

Amador Brewing Company

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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