



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
Building Department
County Counsel
Environmental Health Department
Surveying Department
Transportation and Public Works Department
Waste Management
Sheriff's Office
Ione Band of Miwok Indians**
Buena Vista Band of Me-Wuk Indians**
Washoe Tribe of Nevada and California**

AFPD
ACTC
Amador Transit
Amador Water Agency
Cal Fire
Caltrans, District 10
CDFW, Region 2
Amador LAFCO
City of Plymouth
Shingle Springs Band of Miwok Indians**

DATE: Monday, August 3, 2020

FROM: Krista Ruesel, Planning Department

PROJECT: Request for Use Permit (UP-19;4-4) for a Wine Tasting Room in the R1A, Single-family Residential and Agriculture Zoning District, with AG, Agriculture-General, General Plan designation. The tasting room will be located within a new 3,600± sq. ft. structure. The tasting room will be open daily from 9:00 a.m. to 5:00 p.m. The site will host a maximum of twelve special events per year, including six events with a limit of 125 guests, and six events with a limit of 75 guests. (APN: 007-070-051)

Applicant: Jim Merryman; Representative: Robin Peters
Property Owner: Blood Gulch, LLC.
Supervisorial District: 5
Location: 10690 Shenandoah Rd., Plymouth

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 on August 17, 2020 at 3:00 p.m. in The Board Chambers at the County Administration Building, 810 Court Street, Jackson, California. This meeting will also be conducted via teleconference, available by calling in any of the following numbers, or visiting the following link: <https://us02web.zoom.us/j/2368339091>

+1 669 900 6833 US; +1 346 248 7799 US; +1 301 715 8592 US;
+1 312 626 6799 US; +1 929 205 6099 US; +1 253 215 8782 US;

Meeting ID: 236 833 9091

This TAC meeting 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

July 24, 2020
CSE 200012

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

Re: Blood Gulch wine tasting facility on Amador County APN 007-070-051
Pending CUP application UP-19;4-4

Dear Mr. Beatty,

Cal State Engineering, Inc. is pleased to submit, on behalf of its client Blood Gulch LLC, revised application materials for pending conditional use permit application UP-19;4-4. The revised application materials propose operational parameters for the facility which better reflect the applicant's goals and intentions and reduce potential impacts overall. Developing this revised application has been a collaborative effort, incorporating input received from neighbors, the Foothill Conservancy, and County Planning Department staff. Please replace materials previously submitted with those enclosed.

Should you have any comments or questions, please be sure to contact me.

Very truly yours,
Cal State Engineering, Inc.

Robin D. Peters, P.E.
Principal Engineer

Att: Revised site plans
Revised project description
Revised environmental information forms

Cc: Blood Gulch LLC

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

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 LLC

Mailing Address 862 Hopkins Way

Pleasanton, CA 94556

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
 OTHER Wine tasting facility use permit

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.

Blood Gulch, LLC
892 Hopkins Way Pleasanton, California, 94566 (408) 888-8810

June 2, 2020

Amador County Planning Department
500 Argonaut Lane
Jackson, CA 95642

Re: Blood Gulch wine tasting facility Conditional Use Permit
Amador County APN 007-070-051; 10690 Shenandoah Road, Plymouth

To whom it may concern,

We are owners of the property located at 10690 Shenandoah 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,



Jim Merryman
Member, Blood Gulch, LLC

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

INDEMNIFICATION

Project: BLOND BULCH LLC 10690 SHENANDOAH ROAD

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

Amador County Environmental Health
 810 Court Street
 Jackson, CA 95642 209-223-6439

INVOICE - FIRST NOTICE

TO: C. Steven Swason
 12800 Shenandoah Rd
 Plymouth, CA 95669

Invoice ID	Date
IN0026248	4/23/2019
Receipt #	
AB0125102	

ATTN:
 RE: C. Steven Swason

Date	Program/ Element	Description	Comments		Amount
04/09/18	2664	2664 CONDITIONAL USE PERMITS	B G Pond, LLC	\$	208.00
04/09/18	2677	2677 NEGATIVE DECLARATION		\$	144.00
04/09/18	9999	9999 Payment		\$	-208.00
04/09/18	9999	9999 Payment		\$	-144.00
Total Due for This Invoice:				\$	0.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Plus	Account Amount Due
\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE

