



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-6254
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	Shingle Springs Band of Miwok Indians**
Building Department	Calaveras Band of Mi-Wuk Indians**
County Counsel	Chicken Ranch Rancheria of Me-Wuk Indians**
Environmental Health Department	Jackson Rancheria Band of Miwok Indians**
Surveying Department	United Auburn Indian Community of the Auburn Rancheria**
Transportation and Public Works Department	Nashville Enterprise Miwok-Maidu-Nishinam Tribe**
Waste Management	Washoe Tribe of Nevada and California**
Sheriff's Office	Ione Band of Miwok Indians**
AFPD	Buena Vista Band of Me-Wuk Indians**
ACTC	
Amador Transit	
Amador Water Agency	
Cal Fire	
CHP	
Caltrans, District 10	
CDFW, Region 2	
Amador LAFCO	

DATE: July 7, 2022

FROM: Nicole Sheppard, Planning Department

PROJECT: Request for a Use Permit (UP-22;6-3) to provide outdoor seating and mobile food vendors in a C1 Retail Commercial and Office Zone district APN: 030-200-043.

Owner/Applicant: Amador Brewing Company

Supervisory District: 4

Location: 20171 State Highway 88, Pine Grove, CA 95665

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 application for **completeness** during its regular meeting on **Thursday, July 21, 2022 at 1:00 p.m.** in the Board Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

**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 AMADOR BREWING COMPANY
Mailing Address PO Box 755
PLYMOUTH, CA 95669
Phone Number 209.507.1900
Assessor Parcel Number 030-200-043

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 MOBILE FOOD VENDOR & OUTDOOR SEATING

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: \$ 1,829.00
Environmental Health Review Fee: \$ 480
Public Works Agency Review Fee: \$ 500 Discretionary
Amador Fire Protection District Fee: \$ 176
Discretionary permits may be subject to a CA Fish & Wildlife fee: \$

8. Complete an Environmental Information Form.

9. Sign Indemnification Form.

Amador Brewing Company

9659 Main St (Office)

PO Box 755 (Mailing)

Plymouth, CA 95669

amadorbrewing@gmail.com

July 1, 2022

To: Amador County Planning Department

Re: Use Permit Purpose & Need Letter Update

Amador Brewing Company is underway with remodeling and construction work at 20171 Hwy 88, Pine Grove, to create its second Beer Tasting Room in Amador County. Amador Brewing's first tasting room is at the brewery in Plymouth. Business conducted at the Pine Grove Tasting Room will be retail-only, meaning all brewing (beer production) will continue to occur in Plymouth.

To replicate our successful use of a variety of Mobile Food Vendors at the Plymouth Tasting Room over the past 7 years, we are applying to Amador County for a required Use Permit that will allow our use of various Mobile Food Vendors at the Pine Grove Taproom. Use Permit Application materials are included as noted in the Use Permit and Environmental Information Forms. Existing and future outdoor seating areas are also noted in the Use Permit Application materials based on staff direction.

Please note the Planning Department has already reviewed and approved the Tasting Room's remodeling and construction work under Building Permit 211345 issued March 23, 2022. Also, the existing outdoor areas date to the building's original construction (existing front porch patio) and approximately 2005 (existing rear deck patio). The existing rear deck was added around 2005 to replace a prior rear landing, and the existing former schoolhouse building was used as an entertainment and live music venue by its owners from the early 2000s until 2016. During that time, the beer & wine licensed premises of the Sierra House Restaurant next door included the former schoolhouse building and outdoor areas. Thus, Amador Brewing Company's use of the former schoolhouse and its outdoor areas as an ABC-licensed premises for beer is not a new use for the site, however the Mobile Food Vendors component will be a new outdoor use.

In our alcohol sales license application with CA ABC, we have listed the proposed Hours of Operation for the Tasting Room at 20171 Hwy 88 as 11am-10pm, 7 days per week. It's unlikely we will actually operate the Tasting Room for that long of a day and that many days per week, but in approval documents for the Tasting Room that is what we are describing as the maximum operations. Our initial operation of the Pine Grove Tasting Room is likely to be 1pm-8pm, 5 or 6 days per week, with Mobile Food Vendors on site 2 to 5 days per week.

