



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:

Amador Air District	AFPD
Building Department	ACTC
County Counsel	Amador Transit
Environmental Health Department	Amador Water Agency
Surveying Department	Cal Fire
Transportation and Public Works Department	Caltrans, District 10
Waste Management	CDFW, Region 2
Sheriff's Office	Amador LAFCO
Ione Band of Miwok Indians**	City of Plymouth
Buena Vista Band of Me-Wuk Indians**	Shingle Springs Band of Miwok Indians**
Washoe Tribe of Nevada and California**	

DATE: March 12, 2020

FROM: Krista Ruesel, Planning Department

PROJECT: **REVISED** Request from Kirk Reuter for Use Permit (UP-18;2-1) for a Tasting Room in the "R1A," Single-family Residential Agriculture zone, with AG, Agriculture General, General Plan designation. Property is 11.11 acres. Tasting room would be located at Ard Aven Winery within a utility and storage building that is currently under construction. The utility building will measure approximately 790 square feet. **The application is revised to include four (4) annual events with up to 49 attendees. (APN: 008-150-027)**

Applicant: Kirk Reuter

Property Owner: Kirk and Meggie Reuter

Supervisorial District: 5

Location: 15315 Willow Creek Rd., Plymouth, CA 95669

REVIEW: As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the project for environmental impacts, the environmental document, and conditions of approval during its regular meeting on March 25, 2020 at 3:00 p.m. in Conference Room A at the County Administration Building, 810 Court Street, Jackson, California.

This TAC meetings will is scheduled to determine the appropriate environmental document and address environmental impacts for project approval per CEQA Guidelines, as well as determine conditions for project approval for recommendation to the Planning Commission. Notification of further TAC meetings and agendas will be made via the TAC email distribution list (contact planning@amadorgov.org to be added to the list).

Amador county Planning Department

Ard Aven Winery Plans on holding 4 annual events at its tasting room and premises. The events will accommodate no more than 49 people in the tasting room and on the premises. Ard Aven plans on Joining the Amador County Vintners Association. One of the Vintners Association events, Big Crush, Will run in conjunction with one of Ard Aven's annual parties.

Ard Aven Winery

Nathan Reuter
Nathan Reuter

209-304-3390

RECEIVED
FEB 26 2020
AMADOR COUNTY
PLANNING DEPARTMENT



**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 Kirk Reuter
Mailing Address 15315 Willow Creek Rd
Plymouth, CA 95669
Phone Number 916-765-2947
Assessor Parcel Number 08-150-027

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

RIA / AG
11.11 Acres

X OTHER tasting room and events in conjunction w/winery in "RIA" district

- 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: \$ 903 \$525 = OFF 50⁰⁰ Env. doc; 328⁰⁰ = Neg Dec
Environmental Health Review Fee: \$ 288 2-12-18
Public Works Agency Review Fee: \$ 500⁰⁰ 2-12-18 #83338
- 8. Complete an Environmental Information Form.
- 9. Sign Indemnification Form.

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Ard Aven Tasting Room

Date Filed: _____ File No. _____

Applicant/ Developer	<u>Kirk Reuter</u>	Landowner	<u>Kirk Reuter</u>
Address	<u>15315 Willow Creek Rd Plymouth, CA 95669</u>	Address	<u>15315 Willow Creek Rd Plymouth, CA 95669</u>
Phone No.	<u>916-765-2947</u>	Phone No.	<u>916-765-2947</u>

Assessor Parcel Number(s) 08-150-027
Existing Zoning District RIA
Existing General Plan _____

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: 38089,

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

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.

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: *And Aocn Winery*

Date Filed: File No.

Applicant/
Kirk Reuter

Developer Landowner
Kirk Reuter

Address Address
15315 Willow Creek Road, Plymouth, CA 95669

Phone No. Phone No.
916-765-2947

Assessor Parcel Number(s)
08-150-027

Existing Zoning District
RIA

Existing General Plan
Ag. General

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

Public works - encroachment.

