows @ 20 / MO. 24000.00</i>	<i>\$ 2400.00</i>
TOTAL	\$ 16,400.00

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: JOAN ARBITTO
 ADDRESS: 10151 EURE Creek RD
 CITY: SACTO CA. 95829
 PHONE: 916-296-7557

[Signature]
 Signature of person who prepared application.
12/29/14
 Date

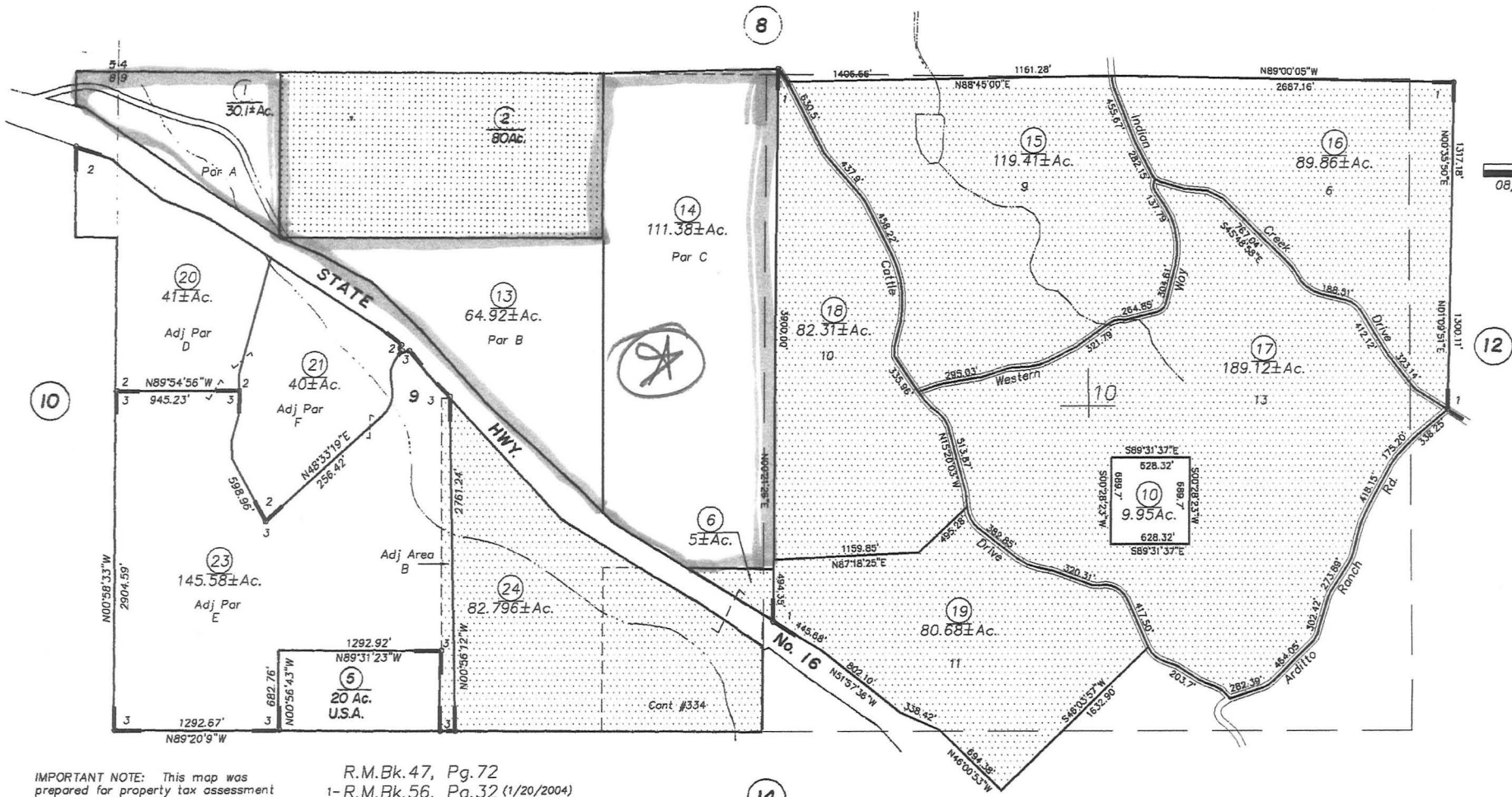
Additional persons to be notified concerning action on this request:

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

POR. SEC. 8, ALL SEC'S. 9 & 10, T. 7N., R. 9E., M.D.B. & M.

