



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
Building Department
County Counsel
Environmental Health Department
Surveying Department
Transportation and Public Works
Department
Waste Management
Sheriff's Office
AFPD
ACTC
Amador Transit
Amador Water Agency
Cal Fire
CHP
Caltrans, District 10
CDFW, Region 2
Amador LAFCO

Shingle Springs Band of Miwok
Indians**
Calaveras Band of Mi-Wuk
Indians**
Chicken Ranch Rancheria of Me-
Wuk Indians**
Jackson Rancheria Band of Miwok
Indians**
United Auburn Indian Community of
the Auburn Rancheria**
Nashville Enterprise Miwok-
Maidu-Nishinam Tribe**
Washoe Tribe of Nevada and
California**
Ione Band of Miwok Indians**
Buena Vista Band of Me-Wuk
Indians**

DATE: August 4, 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.

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 project for environmental impacts, recommend approval of the environmental document under CEQA, and propose and review draft conditions of approval for the project during its regular meeting on **Thursday, August 18th, 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.



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: *[Signature]*
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 *K Kohler*



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



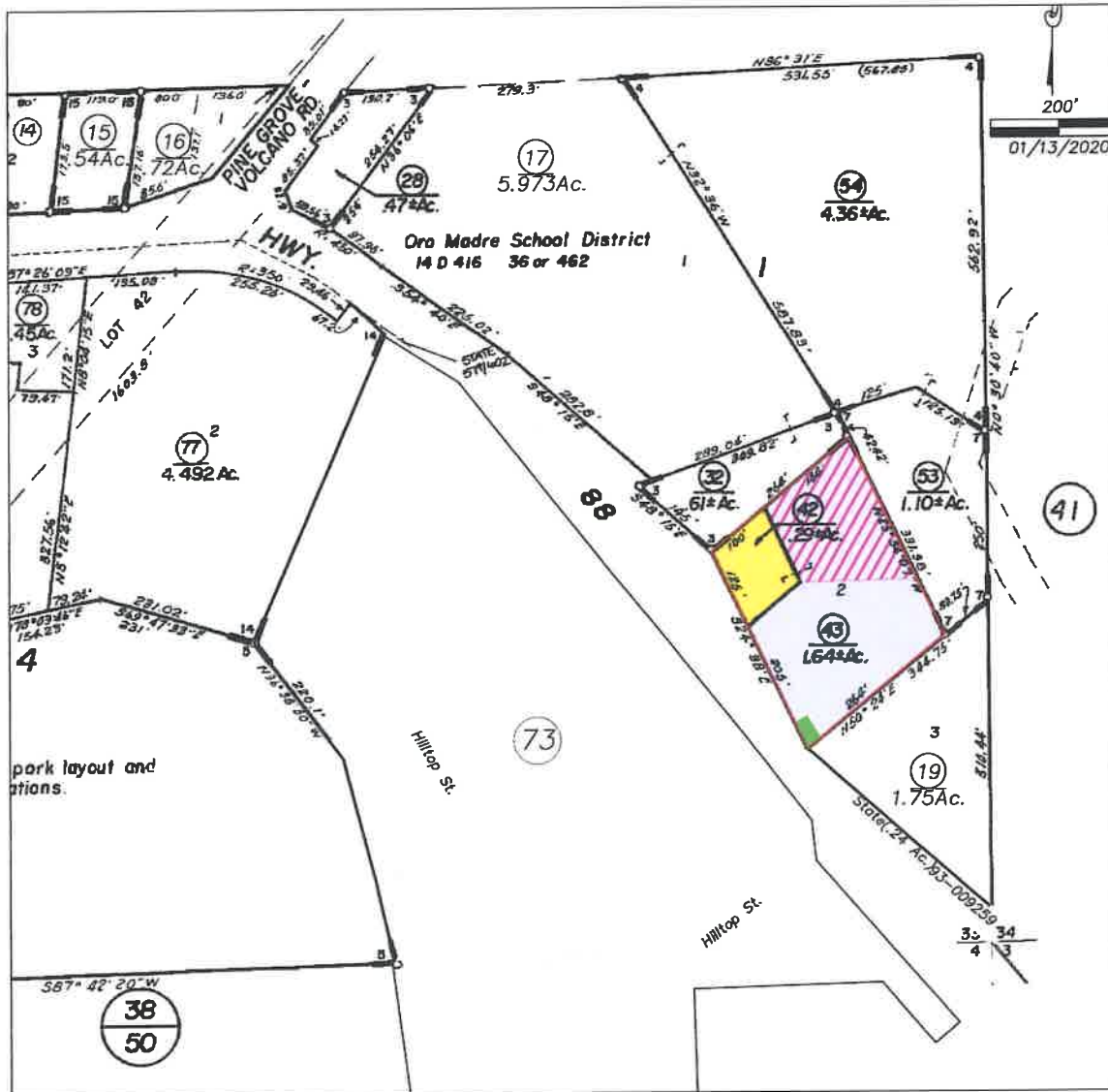
Preliminary title report dated as of May 5, 2020

