

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
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: April 23, 2020

REVIEW:

FROM: Krista Ruesel, Planning Department

PROJECT: Request for Use Permit (UP-20;3-1) for a Tasting Room "R1A," Single-family Residential Agriculture

zone, with AG, Agriculture-General, General Plan designation. The tasting room will be located within a 1,200 sq. ft. structure with 600 sq. ft. allocated to wine-tasting. The tasting room will be open seven (7) days a week from 9:00 a.m. to 5:00 p.m. The property will host special events; with a maximum 12 special events per year for no more than 125 guests and which conclude prior to 7:00

p.m. (APN: 007-070-051)

Applicant: Six Blocks Winery Inc. (Representative: Robin Peters)

Property Owner: Debbie and James Orr

Supervisorial District: 5

Location: 14920 Muller Rd., Plymouth, CA

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 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).



CIVIL ENGINEERING
WATER
WASTEWATER
DRAINAGE STUDIES
GRADING PLANS
LAND DEVELOPMENT
SOIL TESTING

February 26, 2020 CSE 190267

Mr. Chuck Beatty Amador County Planning Department 810 Court Street Jackson, CA 95642-2132

Re:

Six Blocks Winery wine tasting facility Amador County APN 008-150-025

Dear Mr. Beatty,

Cal State Engineering, Inc. is pleased to submit, on behalf of its clients James and Debbie Orr and Six Blocks Winery, Inc., a conditional use permit application for a wine tasting facility at their property located at 14920 Muller Road. The 39± acre property is located approximately 1.5 miles south of State Route 16 west of Plymouth. The site's zoning is R1-A – single-family residential-agricultural. While wine making and vineyard operations are uses permitted by right, a conditional use permit will allow limited wine tasting and retail sale of wine in conjunction with the on-site winery.

A wine tasting facility at this location will allow the owners to attain a higher value for their agricultural products than is generally achievable through wholesale sales, an approach which is consistent with the General Plan's agricultural economic development objectives. Unlike other Amador County wine tasting regions, the Willow Creek Road corridor attracts comparatively few visitors and the Six Blocks Winery wine tasting facility is anticipated to be a small-scale operation which produces little traffic and few other impacts.

Should you desire additional information or clarification beyond that contained in the application package, please do not hesitate to contact me.

Very truly yours,

Cal State Engineering, Inc.

Robin D. Peters, P.E. Principal Engineer

Att: Conditional use permit application package

Cc: Six Blocks Winery, Inc.

RDP:st



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

<u>APPLICATION PROCEDURE FOR USE PERMIT</u>

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

<u>X</u>	1. Co	mplete the following:										
	Nar	ne of Applicant <u>Six Blocks Winery, Inc</u>										
	Mai	ling Address P.O. Box 790										
()=		Plymouth, CA. 95669										
	Pho	Phone Number <u>926-801-6205</u>										
	Ass	Assessor Parcel Number <u>008-150-025</u>										
	Us	e Permit Applied For:										
×		X OTHER Wine Tasting Facility										
<u>X</u>	2. 3.	Attach a letter explaining the purpose and need for the Use Permit. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).										
<u>N/A</u>	4.	If Applicant is not the property owner, a consent letter must be attached.										
<u>X</u>	5.	Assessor Plat Map (can be obtained from the County Surveyor's Office).										
<u>X</u>	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.										
X X X	7	Planning Department Filing Fee: \$1759.00 Environmental Health Review Fee: \$480.00 Public Works Agency Review Fee: \$500.00										
<u>X</u>	8,	Complete an Environmental Information Form,										
<u>X</u>	9.	Sign Indemnification Form.										

James & Debbie Orr

P.O. Box 790 Plymouth, California, 95669 (916) 801-6205

February 24, 2020

Amador County Planning Department 500 Argonaut Lane Jackson, CA 95642

Re:

Six Blocks Winery Wine Tasting Facility Conditional Use Permit Amador County APN 008-150-025; 14920 Muller Road

To whom it may concern,

We are owners of the property located at 14920 Muller Road near Plymouth which is the subject of a pending wine tasting facility conditional use permit application. We hereby grant consent for and authorize Robin D. Peters, P.E. of Cal State Engineering, Inc., to act as our agent for application processing and ask that copies of all correspondence and notifications be forwarded to Mr. Peters.

