



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

**APPLICATION REFERRAL**

**TO:** Ione Band of Miwok Indians\*\* Buena Vista Band of Me-Wuk Indians\*\*  
CHP Amador Washoe Tribe of Nevada and California\*\*  
Environmental Health Department Transportation and Public Works Department  
Building Department Waste Management/Air District  
Surveying Department County Counsel  
Undersheriff Amador Transit  
Amador Water Agency Caltrans, District 10  
Cal Fire ACTC  
CDFW, Region 2

**DATE:** May 28, 2019

**FROM:** Krista Ruesel, Planning Department

**PROJECT:** Request for a Use Permit (UP-19; 4-4, Blood Gulch Tasting Room in R1A) to allow for the use of the property at 10690 Shenandoah Road, Plymouth CA 95669 (APN 007-070-051) for a commercial wine tasting room accessory to an existing winery. The subject parcel is zoned R1A (Single-family Residential Agriculture) with AG (Agriculture) General Plan land use designation. The parcel is 20.17 acres.

Applicant: Blood Gulch (Jim Merryman)  
Property Owner: Blood Gulch LLC  
Supervisorial District 5  
Location: 10690 Shenandoah Rd, east of the road and approximately one mile north of the intersection of Shenandoah Rd. and Shenandoah School Rd. (APN 007-070-051).

**REVIEW:** As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on Wednesday, June 26, 2019 at 3:00 p.m. in Conference Room A at the County Administration Building, 810 Court Street, Jackson, California.

At this time staff will review the application for completeness and determine if a Mitigated Negative Declaration will be needed for the project per CEQA Guidelines. Additional TAC meetings may be scheduled to review a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission at a later date. Notification of further TAC meetings and agendas will be made via the TAC email distribution list (contact [planning@amadorgov.org](mailto:planning@amadorgov.org) to be added to the list).

\*\*In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.



**PLANNING DEPARTMENT**  
**Community Development Agency**

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

**APPLICATION PROCEDURE FOR USE PERMIT**

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

1. Complete the following:

Name of Applicant BLOOD GULCH (JIM MERRYMAN)

Mailing Address 892 HOPKINS WAY  
PLEASANTON CA 94566

Phone Number 408-888-8810

Assessor Parcel Number 007-070-051

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

*jim.merryman@gmail.com*

OTHER TASTING ROOM AND RELATED EVENTS

- /   2. Attach a letter explaining the purpose and need for the Use Permit.
- /   3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- /   4. If Applicant is not the property owner, a consent letter must be attached.
- 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- 6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
- /   7. Planning Department Filing Fee: \$ \_\_\_\_\_  
Environmental Health Review Fee: \$ \_\_\_\_\_  
Public Works Agency Review Fee: \$ \_\_\_\_\_
- /   8. Complete an Environmental Information Form.
- /   9. Sign Indemnification Form.

April 9, 2019

To Whom It May Concern,

Blood Gulch, LLC authorizes Steve Swason to act as its agent for matters related to land use, planning and building permit submissions at the property 10690 Shenandoah Road, Plymouth CA.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Merryman", with a long, sweeping underline that extends to the left.

Jim Merryman  
Member Blood Gulch, LLC

To: Amador County Planning Department  
From: Jim Merryman for Blood Gulch, LLC  
Date: May 24, 2019  
Subject: Tasting + Event Facility  
10690 Shenandoah Road, Plymouth CA

Blood Gulch, LLC request a Use Permit to support development and operation of a new tasting and event facility at 10690 Shenandoah Road, Plymouth, CA. We anticipate our operations to include:

- Wine tastings for up to 350 people per day.
- Tours of the facilities and operations.
- A variety of compensated and non-compensated events including yoga, corporate off-sites, lectures, educational classes, artist workshops, weddings, dinners, etc will be offered. Events will not exceed 125 people, and average up to two events per day.
- Picnic areas will be provided.
- Art galleries with sales and framing.
- On-site food preparation facilities will provide catering for indoor and outdoor events.
- Gift display areas not to exceed 500 square feet will allow sale of retail winery-related promotional merchandise, gift items and pre-packaged food.
- Social gatherings, wine release parties, weddings, and associated food service, up to 450 people could be completed twelve times a year, but not more than four times per month.
- Up to 10:00 pm, amplified music will be available inside and outside.