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size *11.1 Acres.*
2. Square Footage of Existing/Proposed Structures *790. Sq'*
3. Number of Floors of Construction *1*
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water *existing well*
6. Method of Sewage Disposal *connect to existing -*
7. Attach Plans *Jesse Shaw, Eng. (is Drawing now)*
8. Proposed Scheduling of Project Construction *Complete Utility Bld in 60 days*
9. If project to be developed in phases, describe anticipated incremental development.

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

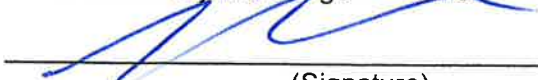
- | YES | NO | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 02-11-18



 (Signature)

For _____

ENVIRONMENTAL INFORMATIONAL FORM

#13 A tasting room for our existing winery
No employees, all family run
It's located outside of any cities,
Approximately 700 sq' of sales area

17 no

18 no

19 no

20 no

21 no

22 no

23 no

24 no

25 no

26 no

27 no

28 no

#29. This was cattle grazing land, we planted olive trees, and vineyards 15 years ago.
There is no historical or scenic aspects too this project, or property.

#30. The property surrounding our property is used for cattle grazing, it is all large acreage,
There is no historical or scenic aspects too the surrounding properties.

#31. There is no existing mine shafts, tunnels, air shafts, or open excavations on our property.

INDEMNIFICATION

Project: _____

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

Use Permit: purpose and need

We have been a legal winery since November 2012 (permit number CA-W-17638). We want a small tasting room on the eleven acre property. We are currently building a utility building. When finished, it will be converted to the tasting room. The building will hold less than forty people, and will run by family members. The exterior size is 975sq ft. The interior is 700sq ft.

I own a licensed winery, Ard Aven Winery. I want to build a tasting room on the property and open it to the public for tasting, selling, and events. We will not host weddings or concerts. The tasting room will be a small building, holding no more than forty persons at one time.

Environmental Setting

The site is currently a utility building on a fairly level hill that was once grazing land. The soil is rocky. There is an olive orchard and wine grape vineyard surrounding the site. There are no historical or scenic aspects. The utility building is for storage and there is a pump house over the well.

The surrounding property is grazing for cattle or vineyards. There is one single family home next door.

There are no mine shafts, tunnels, air shafts, or hazardous excavations.

The tasting room is on eleven acres, with a square footage of 898. It will be a single story. The parking lot will be adjacent to the building holding twenty cars. We will be using an existing well for water. We will have a septic system for sewage. There is already an existing utility building on the property that I will convert into the tasting room and open by the end of May.

The tasting room will be small and family run. The property is in a "RIA" zoning district. All sales and loading will be done within the 898 square footage of the tasting room building.

RECORDING REQUESTED BY

1993 001646

AND WHEN RECORDED MAIL TO

Name Kirk D. Reuter and Meggie M. Reuter
Street Address P.O. BOX 724
City & State Plymouth, Calif. 95669

"OWNERSHIP CHANGE RECEIVED"
RECORDED AT REQUEST OF

at 0 Min. Past 3p l.

FEB 16 1993

Official Records
Amador County, California

Lynda Marie Trovillion
Recorder
\$ 5.00

MAIL TAX STATEMENTS TO

Name same as above
Street Address APN- 08-150-087
City & State 29583


SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00582
TO 1923 CA (11-91)

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

AMADOR COUNTY

ALL PTN.	<p>The undersigned grantor(s) declare(s): Documentary transfer tax is \$ <u>0</u> <input type="checkbox"/> computed on full value of property conveyed, or <input type="checkbox"/> computed on full value less value of liens and encumbrances remaining at time of sale. <input type="checkbox"/> Unincorporated area: () City of _____, and</p> <p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Walter Reuter and Dorothy R. Reuter</p> <p>hereby GRANT(S) to Kirk D. Reuter and Meggie M. Reuter, Husband and Wife as joint tenants</p> <p>the following described real property in the Unincorporated Area County of Amador, State of California: Parcel (1): Parcel 1, as set forth and delineated on Parcel Map No., 1346, filed for record on August 5, 1975 in Book "25" of maps and Plats, Page 88, Records of Amador County.</p> <p>Dated: <u>January 11, 1993</u></p> <p>STATE OF CALIFORNIA COUNTY OF <u>Amador</u> } S.S. On <u>February 5, 1993</u> before me, <u>Lynda Marie Trovillion</u> a Notary Public in and for said County and State, personally appeared <u>Walter Reuter and Dorothy R. Reuter</u></p> <p>personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(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.</p> <p>WITNESS my hand and official seal</p> <p>Signature <u><i>Lynda Marie Trovillion</i></u> <u>Lynda Marie Trovillion</u></p> <p>_____ <u>Walter Reuter</u> _____ <u>Dorothy R. Reuter</u></p> <p></p> <p>(This area for official notarial seal)</p> <p>Title Order No. _____ Escrow or Loan No. _____</p>
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MAIL TAX STATEMENTS AS DIRECTED ABOVE