WINEGROWER

VALID FROM

Aug 06, 2019

CMV, LLC
1807 SANTA RITA RD
STE H260
PLEASANTON, CA 94588

EXPIRES

Jun 30, 2020

TYPE NUMBER DUP

02 607210 1

AREA CODE

0300 23

BUSINESS ADDRESS
(IF DIFFERENT)

DBA: CASINO MINE VINEYARD
13608 SHENANDOAH RD
PLYMOUTH, CA 95669-9508

PRM From:
02-602695

CONDITIONS

OWNERS: CMV, LLC

7



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/dalport/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 Lennans 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 16 DAYS OR WILL BE PERMANENTLY CLOSED.

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



@ca_abc



CaliforniaABC

Department of Alcoholic Beverage Control
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)
ABC 211 (6/99)

State of California
014 140026

TO: Department of Alcoholic Beverage Control
50 D ST
ROOM 130
SANTA ROSA, CA 95404
(707) 576-2165

File Number: 613528
Receipt Number: 2617164
Geographical Code: 0300
Copies Mailed Date: December 12, 2019
Issued Date:

①A AG

DISTRICT SERVING LOCATION: SANTA ROSA
First Owner: **CMV, LLC**
Name of Business: **CASINO MINE VINEYARD**
Location of Business: **13608 SHENANDOAH RD
PLYMOUTH, CA 95669-9508**
County: **AMADOR**
Is Premises inside city limits? **No**
Mailing Address:(If different from premises address) **1807 SANTA RITA RD
STE H260
PLEASANTON, CA 94566**
Type of license(s): **02**
Transferor's license/name: **600674 / CMV, LLC**

RECEIVED

DEC 17 2019

**AMADOR COUNTY
PLANNING DEPARTMENT**

Census Tract: **0002.00**

Dropping Partner: Yes No

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
02 - Winegrower	PRM	Y			

<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	PREMISES TO PREMISES TRF	NA	0	12/12/19	\$780.00
Total					\$780.00

Have you ever been convicted of a felony? **No**
Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of AMADOR Date: December 12, 2019

Applicant Name(s)

CMV, LLC

30. Surrounding properties are a mix of residential, commercial, and agricultural uses. There are single family homes on 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, 1-3 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 its closest point. At that property owners request, vegetation will be provided to shield their home. A Cultural Resource Inventory dated July 29, 2019 by Broadbent has been perviously submitted.

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

**Blood Gulch Wine Tasting Facility
Conditional Use Permit**

ENVIRONMENTAL INFORMATION

Revised July, 2020

General Information

Project Name: Blood Gulch Wine Tasting Facility

Project Location: 10690 Shenandoah Road Plymouth, CA 95669

Landowner: Blood Gulch LLC
892 Hopkins Way
Pleasanton, CA 94566
(408) 888-8810

Applicant: Blood Gulch LLC
892 Hopkins Way
Pleasanton, CA 94566
(408) 888-8810

Agent: Robin D. Peters, R.E.
Cal State Engineering, Inc.
427 Broadway
Jackson, CA 95642
(209) 223-1441
rpeters@calstateengineering.com

Assessor's Parcel No.: 007-070-051

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 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.

Project Description

General

Blood Gulch LLC is seeking a conditional use permit for a small-scale wine tasting facility on property located at 10690 Shenandoah Road near Plymouth. The 20± acre property is located approximately 1.1 miles north of Shenandoah School Road, north and east of the City of Plymouth. 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. All surrounding properties are also zoned R1-A. Current and historic uses at the site include residential and agricultural uses including vineyard, barn and winery planning and pre-development. Vineyard, barn and winery development and construction will continue, as such 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 agricultural and other uses permitted by right. 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.