Thank you for your cooperation. Should you have any questions, please be certain to contact us.

Very truly yours,

Debbie Orr

Cc: Robin D. Peters, P.E. - Cal State Engineering, Inc.

Six Blocks Winery Wine Tasting Facility Conditional Use Permit

ENVIRONMENTAL INFORMATION

March, 2020

General Information

Project Name: Six Blocks Winery Wine Tasting Facility

Project Location: 14920 Muller Road Plymouth, CA 95669

Landowner: James and Debbie Orr Family Trust dated August 14, 2015

P.O. Box 790

Plymouth, CA 95669 (926) 801-6205

Applicant:

Six Blocks Winery, Inc.

P.O. Box 790

Plymouth, CA 95669

(926) 801-6205

Agent:

Robin D. Peters, P.E.

Cal State Engineering, Inc.

427 Broadway

Jackson, CA 95642

(209) 223-1441

rpeters@calstateengineering.com

Assessor's Parcel No.:

008-150-025

Existing Zoning District:

R1-A

Existing General Plan:

A-G

Related permits & other public approvals: Residential and agricultural uses including vineyard development and operation, wine production and processing, and related uses which are permitted by right will continue at the site. Permits associated with by-right development of vineyards, wine production facilities and related uses may include a grading permit, building permit(s), well permit, construction activities stormwater permit, etc.

Proposed activities which are subject to issuance of a conditional use permit include a wine tasting facility and the attendant small-scale on-site retail sale of wines at and through the tasting facility. Permits associated with the development of a wine

tasting facility may include a grading permit, building permit(s), public water system permit, well permit, construction activities stormwater permit, etc.

Written Project Description

General

Six Blocks Winery, Inc. is seeking a conditional use permit for a wine tasting facility on property located at 14920 Muller Road near Plymouth. The 39± acre property is located approximately 1.5 miles south of State Route 16 west of the City of Plymouth in an area exhibiting limited agricultural and livestock grazing uses. Surrounding properties are agricultural in nature and of varying sizes, both larger and smaller than the subject property.

The site's current zoning is R1-A – single-family residential-agricultural. Surrounding zoning includes R1-A to the north, south and southeast (40, 40 and 10 acres respectively), and AG to the west and northeast (120 and 56 acres respectively). Current uses at the site include residential and agricultural uses such as vineyard development and winery construction. Vineyard development and winery construction will continue, as both uses are permitted within the R1-A zoning district.

The present application is for a conditional use permit to permit and regulate wine tasting and retail sale of wine in conjunction with the on-site winery. A wine tasting facility will allow the owners to attain a higher value for their agricultural products than is generally achievable through wholesale sales, an approach which is consistent with the General Plan's agricultural economic development objectives. Unlike other Amador County wine tasting regions however, the Willow Creek Road corridor attracts comparatively few visitors and the Six Blocks Winery wine tasting facility is anticipated to be a small-scale operation which produces little traffic and few other impacts.

The proposed wine tasting facility will operate daily from 9:00 am to 5:00 pm. The facility will host 12 or fewer special events per year including Vintner Association events, release events, an anniversary event and winemaker dinners and vineyard tours. Seasonal vineyard tours will be an integral part of the wine tasting experience, bringing terroir and tasting together for a unique experience not offered at many facilities. Special events are rarely expected to have attendance exceeding 125 persons per event, and most events will be much smaller due to the facility's Willow Creek Road location. Special events will terminate no later than 7:00 pm and amplified music, if any, will terminate no later than 6:00 pm.

A small indoor sales and public display area will be included in the tasting room facility. Food service to the public will be limited to those events and activities authorized by the use permit, and all food service will be catered by a permitted person or business.

1. Property Information:

Area:

The subject property comprises 39.72± acres

Deed reference:

1997-0000304

Map reference:

Parcel A of R.S. 25-M-77

2. Square Footage of Existing and Proposed Structures:

Existing structures are as listed below:

Single family dwelling:

 $5.177 \pm s.f.$

Winery & case storage building:

1,200 s.f.

Misc. outbuildings (in aggregate): 2,600± s.f.

Proposed structures are as listed below (note that sizes and configurations of future structures are preliminary and are subject to change):

No new structures are proposed. Tasting room & related retail space will occupy approximately 600 s.f. of the existing winery & case storage building.