Anticipated Seating Counts for the various areas of the Pine Grove Tasting Room are as follows:

- Indoor Spaces: Up to 30 patrons seated
- Front Porch Patio: Up to 8 patrons seated
- Existing Rear Deck Patio: Up to 20 patrons seated
- Future Additional Rear Deck Patio: Up to 20 patrons seated

At our Plymouth Tasting Room, the combined Indoor and Outdoor Seating Count is 105, with up to 30 patrons seated Indoors and up to 75 patrons seated Outdoors. While having this much seating outside makes our business quite weather-dependent, our customers like the outdoor beer garden-like experience a lot, along with the varied and rotating food vendors we bring in for them. Over time, more and more of our food vendors have been Amador County-local businesses themselves, and we support each other's business and product offerings very well.

We are excited to bring our beer tasting room experience to Pine Grove, and our future customers there are telling us that they are excited too, as there are not very many casual, positive and reliable community gathering spaces in the area – for singles or couples or families alike – and that is a community need we know how to serve well.

Regards,



William Pritchard, Manager

Amador Brewing Company

RECORDING REQUESTED BY:

Pasion Title
Placer Title Company
Branch Number: 90

WHEN RECORDED MAIL TO:

Fred the Egret, LLC, a California limited liability
company
P O Box 755
Plymouth, CA 95669



Amador County Recorder
Kimberly L. Grady
DOC- 2020-0004880-00

Acct 4-Placer Title Co
Monday, JUN 22, 2020 14:23
Ttl Pd \$713.00 Nbr-0000337677
CT1/R1/1-4

Order No: P-397505

KB

APN: 030-200-042-000, 030-200-043-000

Grant Deed

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1(a)(1) due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1(a)(1). Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1(a)(1) for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s) .

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-397505
Branch: 90

AND WHEN RECORDED MAIL TO

Fred the Egret, LLC, a California limited liability company
P O Box 755
Plymouth, CA 95669

A.P.N.: 030-200-042-000, 030-200-043-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$682.00 City Transfer Tax: \$0.00

(X) Unincorporated Area () City of Pine Grove

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

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Richard and Sherry Wolcott LLC, a Limited Liability Company**

Hereby GRANT(S) to **Fred the Egret, LLC, a California limited liability company**

The land described herein is situated in the State of California, County of Amador, unincorporated area, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name	Street Address	City & State
	Page 1 of 3	

Dated: June 17, 2020

Richard and Sherry Wolcott LLC, a Limited Liability Company

By: 
Richard Wolcott, Managing Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Amador) ss.

On 6/18/2020 before me,
K Kohler
Notary Public personally appeared Richard Wolcott

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE 



EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Amador, unincorporated area, described as follows:

PARCEL ONE:

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 1, PINE GROVE, TOWNSITE, AND LOCATED WITHIN SECTION 33, TOWNSHIP 7 NORTH, RANGE 12 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON PIPE TAGGED LS 3014 AND MARKING THE MOST WESTERLY CORNER OF SAID LOT 2, BLOCK 1, PINE GROVE TOWNSITE, AS SAID LOT AND BLOCK ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED "MAP OF SURVEY OF PROPERTY LOCATED IN LOT 1, BLOCK 1, TOWNSITE OF PINE GROVE, SITUATED IN THE SOUTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 12 EAST, M.D.B. & M., AMADOR COUNTY, CALIFORNIA", AND FILED FOR RECORD IN BOOK 8 OF MAPS AND PLATS, AT PAGE 70; THENCE FROM SAID POINT OF BEGINNING, SOUTH 24° 38' WEST 125.00 FEET; THENCE NORTH 50° 24' WEST 100.00 FEET; THENCE NORTH 24° 38' WEST 125.00 FEET; THENCE SOUTH 50° 24' WEST 100.00 FEET TO THE POINT OF BEGINNING.