AMADOR COUNTY BUILDING DEPARTMENT

810 COURT STREET

JACKSON CA 95642

OFFICE PHONE: 209-223-6422

→ INSPECTION LINE: 209-223-6423

PERMIT NUMBER: 38089

OWNER NAME: REUTER

PROJECT ADDRESS: 15315 WILLOW CREEK RD
PLYMOUTH

PROJECT DESCRIPTION: SHOP W/ P&E FUTURE
BATH

INSPECTION	APPROVAL	
	DATE	INSP
Grading		
Setback	11/14/17	KS
Foundation	11/14/17	KS
UFER Ground / Ground Rod	11/14/17	KS
Under Slab Plumbing	11/14/17	KS
Under Slab Water		
Hold Downs / Anchors		
Bond Beam - Sheetrock <i>Sheetrock</i>	12/12/17	KS
Structural Slab		
Underfloor Plumbing		
Underfloor Frame		
Underfloor Gas		
Underfloor Water		
Underfloor Ducts		
Underfloor Insulation		
Exterior Shear	1/25/18	KS
Roof Nail & Truss Calcs	1/25/18	KS
Interior Shear / Braced Walls		
Stucco Lath		
Electric Meter		
Electric Trench		
Sub-Panels		
Bonding		
Rough Electric		
Rough Plumbing		
Flues & Chimneys		
Ducts / Vents		
Frame & Plans		
Gas Test: Interior		
Gas Test: Exterior		
Water Test		
Insulation: Wall Ceiling		
Blown Certificate		
Sheetrock / Firewalls		
Exterior Firewalls		
Sprinkler(s)		
Finish Grading		
Finish Roof		
Finish Electric		
Finish Plumbing		
Wood / Gas Stove		
Furnace / Water Heater		
15.30 / AFD		
Well		
Septic / AWA		
Road Encroachment		
Pre-Roof / Siding-In Progress		

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE
WINEGROWER

VALID FROM

Jul 01, 2019

REUTER, NATHANIEL JOSIAH
15315 WILLOW CREEK RD
PLYMOUTH, CA 95669-8601

EXPIRES

Jun 30, 2020

TYPE NUMBER DUP

02 528981

AREA CODE

0300 23

BUSINESS ADDRESS DBA: ARD AVEN WINERY
(IF DIFFERENT)

RENEWAL

OWNERS: REUTER, NATHANIEL JOSIAH

CONDITIONS

7



ARD AVEN WINERY

02/11/20

Amador county Planning Department

Our tasting room will be open 3 days a week, from 10am too 5pm
Friday, Saturday, and Sunday.