3. Number of Floors of Construction: N/A

4. Amount of Off-street Parking:

Winery:

One space/500 s.f. = 2 spaces min. (≈600 s.f. of winery area)

Tasting facility: One space/200 s.f. = 3 spaces min. (≈600 s.f. of tasting room

area)

Note that the sizes and configurations of winery and tasting room facilities are preliminary and may change according to future demand. Parking demand will be adjusted as required to meet ordinance requirements.

- 5. Source of Water: On-site domestic well(s)
- 6. Sewage Disposal: On-site septic system(s)
- 7. Plans: N/A
- 8. Proposed Scheduling of Construction: To be determined

- 9. <u>Phasing</u>: Wine tasting at the Six Blocks is anticipated to begin with seasonal vineyard tasting tours, followed by development of a fixed tasting room in the existing winery & case goods storage building. Phasing may vary according to resource availability and market demand.
- 10. Associated Projects: None
- 11. Land Division Projects: N/A
- 12. Residential Projects: N/A
- 13. Commercial Projects: N/A
- 14. Industrial Projects: N/A
- 15. Institutional Projects: N/A
- 16. Conditional Use Permit: The property is currently zoned and designated for vineyard development and operation, wine production and processing, and related uses. The applicant requests a conditional use permit to allow for small-scale wine tasting and on-site retail sale of wines in conjunction with the winery. No variance or rezone is requested at this time.

Additional Information: Are the following items applicable to the project or its effects?

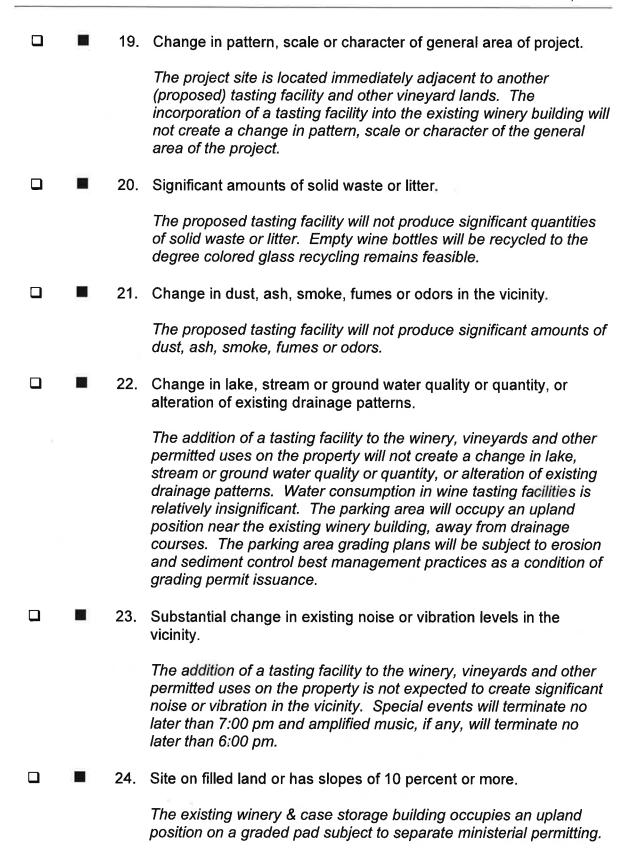
YES NO

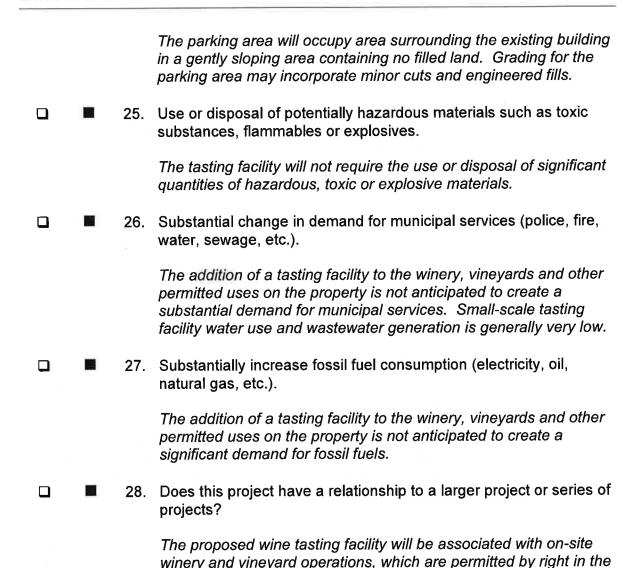
■ 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.