APN: 030-200-042-000

PARCEL TWO:

A PARCEL OF LAND SITUATED IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA, BEING A PORTION OF LOT 2, BLOCK 1 OF THE TOWNSITE OF PINE GROVE, BEING ALSO A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 12 EAST, MOUNT DIABLO MERIDIAN, BEING ALSO A PORTION OF THAT CERTAIN PARCEL OF LAND DELINEATED AND DESIGNATED "MORRIN 47 OR 322 LOT 2" UPON THAT CERTAIN OFFICIAL MAP ENTITLED "MAP OF RE-SURVEY OF PROPERTY LOCATED IN LOT 1, BLOCK 1, TOWNSITE OF PINE GROVE, SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 33, T7N, R12E, M.D.B. & M., AMADOR COUNTY CALIF." FILED MAY 1, 1963 IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 9 OF MAPS AND PLATS, AT PAGE 39, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF THE HEREINABOVE REFERRED TO LOT 2, FROM WHICH POINT THE SOUTHEAST CORNER OF THE HEREINABOVE REFERRED TO SECTION 33 BEARS NORTH 50° 24' EAST 80.75 FEET AND SOUTH 00° 30' 40" EAST 510.44 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 50° 24' WEST 264.00 FEET; THENCE, ALONG THE WEST LINE OF SAID LOT 2, NORTH 24° 38' WEST 205.00 FEET; THENCE, LEAVING SAID WEST LINE, NORTH 50° 24' EAST 100.00 FEET; THENCE, NORTH 24° 38' WEST 125.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE, ALONG SAID NORTH LINE, NORTH 50° 24' EAST 164.00 FEET; THENCE, ALONG THE EAST LINE OF SAID LOT 2, SOUTH 24° 38' EAST 330.00 FEET TO THE POINT OF BEGINNING.

APN: 030-200-043-000

APN: 030-200-042-000, 030-200-043-000

Fred the Egret LLC

PO Box 755

Plymouth, CA 95669

wapritchard@yahoo.com

June 27, 2022

To: Amador County Planning & Building Departments –

The buildings and property at 20153 & 20171 Hwy 88 in Pine Grove (APNs 030-200-042-00) are owned together by Fred the Egret LLC since June 2020. Amador Brewing Company LLC (dba Amador Brewing Company) has leased from Fred the Egret LLC the building and property at 20171 Hwy 88, and we consent to their submittal of applications to Amador County and for Planning & Building Permits needed for their Beer Tasting Room use of 20171 Hwy 88.

Regards,

A handwritten signature in black ink, appearing to read "W Pritchard", written over a horizontal line.