**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: BLOOD GULCH

Date Filed: \_\_\_\_\_ File No. \_\_\_\_\_

Applicant/

Developer BLOOD GULCH, LLC Landowner \_\_\_\_\_

Address 892 HOPKINS WAY PLEASANTON, CA

Phone No. 408 888 8810 Phone No. \_\_\_\_\_

Assessor Parcel Number(s) 007-070-051

Existing Zoning District RIA

Existing General Plan AG

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): SEE ATTACHED

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

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

YES NO

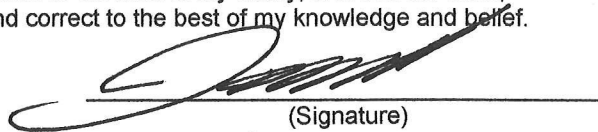
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. *TO BE ADDRESSED IN CIVIL ENG PROCESS*
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of 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. *TO BE ADDRESSED IN CIVIL ENG PROCESS*
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

**ENVIRONMENTAL SETTING**

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

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

Date 5/6/19

  
(Signature)

For BLOW GULCH, LLC.

To: Amador County Planning Department  
From: Jim Merryman for Blood Gulch, LLC  
Date: May 22, 2019  
Subject: Tasting + Event Facility  
10690 Shenandoah Road, Plymouth CA

## ENVIRONMENTAL INFORMATION FORM

1. Site Size. Approximately 20.17 acres.
2. Square Footage. There is an existing +/-4,000 sf house on site. The new construction will consist of 3,600 sf of commercial space, one residential/wine tasting pavilion unit sized at 1,600 sf, one residential 600 sf pad to accommodate a RV, and two barns sized at 1,500 sf and 2,500 sf.
3. Number of Floor of Construction. Tasting Room and residential spaces are single story. Barn will be single story, but approximately 24 feet high to accommodate wine pallet storage.
4. Amount of Off-Street Parking Provided. Approximately 63, including 3 ADA compliant, paved off-street parking spaces will be constructed as detailed on the attached plans. Overflow unpaved parking will be provided at the northwest corner.
5. Sources of Water. Water services is anticipated to be provided by an existing well. Additional well(s) requirements TBD.
6. Method of Sewage Disposal. On-site septic system.
7. Site Plan. See attached.
8. Proposed Scheduling of Project Construction. Commence site work and foundations fall/winter 2019, with full construction finishing by Summer/Fall 2020.
9. Phased Development. All work anticipated to proceed in a single phase, but contingent upon project factors, the barns may commence before the balance of the project.
10. Associated Projects. N/A
11. Subdivision/Land Division Projects. N/A
12. Residential Projects. The existing home will remain. A combination residence/tasting pavilion is scheduled in the North-West quadrant (Approximately 1,100 sf bed/bath room plus 500 sf wine tasting pavilion). And a residential RV space is located in the South-East corner.
13. Commercial Projects. The development will support wine tastings, dinners, weddings, corporate off-sites, and related functions. A vineyard will be planted, but wine production is anticipated to be completed off-site. Wine storage is planned in the 1,500 sf barn. On site staffing will vary to accommodate number of customers and events.
14. Industrial Projects. Wine making functions will be considered in the future.
15. Institutional Uses. N/A
16. Variances. A CUP is requested to support the proposed development.