The incorporation of a tasting facility into the existing winery building will not significantly affect existing features, lakes or hills. Minor grading for the parking area adjacent to the building is not anticipated to be significant.

■ 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.

The incorporation of a tasting facility into the existing winery building and development of ancillary parking will not create a change in scenic views or vistas from existing residential areas, public lands or roads.





Environmental Setting:

zoning district.

29. Existing Site: The subject property comprises 39.72 acres of land located approximately 1.5 miles south of State Route 16, west of the City of Plymouth. The site currently supports a single family dwelling, vineyards, a winery & case storage building, several outbuildings, and related infrastructure (wells, septic system, fencing, etc.). The site slopes gently to moderately, with slopes ranging from nearly level to roughly 30 percent. Approximately 45% of the property is unimproved, with vegetation consisting primarily of oak woodland and non-native grasses. Soils are mapped by the USDA as Auburn and Exchequer silt loams of metasedimentary parent. Soils are stable, well-drained and shallow.

- 30. <u>Surrounding Properties</u>: Surrounding land uses consist of rural-density agriculture (e.g. vineyards and/or livestock grazing), and agricultural-residential uses on parcels ranging in size from ten to more than 120 acres. Surrounding zoning includes R1-A to the north, south and southeast (40, 40 and 10 acres respectively), and AG to the west and northeast (120 and 56 acres respectively).
- 31. <u>Hazardous Excavations</u>: The presence or absence of mine shafts, tunnels, air shafts or open hazardous excavations has not been confirmed.

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: __March 2, 2020

Robin D. Peters, P.E.

Cal State Engineering, Inc., agent for owner

INDEMNIFICATION

Project: Six Blocks Winery Tasting Room CUP

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):
All	ega	
Signature	March 2, 2020	Signature

INDEMNIFICATION

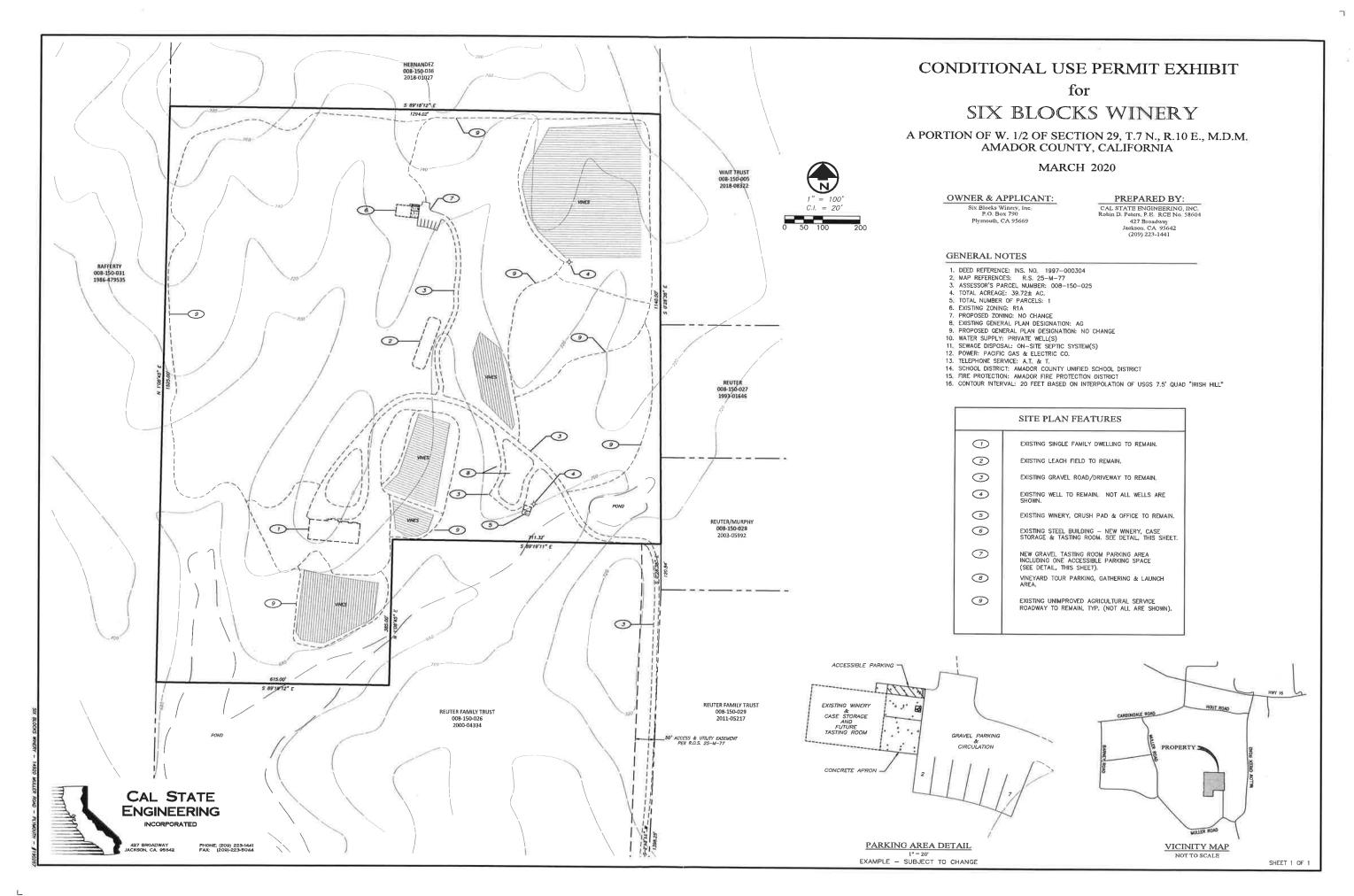
Project: Six Blocks Winery Tasting Room CUP