1-11



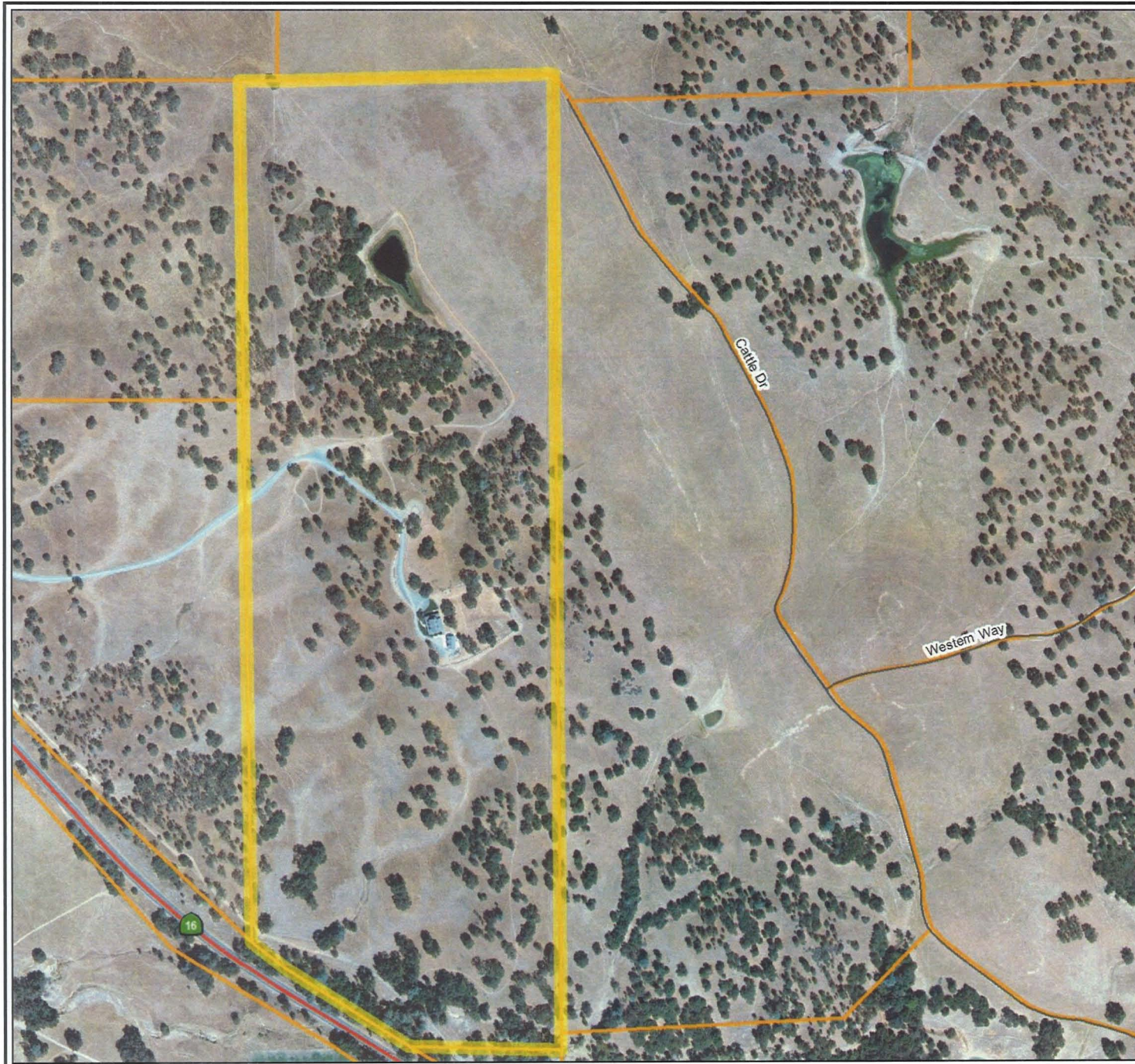
IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in its deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

- R.M.Bk. 47, Pg. 72
- 1- R.M.Bk. 56, Pg. 32 (1/20/2004)
- 2- R.M.Bk. 57, Pg. 41 (12/21/2004)
- 3- R.M.Bk. 58, Pg. 36 (11/3/2005)

Map changes become effective with the 2006-2007 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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

Assessor's Map Bk. 1 , Pg. 11
County of Amador, Calif.



- Cities and Communities
- Transportation
- Roads
 - One Way Road
 - Primary Road
 - Secondary Road
 - County Route
 - State Highway
 - Unimproved Road
- Administrative Boundaries
 - ▣ City Limits
 - ▣ Amador County Boundary
 - ▣ Parcels



1" = 593 ft

Aerial photography, if displayed,
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Notes



The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County Office.

Amador County GIS Viewer

Amador County Information Technology Dept.
810 Court St, Jackson CA 95642

April 10, 2015

**STAFF REPORT TO: AMADOR COUNTY AGRICULTURAL ADVISORY
COMMITTEE**
FOR MEETING OF: APRIL 16, 2015

**ITEM #2 REVIEW OF REQUEST TO ESTABLISH AN AGRICULTURAL
PRESERVE IN ACCORDANCE WITH THE CALIFORNIA LAND
CONSERVATION ACT FOR 41.65 ACRES (ARDITTO FAMILY TRUST).**

*Located on the south side of Long Gate Road, approximately 1/4 mile south of
SR16 (APN 001-140-016).*

This application is a request to establish a 41.65-acre agricultural preserve per the requirements of the California Land Conservation Act. The parcel is used for dry pasture cattle grazing. The agricultural income and improvements for the parcel, as provided by the applicant, are included in the attached information.

The Committee must review the application to determine if the parcel meets ***both*** the agricultural income potential (\$5,665), and agricultural improvement criteria (\$28,323), as well as demonstrate unique characteristics of an agricultural industry, as required by County Code Section 19.24.036 D4, for parcels at least 40 acres but less than 100 acres in size.

If the Committee recommends approval of this request to the Board of Supervisors, staff recommends that the contract be subject to a successful request for a Zone Change from the "R1A" district to the "AG" district.

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.

John Patrick Little
Trustee Little Family
John

Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
001-140-016	41.65	GRAZING FOR LIVESTOCK	41.65		
Total Acres in request.		41.65			

Are there uses on the property which are not listed on either the agricultural or compatible use lists? _____
 If so, explain below.

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production		Comments
Dry Pasture	<i>NATIVE GRASS</i>	<i>7-8 PAR</i> <i>LOW CATTLE</i>	Animal Units	<i>90% OPEN PASTURE</i>
Irrigated Pasture			Animal Units	
Field Crops			Tons Per Acre	
			Tons Per Acre	
Row Crops			Tons Per Acre	
			Tons Per Acre	
Orchard			Tons Per Acre	
Other				

Item F

OTHER INCOME FROM THE LAND

Hunting	Fishing	Mineral	Other
Per Year	Per Year	Per Year	Per Year
\$	\$ <i>NONE</i>	\$	\$

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
	<i>NO</i>		
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s)	
Corral(s) X	\$10,000.00
Fences 3 STRAND BARB WIRE 72" HOE WIRE	\$5000.00
Wells 2 ① 4 GALLON ② 12 GALLON	\$9000.00
Water Systems RESERVOIR	\$6500.00
Other (specify)	
TOTAL	\$36500.00

2.

