

## 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, December 8, 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:** November 10, 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](http://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.

### Consent Agenda Item

**Item 1 - Request for a six-year extension of Tentative Subdivision Map No. 120 Mokelumne Bluffs proposing the division of 137.86 acres into 98 single family residential lots and two recreational parcels (and associated zone change and variance ) (APN 038-210-068).**

**Applicant:** Akeraje Inc  
**Supervisorial District III**

**Location:** South side of Highway 88 just west of the Ranch House Estates development accessible from a proposed access opposite Gayla Drive as well as from Ranch Drive, about 3 miles east of Pine Grove.

### Public Hearings

**Item 2 - Request for a Use Permit Amendment to add a commercial kitchen to their existing facilities for the purpose of preparing prepackaged foods and self-catering winery-related events (currently limited to all Amador Vintner Association events, two vintage release parties annually, and 13 wedding/social events annually).**

**Applicant:** Andis Wines (11000 LLC); Jenae Plasse, agent  
**Supervisorial District V**

**Location:** 11000 Shenandoah Road, immediately north of the Dickson Road/Shenandoah Road intersection, in the Shenandoah Valley.

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION**  
**FOR MEETING OF: DECEMBER 8, 2015**

**Item 1 - Request for a six-year extension of Tentative Subdivision Map No. 120 Mokelumne Bluffs proposing the division of 137.86 acres into 98 single family residential lots and two recreational parcels; a zone change from "RE-10," Residential Estates (10 acre minimum) District to "R1-B3," Single Family Residential (40,000 sq. ft. minimum) District for those portions of the project not currently zoned "R1-B3," and "RE-40," Residential Estates (40 acre minimum) District to "RE-10," Residential Estates (10 acre minimum) District for proposed Lot #35; and request for variance from Amador County Code Section 17.28.064 (3:1 width to depth ratio) for Lots 21, 22, 24, 30, 31, 32, 33, 34, 36, 37, 38, 48, and 49.**

**Applicant: Akeraje Inc**

**Supervisory District: III**

**Location:** South of State Highway 88 just west of the Ranch House Estates development accessible from a new access opposite Gayla Drive as well as from Ranch Drive, about 3 miles east of Pine Grove.

**Background:** This map project, consisting of the division of 137.86± acres into 98 single family residential lots and two recreational parcels and associated zone change and variance was originally approved by the Planning Commission on June 24, 2008, with an initial expiration date of June 24, 2011. The project received the AB333, AB208, and AB116 gubernatorial extensions which extended the expiration date to June 24, 2017.

Senate Bill 1185, adopted in 2008, added an additional year to the five-year extension of time that can be granted by local governments. The project is eligible for the six-year extension of time to **June 24, 2023**.

Should future Senate Bills or Assembly Bills provide for further extensions of time, the project will be granted those automatically, if applicable.

**Staff Recommendation:** Staff recommends approval of the requested extension of time for Subdivision Map No. 120 Mokelumne Bluffs. The request is not subject to CEQA.

10/14/15

RE: Subdivision MAP No. 120

To: Amador County Planning Dept


From: AKERAGE Inc. (owner)

Please extend the conditions of Approval  
for Subdivision map No. 120.

\$328.00 cost for extension.

e-mail : jek12345@comcast.net

AKERAGE Inc.,  
a California Corporation

  
Kelly Engman  
President

RECEIVED  
Amador County

OCT 14 2015

PLANNING DEPARTMENT

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION**  
**FOR MEETING OF: DECEMBER 8, 2015**

**ITEM 2 - Public Hearing** – Request to amend Condition of Approval No. 16 related to the requirements for food preparation and catering for their current winery Use Permit (UP-09;8-3) to add a commercial kitchen to their existing facilities for the purpose of preparing prepackaged foods and self-catering winery-related events (currently limited to all Amador Vintner Association events, two vintage release parties annually, and 13 wedding/social events annually). (APN 007-120-009).

**Applicant:** Jenae Plasse, agent for Andis Wines (11000 LLC)

**Supervisory District V**

**Location:** 11000 Shenandoah Road, immediately north of the Dickson Road/Shenandoah Road intersection, in the Shenandoah Valley.

- A. General Plan Designation of Area:** A-I, Agricultural-Intensive (one family per 20 acre population density).
- B. Present Zoning:** "R1A," Single Family Residential & Agricultural District.
- C. Description:** The Planning Commission approved Use Permit #UP-09;8-3, authorizing Andis Wines to construct a winery with 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.

The amendment proposal requests the addition of a commercial kitchen for the purpose of providing food service for the above events and the sale of pre-packaged food for tasting room customers.

The proposed changes to Condition #16 are noted below:

- 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.
- 16a. There shall be no wholesale sales or distribution, or off-site sales, of the prepackaged food prepared on-site. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.
- 16b. No food shall be made to order. For the purposes of this condition, "made to order" means upon and at the request of customers for purchase and/or consumption. THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT.

**E. TAC Recommendation:** The project amendment was reviewed by the Amador County

Technical Advisory Committee on August 10, 2015. Of primary concern to TAC was eliminating the possibility of the project becoming a restaurant, which is contrary to both the existing Use Permit and the winery ordinance. The addition of Conditions 16a and 16b address these concerns. TAC has no objection to the Planning Commission amending the Conditions of Approval as attached to the staff report, with a finding that the amendment is exempt from CEQA pursuant to Appendix B subsection (a) of the Amador County CEQA Guidelines and Section 15061(b)(3) of State CEQA Guidelines: “The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.”

**F. Planning Commission Action:** If the Planning Commission moves to approve this request, the following findings are recommended for adoption:

1. The amended Conditions of Approval do not constitute a substantial change to the original conditions in that they only add limitations to the sale of prepared and pre-packaged foods; and
2. The amendment is exempt from CEQA pursuant to Appendix B subsection (a) of the Amador County CEQA Guidelines and Section 15061(b)(3) of State CEQA Guidelines: “The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.”