William Pritchard, Manager

Fred the Egret LLC



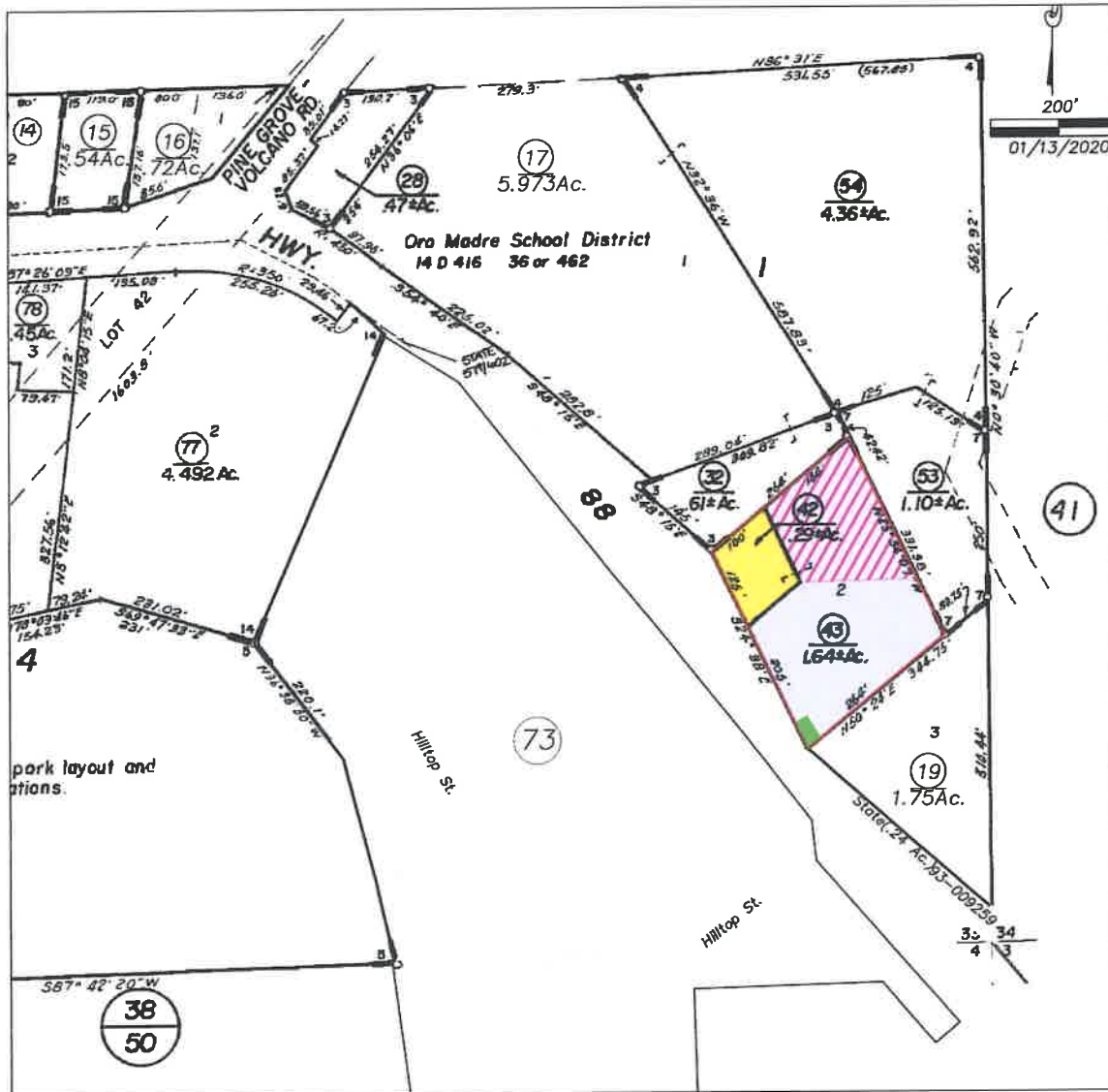
Preliminary title report dated as of May 5, 2020

Order Number: P-397505

Date Prepared: 05/13/2020

Property Address: 20153 State Hwy 88, Pine Grove, CA 95665
 20171 State Hwy 88, Pine Grove, CA 95665

Assessor's Parcel No.: 030-200-042-000 & 030-200-043-000



LEGEND



PARCEL ONE (FEE, PROPERTY IN QUESTION)



PARCEL TWO (FEE, PROPERTY IN QUESTION)



ITEM NO. 10 - EASEMENT FOR SEPTIC SYSTEM AND INCIDENTAL PURPOSES MARCH 31, 1972, BOOK 224, PAGE 41, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN



ITEM NO. 11 - EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES APRIL 16, 2020, INSTRUMENT NO. 2020-2936, OF OFFICIAL RECORDS AFFECTS AS DESCRIBED THEREIN