ESTIMATED INCOME

Use	Estimated Annual Income
CATTLE GRAZING	
COW CALF 300 LB GAIN	\$70 X 8 CALFS
③ \$2.50 / LB = \$70.00	\$5600.00
8 COWS \$20 / MO. = \$160.00	\$960.00
TOTAL	\$6560.00

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: JOHN ARDITTO
 ADDRESS: 10151 ELDER CREEK RD
 CITY: SACTO CA. 95829
 PHONE: 916-296-9557

[Signature]
 Signature of person who prepared application.
12/29/14
 Date

Additional persons to be notified concerning action on this request:

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

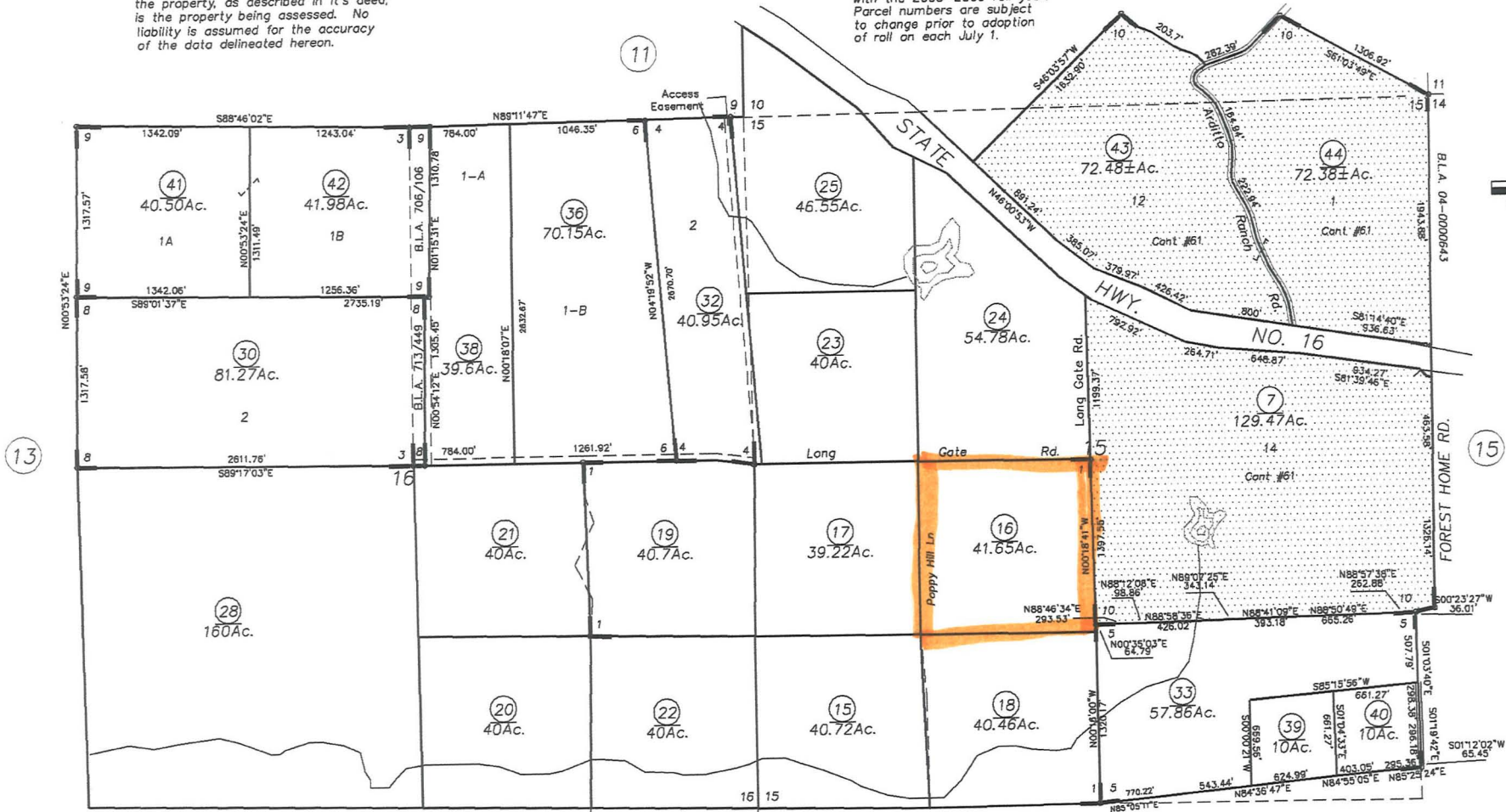
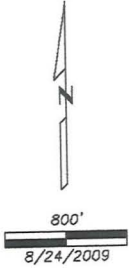
NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

1-14

POR. SEC. 10, ALL SEC'S 15 & 16, T.7N., R9E., M.D.B. & M.

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

Map changes become effective with the 2005-2006 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



- 1- R.M. Bk.26, Pg.59
- 2- R.M. Bk.37, Pg.55
- 3- R.M. Bk.39, Pg.68
- 4- P.M. Bk.41, Pg.47
- 5- P.M. Bk.43, Pg.21 (11/18/88)
- 6- P.M. Bk.43, Pg.88 (8/4/89)

- 7- P.M. Bk.43, Pg.21 (12/9/92)
- 8- P.M. Bk.43, Pg.88 (12/10/92)
- 9- P.M. Bk.54, Pg.64 (4/19/2002)
- 10- P.M. Bk.56, Pg.32 (1/20/2004)

Assessor's Map Bk.01, Pg.14
County of Amador, Calif.