**ACTION:** Direction given to appoint Supervisors Forster and Plasse to a Committee to work with Water Agency staff to draft a letter to be sent regarding this regulation, and bring back to the Board meeting on November 24, 2015 for review prior to sending.

**\*\*10:30 A.M.\*\***

Supervisor Plasse recused himself from the meeting at this time to avoid any perceived conflict of interest due to his daughter being the Chief Operating Officer for Andis Winery.

### **PUBLIC HEARING**

**Planning Department:** Discussion and possible action relative to a public hearing to consider and take action on the Planning Commission's recommendation to Deny the Zone Change Request by 11000 LLC / Andis Wines, LLC from "R1A," Single Family residential and Agricultural District to "A," Agricultural District; located on the east side of Shenandoah Road immediately north of the Dickson Road / Shenandoah Road junction, being 11000 Shenandoah Road in the Plymouth area of Amador County (APN 007-120-009).

Mr. Chuck Beatty, Planning Department, summarized the staff report relative to this matter which is hereby incorporated into these minutes as though set forth in full.

Ms. Jenae Plasse, Chief Operating Officer for Andis Winery, addressed the Board and summarized the zone change request.

Chairman Oneto opened the public hearing at this time. Hearing no comment the following actions were taken.

**ACTION #1:** Public Hearing closed pursuant to the following motion.

**MOTION #1:** It was moved by Supervisor Boitano, seconded by Supervisor Morgan and unanimously carried to close the public hearing.

**Ayes:** Supervisors Boitano, Morgan, Forster and Oneto

**Noes:** None

**Absent:** Supervisor Plasse

**ACTION #2:** Direction given pursuant to the following motion.

**MOTION #2:** It was moved by Supervisor Morgan, seconded by Supervisor Boitano and carried to uphold the recommendation of the Planning Commission and deny the zone change and encourage Andis Winery to apply for a Use Permit.

**Ayes:** Supervisors Morgan, Boitano and Oneto

**Noes:** Supervisor Forster

**Absent:** Supervisor Plasse

# AGENDA TRANSMITTAL FORM

To: Board of Supervisors

Date: November 3, 2015

From: Susan Grijalva

Phone Ext. 380

(Department Head - please type)

Department Head Signature *Susan Grijalva*

- Regular Agenda
- Consent Agenda
- Blue Slip
- Closed Session

Meeting Date Requested:

11/10/15

Agenda Title: Public Hearing -11000, LLC (Andis Wines) zone change from "R1A," Residential Single Family and Agricultural District to "A," Agricultural District.

Summary: (Provide detailed summary of the purpose of this item; attach additional page if necessary)  
Consideration of Planning Commission's recommendation to deny a request for a zone change from "R1A," Single-family Residential & Agricultural District to "A," Agricultural District for 12 acres located at 11000 Shenandoah Road.

RECEIVED  
Amador County

NOV 20 2015

PLANNING DEPARTMENT

Recommendation/Requested Action:

Deny the requested zone change from "R1A" to "A."

Fiscal Impacts (attach budget transfer form if appropriate)

Staffing Impacts

Is a 4/5ths vote required?

Yes

No

Contract Attached: Yes  No  N/A

Resolution Attached: Yes  No  N/A

Ordinance Attached: Yes  No  N/A

Committee Review?

N/A

Name Planning Commission

Committee Recommendation:

Denial

Comments: \_\_\_\_\_

Request Reviewed by:

Chairman *[Signature]*

Counsel *GC*

Auditor *JOR*

GSA Director *[Signature]*

CAO \_\_\_\_\_

Risk Management *[Signature]*

Distribution Instructions: (Inter-Departmental Only, the requesting Department is responsible for distribution outside County Departments)

Planning, Assessor

### FOR CLERK USE ONLY

Meeting Date November 10, 2015

Time Public Hearing 10:30 a.m.

Item # 11

Board Action: Approved Yes  No

Unanimous Vote: Yes  No

Ayes: LM, LB, BO

Resolution \_\_\_\_\_ Ordinance \_\_\_\_\_

Other: \_\_\_\_\_

Noes: RF

Resolution \_\_\_\_\_ Ordinance \_\_\_\_\_

Absent: JP

Comments: \_\_\_\_\_

Distributed on

11-20-15

A new ATF is required from

Department

For meeting

of

I hereby certify this is a true and correct copy of action(s) taken and entered into the official records of the Amador County Board of Supervisors.

ATTEST:

*[Signature]*  
Clerk or Deputy Board Clerk

**STAFF REPORT TO: AMADOR COUNTY BOARD OF SUPERVISORS  
FOR MEETING OF: NOVEMBER 10, 2015**

**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 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 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:** During their October 13, 2015 meeting, the Planning Commission unanimously recommended to the Board of Supervisors denial of the request, citing
- 1) Several recent Zone Changes and expanded Use Permits in the Shenandoah Valley that may have cumulative impacts on the area; and
  - 2) An amendment to the applicant's existing Use Permit will accomplish the applicant's goal of pre-packaged food sales without increasing the allowed number of events and attendees.
- D. BOARD OF SUPERVISORS ACTION:** If the Board approves the Zone Change, the following findings are recommended:
- E. FINDINGS:** If the Board of Supervisors chooses 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 Categorically Exempt from CEQA per Section 15183 (general rule) and Appendix B, item (c) 12 (down zoning or comparable zone changes) of the County's CEQA Guidelines and a Notice of Exemption will be adopted and filed with the County Recorder.

**AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING  
OCTOBER 13, 2015 – 7:00 P.M.**

**PAGE 2 OF 4**

minutes as though set forth in full.

Chairman Ryan opened the public hearing. There was no public comment.

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

Absent: Commissioner Wardall

The Commission agreed with the Agricultural Advisory Committee's recommendation to approve a California Land Conservation Contract.

**MOTION:** It was moved by Commissioner Lindstrom, seconded by Commissioner Callsen and unanimously carried to recommend adoption of the findings contained in the staff report and approval of the zone change to the Board of Supervisors.