The proposed wine tasting facility will operate from 9:00 am to 5:00 pm. The primary focus of the facility will be to showcase fine wines produced from fruit grown in the Shenandoah Valley, and to provide visitors with a positive experience based in local, sustainable agriculture. In keeping with the character and scale of other small wine tasting facilities in the neighborhood, Blood Gulch will host no more than six events per year having a maximum attendance of 125 guests, and no more than six events per year having a maximum attendance of 75 guests. Typical events would include Amador Vintners Association events, an anniversary event, winemaker dinners, club member events, an occasional wedding, etc. All events will be low-key, low-impact affairs designed to minimize impacts upon neighboring properties. Events will terminate or be moved indoors no later than 8:00 pm and amplified voice or music, if any, will terminate or be moved indoors no later than 5:00 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 approximately 20 acres
Deed reference: 2018-009194
Map reference: Parcel 1 of PM 26-M-99

2. Square Footage of Existing and Proposed Structures:

Existing structures are as listed below:

- Single family dwelling: 3,000± s.f.

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

- Tasting room facility: 3,600± s.f.
- Tasting pavilion: 600± s.f.
- Barn & winery building: 2,500± s.f.
- Restroom facility: 120± s.f.

3. Number of Floors of Construction: 1

4. Amount of Off-street Parking:

Winery: One space/500 s.f. = 2 spaces min. (≈1,000 s.f. of winery area within a larger multi-use building)
Tasting facility: One space/200 s.f. = 18 spaces min.

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: See attached.

8. Proposed Scheduling of Construction: To be determined

9. Phasing: Wine tasting is anticipated to begin as soon as construction of the tasting facility and related infrastructure is complete. 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. 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.

Development of a wine tasting facility on the subject property will not significantly affect existing features, lakes or hills. Minor grading for parking areas, driveways, etc. is not anticipated to be significant.

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

The proposed wine tasting facility will be situated within the lowest portion of the property near an existing pond. Scenic views or vistas will not be changed by construction of the proposed facility.

19. Change in pattern, scale or character of general area of project.

The Shenandoah Road corridor in the vicinity of the subject property contains other vineyards, wineries and tasting facilities including five other tasting facilities within one-half mile of the subject property. As the Blood Gulch facility has been designed and later revised to conform to the scale of other, similar facilities in

the neighborhood, no change in pattern, scale or character of the general area will occur.

- 20. Significant amounts of solid waste or litter.

Wine tasting facilities do not produce significant quantities of solid waste or litter. Empty wine bottles will be recycled to the degree colored glass recycling remains feasible.

- 21. Change in dust, ash, smoke, fumes or odors in the vicinity.

The proposed tasting facility will not produce significant amounts of dust, ash, smoke, fumes or odors. Minor quantities of dust may be generated for a short period of time during grading operations.

- 22. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.

The addition of a tasting facility to the winery, vineyards and other permitted uses on the property will not create a change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. The proposed wine tasting facilities have been carefully arranged to avoid pond and stream impacts, and grading plans will be subject to erosion and sediment control best management practices as a condition of grading permit issuance.

Water consumption in wine tasting facilities is relatively insignificant.

- 23. Substantial change in existing noise or vibration levels in the vicinity.

The addition of a tasting facility to the winery, vineyards and other permitted uses on the property is not expected to create significant noise or vibration in the vicinity. Events will terminate no later than 7:00 pm and outdoor amplified voice or music, if any, will terminate no later than 5:00 pm.

- 24. Site on filled land or has slopes of 10 percent or more.

The proposed wine tasting facility and related parking & circulation driveways have been situated so as to minimize grading. Grading, where required, may incorporate minor cuts and engineered fills.

- 25. Use or disposal of potentially hazardous materials such as toxic substances, flammables or explosives.

The proposed wine tasting facility will not require the use or disposal of significant quantities of hazardous, toxic or explosive materials.

- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).

The addition of a wine tasting facility to winery, vineyards and other permitted uses on the property is not anticipated to create a substantial demand for municipal services. Small-scale wine tasting facility water use and wastewater generation are generally very low.

- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).

The addition of a tasting facility to the winery, vineyards and other permitted uses on the property is not anticipated to create a significant demand for fossil fuels. The introduction of a new tasting facility into an area already supporting a concentration of tasting facilities tends not to produce significant new vehicular traffic; the new facility instead provides an additional wine tasting option for visitors already in the area. Incremental increases in average vehicular traffic are therefore relatively insignificant.

- 28. Does this project have a relationship to a larger project or series of projects?

The proposed wine tasting facility will showcase wines produced from Shenandoah Valley fruit. Wine will be produced on the subject property in its on-site winery in Year 2; until the on-site winery is operational, wine will be produced elsewhere in the Shenandoah Valley. From time to time wine may also be produced at a custom crush facility outside of Amador County.