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

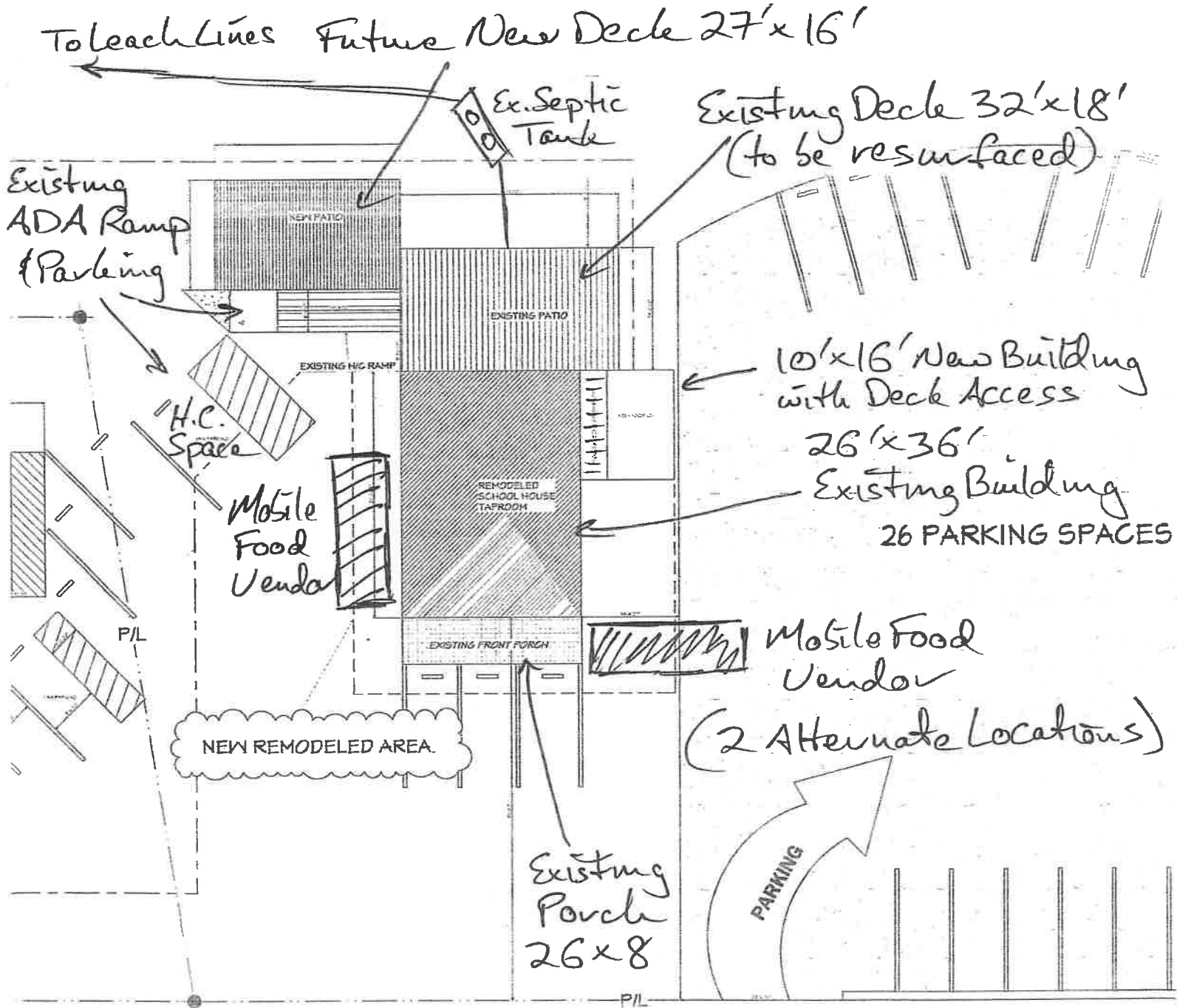


ITEM NO. 9 - EASEMENTS, OFFERS OF DEDICATION, NOTES AND RECITAS AND INCIDENTALS PERTAINING THERETO MAY 1, 1963, BOOK 9 OF MAPS, PAGE 39 NOT LOCATABLE, HENCE NOT SHOWN HEREON