Absent: Commissioner Wardall

 **DRAFT**

**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.

Susan C. Grijalva, Planning Director, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Chairman Ryan opened the public hearing.

 **DRAFT**

Jenae Plasse, Andis Wines, COO, was available for questions.

Cecily Smith, on behalf of Susan Bragstad, asked for the concerns raised in the letter Ms. Bragstad submitted to be addressed; specifically why is this request exempt from CEQA because it will allow for an unlimited number of events [for up to 125 people] and an increase in events that would allow 450 people which could have significant impacts to traffic and noise.

Ms. Grijalva stated the County's CEQA Guidelines Appendix B does identify what is called comparable zoning or down-zoning; in the list of zoning hierarchy the "R1A," "A" and "X" zoning designations are considered to be comparable or possibly even down-zoning. That is the guideline staff has used for many years.

Commissioner Byrne asked how "A" would be a down-zoning of "R1A". Ms. Grijalva clarified it is considered comparable zoning or down-zoning; the by-right uses are not necessarily even for even, they are comparable to each other. There are some things in "R1A" that could generate the same potential impacts that are allowed in "A." The overall evaluation of the comparable or down-zoning was for the potential impacts, not necessarily the uses.

Commissioner Byrne stated he has asked the same questions before; this should be address especially since someone else has raised the same concerns. The Shenandoah Valley has impacts that may never be mitigated long-term for the whole area. Commissioner Byrne asked if staff knew of other areas that may want to request an agricultural zoning. Ms. Grijalva stated there are a lot of areas in the County that can apply for agricultural zoning or Williamson Act zoning; Williamson Act is categorically exempt and she does not recall anyone raising these questions when there are more uses allowed in Williamson Act than "A" or "R1A."

Chairman Ryan asked for clarification of how the zone change is supported by CEQA Guidelines.

Ms. Grijalva stated the CEQA has guidelines specific to the Williamson Act. The local CEQA guidelines have what we locally here have determined or accepted as being categorically exempt as well. The general rule of the state CEQA

AMADOR COUNTY PLANNING COMMISSION MINUTES  
SUMMARY MINUTES OF TAPE RECORDED MEETING  
OCTOBER 13, 2015 – 7:00 P.M.

PAGE 3 OF 4

Guidelines is where it can be seen there is no difference or change in impacts. In this case, there is a use permit for a wide variety of uses that are also allowed in the "A" zoning by right. There are differences in the numbers but in reality how many wineries are conducting 12 events per year with up to 450 people.

Commissioner Byrne stated the use permit would go through the CEQA process. Ms. Grijalva agreed and stated the existing use permit for this property did have a mitigated negative declaration and mitigation measures are in place. In this case, what more would the Commission ask for. Commissioner Byrne asked if the use permit is vacated upon the zone change the mitigations are no longer necessary. Ms. Grijalva stated the mitigations have already been done; the conditions and mitigation measures are included in the staff report.

Ms. Smith asked if there were limitations on the number of vehicles allowed or noise restrictions in an "A" zoning. Ms. Grijalva stated there are limits in the winery regulations in the "A" zoning regarding noise and amplified music. She added she is not aware of any restrictions on traffic trip generation; that would be a function of events. The winery regulations in the "A" zoning require parcels on private roads to either get approval of the road association or a use permit.

Frank Moreno, Valley Drive resident, distributed a letter to the Commissioners. He addressed the concerns in his letter that the County needs to improve the infrastructure and the winery ordinance needs to be updated. He voiced concerns regarding traffic impacts and adequacy of parking for events up to 450 people. He asked the Commission if this project is the right thing, at the right time and for the right reasons.

Commissioner Byrne asked for clarification on the parking requirements. Ms. Grijalva stated they would have to have adequate parking for a 450 person event. Commissioner Byrne asked how it is enforced. Ms. Grijalva stated if there is a building permit, parking would have to be shown and be adequate; if it is an event, adequate onsite parking would need to be available, there is no parking allowed on Shenandoah Road and enforcement would be complaint driven. She added not everyone will do all of the events that are allowed by right in any zone district; it will give them the ability but it doesn't mean that is what will happen.

Commissioner Byrne stated this one does flesh out and he did not have an issue changing the zoning for this property but asked what the process for a zone change is when there is an "R1A" parcel with just a house and a request is made to change the zoning to "A." It seems the CEQA process gets skipped. Ms. Grijalva stated that can happen; also there are many properties currently zoned "A" that do not have a winery today but could tomorrow without CEQA.

Commissioner Lindstrom asked if the current use permit can be amended instead of changing the zoning. Ms. Grijalva stated that is an option and that was the original request; if the zone change is not granted a request can be made to amend the use permit. In light of the situation and what people have been doing in the Shenandoah Valley, as recently as at last month's meeting, it seemed the honest thing to do would be to offer the zone change which was not available due to the zone change moratorium that was in place when the use permit was granted.

Ms. Plasse stated under the current use permit sale of pre-packaged food was not allowed. Ms. Grijalva stated the use permit amendment request could be changed to include pre-packaged foods. She added there are two items in the current use permit which would be reduced if the zone change is approved; one is the allowable "gift shop" area would need to be reduced in size and the other is the 13 events of up to 150 people. All other items in the use permit are allowed by right in the "A" district. Ms. Plasse stated they would like to be able to cater their own events and serve the pre-packaged "cheese boards."

Commissioner Byrne stated that although he does not have an issue with this request the Commission does need to keep in mind the big picture of the County.

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

Absent: Commissioner Wardall

Commissioner Lindstrom stated isn't there a point at which a "line in the sand must be drawn;" there are more wineries and traffic but the roads have not been improved.