Additional Information. N/A

### Environmental Setting

29. The site is mostly barren with scattered scrub negation. An arborist report has been prepared with recommendations for maintenance of the large oak trees, particularly the large and visible oak situated on a knoll, nearly centered on the property. Water levels fluctuated throughout the year and an overflow drainage creed at the southwest corner relieves the pond. Existing topography slopes predominantly from northeast to southwest, with some areas steeper grades in the southwest corner and around the pond. The only existing structure currently on site is a single-family home in the Northeast corner of the property, accessed via along driveway from the Southwest.

30. Surrounding properties are a mix of residential, commercial and agricultural uses. There are single family homes on the properties to the north, south and west. Vineyards with public tasting/dining functions are to both north and south along Shenandoah Road. Most development is low density, 1-2 stories, and spaced widely apart. The nearest adjacent structure is a single family residence to the north, approximately 50 feet from the property line. At that property owners request, vegetation will be provided to shield their home.

31. There are no known existing shafts, tunnels, or hazardous excavations.

**INDEMNIFICATION**

Project: BLOOD BULLH

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

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

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

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

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

Applicant:

Owner (if different than Applicant):

  
Signature

\_\_\_\_\_  
Signature



STATE OF CALIFORNIA  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
ALCOHOLIC BEVERAGE LICENSE

WINEGROWER

VALID FROM

Mar 27, 2019

EXPIRES

Jun 30, 2019

CMV, LLC  
1807 SANTA RITA RD  
STE H260  
PLEASANTON, CA 94566

TYPE NUMBER DUP

02 600674

AREA CODE

2800 27

ORI

BUSINESS ADDRESS (IF DIFFERENT) DBA: CASINO MINE VINEYARD  
620 TRANCAS ST  
NAPA, CA 94558-3083

CONDITIONS

OWNERS: CMV, LLC



**IMPORTANT INFORMATION**

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

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

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

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

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

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

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

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

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

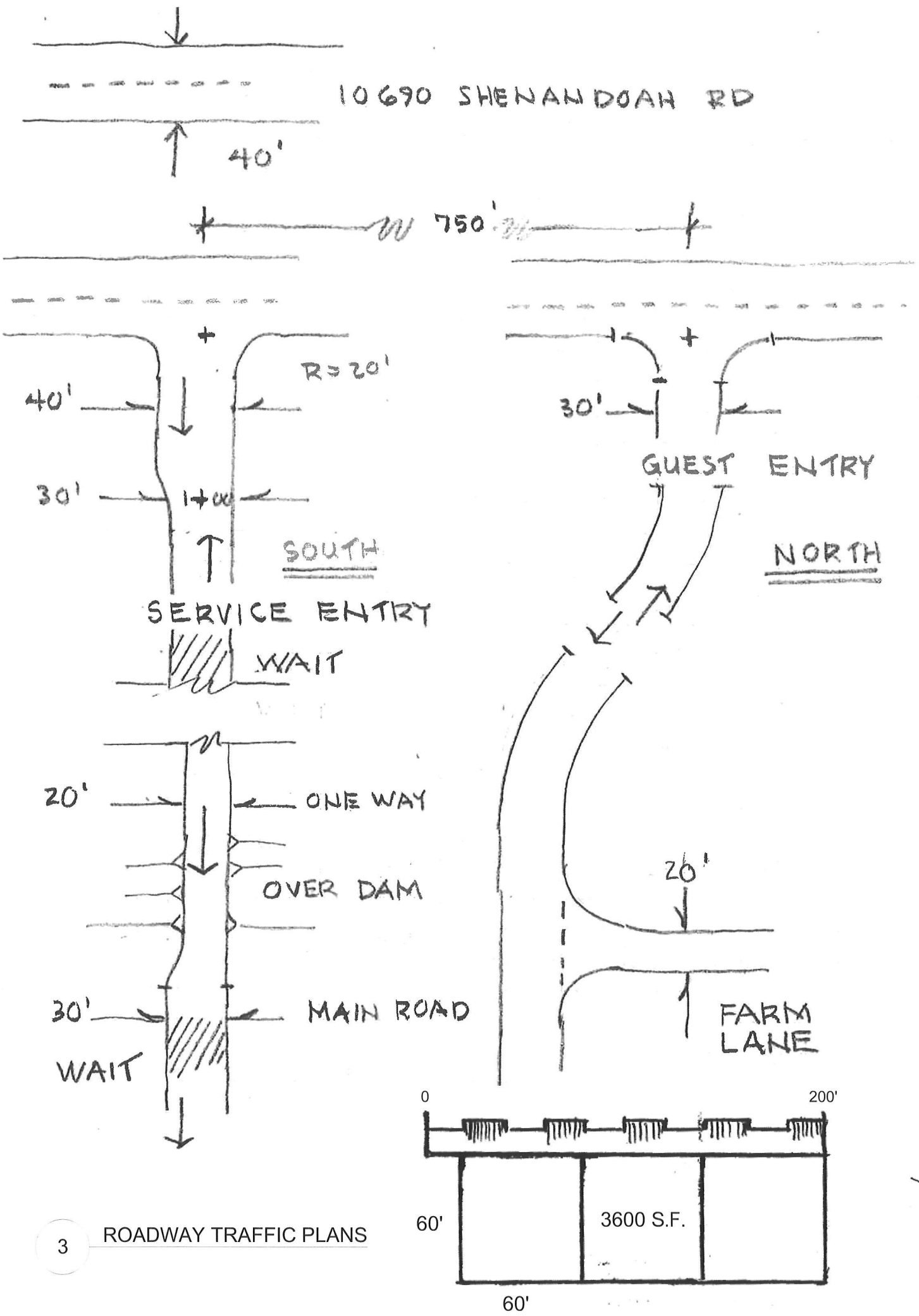
**DBA:** If you change your business name please notify your local ABC office.