- Cities and Communities
- Transportation
 - Roads
 - One Way Road
 - Primary Road
 - Secondary Road
 - County Route
 - State Highway
 - Unimproved Road
- Administrative Boundaries
 - City Limits
 - Amador County Boundary
 - Parcels



1" = 230 ft

Aerial photography, if displayed,
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Notes



The County of Amador assumes no responsibility arising from use of this information. THE MAPS AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating your decision with the appropriate County Office.

Amador County GIS Viewer

Amador County Information Technology Dept.
810 Court St, Jackson CA 95642

April 10, 2015

**STAFF REPORT TO: AMADOR COUNTY AGRICULTURAL ADVISORY
COMMITTEE**
FOR MEETING OF: APRIL 16, 2015

**ITEM #3 REVIEW OF REQUEST TO ESTABLISH AN AGRICULTURAL
PRESERVE IN ACCORDANCE WITH THE CALIFORNIA LAND
CONSERVATION ACT FOR 95.02 ACRES (ARDITTO FAMILY TRUST).**

*Located on the north side of SR16, approximately 1.5 miles west of Long Gate Road
(APNs 001-110-001 & 001-110-013).*

This application is a request to establish a 95.02-acre agricultural preserve per the requirements of the California Land Conservation Act. The parcel is used for dry pasture cattle grazing. The agricultural income and improvements for the parcel, as provided by the applicant, are included in the attached information.

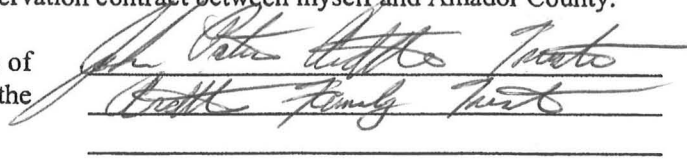
The Committee must review the application to determine if the parcel meets *both* the agricultural income potential (\$5,665), and agricultural improvement criteria (\$28,323), as well as demonstrate unique characteristics of an agricultural industry, as required by County Code Section 19.24.036 D4, for parcels at least 40 acres but less than 100 acres in size.

Staff recommends that the 30.1-acre parcel be excluded from the request as it is a separate parcel not contiguous to the 64.92-acre parcel. If the Committee recommends approval of this request to the Board of Supervisors, staff recommends that the contract be subject to a successful request for a Zone Change from the "R1A" district to the "AG" district.

REQUEST TO FORM AGRICULTURAL PRESERVE

I hereby request the Board of Supervisors of Amador County to establish my property, described below, in an agricultural preserve in accordance with the provisions of the California Land Conservation Act of 1965. In the event that the Board elects to establish such a preserve, I also request that the Board direct the Planning commission to initiate hearings to rezone said land to an "AG," Exclusive Agriculture zone. I also request that the Assessor consolidate the tax parcels on said land wherever possible. I understand the inclusion of said land in an agricultural preserve is conditioned on the execution of a land conservation contract between myself and Amador County.

Item A Signature(s) of all owner(s), owner(s) of interest, and lien holder(s) as shown on the attached title report.



Item B Attach current title report.

Item C Attach legal description of all property included in this request.

Item D Attach Assessor's parcel map(s) of property. Outline exactly that property included in this request. Show on map(s) how property is used and summarize on the table below. List uses and acreages within request only. Attach additional sheets if necessary.

Assessor's Parcel No.	Acres	Agricultural Uses		Compatible Uses	
		Description	Acres	Description	Acres
001-110-013	64.92	LIVESTOCK GRADING	64.92		
001-110-001	30.1				
Total Acres in request.	95				

Are there uses on the property which are not listed on either the agricultural or compatible use lists? _____
 If so, explain below.

Item E

AGRICULTURAL PRODUCTION FROM THE LAND

Use	Crop	Production	Comments
Dry Pasture	NATIVE GRASS	12-15 Animal Units	
Irrigated Pasture		Animal Units	
Field Crops		Tons Per Acre	
		Tons Per Acre	
Row Crops		Tons Per Acre	
		Tons Per Acre	
Orchard		Tons Per Acre	
Other			

Item F

OTHER INCOME FROM THE LAND

Hunting	Fishing	Mineral	Other
Per Year	Per Year	Per Year	Per Year
\$	\$	\$	\$

None

Item G

LEASES

			Acres
1. Portion of subject property which is owner operated.			
2. Portion(s) leased or rented to others. Provide Name & Address of lessee(s).	Use	Cash Rent Per Acre	
	<i>None</i>		
3. Portion(s) share cropped to others. Provide Name & Address of lessee(s)	Crop	% to Owner	
If operating expenses are shared by owner, explain:			

Item H

IMPROVEMENT AND INCOME STATEMENT

1.

PERMANENT AGRICULTURAL IMPROVEMENTS

Type of Improvement	Estimated Value
Barn(s)	
Corral(s)	
Fences <i>BARBED ENTRY GATE WIRE</i>	<i>\$ 6000.00</i>
Wells <i>6 COWS</i>	<i>\$ 5000.00</i>
Water Systems	
Other (specify) <i>ENTRY ROAD TO HOUSE</i>	<i>\$ 18000.00</i>
TOTAL	<i>\$ 29,000.00</i>

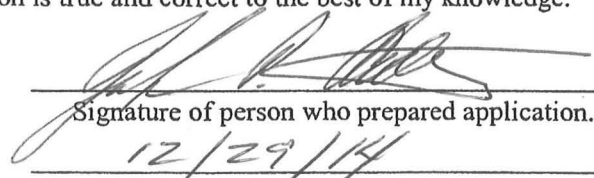
2.