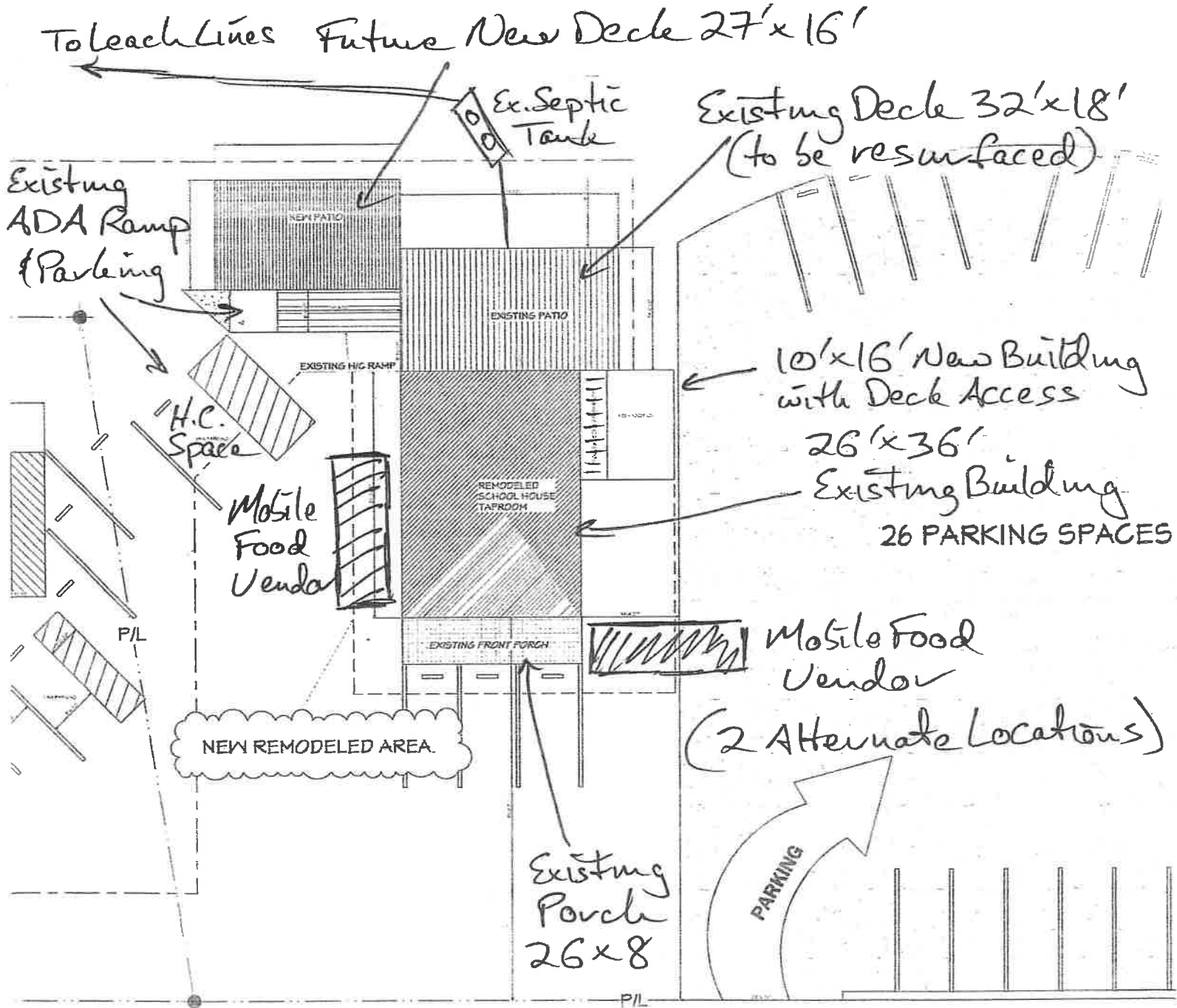


ITEM NO. 9 - EASEMENTS, OFFERS OF DEDICATION, NOTES AND RECITAS AND INCIDENTALS PERTAINING THERETO MAY 1, 1963, BOOK 9 OF MAPS, PAGE 39 NOT LOCATABLE, HENCE NOT SHOWN HEREON

NOT A PLAT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

NOTE: EASEMENTS DEPICTED HEREON ARE PROVIDED AS A COURTESY ONLY AND NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS THEREOF. IT IS RECOMMENDED THAT A SURVEY BE OBTAINED FROM A LICENSED PROFESSIONAL TO DETERMINE ACTUAL LOCATIONS.

See Utility & Aerial Maps for Building Location relative to P.L.s, Neighbors, etc



← Highway 88 →

North ↑

Amador Brewing Co. Use Permit Application

PLOT PLAN - 20171 Hwy 88

6/27/22



Vicinity of 20171 Hwy 88

AERIAL PHOTOGRAPH



ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Amador Brewing Co. Beer Tasting Room
Mobile Food Vendor & Outdoor Seating Use Permits

Date Filed: _____ File No. _____

Applicant/

Developer Amador Brewing Co. Landowner Fred the Ewert LLC

Address PO Box 755, Plymouth Address PO Box 755, Plymouth

Phone No. 209.256.6971 Phone No. 209.256.6971

Assessor Parcel Number(s) 030-200-043

Existing Zoning District _____

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 County Building
Permit 211345 in-hand.
ABC Type 23 License Duplicate

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.