Chairman Ryan stated Ms. Grijalva did do the right thing by offering all options available to the applicant. The Commission has had previous discussion to update the codes but until the General Plan is updated the zoning codes

have to wait. It is a cumulative effect and it is getting worse; for example, the other night the Valley was “glowing” between the events going on; the traffic and noise at 11 at night was “out of control.” The one unknown is the effect the round-about will have once it is installed. Personally, he has nothing against the winery but has issues with the timing. It has gotten to a point where there are events taking place and there is no staff available to verify attendance numbers are in compliance with County Code. At the end of the day, there are a number of properties that have been approved to be a small tasting room and wine making facility and some have changed into larger facilities with less parking and in some cases vineyards have been removed to accommodate parking. It is a big commercial enterprise and something must be done now; Napa is no longer allowing new wineries and tasting rooms. Anyone who has a dream to open a winery will come to Amador County because the land is still cheap and the ordinances and rules in place allow them to do quite a bit; it would be foolish if you have the funds to not do it. In this case, a use permit is in place that limits and restricts activities based on the facility. The requested uses can easily be added to the existing use permit and the County can still maintain some control. Again, it’s all timing; two to three months ago this was not such a “boiling issue.” He stated he received 2-3 calls today before coming to the meeting. A lot of the winery owners may own the property but do not live in the Valley and leave staff to run the events and some have gotten out of control. He stated he can’t move forward and recommend approval because it’s the cumulative effect and approving this allows another facility having more events which generate more traffic, noise, and light pollution.

Commissioner Byrne stated the interpretation of Appendix B makes sense on a County-wide basis but he is not sure how much sense it makes for the Shenandoah Valley. The Shenandoah Valley is known for its wine-making; the uses allowed on an “A” property are significantly more than what is allowed on a “R1A” property regarding winery uses. Admittedly, there are other uses that may have similar impacts but in the Shenandoah Valley the uses are primarily winery related.

Commissioner Callsen agreed with Chairman Ryan. It seems the Commission cannot keep allowing “more and more” without updating the codes. She agreed that after the General Plan is updated the Shenandoah Valley and winery regulations need to be updated. She encouraged the applicant to go back to revising the use permit.

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Lindstrom and unanimously carried to recommend denial of the zone change to the Board of Supervisors based on the following findings:

- 1) Nature of the Shenandoah Valley area that the interpretation of CEQA Appendix B as explained by Ms. Grijalva is not appropriate; “R1A” is not comparable to “A”
- 2) The requested uses can be granted by modifying the existing use permit
- 3) The cumulative effects of the last several years of projects in the Shenandoah Valley.

Absent: Commissioner Wardall



*NOTES: Ms. Grijalva advised the Commission recommended approval of the Arditto Trust Zone Change and recommended denial of the Andis Wines Zone Change. These items will be scheduled for a future Board of Supervisors meeting and notices will be mailed out.*

**Adjournment:** At 7:51 p.m. Chairman Ryan adjourned this meeting of the Planning Commission, to meet again on November 10, 2015.

\_\_\_\_\_  
 Ray Ryan, Chairman  
 Amador County Planning Commission

\_\_\_\_\_  
 Heidi Jacobs, Recording Secretary  
 Amador County Planning Department

\_\_\_\_\_  
 Susan C. Grijalva, Planning Director  
 Amador County Planning Department

**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 Categorically 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