ESTIMATED INCOME

Use	Estimated Annual Income
<i>CATTLE GRADING</i>	
<i>100 MILK 30 LB GAIN</i>	
<i>@ 2.50 / LB = \$ 750.00</i>	<i>\$ 7500.00</i>
<i>10 COWS @ 20 / MO. = \$ 200.00</i>	<i>\$ 1200.00</i>
TOTAL	<i>\$ 8700.00</i>

I certify that the information presented in this application is true and correct to the best of my knowledge.

NAME: JOHN ARDITTO
 ADDRESS: 10151 ELDER CREEK RD
 CITY: SACD CA 95829
 PHONE: 916-296-7557


 Signature of person who prepared application.
12/29/14
 Date

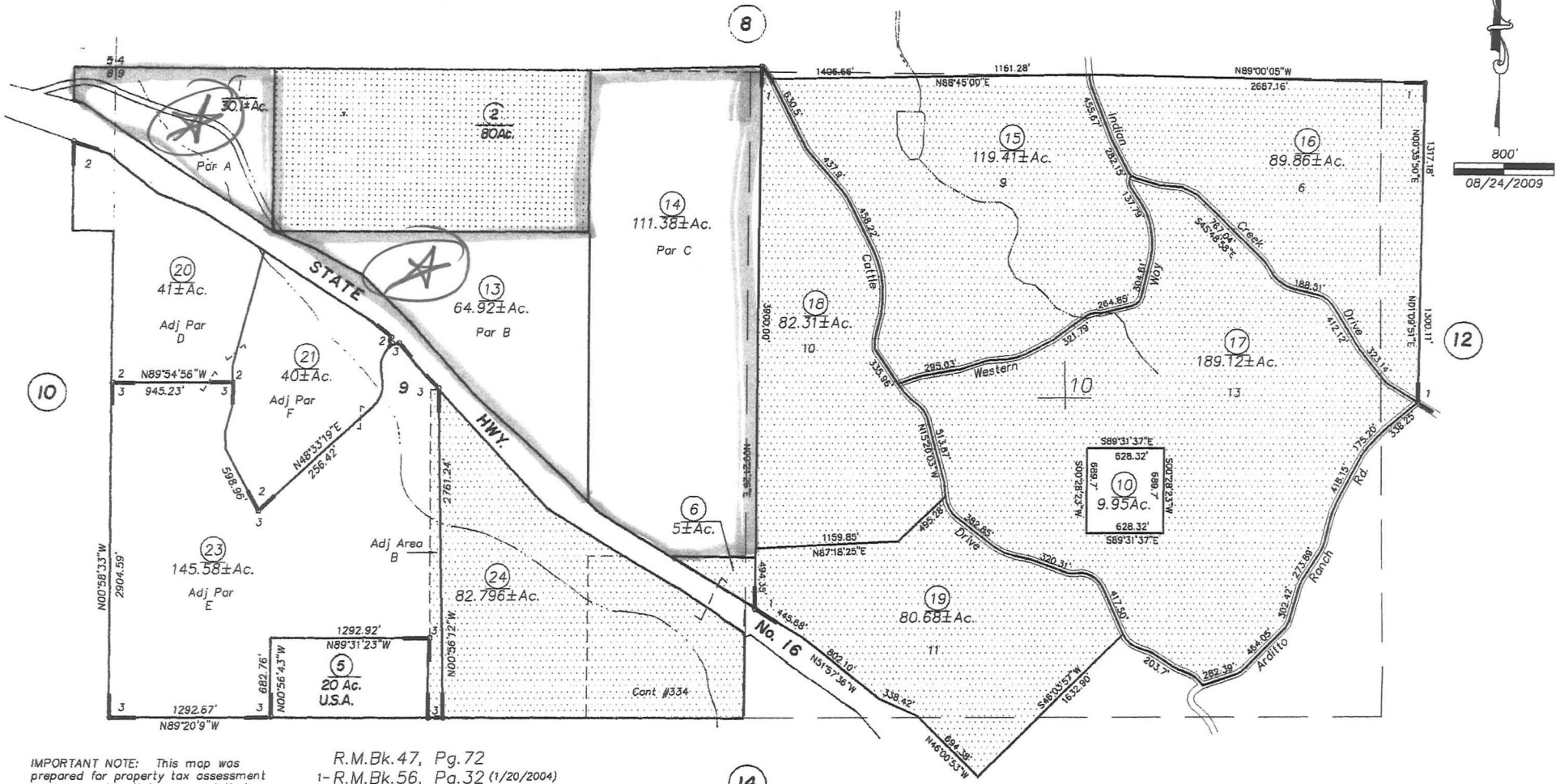
Additional persons to be notified concerning action on this request:

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

NAME: _____
 ADDRESS: _____
 CITY: _____
 PHONE: _____

POR. SEC. 8, ALL SEC'S. 9 & 10, T. 7N., R. 9E., M.D.B. & M.

1-11



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

- R.M.Bk. 47, Pg. 72
- 1-R.M.Bk. 56, Pg. 32 (1/20/2004)
- 2-R.M.Bk. 57, Pg. 41 (12/21/2004)
- 3-R.M.Bk. 58, Pg. 36 (11/3/2005)

Map changes become effective with the 2006-2007 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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

Assessor's Map Bk. 1, Pg. 11
County of Amador, Calif.