Environmental Setting:

29. Existing Site: The subject property comprises approximately 20 acres of land located roughly 1.1 miles north of Shenandoah School Road, north and east of Plymouth. The property currently supports a single family dwelling and related improvements, and a large pond constructed on a seasonal drainage course. A

portion of the site slopes easterly from Shenandoah Road to the pond and drainage, and the balance slopes westerly toward the pond and drainage. Slopes range from nearly level to roughly 12 percent. Most of the property is currently unimproved, with vegetation consisting primarily of oak woodland and non-native grasses, however much of the property will soon be planted to vineyards. Soils are mapped by the USDA as predominantly Sierra Sandy Loams of granitic parent. Soils are stable, well-drained and deep.

30. Surrounding Properties: Surrounding land uses consist of rural-density agriculture (e.g. vineyards, orchards and/or livestock grazing), and agricultural-residential uses on parcels ranging in size from five acres (north) to 16 acres (west) to 20 acres (south) and 80 acres (east). Surrounding zoning is entirely R1-A.
31. Hazardous Excavations: 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.

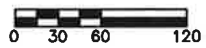
Date: 07-24-20



Robin D. Peters, P.E.
Cal State Engineering, Inc., agent for owner



1" = 60'
C.I. = 5'



CONDITIONAL USE PERMIT SITE PLAN for BLOOD GULCH LLC

10690 SHENANDOAH ROAD
PLYMOUTH
AMADOR COUNTY, CALIFORNIA
REVISED JULY, 2020

PARKING DEMAND

TASTING ROOM BUILDING AREA	UNIT RATE	SPACES REQUIRED
3,600 S.F.	1/200 S.F.	18