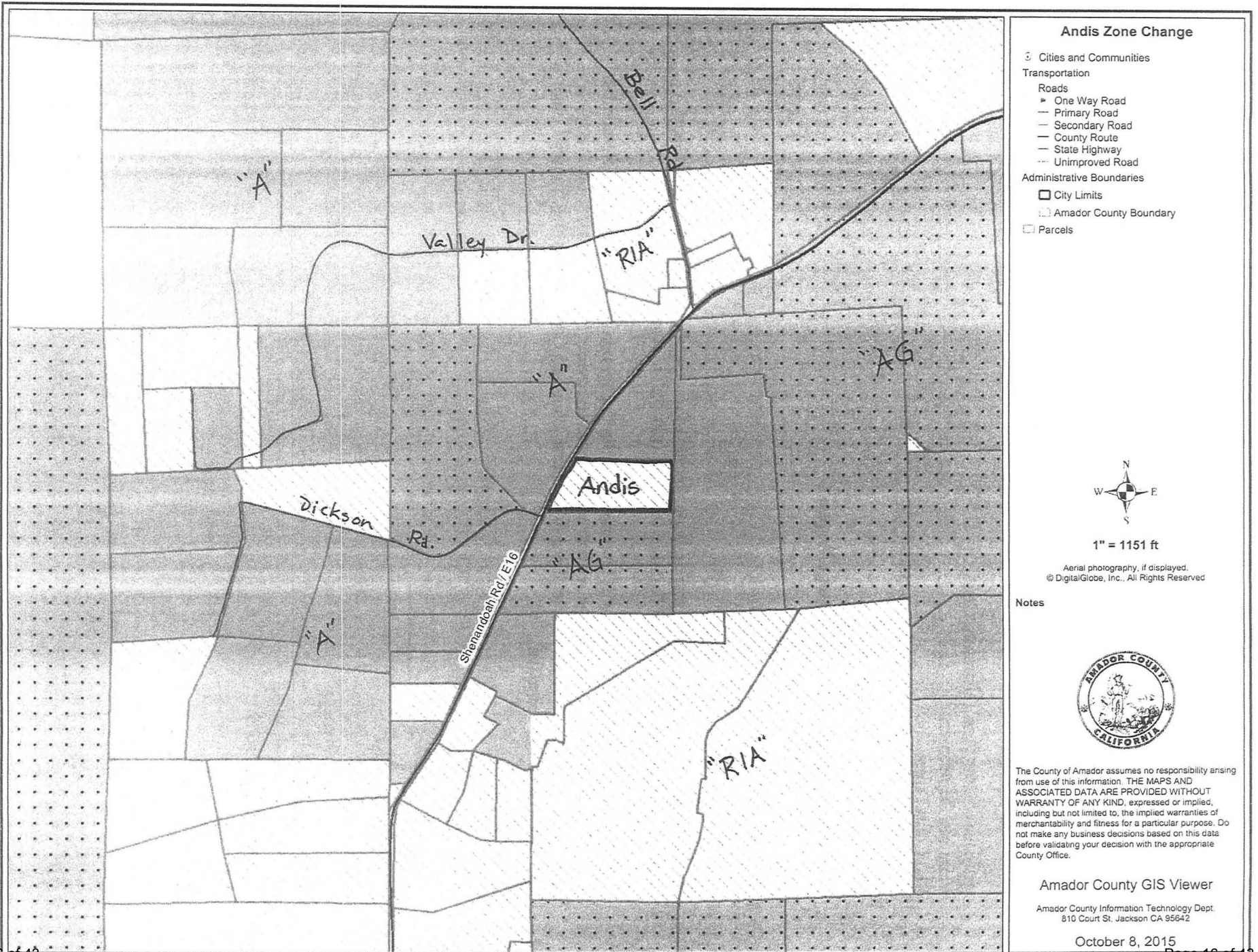
To Whom it May Concern,

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 8<sup>th</sup>, 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,

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





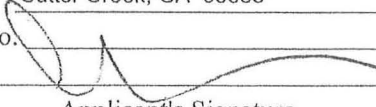
COUNTY OF AMADOR  
PLANNING DEPARTMENT

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  
12/20/09*

- 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.

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

PAGE 3 OF 4

**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

**USE PERMIT CONDITIONS OF APPROVAL AND MITIGATION MONITORING  
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.

From: <amadorolive@twinwolf.net>  
Date: Mon, Oct 12, 2015 at 9:09 AM  
Subject: Planning Comm./Andis/item 2  
To: Susan Grijalva <sgrijalva@amadorgov.org>

Susan Grijalva

I won't be able to attend the Planning Commission meeting Oct. 13th, so want to voice my concerns regarding the Zone change request by Andis Wines.

Andis is asking for a zone change from R1A to A. This makes big changes and impacts on traffic, noise, lighting, and possibly water use.

The yearly uses allowed presently are:  
2 vintage release parties  
13 additional events of 150 people max

New A zoning yearly uses will be:  
Unlimited events up to 125 people  
12 events for 450 people  
4 events per month  
Increased food prep

It looks like there will be no CEQA review for the new allowable uses. This is not acceptable, the new uses will cause huge impacts on the local roads, much more noise, more lighting and possible water use. If this is allowed with CEQA exemption every other property owner will be requesting similar action, creating a huge change to the Shenandoah Valley area, and definitely needs to be discussed by the community.

Thank you,

Susan Bragstad  
Amador City, CA

**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

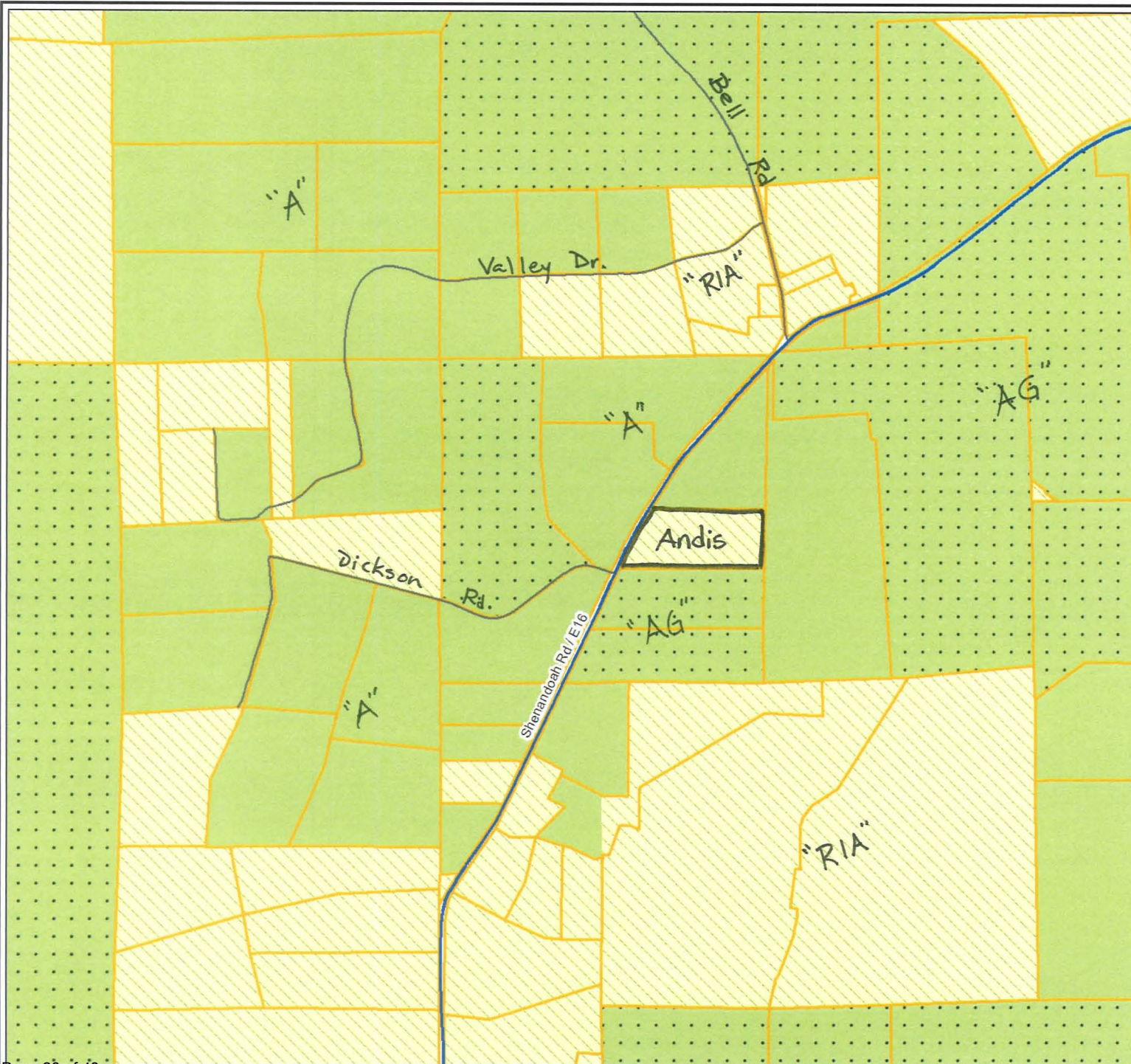
To Whom it May Concern,

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 8<sup>th</sup>, 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,

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

Aerial photography, if displayed.  
© DigitalGlobe, Inc., All Rights Reserved

#### 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

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-I 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.