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

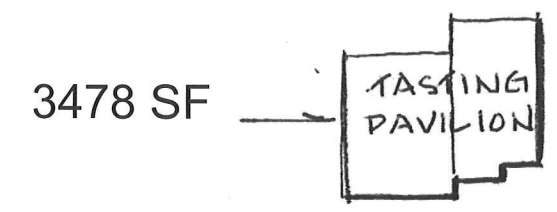
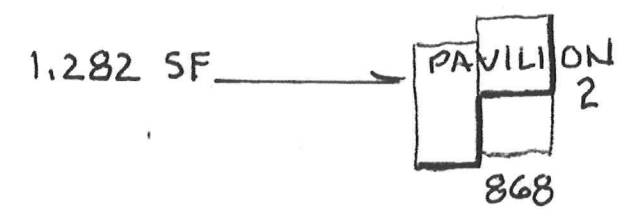
**NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.**

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

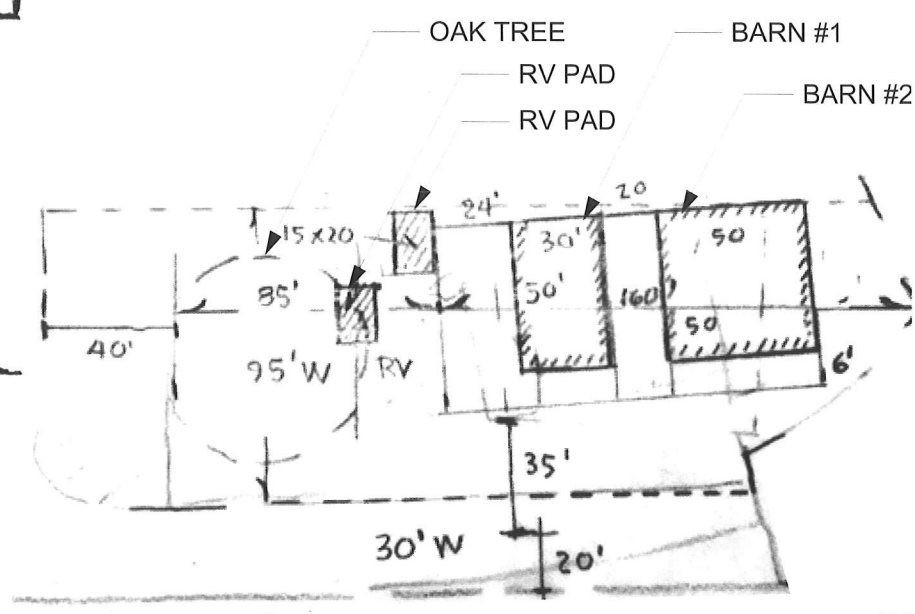
@ca\_abc CaliforniaABC



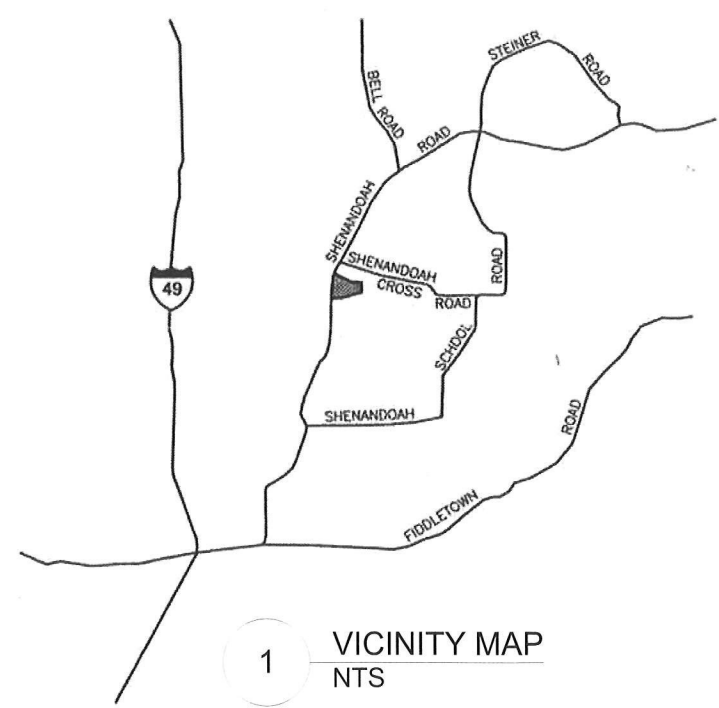
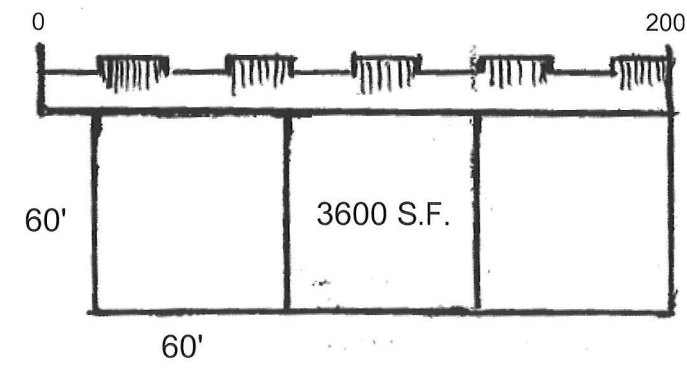
3 ROADWAY TRAFFIC PLANS



BARN #1 - 1500 SF  
 BARN #2 - 2500 SF  
 RV PADS - 600 SF



2 BUILDING TABULATION



1 VICINITY MAP NTS

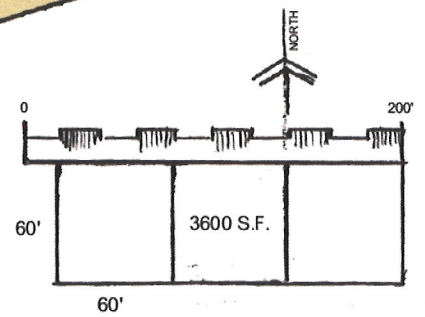
**CASINO MINE RANCH**  
 APN 007-070-051  
 10690 SHENANDOAH ROAD  
 PARCEL 1 PER 26-MM-99  
 BEING A PORTION OF SECTIONS 25 AND 36, T. 8 N., R. 10 E., M. D. M.  
 AMADOR COUNTY, CALIFORNIA