- Cities and Communities
- Transportation
 - One Way Road
 - Primary Road
 - Secondary Road
 - County Route
 - State Highway
 - Unimproved Road
- Administrative Boundaries
 - City Limits
 - Amador County Boundary
 - Parcels



1" = 563 ft

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Notes



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Amador County GIS Viewer

Amador County Information Technology Dept.
810 Court St, Jackson CA 95642

April 10, 2015

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: OCTOBER 13, 2015**

ITEM 2 - PUBLIC HEARING – REQUEST FOR ZONE CHANGE FROM THE “R1A,” SINGLE FAMILY RESIDENTIAL AND AGRICULTURAL DISTRICT TO THE “A,” AGRICULTURAL DISTRICT TO ALLOW EXPANDED WINERY USES (APN: 007-120-009).

APPLICANT: 11000, LLC (Andis Wines/Jenae Plasse, COO)

SUPERVISORIAL DISTRICT V

LOCATION: 11000 Shenandoah Road, just northeast of the intersection with Dickson Road.

- A. DESCRIPTION:** This application is a request for a Zone Change to allow for expanded, allowed by-right uses associated with a winery. Because the current and proposed zoning districts are consistent with the property’s General Plan designation of A-I, Agricultural-Intensive the County’s General Plan Amendment and Zone Change moratorium (Resolution No. 11-024) does not apply. The property is bordered by “A,” Agricultural zoning to the north, west and east, and is bordered by “AG,” Exclusive Agriculture zoning to the south. The 12-acre site includes approximately 8 acres of vineyards and an existing 17,000 square-foot wine production facility.

In 2009, the applicant requested, and was granted, a Use Permit to allow various winery uses on the property. At that time the Moratorium resolution prohibited any zone change applications so a Use Permit was the only option available to the landowner. In 2010, the Moratorium was amended to allow the acceptance of zone change applications when the proposed zoning was consistent with both the property’s existing and proposed general plan designation.

Recently, an application was submitted to amend the Use Permit to allow a food preparation facility for catering the events allowed at the winery. In light of the change in the County’s Moratorium, staff discussed the merits of instead, requesting a zone change to the “A,” Agricultural District for this property.

The Use Permit (#UP-09;8-3, attached), that the facility currently operates under allows most of the uses allowed in the “A” district – i.e., wine tasting room; winery tours; retail sales of wine, winery-related promotional items, gifts, and other grape related products (not to exceed 650 sq. ft. – *Note: the A zone district limits sales area to 500 sq. ft.*); and an outdoor picnic area. The Use Permit limits events to “participation in all Vintner Assoc. events; two vintage release parties per year; plus, up to 13 additional events annually (such as weddings and 1 anniversary party) with a maximum of 150 persons in attendance.”

Rezoning the property to “A” will allow some additional uses permitted by-right which include additional winery-related operations (e.g., art galleries, ag-related museums, food preparation facility for catering on-premises events), and special events/social gatherings without the need for a Use Permit. The “A” district allows an unlimited number of events of

up to 125 persons and up to 12 events per year for up to 450 persons, not exceeding more than 4 events per month.

In the event the zone change is approved by the Board of Supervisors, the current Use Permit will be vacated.

- B. STAFF REVIEW:** This project was reviewed by County departments which found no technical objections to the Planning Commission recommending approval of the Zone Change to the Board of Supervisors and adoption of a Notice of Exemption.
- C. PLANNING COMMISSION ACTION:** The Commission must make a recommendation on the requested Zone Change to the Board of Supervisors.
- D. FINDINGS:** If the Planning Commission recommends approval of this zone change, the following findings are recommended for adoption:
1. The Zone Change is consistent with the surrounding land uses and the Amador County General Plan, Land Use Element at this location; and,
 2. The Zone Change is Categorical Exempt from CEQA per Section 15183 (general rule) and Appendix B, item (c) 12 (down or comparable zone changes) of the County's CEQA Guidelines and a Notice of Exemption will be adopted and filed with the County Recorder.



Friday, September 04, 2015

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

RE: Withdrawal of Use Permit Change Request
APN: 007-120-009-000

To Whom it May Concern,

Andis Wines, LLC would like to withdraw our request for a Use Permit change, and instead request a zoning change of Parcel Number 007-120-009-000 to Agricultural.

We understand our prior request will be removed from the agenda for the meeting of September 8th, 2015, and the new zone change request will require re-review and re-notification. After review, the new request will be scheduled for a future Planning Commission meeting and other necessary meetings thereafter.

Thank you,

A handwritten signature in blue ink, appearing to read 'J. Plasse', is written over a horizontal line.

Jenae Plasse
Chief Operating Officer
Andis Wines, LLC
11000 Shenandoah Road
Plymouth, CA 95669
(209) 245-6177
jenae@andiswines.com

Andis Zone Change

- Cities and Communities
- Transportation
 - ▲ One Way Road
 - Primary Road
 - Secondary Road
 - County Route
 - State Highway
 - Unimproved Road
- Administrative Boundaries
 - City Limits
 - Amador County Boundary
- Parcels