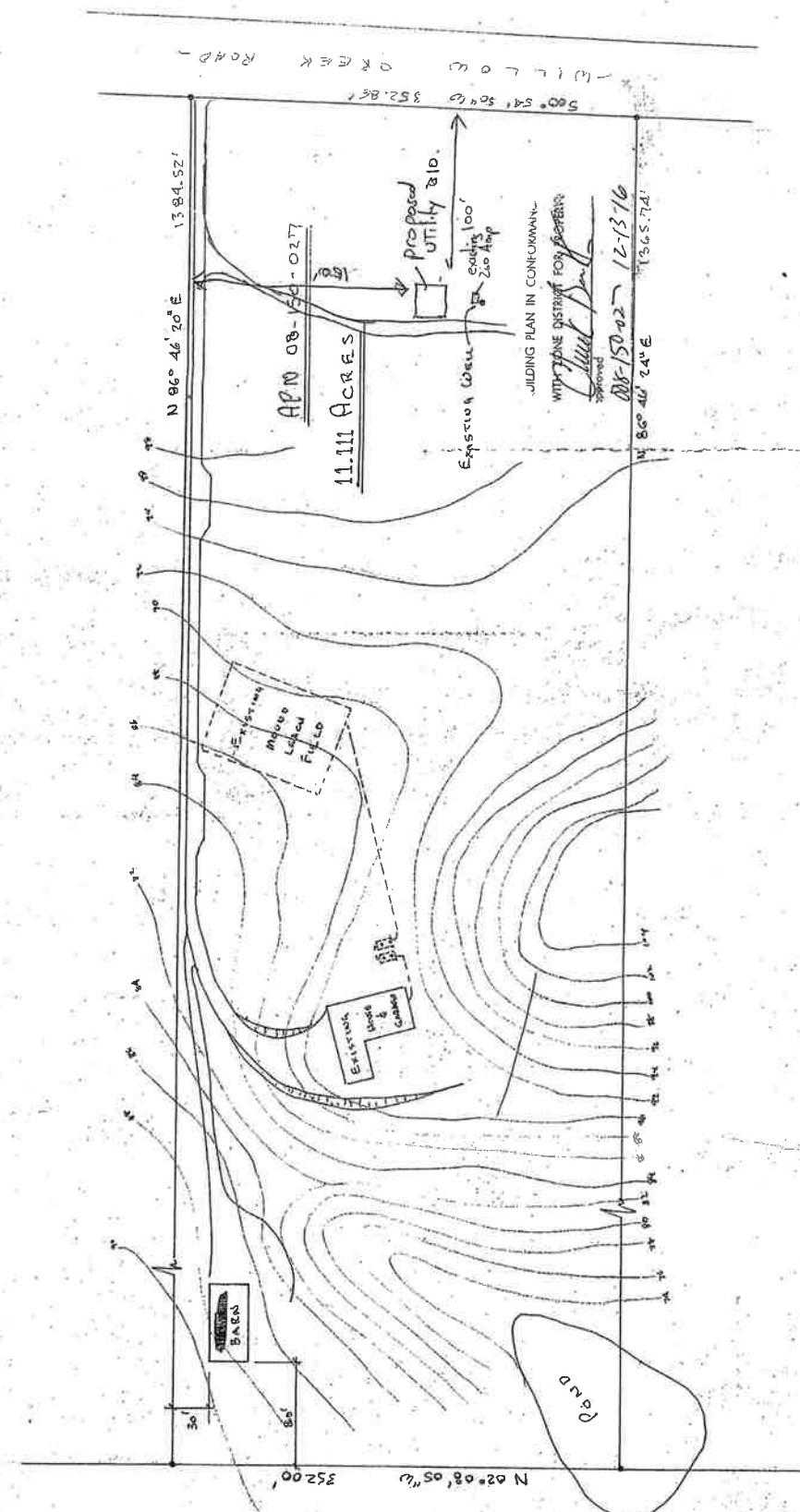
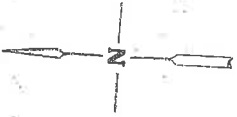
We do not plan on having more than 40 people per day