SPACES REQUIRED: 18
SPACES SHOWN ON SITE PLAN: 33

GENERAL NOTES

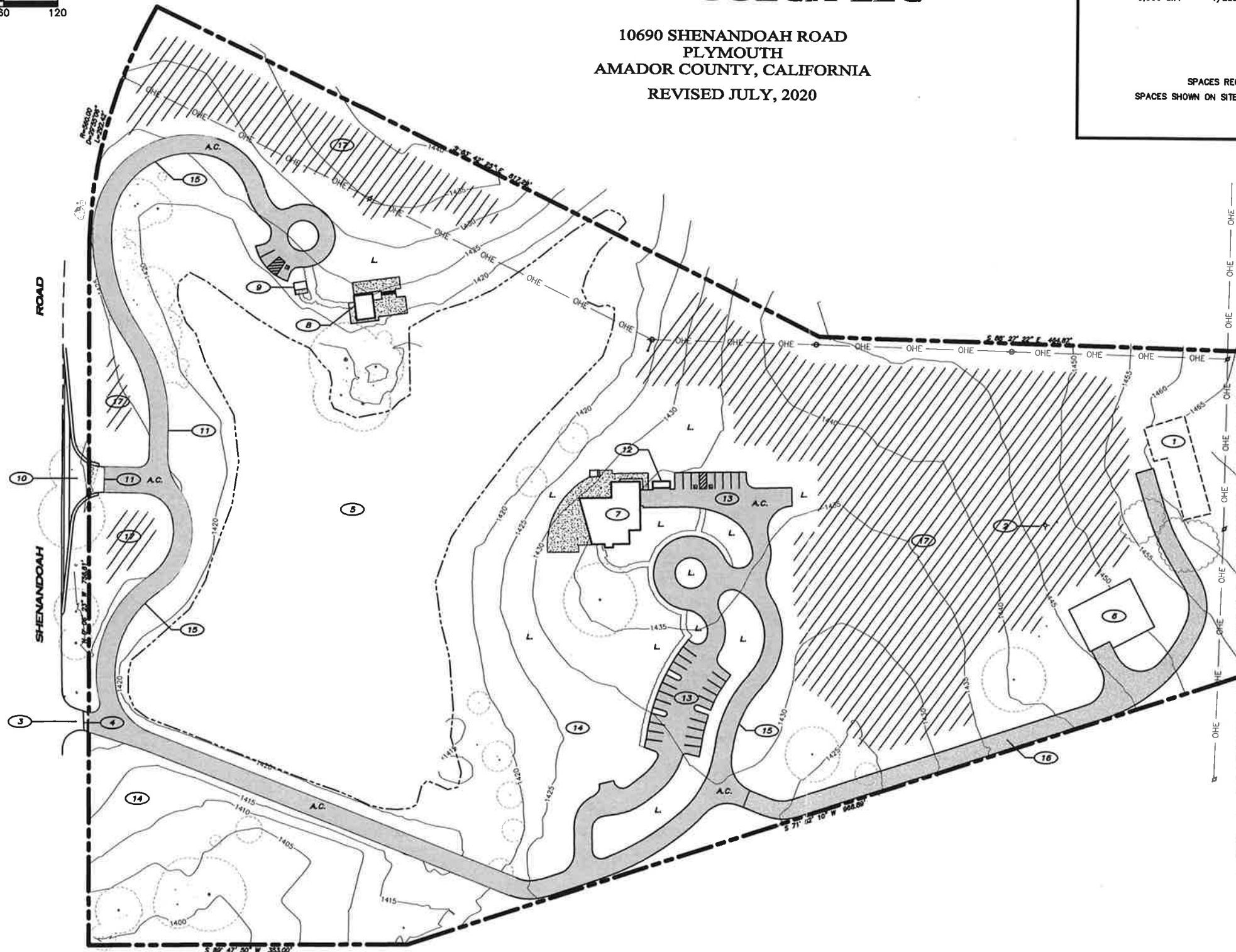
- DEED REFERENCE: IHS. NO. 2018009194
- MAP REFERENCE: 26-M-99 PARCEL 1
- ASSESSOR'S PARCEL NUMBER: 007-070-051
- TOTAL ACREAGE: 20± AC. OVERALL
- TOTAL NUMBER OF PARCELS: 1
- TOTAL NUMBER OF DWELLING UNITS: 1
- EXISTING LAND USE: RESIDENTIAL AGRICULTURE
- PROPOSED LAND USE: RESIDENTIAL AGRICULTURE & WINE TASTING
- EXISTING ZONING: R1A
- PROPOSED ZONING: NO CHANGE
- EXISTING GENERAL PLAN DESIGNATION: AG
- PROPOSED GENERAL PLAN DESIGNATION: NO CHANGE
- WATER SUPPLY: ON-SITE DOMESTIC WELL
- SEWAGE DISPOSAL: ON-SITE SEPTIC SYSTEMS
- POWER: P.G.& E.
- FIRE PROTECTION: AFPP
- BUILDING SETBACKS: 25' FRONT; 30' SIDE; 30' REAR

SITE PLAN FEATURES

- 1 EXISTING SINGLE FAMILY DWELLING
- 2 EXISTING WELL TO REMAIN
- 3 EXISTING DRIVEWAY ENCROACHMENT TO REMAIN
- 4 EXISTING GATE TO REMAIN (NORMALLY CLOSED)
- 5 EXISTING POND TO REMAIN
- 6 NEW BARN & WINERY
- 7 NEW WINE TASTING FACILITY
- 8 WINE TASTING PAVILION (SEASONAL)
- 9 NEW RESTROOM FACILITY
- 10 NEW DRIVEWAY ENCROACHMENT
- 11 NEW GATE
- 12 TRASH ENCLOSURE
- 13 PARKING & CIRCULATION, TYP., PAVED
- 14 OVERFLOW PARKING, UNPAVED
- 15 ON-SITE CIRCULATION DRIVE, PAVED
- 16 ON-SITE CIRCULATION DRIVE, GRAVEL
- 17 VINEYARDS

LEGEND

- TREE TO REMAIN
- LANDSCAPE AREA
- CONCRETE - NEW AS NOTED
- BUILDING OUTLINE
- OVERHEAD ELECTRIC
- PROPERTY BOUNDARY
- VINEYARDS



CAL STATE ENGINEERING
INCORPORATED

437 BROADWAY JACKSON, CA. 95642
PHONE: (209) 223-1441 FAX: (209)-223-5044

TOPOGRAPHY, BOUNDARY AND BASE SITE PLAN BY
BKF ENGINEERS, 2020

PROJECT NO. 2020-001 - CIVIL ENGINEERING - 10/17/2020