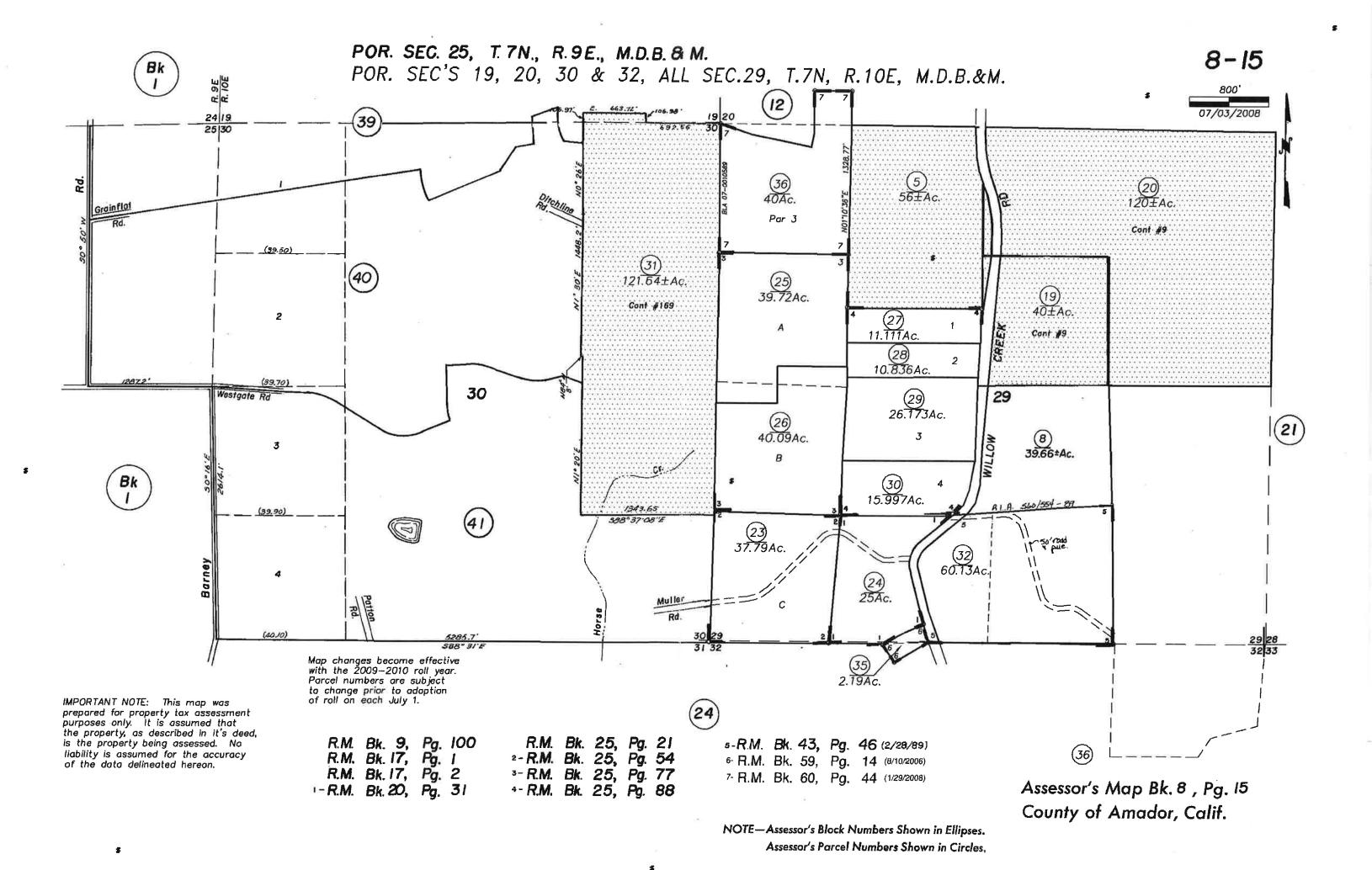
In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding 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):
All	gar	
Signature	March 2, 2020	Signature