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 checked="" type="checkbox"/> | <input 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 6/27/22

[Signature]
 (Signature)
 For Anadolu Brewing Co.

**AMADOR BREWING COMPANY – BEER TASTING ROOM - 20171 HIGHWAY 88, PINE GROVE
USE PERMIT FOR MOBILE FOOD VENDORS & OUTDOOR SEATING**

ENVIRONMENTAL INFORMATION FORM - RESPONSES AS WRITTEN PROJECT DESCRIPTION

1. The project is located on approximately 1.64 acre parcel – APN 030-200-043
 2. The existing building on the property is 936 sf enclosed with a 208 sf covered front porch and 576 sf open rear deck patio that is accessed by a 108 sf ADA ramp. As permitted under Building Permit 211345 issued March 23, 2022, improvements will include the 2-level addition of 320 sf (160 sf per level) for ADA-compliant bathrooms and cold storage space below. A future new deck is also shown in the Building Permit plans and this Use Permit Application. We anticipate pulling a Building Permit and constructing the future new deck in 2023 or 2024.
 3. The existing building is a tall single-story, with an unfinished basement. The addition being constructed under Building Permit 211345 is 2-level, with the upper level matching the floor height of the existing building.
 4. More than 30 off-street parking spaces are supported by the existing parking areas. Details of parking spaces and areas are shown in the Use Permit Plot Plan and approved plans for Building Permit 211345.
 5. Water source is AWA through the Pine Grove CSD.
 6. Sewage disposal is via septic. County Environmental Health has reviewed the site's septic history and the new Beer Tasting Room's use and placed final inspection conditions on the in-hand Building Permit 211345. Certain repairs to the existing system are to be completed prior to final inspection.
 7. See Use Permit Plot Plan and approved plans for Building Permit 211345
 8. Based on having Building Permit 211345 issued March 23, 2022, we are targeting early September for opening the Beer Tasting Room.
 9. The only follow-on work after current work will be the construction of a second deck in 2023 or 2024. The second deck location and size are shown in the Use Permit Plot Plan as "Future New Deck" and the approved plans for Building Permit 211345 as "New Patio."
24. Slopes exceeding 10% are located to the rear of the existing building, deck, septic & parking areas. No work is proposed in the steep-slope areas.
29. Existing and proposed/new features are noted on the Use Permit Plot Plan. Most features are existing. After septic field overgrowth this past winter, it was found that the "Future New Deck" location (see Use Permit Plot Plan) was used in the past for dumping a small amount of

broken concrete and asphalt, which was then hidden by blackberry and other ground cover. The debris will be removed prior to construction of the Future New Deck.

30. Adjacent properties are developed or contain abandoned development. To the north and west are a restaurant, ice cream producer, retail/office spaces, and Pine Grove Elementary School. Some residences exist east and west of the site, all at a good distance. Noise from highway traffic, retail traffic/activity and the school are prominent. The property immediately south-east of the site is overgrown and abandoned and includes a small metal garage and former house that has fallen apart. A feed store, gas station, and restaurant are to the site's southwest, across Highway 88. Please review the Use Permit's Vicinity diagram attachment for more information.

For Environmental Information Form numbers not included (10.-23. & 25.-28. & 31.) the answer is 'No' or the item doesn't apply.

INDEMNIFICATION

Project: Amador Brewing Co. - 20171 Hwy 88

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 County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. 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

WILLIAM PRITCHARD
MANAGER,
AMADOR BREWING Co.

WILLIAM PRITCHARD
Manager, Fried the Egg LLC

6/27/22

6/27/22

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date June 28 2022

RECEIVED FROM Amador Brewing Company LLC

ADDRESS PO Box 755 Plymouth, CA 95669

One Thousand Eight Hundred Twenty Nine ~~xx~~ DOLLARS (\$ 1,829.00)

For Use Permit application (UP-22, 6-3) for Mobile Food Truck and outdoor seating (UP 1/069, CEQA \$710, Recording Admin Fee \$50.00)

ACCOUNT			How Paid ✓	
Amount Due	1829	00	Cash	
Amount Paid	1829	00	Check	2165
			Money Order	
			Credit Card	