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):

W Pritchard
Signature

W Pritchard
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



Planning Department <planning@amadorgov.org>

TAC Project Referral - UP-22;6-3 Amador Brewing Company - Mobile Food Vendor & Outdoor Seating - Completeness

AFPD Headquarters <afpdhdq@amadorgov.org>

Mon, Jul 18, 2022 at 10:51 AM

To: Amador County Planning Department <planning@amadorgov.org>

Since there is no parcel split, CFD does not apply. However, there may be additional fees for the tenant improvement; extra square footage added to the original building since it's commercial. Pat may have already handled it and quoted them fees already. Pat, if not, please let me know. This is for the brewery on the left next to Pine Grove Stem Elementary School.

Nicole Cook
Amador Fire Protection District
[810 Court Street](#)
[Jackson, CA 95642](#)
209-223-6391-phone
209-223-6646-fax

This communication may contain legally privileged and confidential information sent solely for the use of the intended recipient, and the privilege is not waived by the receipt of this communication by an unintended and unauthorized recipient. If you are not the intended recipient of this communication you are not authorized to use it in any manner, and must either immediately destroy it or return it to the sender. Please notify the sender immediately by telephone at (209) 223-6391 if you received this communication in error."

[Quoted text hidden]

California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING
P.O. BOX 2048 | STOCKTON, CA 95201
(209) 948-7325 | FAX (209) 948-7164 TTY 711
www.dot.ca.gov



July 20, 2022

Ruslan Bratan
Amador County Planning Department
810 Court Street
Jackson, CA 95642-2132

AMA-88-PM R 23.576
Use Permit UP-22:6-3
Amador Brewing Company

Mr. Bratan,

Caltrans appreciates the opportunity to review and respond to the Amador Brewing Company Use Permit UP-22;6-3 request to provide outdoor seating and mobile food vendors in a Retail Commercial (C1) and Office Zone (OZ) district. The proposed project is located at 20171 State Route (SR) 88 in Pine Grove. The Assessor Parcel Numbers (APN) are 030-200-042-000, and 030-200-043-000.

Amador Brewing Company is remodeling and constructing its Pine Grove beer tasting room under the Planning Department's approved Building Permit 211345 issued March 23, 2022, in Amador County. The applicant at this time is applying to Amador County for a required Use Permit (UP) that will allow Amador Brewing Company use of various Mobile Food Vendors at the Pine Grove Taproom. State Application materials are included in the UP and Environmental Information Forms. Existing and future outdoor seating areas are noted in the State Application materials based on staff direction. Also, the existing outdoor areas date to the building's original construction. The current front porch and rear deck patio were added around 2005 to replace a prior rear landing. 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 spaces as Alcohol Beverage Control (ABC)-licensed premises for beer is not a new use for the site. However, the mobile food vendors component will be further outdoor use.

In their alcohol sales license application with the California ABC, Amador Brewing Company has listed the proposed Hours of Operation for the Tasting Room at 20171 SR 88 as 11am - 10pm, (seven) 7 days per week. It's unlikely they will 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 described as the maximum operations. The initial operation of the Pine Grove Tasting Room is likely to be 1 pm-8 pm, (five) 5 or (six) 6 days per week, with mobile food vendors on-site (two) 2 to (five) 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

Caltrans has the following comments:

Traffic Operations

1. The Use Permit Application Plot Plan only shows one property at 20171 SR 88, but the other documents show the property at 20153 SR 88 are owned by the same owner. Are both buildings used for Amador Brewing Company?
2. What will the surface type be for the currently unpaved parking spaces (shown as 26 Parking Spaces in the plan)? Will it be gravel or concrete? If the unpaved parking spaces will be improved, please provide a detailed parking plan.
3. Parking spaces that face SR 88 should have barriers (dikes and landscapes) to ensure cars are using the dedicated parking access.
4. If the construction activities encroach Caltrans right of way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans Permit Office.