1" = 1151 ft

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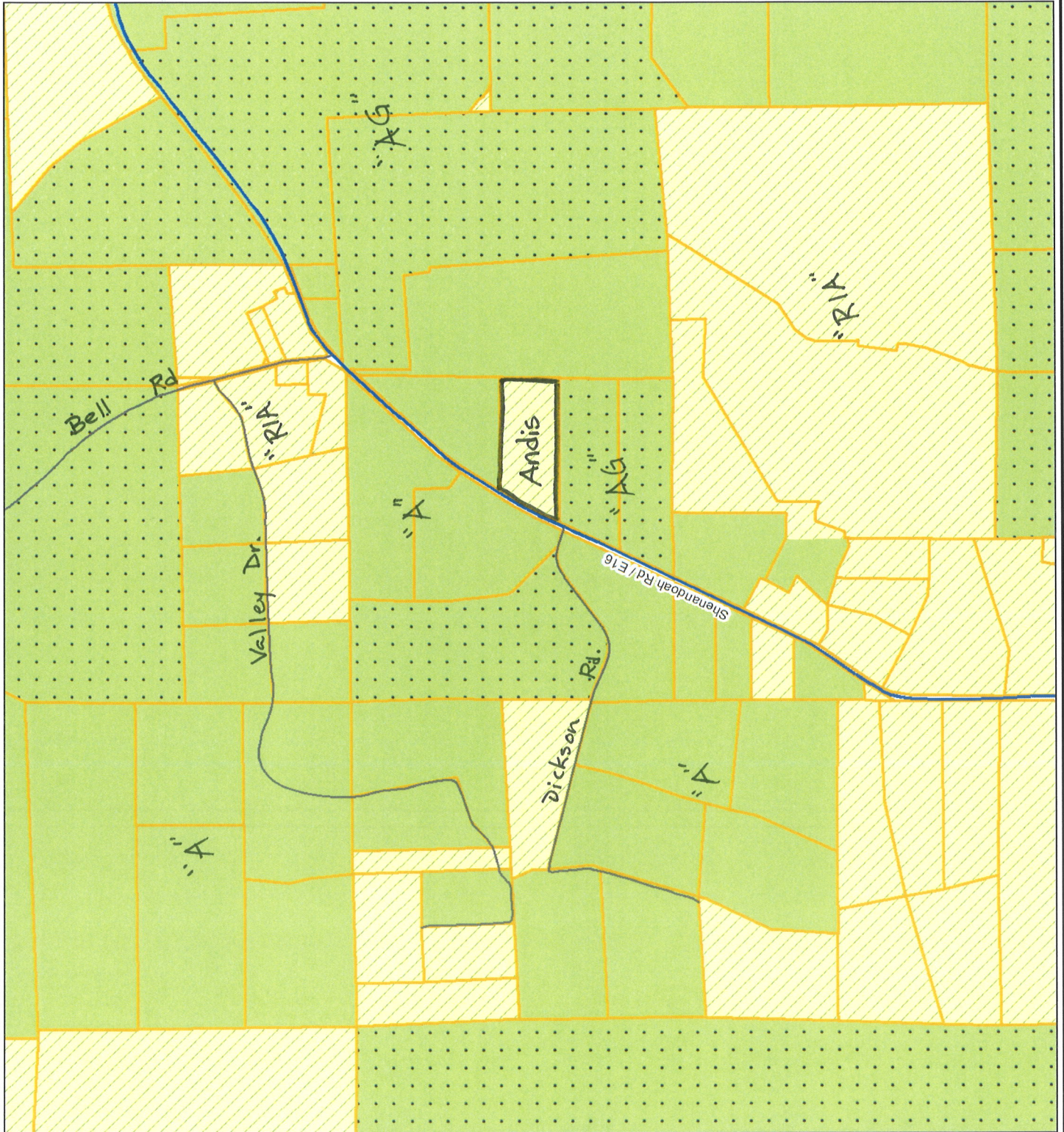
Notes



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Amador County GIS Viewer
Amador County Information Technology Dept.
810 Court St., Jackson CA 95842

October 8, 2015



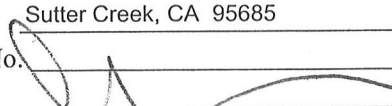
COUNTY OF AMADOR
PLANNING DEPARTMENT

APPLICATION FOR: USE PERMIT Renewal
 Amendment
 VARIANCE
 ZONE CHANGE

8/24/09	UP-09;8-3
Date Received	File Number(s)
\$ 903.00	56224
Fee Paid	Receipt Number

Supervisorial District V Current General Plan A-1 Current Zoning "R1A"
Assessor's Parcel Number(s) 007-120-009-000
Applicable County Code Section(s) 19.56 Legal Description _____
Location On the east side of Shenandoah Road immediately north of the Dickson Road/Shenandoah Road junction, being 11000 Shenandoah Road in the Plymouth area.

Property Area (acres or square feet) 12.0
Request for to allow wine tasting room, in conjunction with a winery, in the "R1A," Single-Family Residential and Agricultural Zone District, with: winery tours; retail sales of wine, winery-related promotional items gifts, and other grape related products (not to exceed 650 sq. ft.); outdoor picnic area; participation in all Vintner Association events; two vintage release parties per year; plus, up to 13 additional events annually (such as weddings and 1 anniversary party) with a maximum of 150 persons in attendance.

Applicant Andrew Friedlander
Janis Akuna
Address 381 Silksworth Lane
Sutter Creek, CA 95685
Phone No. _____

Applicant's Signature

Representative Paul Almond & Pam Whitehead
Sage Architecture
Address 2400 22nd Street, Suite 220
Sacramento, CA 95818
Phone No. _____
Representative's Signature

ACTION

Approved on December 8, 2009 by Planning Commission
 Denied on _____ by _____

Expiration Date (if applicable) _____
Conditions/Findings See attached Conditions of Approval, Negative Declaration, Notice of Determination, Minutes and Staff Report.


Title: Chairman, Planning Commission

USE PERMIT CONDITIONS OF APPROVAL
AND
MITIGATION MONITORING PROGRAM
FOR

ANDREW FRIEDLANDER AND JANIS AKUNA (ANDIS WINES, LLC)

ADDRESS: 1010 Wilder Ave
Honolulu, HI 96822

PHONE: (808) 371-7997

APN: 007-120-009-000

USE PERMIT NO.: UP-09;8-3

PLANNING COMMISSION DATE OF APPROVAL: December 8, 2009

BOARD OF SUPERVISORS DATE OF APPROVAL: N/A

PROJECT DESCRIPTION AND LOCATION: 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; participation in all Vintner Assoc. events; two vintage release parties per year; plus, up to 13 additional events annually (such as weddings and 1 anniversary party) with a maximum of 150 persons in attendance; located on the east side of Shenandoah Rd. immediately north of the Dickson Road/Shenandoah Road junction, being 11000 Shenandoah Road in the Plymouth area of Amador County.