RECEIVED

FEB 13 2020

AMADOR COUNTY
PLANNING DEPARTMENT

Victoria Eagle
Victoria Eagle



Plot Plan

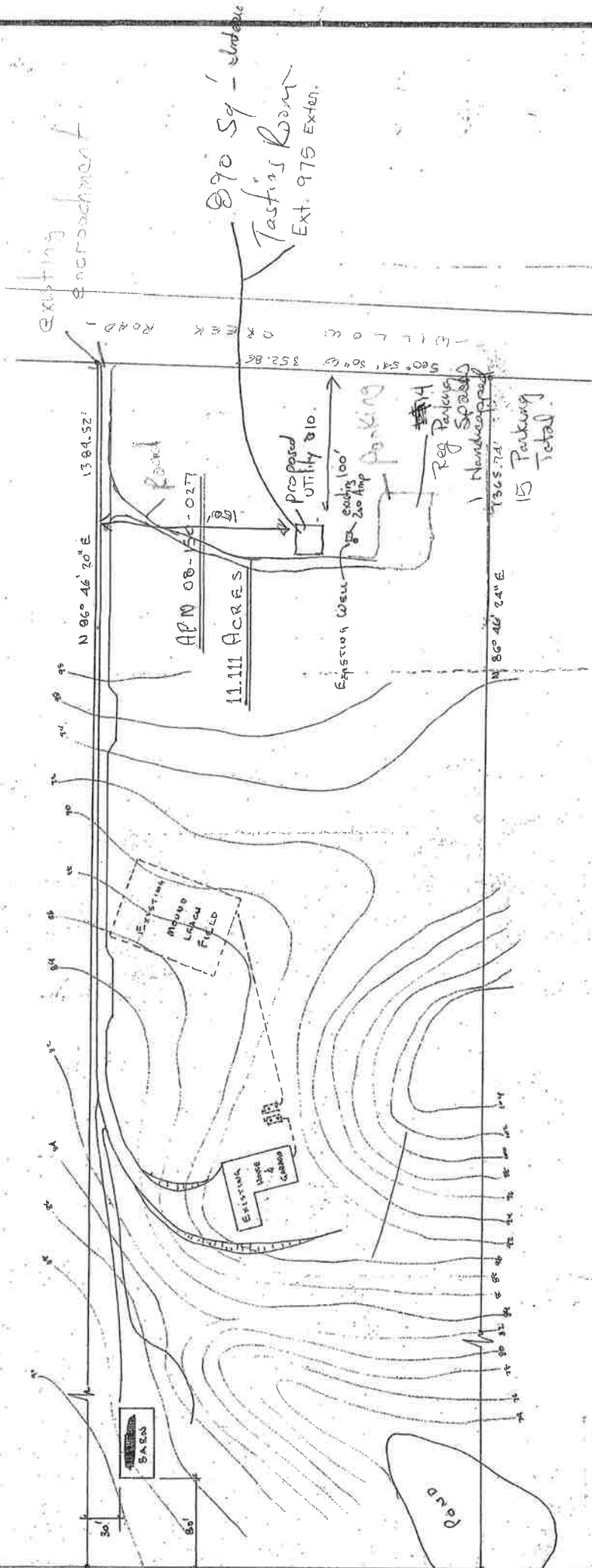
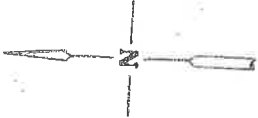
SCALE 1" = 50.0'

OWNER:
 KIRK RUTER
 WILLIAM CASEK BD
 8440 WYU CA
 (209) 245-1302

The County of Inyo does not accept any responsibility for omissions in plan checking, nor does the reviewer guarantee compliance with Codes and Ordinances.

APPROVED

DATE APPROVED 12.21.16 BY RW



Plot Plan

9
PLACE IN SOLO

890 Sq' - enclosed
Tasting Room
Ext. 975 EXTER.

OWNER:
KIRK REUTER
WILSON CENTER RD
PLYMOUTH, OH
(209) 245-1302

PARCEL MAP NO. 1346

**FOR: WALTER REUTER (DEED 121-OR-2
PORTION OF THE EAST 1/2 OF SECTION 29,
T.7N., R.10E. M.D.M.**

**JUNE 1975
ROSE'S ENGINEERING - GEOLOGY AND SURVEY, INC.
RCE 19828**

SURVEYOR'S CERTIFICATE
This map was prepared by me or under my direction (and was compiled from a field survey in conformance with the requirements of the Subdivision Map Act of the request of WALTER REUTER on 14 December 1974. I certify that it conforms to the approved tentative map and the conditions of approval thereof; that all applicable state law and local ordinances have been complied with.

(Signed and Sealed) *Merwin F. Rose*
MERWIN F. ROSE - LS 3646

PLANNING DEPT., CERTIFICATE

I hereby certify that I have examined Parcel Map No. 1346 and that it is substantially the same as it appeared on the tentative map and any approved alterations there to. That all provisions of Amador County Ordinance No. 457 have been complied with.

