

**STAFF REPORT TO: AMADOR COUNTY AGRICULTURAL ADVISORY COMMITTEE**

**FOR MEETING OF: December 18, 2019**

**ITEM #1 Request by Vicini Family Investments, for a zoning ordinance interpretation pursuant to Amador County Code Section 19.24.036, “AG,” Exclusive Agricultural district regulations, regarding whether or not the “AG” district would allow the production and tasting of beer brewed from hops grown on the 85 acre property.**

**Applicant:** Vicini Family Investments, LP and Gordon Vicini

**Supervisory District:** 5

**Location:** Approximately 1,000 feet east of the intersection of Latrobe Road and Highway 16, located south of Highway 16 between Carbondale Road and Willow Creek Road.

County Code Section 19.24.036, “AG,” Exclusive Agricultural district regulations, allows wineries and wine tasting rooms as permitted uses, along with the “processing, packaging, selling, shipping of agricultural products” also as permitted uses. California’s Department of Alcoholic Beverage Control regulations also allow small (and large) beer manufacturing with distinctions between “micro-brewery” and “brewpub”.

The issue before the Agricultural Advisory Committee is to determine whether or not the permitted use of “processing of agricultural products” extends to the production and tasting of beer from hops grown on premises.

The Committee’s recommendations will be forward to the Planning Commission for their consideration.

October 23, 2019

**APPLICATION FOR PERMISSION TO ADDRESS  
THE AMADOR COUNTY PLANNING COMMISSION**

**APPLICANT:** Vicini Family Investments, LP

PO Box 206

Placerville, CA 95667

Owner: Gordon Vicini

Email: [kvhsmile@yahoo.com](mailto:kvhsmile@yahoo.com) PH:530-622-1963

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1	Proposed Site Plan with Hop Field, Tasting Room, Parking, and Bench Area.
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**Please Respond to the Following Address:**

Vicini Family Investments

PO Box 206

Placerville, CA 95667

[kvhsmile@yahoo.com](mailto:kvhsmile@yahoo.com)

**TO: THE AMADOR PLANNING COMMISSION**

**Subject: REQUEST FOR A ZONING ORDINANCE INTERPRETATION FOR A PROPOSED  
HOPS FARM AND BREWERY TASTING ROOM**

**Applicant: Vicini Family Investments, LP**  
**Gordon Vicini , Email: kvhsmile@yahoo.com**  
**Site Location: HWY 16 and Carbondale Rd.**  
**APN# 008-120-044-000**

**Introduction:**

Vicini Family Investments, owner of the said Agriculture Zoned property, would like to grow and farm Hops, brew the beer and open a brewery tasting room. Thus, keeping within the intent of the Amador County General Plan for Agricultural Zoned District.

**Request:**

Growing hops follows the Amador County Agriculture Zoning District regulations, however only wine tasting is included in the zoning, not beer tasting. Therefore, according to the Amador County Planning Department, in order to open a beer tasting room, an Interpretation from the Planning Commission for compliance with the intent of the Amador County Zoning Ordinance for Wineries (Breweries) is required for this proposed project to move forward.

**Existing Use of Property:**

**Use:** Farming hay for Vicini cattle business.

**Zoning:** Exclusive Agriculture

**APN:** 008-120-044-000

**Area:** 85.8 Acres total parcel, 15 acres proposed Hop Farm and Brewery. Other acreage to possibly be used for grain production or additional hop production in the future.



Tasting Room

HOPS

Parking

Willow Creek Rd. Ext

16

Carbonate Rd

Gallop Ln

Host Rd

### **Proposed Operation for the Brewery Tasting Room**

Drawings provided: Articles (1) Proposed Site Plan

The proposed new Tasting Room and brewing facility will be accessible from Carbondale Road. The following Brewery information is based on the ability to acquire the proper Amador County Permits.

1. Hours of Operation: 8:00 AM – 8:00 PM for Staff and 11:00 AM – 8:00 PM for Visitors
2. Days of the Week: 7 days a week for Staff, Thursday thru Sunday for Guests.
3. Occupancy: Maximum Tasting Room Occupancy 40
4. The products served at the tasting room will be: Beer and products made from the brewing of beer or beer by-products.
5. On-Site parking: 20 Spaces plus two ADA Accessible parking stalls.
6. Parking will be accessible directly off Carbondale Road, a private driveway. Exact location to be determined upon Encroachment Permit approval.

### **Proposed Brewery and Tasting Room**

Proposed Tasting Room:	1400 SF	Occupancy 40
Proposed Brewing Facility:	1000 SF	Separated from tasting area
Sales Area and Display	400 SF	Connected to Tasting Area
Office/misc area	200 SF	
Outdoor Picnic Area	400 SF	Seating for 10 - 20

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**Total Building Area of Proposed Brewery/Tasting Room: 3,000 SF**