# SITE PLAN

## ROADWAY LEGEND

-  EXISTING HIGHWAY  
40' WIDE
-  INTERNAL ROAD  
30' WIDE
-  ONE-WAY ROAD AT DAM  
20' WIDE
-  FARM LANE  
20' WIDE




**CASINO MINE RANCH**  
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AMADOR COUNTY, CALIFORNIA



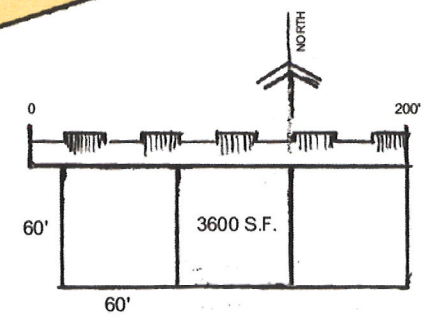
# LAND USE PLAN

## STATISTICAL SUMMARY

<b>AG</b>	VINEYARD AGRICULTURE 05.44 AC	<b>P</b>	PRESERVATION OAK TREE 00.32 AC
<b>COM 1</b>	COMMERCIAL STRUCTURES 00.22 AC	<b>W</b>	WATER 04.00 AC
<b>COM 2</b>	COMMERCIAL LANDSCAPE 01.29 AC	<b>OS</b>	OPEN SPACE RIPARIAN 05.18 AC
<b>COM 3</b>	COMMERCIAL ROADWAYS 02.93 AC		
<b>R</b>	RESIDENTIAL SINGLE FAMILY 00.79 AC		TOTAL AREA PARCEL 20.17 AC

## PARKING TABULATION

- TASTING PAVILLION  
36 FULL SIZE SPACES  
+ 2 ADA SPACES
- BARN #1  
2 FULL SIZE SPACES
- BARN #2  
2 FULL SIZE SPACES
- RV AREA  
2 FULL SIZE SPACES  
+ 1 ADA
- POND PAVILLION  
1 FULL SIZE SPACES  
+ 1 ADA SPACE
- ADDITIONAL PARKING  
4 FARM WORKERS  
2 EMERGENCY VEHICLES  
1 LOADING  
6 EMPLOYEE  
3 COACH
- TOTAL: 63 SPACES