Planning Department

By Ruslan Britan Deputy

95318

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date June 28 2022

RECEIVED FROM Amador Brewing Company LLC

ADDRESS PO Box 755 Plymouth, CA 95669

One Thousand Eight Hundred Twenty Nine ~~xx~~ DOLLARS (\$ 1,829.00)

For Use Permit application (UP-22, 6-3) for Mobile Food Truck and outdoor seating (UP \$1,069, CEQA \$710, Recording Admin Fee \$50.00)

ACCOUNT			How Paid ✓	
Amount Due	<u>1829</u>	<u>00</u>	Cash	
Amount Paid	<u>1829</u>	<u>00</u>	Check	<u>2165</u>
			Money Order	
			Credit Card	

Planning Department
By Ruslan Bratan Deputy

95318

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date 6/28/22 20.....

RECEIVED FROM Amador Brewing Company

ADDRESS PO Box 755 Plymouth, CA 95669-0755

DOLLARS (\$ 500⁰⁰)

For UP - 22; 6-3 Mobile Food Truck + Outdoor Seating

ACCOUNT		How Paid ✓	
Amount Due	<u>500⁰⁰</u>	Cash	
Amount Paid		Check # <u>2167</u>	
		Money Order	
		Credit Card	

Public Works Department

By L Frost Deputy

95378

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

INVOICE - FIRST NOTICE

TO: Amador Brewing Company
 PO Box 755
 Plymouth, CA 95669

Invoice ID IN0030598	Date 6/28/2022
-------------------------	-------------------

Receipt # AB0129792

ATTN:
 RE: Amador Brewing Company

Date	Program/ Element	Description	Comments	Amount
06/28/22	2664	2664 CONDITIONAL USE PERMITS		\$ 240.00
06/28/22	2677	2677 NEGATIVE DECLARATION	UP-22;6-3	\$ 240.00
06/28/22	9999	9999 Payment		\$ -240.00
06/28/22	9999	9999 Payment		\$ -240.00
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

White Payor - Pink Auditor /Controller - Yellow Issuing Department

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date 6/28 2022

RECEIVED FROM Amador Brewing Company LLC

ADDRESS PO Box 755 Plymouth CA 95669

One hundred seventy six and 00/100 DOLLARS (\$ 176.00)

For TAC Meeting UP-22, 6-3

PK # 2168 Dtd 6/28 APN 030 200 043

ACCOUNT		How Paid ✓	
Amount Due	176.00	Cash	
Amount Paid	176.00	Check	✓
	<u>0</u>	Money Order	
		Credit Card	

Amador Fric Department
By Stacy Deputy

95299

Amador Brewing Company
9659 Main St (Office)
PO Box 755 (Mailing)
Plymouth, CA 95669
amadorbrewing@gmail.com

June 27, 2022

To: Amador County Planning Department –

Amador Brewing Company is underway with remodeling and construction work at 20171 Hwy 88, Pine Grove, to create its second Beer Tasting Room in Amador County. Amador Brewing's first tasting room is at the brewery in Plymouth. Business conducted at the Pine Grove Tasting Room will be retail-only, meaning all brewing (beer production) will continue to occur in Plymouth.

To replicate our successful use of a variety of Mobile Food Vendors at the Plymouth Tasting Room over the past 7 years, we are applying to Amador County for a required Use Permit that will allow our use of various Mobile Food Vendors at the Pine Grove Taproom. Use Permit Application materials are included as noted in the Use Permit and Environmental Information Forms. Existing and future outdoor seating areas are also noted in the Use Permit Application materials based on staff direction.

Please note the Planning Department has already reviewed and approved the Tasting Room's remodeling and construction work under Building Permit 211345 issued March 23, 2022. Also, the existing outdoor areas date to the building's original construction (existing front porch patio) and approximately 2005 (existing rear deck patio). The existing rear deck was added around 2005 to replace a prior rear landing, and the existing former schoolhouse building was used as an entertainment and live music venue by its owners from the early 2000s until 2016. During that time, the beer & wine licensed premises of the Sierra House Restaurant next door included the former schoolhouse building and outdoor areas. Thus, Amador Brewing Company's use of the former schoolhouse and its outdoor areas as an ABC-licensed premises for beer is not a new use for the site, however the Mobile Food Vendors component will be a new outdoor use.