Encroachment Permits

If any future project activities encroach into Caltrans ROW, the project proponent must submit an application for an Encroachment Permit application, application and Quality Management Assurance Process (Qmap) checklists to the Caltrans District 10 Encroachment Permit Office.

Appropriate environmental studies must be submitted with this application. These studies will analyze potential impacts on any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

Outdoor Advertising

It is important to note that any advertising structure visible to the National Highway System (NHS) is subject to the provisions of the California Outdoor Advertising Act outlined in Business and Professions Code Section 5200 et seq. Any advertising structure that displays off-premises commercial copy visible from the NHS will require a permit from the Office of Outdoor Advertising (ODA). Any advertising structure that only advertises goods and services available on-premises will not require a permit from ODA, provided it adheres to the provisions of Business and Professions Code Section 5272 and 5274 and California Code of Regulations 2243 and 2246. Each of the proposed advertising structures should refrain from operating in any of the conditions outlined in Business and Professions Code Section 5403. For questions related to the ODA permit application process please visit our website at: <http://www.dot.ca.gov/trafficops/oda/>.

Caltrans suggest Amador County continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this project and other developments near this location. This will assist Caltrans in ensuring that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

Please contact Paul Bauldry at (209) 670-9488 or by email: paul.bauldry@dot.ca.gov, or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov) if you have any questions or concerns.

Sincerely,

Gregoria Ponce'

Gregoria Ponce', Chief
Office of Rural Planning



Planning Department <planning@amadorgov.org>

Re: Requirements for UP-22; 6-3 - Following Up

Amador County Planning Department <planning@amadorgov.org>
To: Amador Brewing Company <amadorbrewing@gmail.com>

Thu, Jul 21, 2022 at 9:21 AM

Good morning Will,

The property is in a high cultural sensitivity area as shown in [Figure C-2](#) (page 15) of the Conservation section of the Amador County General Plan, and is therefore subject to a Cultural Resource study for Discretionary Use Permits issued by the County's Planning Department, such as this.

Best regards,

Nicole Sheppard, Planner
Amador County Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380
planning@amadorgov.org

On Thu, Jul 21, 2022 at 7:43 AM Amador Brewing Company <amadorbrewing@gmail.com> wrote:

Good morning Nicole,

In advance of today's TAC meeting, I would like to offer the following reasons why we believe a Cultural Study requirement for our Use Permit goes beyond what is necessary to process this particular Use Permit:

1. There will be no Building Permits connected to UP-22; 6-3 except for the future new patio deck that is located at a distance from the existing schoolhouse building. All proposed work to the building itself has already been permitted under Building Permit 211345 issued March 23, 2002. That permit package was cleared by Planning in October 2021 without a requirement for Cultural Study or Design Review being identified at that time. No comments came from Planning at all before or along with that permit's review and clearance.
2. The existing patio deck structure, including its pier footings, is not being modified. This is the deck that already connects to the existing schoolhouse building, and resurfacing of the existing deck is not a permit-requiring item.
3. Regarding the Applicant's proposed use of the existing schoolhouse building, County Planning did not identify any Cultural or Archeological Study requirements in any meetings with the Applicant prior to June 7, 2022, and these meetings go back to 2019, before the Applicant purchased the properties in June 2020. Over that time, the scope of the Applicant's proposed improvements has remained the same.
4. The existing building is a former one-room schoolhouse that was sold by the school district and moved to its current location in the 1970s. Since then it has functioned as a boutique store, a real estate office, and an entertainment venue, prior to our purchase. The building has no historic registrations or designations that we are aware of, nor is it located in a historic district like Volcano, nor an area identified as being "highly culturally sensitive" until your last email below. Please provide information of the project's highly culturally sensitive area that is just now being identified.
5. Because the existing building was emptied of its schoolhouse-era contents and relocated, there is no chance for historic artifacts to be found during excavations around the building. Indeed, no items of interest have been found during our County-approved construction since April, under Building Permit 211345.

In summary, we are asserting that a Cultural Study is not necessary since County Planning did not require one during its October 2021 review of our now-approved Building Permit 211345, and the limited scope of UP-22; 6-3 simply does not warrant Cultural Study. The Use Permit only relates to Mobile Food Vendors and Outside Seating - not at all to work on the existing building.