*Denise Tobin*

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*

1. *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

**USE PERMIT CONDITIONS OF APPROVAL AND MITIGATION MONITORING  
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.

**STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION  
FOR MEETING OF: SEPTEMBER 8, 2015**

**ITEM 3- Request by Andis Wines, LLC to their current Use Permit to allow a food preparation facility for the purpose of catering events permitted by the Use Permit (i.e., all Amador Vintner Association events, 2 vintage release parties and 13 weddings/social events for up to 150 attendees).**

**Applicant:** Jenae Plasse, agent for Andis Wines  
**Supervisorial District V**

**Location:** 11000 Shenandoah Road, immediately north of the Dickson Rd/Shenandoah Rd intersection, in the Shenandoah Valley (APN 007-120-009).

This item has been removed from the agenda. The applicant has decided to change the request to a zone change which requires re-review and re-notification. The new request will be agendized for a future Planning Commission meeting after that has been completed.





AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
 FAX: (209) 257-5002  
 WEBSITE: www.amadorgov.org  
 E-MAIL: planning@amadorgov.org

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

**APPLICATION REFERRAL**

**TO:** Mike Israel, Environmental Health Department  
 Jered Reinking, Department of Transportation and Public Works  
 Rich Millar, Building Department  
 David Bellerive, Amador Fire Protection District  
 Jim McHargue, Waste Management/Air District  
 George Allen, Surveying & Engineering  
 Greg Gillott, County Counsel  
 Jim Wegner, Undersheriff  
 Carla Meyer, Amador Transit  
 Carl Baker, Caltrans District 10  
 Darin McFarlin, Cal Fire  
 John Gedney, Amador County Transportation Commission  
 California Department of Fish & Wildlife, Region 2

**DATE:** August 5, 2015

**FROM:** Planning Department

**PROJECT:** Request from Andis Wines, LLC, for a Use Permit Amendment (UP-15;8-1) to allow for a food preparation facility for catering on-premises indoor or outdoor functions. The existing Use Permit (UP-09;8-3) allows 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.

**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 of Amador County.

**REVIEW:** As part of the review process, this project is being sent to County staff as well as State and local agencies for their review and comment. The **Amador County Technical Advisory Committee (TAC)** will meet on **Monday, August 10, 2015** at 10:00 a.m. in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, CA, to review the project for completeness. At this time, staff anticipates a Categorical Exemption may be adopted for this project.

**cc:** Andis Wines LLC



# PLANNING DEPARTMENT LAND USE 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 Andis Wines, LLC

Mailing Address PO Box 190, Plymouth, CA 95669

Phone Number 209-245-6177

Assessor Parcel Number 007120009000

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 Amendment to current permit to include "food prep facility"

RECEIVED  
Amador County

AUG - 3 2015

PLANNING DEPARTMENT

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: \$ 575

Environmental Health Review Fee: \$ 192

Public Works Agency Review Fee: \$ 500

8. Complete an Environmental Information Form.

9. Sign Indemnification Form.

*- check w/ Planning Dept, necessary for Public Works to review*

AUG - 3 2015

PLANNING DEPARTMENT



Tuesday, July 21, 2015

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

RE: Amendment to Current Use Permit No. UP-09;8-3  
APN: 007-120-009-000

To Whom it May Concern,

Andis Wines, LLC is requesting an amendment to Use Permit No. UP-09;8-3 under Food Service, with the purpose of including "A food preparation facility for catering on-premises indoor or outdoor functions." Many guests to our tasting room complain about the lack of food options around the Shenandoah Valley area, so we would like to be able to prepare and serve small cheese and charcuterie platters upon request.

We are in the process of upgrading our kitchen facility by installing a 3-compartment sink with indirect drain, as advised by the initial inspection report completed on June 18<sup>th</sup>, 2015 by the Environmental Health Department. Plans for the proposed installation are attached.

Please contact me if further information is required or you have any questions.  
Thank you for your consideration.

Sincerely,

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

RECORDING REQUESTED BY:

Western Land Title Company, Inc.

Order No.: 39119-ER  
APN: 007-120-009

When Recorded Mail Document and Tax Statements to:

11000, LLC  
c/o Andrew D. Friedlander  
220 S. King Street #1800  
Honolulu, HI 96813



Amador County Recorder  
Sheldon D. Johnson  
DOC- 2009-0008124-00

Acct 3-Western Land Title Co  
Wednesday, OCT 07, 2009 12:03:00  
Ttl Pd \$817.50 Nbr-0000185735  
CT1/R1/1-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### Grant Deed

RECEIVED  
Amador County

AUG - 3 2015

PLANNING DEPARTMENT

Monument Preservation Fee is \$10.00

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$797.50 ✓

(X) computed on full value of property conveyed, or

( ) computed on full value less of liens and encumbrances remaining at time of sale.