Date: *1/25/78* Planning Director: *[Signature]*

COUNTY SURVEYOR'S CERTIFICATE

This map has been examined this *24th* day of *August*, 1975, for conformance with the requirements of Section 11575 of the Subdivision Map Act.

(Signed) *[Signature]*
Amador County Surveyor

COUNTY RECORDER'S CERTIFICATE

Filed this *15* day of *Sept*, 1975, at *11:30 A.M.* in Book *25* of Maps and Plots at Page *88* at the request of the AMADOR COUNTY SURVEYOR.

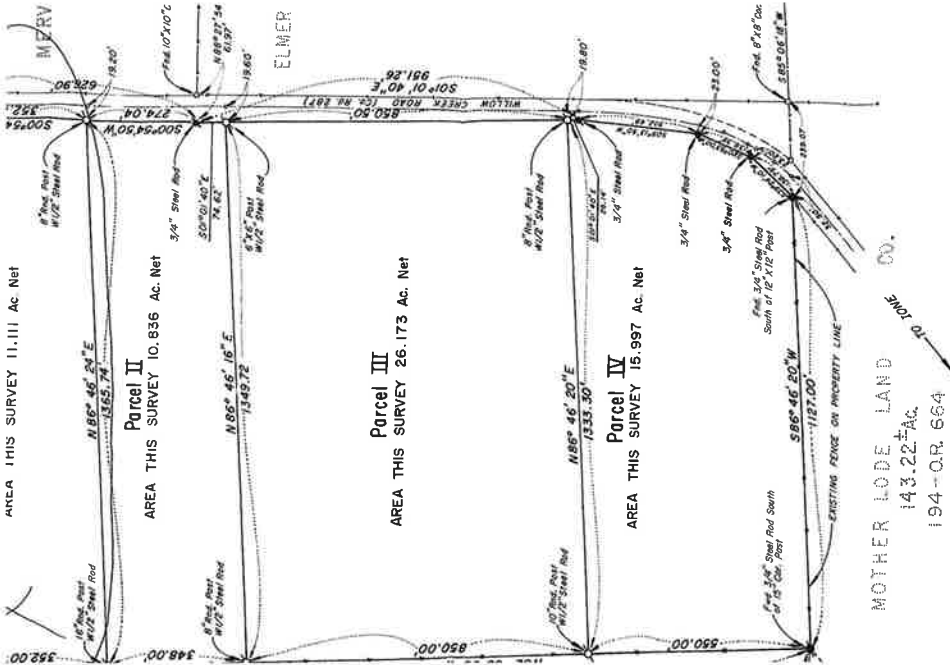
(Signed) *[Signature]*
Amador County Recorder

NOTES AND LEGEND

The survey control points used to divide the 64 acre parcel into 4 unequal parcels, as shown on this map, on a survey made in June, 1963 by WALTER H. RALPH, R.C.E. No. 1706 and as recorded in Amador County July, 1963 at 10:01 A.M. in Book 9 of Maps and Plots of Page 100 at the request of WALTER REUTER.

- Found corners with 3/4" Steel Rods tagged RCE 1706 established by previous surveys.
- Denotes property line corners with 1/2" Steel Rods tagged LS 3646 and set for this survey.
- Nothing found, nothing set

The Meridian of this survey is referred to West Line of Section 29 the bearing of which is S01° 20' 50" E and is shown on that certain Record of Survey in Book 9 of R.O.S. at page 100, Amador County Records.



AREA THIS SURVEY 11.111 Ac. Net

Parcel II
AREA THIS SURVEY 10.836 Ac. Net

Parcel III
AREA THIS SURVEY 26.173 Ac. Net

Parcel IV
AREA THIS SURVEY 15.997 Ac. Net

MOTHER LODGE LAND
143.22± Ac.
194± O.R. 664

Corner of Section 29, T7N R10E Corner is Marked
Beside a 6"x6" Corner Post Embedded in
Rock, Found and Tagged LS 3646 on This Survey.

AND KATHLEEN
VICINI
0.0± Ac.
1-O.R. 78

AND AGNES T.
HEMER
3.66± Ac.
1-O.R. 587

Concrete