Thank you for your time in reviewing our reasoning. We hope you agree that a Cultural Study is unnecessary to process our Use Permit.

William Pritchard
Amador Brewing Co.

On Thu, Jul 14, 2022 at 2:52 PM Amador County Planning Department <planning@amadorgov.org> wrote:

Hello Will,

The requirement has not been waived yet. Ultimately, it's up to the Technical Advisory Committee (TAC) to make the final decision on whether the Cultural Resource Study is required for this project. The requirement for this study comes from our General Plan Mitigation Measures 4.5-1b. As this is a discretionary project and the site is located in a highly culturally sensitive area, it triggers this requirement as part of the General Plan Mitigations.

Best regards,

Nicole
Amador County Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380
planning@amadorgov.org

On Thu, Jul 14, 2022 at 1:01 PM Amador Brewing Company <amadorbrewing@gmail.com> wrote:

Hello Nicole,
I received the email about TAC next Thursday, and I will attend that meeting.

Can you tell me if the cultural study requirement has been waived? I requested to Ruslan at submittal on June 28 that this requirement be waived, and I would like to know a status on this before next week's meeting. And if it has not been waived, can you explain why the study is required? So far all I have on this is that "the building is old" yet the Use Permit hardly relates to the building itself, and our work on the building itself has already been cleared by Planning as part of our addition and renovations Building Permit #211345 issued March 23, 2022. And if the cultural study is still required, at this point, I would like to provide additional reasoning why that is an unnecessary requirement that only serves to cost us time and money. Our responses for the Environmental Information Form speak to some of this, but I can provide more specifics. Please let me know.

Thank you,
Will Pritchard

On Fri, Jul 1, 2022 at 2:36 PM Amador County Planning Department <planning@amadorgov.org> wrote:

Good afternoon Will,

Thank you for the updated Purpose & Need letter, I will add it to the project file. Your Use Permit is tentatively scheduled for the July 21st TAC meeting.

Please let me know if you have any questions.

Best regards,

Nicole Sheppard
Amador County Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380
planning@amadorgov.org

On Fri, Jul 1, 2022 at 2:10 PM Amador Brewing Company <amadorbrewing@gmail.com> wrote:

Good afternoon,

On Tuesday when I submitted our Use Permit documents, Ruslan asked for an update of the Purpose & Need Letter to include information about Hours of Operations and Seating Counts. The attached updated letter has these changes. Please provide it to our planner (to replace the June 27 Purpose Letter), and please also let me know whether or not our Use Permit is on next week's TAC Meeting agenda. Ruslan wasn't sure on Tuesday if we would make it on the agenda for 7/7 or 7/21.

Thanks very much,
Will @ Amador Brewing
209.256.6971 cell



Planning Department <planning@amadorgov.org>

UP-22; 6-3 Responses to Agency Comments

6 messages

Amador Brewing Company <amadorbrewing@gmail.com>
To: planning@amadorgov.org

Fri, Jul 22, 2022 at 1:44 PM

Hello Ruslan & Nicole,
We are providing the following responses to agency comments discussed at yesterday's TAC meeting. Please forward these responses to AWA and Caltrans, and let us know any additional questions or comments that you would like us to respond to.
Very truly yours,
William Pritchard
Amador Brewing Co.

Regarding AWA comments in their July 15, 2022 letter:

1. The comments are understood. Our building and site are not connected to the Pine Grove WW System, and instead our building's bathroom and tasting room discharges go to onsite septic that has been reviewed by County EHD. The Mobile Food Vendors and Food Trucks we will be hosting will take their greases, wastewater, etc. with them to their commissaries for disposal, and these commissaries may or may not be in AWA service area. Either way, commissaries are locally-permitted commercial kitchen facilities that include grease interceptors.
2. The comment is understood.
3. The comment is understood.

Regarding Caltrans comments and questions in their July 20, 2022 letter:

Traffic Operations

1. [20153 SR 88](#) restaurant building is not leased to Amador Brewing Co. nor is this planned. It is vacant at this time and will be offered for lease soon, to another tenant.
2. The surface of the unpaved parking spaces is recycled AB that has been spread and compacted. Horizontal log barriers will be used to define parking area limits closest to SR 88. The unpaved parking area is not now planned to be improved with curb/gutter/pavement.
3. Parking spaces that face SR 88 will have barriers.
4. The comment is understood. No encroaching work is planned.