OFFICIAL RECEIPT

COUNTY OF AMADOR Jackson, California

					Date March 4, 20 20
RECEIVED FR	OM SIY G	3100	45 Wil	neryII	inc.
ADDRESS	P.O. Bo	Υ	790.	Plymo	wth, CA 95669
One -tho	usand, Se	ven-l	rund rea	d and	Bifty-nine+20 DOLLARS (\$ 1759.00)
For UP-2	20;3-1	Six B	blocks W	hen -	Taxing roomin RIA (#1027.00
for UP	application), B	682.	00 En	inonmental Review, and \$50.00
Bur re	cording A	dmini:	station	Bee-) APN: 008-150-025
37. 3	DUNT			Paid 🗸	PERSONAL CONTRACTOR OF THE PERSON OF THE PER
Amount Due	\$ 1759	00	Cash		Planning Department
Amount Paid	\$ 1759.	00	Check	1026	By Krista Kuesel
			Money Order		Deputy
0					
	J				№ 89165
			ý	F3	Ref. No: G. 04500
					ă ,
* 3			15		White Payor - Pink Auditor /Controller - Yellow Issuing Department
			0	EETCTA1	L RECEIPT
			U.	-57575	DF AMADOR
				Jackson,	California
	<u>()</u>	21.	-166 1	11.	Date 3/4 20.20
RECEIVED FRO	M _ 21X	1210	CKS N	viner	J. INC.
					CK 95669-0790
E	ive Hung	dred	4 05	100	DOLLARS (\$ 500.00)
up	- 20;	3-1			
					<u></u>
ACCC	DUNT	7	How P	aid 🗸	Public Works Department
Amount Due		ļ.,	Cash	5.8	0
Amount Paid	500	00	Check	1028	By PSpurcy Deputy
			Money Order) Deputy
		H. I		I I	NO POAES

INVOICE - FIRST NOTICE

TO: Six Blocks Winery, Inc PO Box 790 Plymouth, CA 85669

Invoice ID Date
IN0028365 3/4/2020

Receipt #
AB0127265

ATTN:

RE: Six Blocks Winery, Inc

	Program/				
Date	Element	Description	Comments		Amount
03/04/20	2664	2664 CONDITIONAL USE PERMITS	Fig. 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$	240.00
03/04/20	2677	2677 NEGATIVE DECLARATION	Arr . T. T. T. T.	\$	240.00
03/04/20	9999	9999 Payment		\$	-240.00
03/04/20	9999	9999 Payment	3	\$	-240.00
		5	Total Due fo	or This Invoice: \$	0.00

1-30 Days		31-60 Days	e	1-90 Days	9	1-120 Days	121+ Plus	Account Am	ount Due
\$	0.00	\$ 0.00	\$	0.00	\$	0.00	\$ 0.00	\$	0.00