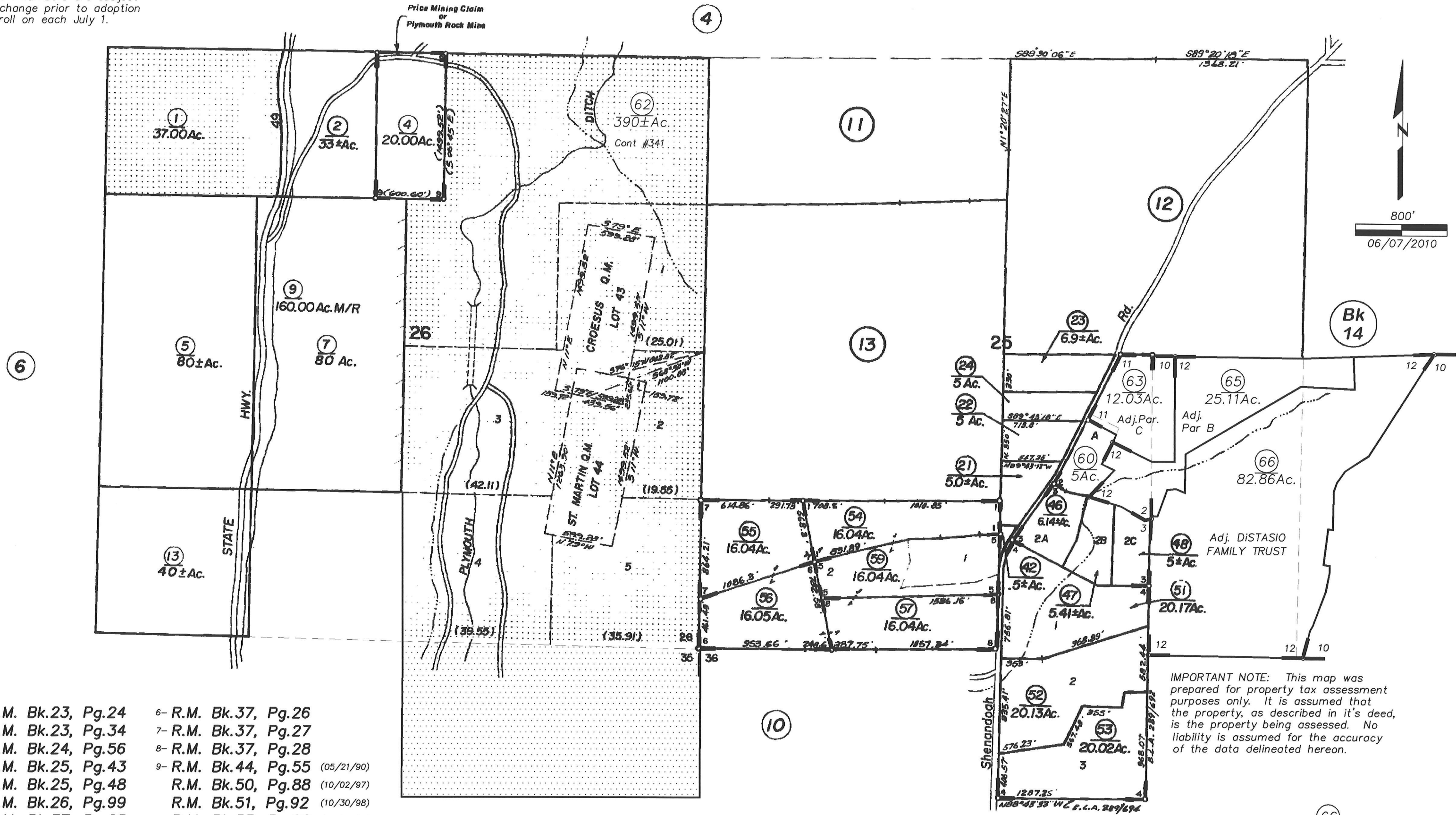
**CASINO MINE RANCH**  
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 AMADOR COUNTY, CALIFORNIA



Map changes become effective with the 2010-2011 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

T.8N., R.10E., M.D.B. & M.

7-07



- |                      |                                  |
|----------------------|----------------------------------|
| P.M. Bk.23, Pg.24    | 6- R.M. Bk.37, Pg.26             |
| 1- P.M. Bk.23, Pg.34 | 7- R.M. Bk.37, Pg.27             |
| P.M. Bk.24, Pg.56    | 8- R.M. Bk.37, Pg.28             |
| 2- P.M. Bk.25, Pg.43 | 9- R.M. Bk.44, Pg.55 (05/21/90)  |
| 3- P.M. Bk.25, Pg.48 | R.M. Bk.50, Pg.88 (10/02/97)     |
| 4- P.M. Bk.26, Pg.99 | R.M. Bk.51, Pg.92 (10/30/98)     |
| 5- P.M. Bk.37, Pg.25 | 10- R.M. Bk.53, Pg.90 (04/20/01) |
|                      | 11- R.M. Bk.54, Pg.30 (10/01/01) |
|                      | 12- R.M. Bk.61, Pg.24 (12/05/08) |

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.