Encroachment Permits: The comment is understood. No encroaching work is planned.

Outdoor Advertising: The comments are understood, and no off-premises advertising copy is planned.

Amador County Planning Department <planning@amadorgov.org>
To: "Bauldry, Paul@DOT" <paul.bauldry@dot.ca.gov>

Fri, Jul 22, 2022 at 2:02 PM

Amador County Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380
planning@amadorgov.org

[Quoted text hidden]

Amador County Planning Department <planning@amadorgov.org>
To: Lucas Carthew <lcarthew@amadorwater.org>

Fri, Jul 22, 2022 at 2:05 PM

Amador County Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380

planning@amadorgov.org

----- Forwarded message -----

From: **Amador Brewing Company** <amadorbrewing@gmail.com>

Date: Fri, Jul 22, 2022 at 1:44 PM

Subject: UP-22; 6-3 Responses to Agency Comments

To: <planning@amadorgov.org>

[Quoted text hidden]

Lucas Carthew <lcarthew@amadorwater.org>

Fri, Jul 22, 2022 at 5:35 PM

To: "amadorbrewing@gmail.com" <amadorbrewing@gmail.com>Cc: Amador County Planning Department <planning@amadorgov.org>, Brandt Cook <bcook@amadorwater.org>

Good Afternoon,

Thank you for the responses to the AWA letter included in the Use Permit Application for UP-22;6-3. In regards to item 1., can you specify where and if approval to dispose of the greases and oils is granted, and if the location(s)/business(es) are within AWA wastewater service areas please provide verification of this approval from the respective business(es)/property owner(s).

Additionally, I have attached an AWA system map of the area. There is an AWA Pine Grove Wastewater System connection point on this site, however the account for this connection was suspended nine years ago and the owner relinquished rights to wastewater service for the property at that time.

Kind Regards,

Lucas Carthew

Assistant Engineer

Amador Water Agency

*** This is not a quote or an estimate. Rates and fees subject to change by future Board action. ***

[Quoted text hidden]

CONFIDENTIALITY NOTICE: This e-mail and any attachments are for the sole use of the addressee(s) and may be privileged, confidential and protected from disclosure. If you have received this message in error or are not the intended recipient, then we (1) advise you that any disclosure, copying, distribution, saving or use of this information is strictly prohibited, and (2) request that you delete this e-mail and any attachments and notify us by reply e-mail or telephone 209-223-3018.

Thank You,

Amador Water Agency 12800 Ridge Road, Sutter Creek, California 95685 www.amadorwater.org**Amador Brewing PG Location.pdf**

227K

Amador Brewing Company <amadorbrewing@gmail.com>

Sun, Jul 24, 2022 at 4:41 PM

To: Lucas Carthew <lcarthew@amadorwater.org>Cc: Amador County Planning Department <planning@amadorgov.org>, Brandt Cook <bcook@amadorwater.org>

Hello Lucas,

We are pursuing this Use Permit so that we can host a variety of Mobile Food Vendors, so I don't have a specific vendor to identify as the motivator for our application, unlike for some other locations in Pine Grove and the County where it is the same vendor on a regular basis. A couple example vendors might be Motherlode Deli in Jackson, or Amador Vintage Market in Plymouth, but there will be many others, and none will be scheduled until we are much closer to opening.

I can say that the County Environmental Health Department will condition this Use Permit so that all Mobile Food Vendors must hold a valid Mobile Food Facility Permit issued by County EHD, and those MFF permits require that the vendor commissary at a County-

8/4/22, 10:34 AM

County of Amador Mail - UP-22; 6-3 Responses to Agency Comments

approved kitchen facility, whether that is inside or outside Amador County. We will use food vendors that commissary both inside and outside Amador County, just as we have done at our brewery's Tasting Room in Plymouth for the past 7 years.

Thank you for including the connection map. I will likely follow up with AWA about a possible future connection within the next few years.

Very truly yours,

William Pritchard

Amador Brewing Co.

[Quoted text hidden]

Lucas Carthew <lcarthew@amadorwater.org>

Mon, Jul 25, 2022 at 11:54 AM

To: Amador Brewing Company <amadorbrewing@gmail.com>

Cc: Amador County Planning Department <planning@amadorgov.org>, Brandt Cook <bcook@amadorwater.org>

Hello William,

Understood, and thank you for the information.

[Quoted text hidden]

[Quoted text hidden]