CONDITIONS OF APPROVAL:

*paid
12/30/09*

No permits, fees, or activity related to this project shall be issued, paid, or commence 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. *This Use Permit shall not become valid, nor shall any uses commence until such time as the Permittee is either found to be in compliance with or has agreed, in writing, to a program of compliance acceptable to the County. At that time the permit shall be signed by the Planning Department and the use shall commence. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*
3. *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.*
4. *The project shall be substantially the same as approved. Any substantial changes must be submitted for approval by the Amador County Planning Commission. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.*

**USE PERMIT CONDITIONS OF APPROVAL AND MITIGATION MONITORING
PROGRAM FOR ANDREW FRIEDLANDER AND JANIS AKUNA
(ANDIS WINES, LLC)**

PAGE 2 OF 4

5. This Use Permit is not valid until such time as there is an agricultural processing facility producing wine on-site which is currently bonded as such by the Bureau of Alcohol, Tobacco, and Fire Arms and has a current California Alcohol Beverage Control Winegrowers License. The wine processing facility shall be maintained on-site for the life of the use permit. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
6. Permittee shall obtain all necessary building permits for any new structure(s) or remodel/conversion of any existing structure(s) for this project. THE BUILDING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
7. All on-site sign(s) shall conform to County sign regulations. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
8. The sale and public display of winery related gift items in combination with art gallery and sales, shall be indoors and limited to an interior foot print area not to exceed 650 (six-hundred fifty) square feet. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
9. Any outdoor lighting shall be shielded and directed downward and away from any neighboring properties and roadways to prevent light and glare from impacting adjacent properties and vehicular traffic. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
10. Participation in events, social gatherings and other on premise functions shall be limited to the following: those events which coincide with the Amador Vintners Association yearly events; two vintage release parties per year; and up to 13 additional events per year (such as weddings and anniversary parties) for a maximum of 150 people. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
11. The picnic area shall be located as shown on the approved plot plan (see attached) and limited to use for winery related activities as allowed by this Use Permit. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
12. Indoor and outdoor amplified music shall cease no later than 10 PM. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

WASTE DISCHARGE:

13. The proponent shall at all times comply with the requirements of the Central Valley Regional Water Quality Control Board with regard to management of winery process wastewater. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

SEWAGE DISPOSAL:

14. Prior to issuance of the Use Permit the applicant must have a domestic wastewater treatment and disposal system designed by a qualified consultant, approved by the Environmental Health Department, installed, and obtained final approval of the permit. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

**PROGRAM FOR ANDREW FRIEDLANDER AND JANIS AKUNA
(ANDIS WINES, LLC)**

WATER SUPPLY:

- 15. The applicant must obtain a valid Public Water System permit from the Environmental Health Department prior to issuance 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 REQUIREMENT.

FOOD SERVICE:

- 16. Any food service to the public shall be by an entity permitted by the Amador County Environmental Health Department. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

ENCROACHMENT:

- 17. Prior to issuance of the Use Permit, obtain an encroachment permit from the Public Works Agency prior to the improvement of the existing driveway encroachment to Shenandoah Road, to a Standard Commercial Driveway Approach PW-6, including any required appurtenances. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS REQUIREMENT.
- 18. Prior to issuance of the Use Permit, the existing driveway encroachment to Shenandoah Road shall conform to Public Works Standard PW-6 for a Standard Commercial Driveway approach. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS REQUIREMENT.
- 19. The Department of Transportation and Public Works shall review site distance and the safety of the existing large oak tree (south from the proposed encroachment onto Shenandoah Road) for adequacy and safety. Applicant shall complete any work required by the Department of Transportation and Public Works prior to issuance of this Use Permit. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS REQUIREMENT.

PRIVATE ROAD IMPROVEMENTS:

- 20. Prior to issuance of the Use Permit, construct roadway for the access road from its encroachment with Shenandoah Road to the parking area with three inches Class II Aggregate Base, 20 feet wide. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS REQUIREMENT.
- 21. All parking shall be contained on-site. There shall be no parking along side Shenandoah Road. THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS SHALL MONITOR THIS REQUIREMENT.

FIRE PROTECTION SERVICES:

- 22. To mitigate the impact on fire protection services, in accordance with Amador County Ordinance No. 1640, prior to issuance of the Use Permit, the permittee 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

**PROGRAM FOR ANDREW FRIEDLANDER AND JANIS AKUNA
(ANDIS WINES, LLC)**

PAGE 4 OF 4

REQUIREMENT.

CULTURAL RESOURCES:

23. Should any archaeological find be encountered during construction activities, work shall immediately cease within a ten-yard perimeter of the find, a qualified archaeologist shall be consulted for a determination as to the significance of the find and the Amador County Technical Advisory Committee notified to determine any need to preserve the site or otherwise reduce impacts. If a find is encountered prior to the issuance of the Use Permit, the permittee shall provide proof (from a qualified Archaeologist) that the above-mentioned mitigation measure has been completed or an acceptable alternative proposed. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

NOISE:

24. The permittee shall, at all times, comply with the noise element of the General Plan. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

SALE OF WINE:

25. Fifty (50) percent of all wine sold from the tasting room must be made from grapes grown in Amador County and the wine label shall appropriately indicate the source of grapes as being from Amador County. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.