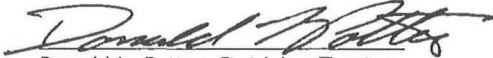
(X) Unincorporated area: ( ) City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Donald L. Potter, Surviving Trustee of the Donald L. Potter and Susan C. Potter Revocable Trust, created under the Trust Agreement dated July 28, 2000  
hereby GRANT(S) to  
11000, LLC, a California Limited Liability Company

that property in Unincorporated area of Amador County, State of California, described as follows:  
\* \* \* See "Exhibit A" attached hereto and made a part hereof. \* \* \*

Date: October 01, 2009

The Donald L. Potter and Susan C. Potter Revocable Trust  
created under the Trust Agreement dated July 28, 2000

  
Donald L. Potter, Surviving Trustee

State of California

County of Amador

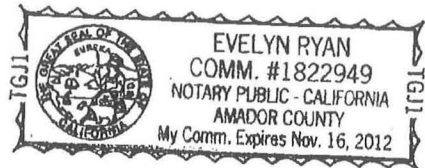
On 10-5-2009 before me, Evelyn Ryan, a Notary Public, personally appeared Donald L. Potter, who proved to me on the basis of satisfactory evidence to be the person(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), 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

Name Evelyn Ryan  
(typed or printed)



(Area reserved for official notarial seal)

RECEIVED  
Amador County

AUG - 3 2015

PLANNING DEPARTMENT



Tuesday, July 21, 2015

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

RE: Amendment to Current Use Permit No. UP-09;8-3  
APN: 007-120-009-000

To Whom it May Concern,

I, Andrew Friedlander and owner of Andis Wines, LLC, give full consent to Jenae Plasse, Chief Operating Officer of Andis Wines, LLC, to apply for an amendment to Use Permit No. UP-09;8-3 under Food Service, with the purpose of including "A food preparation facility for catering on-premises indoor or outdoor functions."

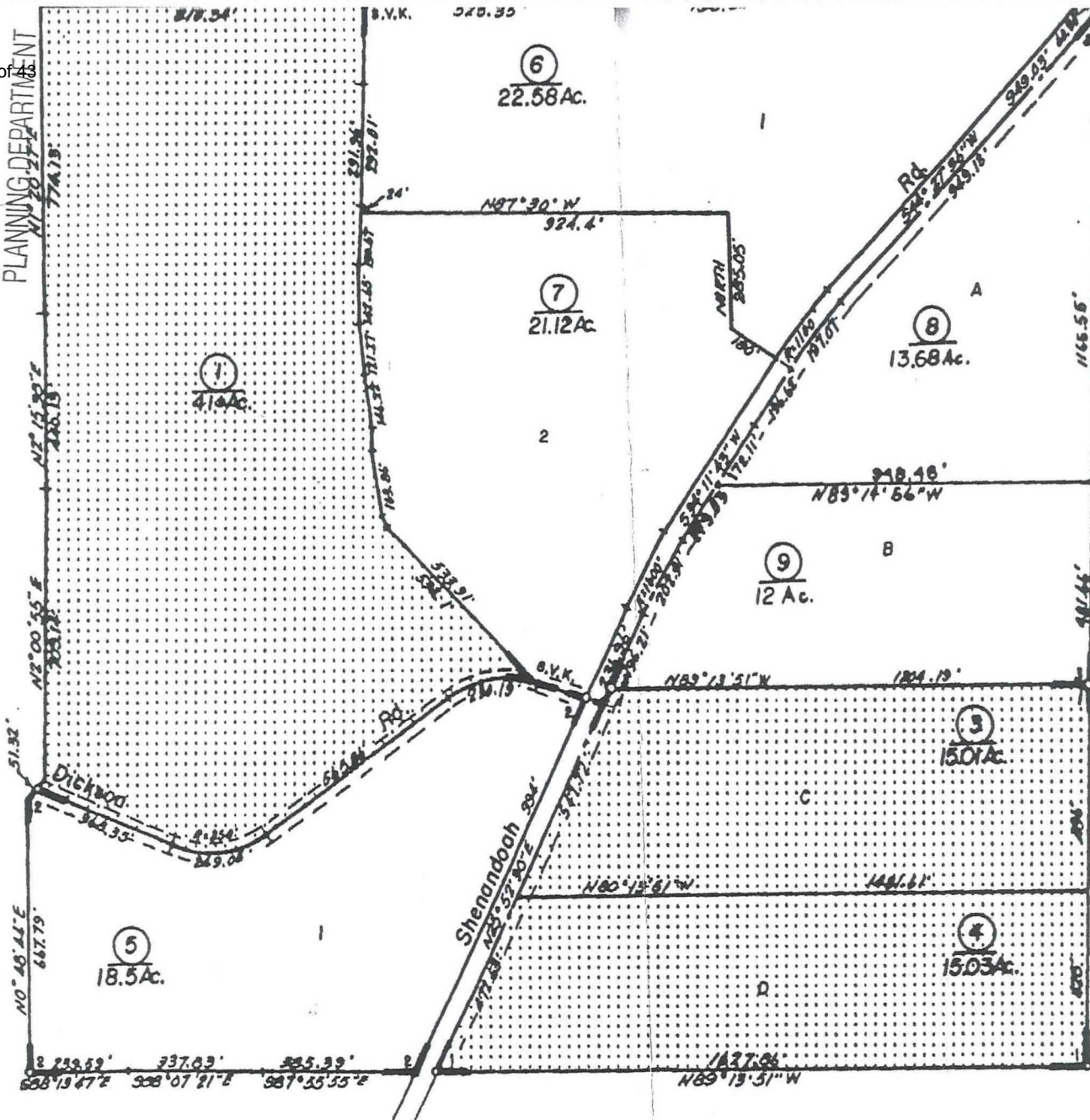
Please contact me if further information is required or you have any questions.  
Thank you for your consideration.

Sincerely,

Andrew Friedlander  
Owner  
Andis Wines, LLC  
11000 Shenandoah Road  
Plymouth, CA 95669  
(209) 245-6177  
(808) 371-7997  
andy@andiswines.com

AUG - 3 2015

PLANNING DEPARTMENT



7-12

7

R.M. Bk. 5, Sub. Pg. 12 Shenandoah Valley Knolls Subn.  
 1-P.M. Bk. 19, Pg. 41  
 2-P.M. Bk. 22, Pg. 27  
 3-R.M. Bk. 38, Pg. 16 B.L. Adj.

PB  
14  
16

Bk. 7 pg 12

9

# PLOT PLAN

Andi's Wines LLC - Amendment to Current Use Permit  
APN 007-120-009  
12 ac.