Regards,



William Pritchard, Manager

Amador Brewing Company

Comments



Planning Department <planning@amadorgov.org>

July 21 2022 TAC Items

1 message

Michelle Opalenik <mopalenik@amadorgov.org>

Thu, Jul 14, 2022 at 10:47 AM

To: Planning Department <planning@amadorgov.org>

Cc: Environmental Health <ACEH@amadorgov.org>, Mark Hopkins <mhopkins@amadorgov.org>

Since I cannot be able to attend the July 21, 2022 TAC meeting (and at this time, my replacement has not been selected), I provide the following comments and draft conditions.

Amador Brewing Company/UP-22;603:

ACEH does not object to finding the application complete. Our proposed condition is as follows:

All mobile food vendors brought to the site by Amador Brewery shall hold a valid Mobile Food Facility Permit issued by Amador County Environmental Health Department. AMADOR COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL MONITOR THIS CONDITION.

(note: Only MFFs are allowed, businesses classified as "caterers" and "temporary food facilities" not allowed unless they also have a MFF permit)

NOTE: On March 9, 2022, the Amador County Environmental Health Department received an evaluation by a qualified professional of the existing on-site sewage disposal system that serves the Brewery property. While the system was concluded to be adequate for the projected flows, it was noted some of the distribution boxes required replacement. The Environmental Health Department requires that the D-box replacement be completed prior to finalizing of the existing building permit (#211345).

Black Rock Consulting/Mace Meadows Monopine Tower/UP-22;6-4)

Additional information is needed. This and surrounding parcels are served by on-site sewage disposal systems. Please update the site plan showing all septic tanks and leach fields within 100 feet of the tower. While the area is served by public water, please also note whether or not any active or inactive groundwater wells exist within 100 feet of the tower. If so, please also add this to the site plan.

Sincerely,
Michelle

--

Michelle Opalenik

Michelle Opalenik, Director
Amador County Environmental Health Department
810 Court Street
Jackson, CA 95642
(209) 223-6439
(209) 223-6536 (Direct)



July 15, 2022

Amador County Planning Department
c/o Nicole Sheppard
810 Court Street
Jackson, CA 95642

RE: Use Permit Application UP-22;6-3 Amador Brewing Company
APN: 030-200-043

To Whom It May Concern:

On July 15, 2022, the Amador Water Agency (Agency, AWA) received an early consultation application referral for the Use Permit Application UP-22;6-3 Amador Brewing Company (Development) located at 20171 State Highway 88, Pine Grove, being APN 030-200-043, having been submitted to the County of Amador by William Pritchard. The Agency has been informed that the County of Amador (County) is considering a Use Permit for the Development.

The Development is within the AWA operated Pine Grove Wastewater System (System) but not currently connected. The Agency has the following comments regarding the Development:

1. The information submitted in the early consultation application referral does not mention where disposal of the wastewater/sewage from the multiple food trucks/vendors on site will be performed. The Amador Water Agency requests clarifying information from Development to the satisfaction of the Agency prior to approval of the Use Permit as to where this disposal will be performed. Any wastewater disposal from food trucks to an AWA system must be performed at a location where the waste will be transferred through an AWA approved grease interceptor. If being transferred to the System or other AWA wastewater system, please specify where and if approval to do so is granted, please provide verification of this approval from the respective business/property owner.
2. If wastewater/sewage is found to be disposed of by Development into the Amador Water Agency Wastewater System(s) in manner not authorized by the Amador Water Agency Wastewater Code in effect at the time the Development may be subject to the following:
 - a. Installation of a grease interceptor on the truck wastewater effluent or on site prior to discharge to System sufficient to Amador Water Agency standards.
 - b. Payment of applicable Capacity Fees, inspection fees and any other fees in place at the time of infraction.



3. This letter is not a commitment of service and in no way guarantees wastewater service for this Development.

Please feel free to contact the Agency with any questions, comments, or concerns regarding the contents of this letter.

Kind Regards,

A handwritten signature in blue ink that reads "Lucas Carthew".

Lucas Carthew

Assistant Engineer

This is not a quote or estimate.

CC: File