Google Google Maps

RECEIVED  
Amador County

AUG - 3 2015

PLANNING DEPARTMENT



Imagery ©2015 Google, Map data ©2015 Google 200 ft

AUG -3 2015

PLANNING DEPARTMENT

**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: Andis Wines Request for Use Permit Amendment

Date Filed: 7/28/15 File No. \_\_\_\_\_

Applicant/ Developer	<u>Andis Wines - Jenae Plasse</u>	Landowner	<u>11,000 LLC - Andy Friedlander</u>
Address	<u>Po Box 190 Plymouth CA 95669</u>	Address	<u>Po Box 190 Plymouth CA 95669</u>
Phone No.	<u>209-245-6177</u>	Phone No.	<u>209-245-6177</u>

Assessor Parcel Number(s) 007-120-009-000

Existing Zoning District V - RIA

Existing General Plan A-1

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): installation of 3-comp sink in existing kitchen + plumbing
1. Site Size - 12 acres
  2. Square Footage of Existing/Proposed Structures - 235 sq. ft.
  3. Number of Floors of Construction - 1
  4. Amount of Off-street Parking Provided (provide accurate detailed parking plan) - N/A
  5. Source of Water - Well
  6. Method of Sewage Disposal - N/A
  7. Attach Plans - attached
  8. Proposed Scheduling of Project Construction - asap
  9. If project to be developed in phases, describe anticipated incremental development. - N/A
  10. Associated Projects - NA
  11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details. - NA
  12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected. NA
  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. Winery
  14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities. NA
  15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. NA
  16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.



Environmental Information Form

**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?

RECEIVED  
Amador County

AUG - 3 2015

PLANNING DEPARTMENT

**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 7/28/15

[Signature]  
(Signature)

For Jenae Plasse

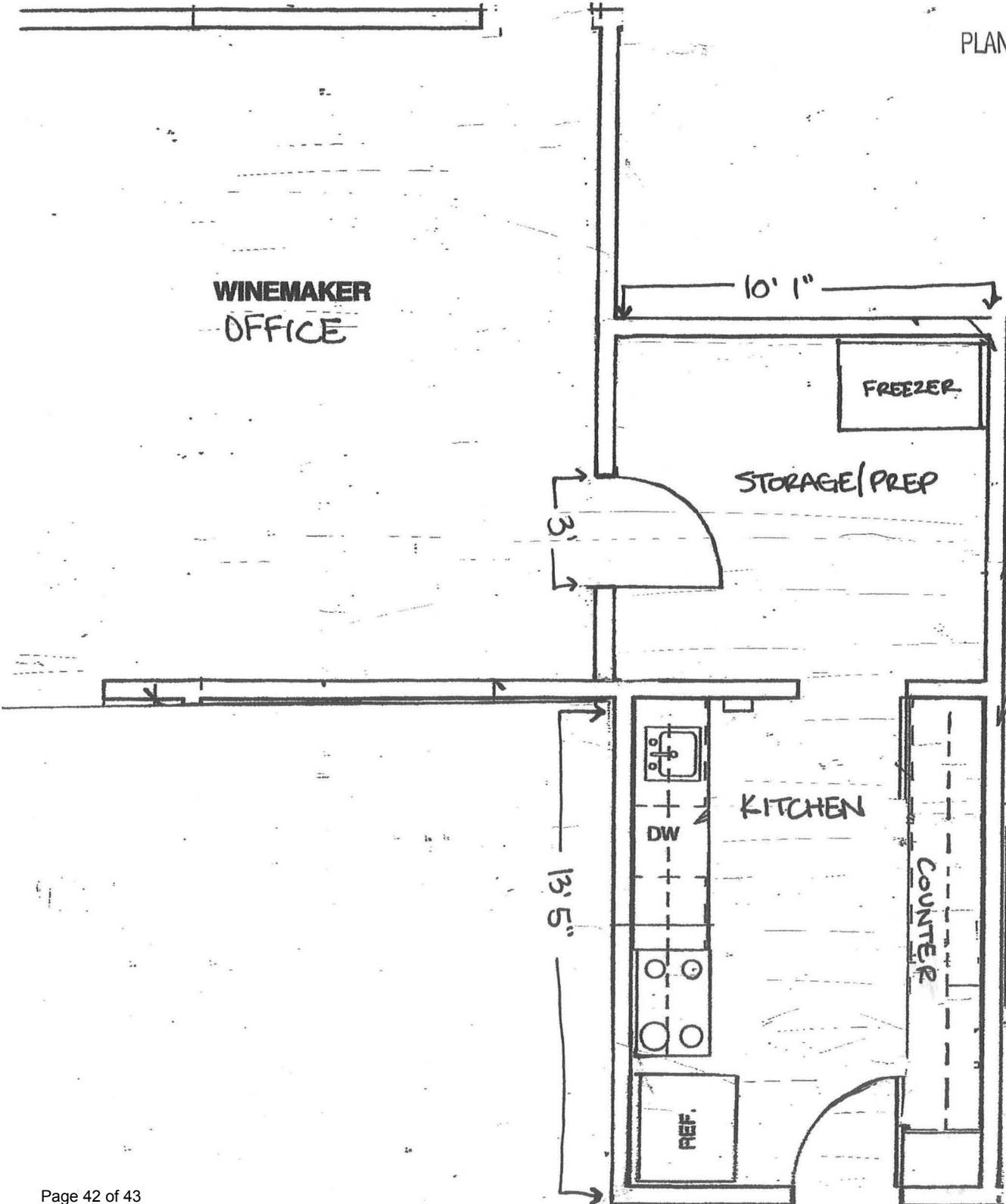
1/4" = 1'0"

APN: 007-120-009-000

# CURRENT PLAN

MAY 13 2015

PLANNING DEPARTMENT



1/4" = 1'0"

APN: 007-120-009-000

# PROPOSAL

Received  
Amador County

AUG - 3 2015

PLANNING DEPARTMENT

