

\$1,995,000

City of Plymouth- Versatile Development Opportunity

9424 Pacific Street Plymouth, CA 95669

89+/- acres in the heart of Amador County's City of Plymouth within the Gold Country region of California offers an unusual investment opportunity. This undeveloped land has been under the same ownership for several decades and promises to become an integral part of the future development of this historic area.



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GOLDCOUNTRYMODERN
RESIDENTIAL REAL ESTATE

TRACY GOLD
209.256.1037

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CADRE # 02089239



CREATE YOUR OWN VISION

- Ideal location and zoning, inclusive of residential and commercial designations
- Potential uses range from agricultural operations and family farm tour experience to high-end legacy ranches or affordable density housing
- Water, sewer, electric and communication
- Utilities are readily available
- 20 tax parcels, all but one of which are located within the city's jurisdiction, represent nearly 15% of all lands inside the city limits of Plymouth
- This large acreage and stunning naturescape is the Gateway to the Shenandoah Valley Wine Country, home of 42 wineries
- Excellent investment opportunity all within close proximity to the major metropolitan areas of San Francisco and Sacramento





PROPERTY REPORT

9424 Pacific Street
Plymouth, CA 95669

Wine Country Versatile Investment Opportunity



DESCRIPTION - 89+/- acres in the heart of Amador County's City of Plymouth within the Gold Country region of California offers an unusual investment opportunity. This undeveloped land has been under the same ownership for several decades and promises to become an integral part of the future development of this historic area. The ample size, ideal location and zoning, which is inclusive of residential and commercial designations, may allow for a variety of possible uses and much versatility. Potential uses range from agricultural operations and family farm tour experience to high-end legacy ranches or affordable density housing, making this property the ideal canvas to create your vision. Water, sewer, electric and communication utilities are readily available. Consisting of 20 tax parcels, all but one of which are located within the city's jurisdiction, represent nearly 15% of all lands inside the city limits of Plymouth. This large acreage and stunning naturescape is the Gateway to the Shenandoah Valley Wine Country, home of 42 wineries. With a warm-summer Mediterranean climate, the rolling hills are the most elevated region within the Sierra Foothills and known for producing ripe fruit and full-bodied, high alcohol wines. Other local points of interest include: The Amador Flower Farm boasting beautiful gardens and growing grounds, and the scenic Historic Highway 49 which connects many of the historic California gold country towns. Enjoy the rustic charm, scenery and world-class wine of this celebrated area and all the benefits of this excellent investment opportunity all within close proximity to the major metropolitan areas of San Francisco and Sacramento.

APNs – See attached

PRICE – Collective Offering- \$1,995,000

Seller may entertain selling off acreage in smaller offerings. One-of-a-kind opportunity to assemble your very own estate.

10 separate smaller offerings available. See attached for more details.

CONTACT - Donn Bree or Meriah Druliner; Marketing@Donn.com; 800-371-6669 Office

****Buyer to investigate Subject Property and intended use, including but not limited to, permits, zoning and code enforcement, build-ability, and utilities with governing authority and/or licensed and bonded professionals****



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PLYMOUTH EMPIRE PROPERTIES
INC.

10 offerings

#	APN Jan 2020	± Acreage	Reference			
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			Zoning	NORTHERN PARCELS		
OFFERING #1	17	010-150-016	13.78	SR	Oaks (Pacific) Q.M. Truss plant structure	\$395,000.00
	2	010-112-001	0.06	SR	Triangle n/pacific st entry	
	3	010-113-001	0.05	SR	Triangle s/pacific st entry	
OFFERING #2	4	010-120-001	3.18	SC	Simpson & Aden Q.M. Hwy 49 bet Laverone &	\$225,000.00
	5	010-120-008	0.16	SR	Parcel NE corner Hwy 49 & Quartz/Pacifc	
OFFERING #3	6	010-120-002	3.44	SC	Phoenix East Q.M. / Beta Q.M.	\$195,000.00
	7	010-120-004	0.02	SR	Triangle SW border of 010-120-002	

20.69

					CENTRAL PARCELS	
OFFERING #4	8	010-150-004	3.30	SR	Eastern most parcel to North	\$145,000.00
OFFERING #5	9	010-150-005	10.85	SR	South of 004/ Eastern parcel	\$245,000.00
OFFERING #6	12	010-150-008	14.23	SR	Plymouth Gold Q.M. center section 11 in this p	\$275,000.00
OFFERING #7	20	010-150-028	11.73	SR	Reese & Woolford Q.M. (LLA Dill prev 010-150	\$295,000.00
	18	010-093-001	0.16	SR	Borders PGE substation Hwy 49 access	
	19	010-093-005	0.74	SR	Behind Trimmers & Apts. Phoenix East Q.M.	

41.01

					SOUTHERN PARCELS	
OFFERING #8	1	008-070-022	11.54	SR	Zoned R1A Convile **Not in City limits	\$295,000.00
	10	010-150-006	2.76	SR	South of 006/borders City limits and parcel 1	
	11	010-150-007	0.81	SR	Triangle	
OFFERING #9	13	010-150-009	2.30	SR	Borders Giant Q.M & Rising Star	\$219,000.00
	14	010-150-011	2.12	SR	Rising Star Q.M.	
OFFERING #10	15	010-150-012	0.25	SR	Delta Q.M.	\$269,000.00
	16	010-150-013	7.58	SR	Indiana Q.M.	

27.36

± acreage		89.06			
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ZONING KEY

SR - STANDARD RESIDENTIAL
SC - STANDARD COMMERCIAL



010112001000
010113001000

010120008000

Poplar St

Milk St

Werone St

010150013000

010150016000

010120001000

010120004000

010150012000

010120002000

010150011000

010150009000

010150008000

010093005000

010093001000

010150007000

010150005000

010150006000

010150004000

008070022000

Google Earth

©2020 Google



1000 ft

Offering 1

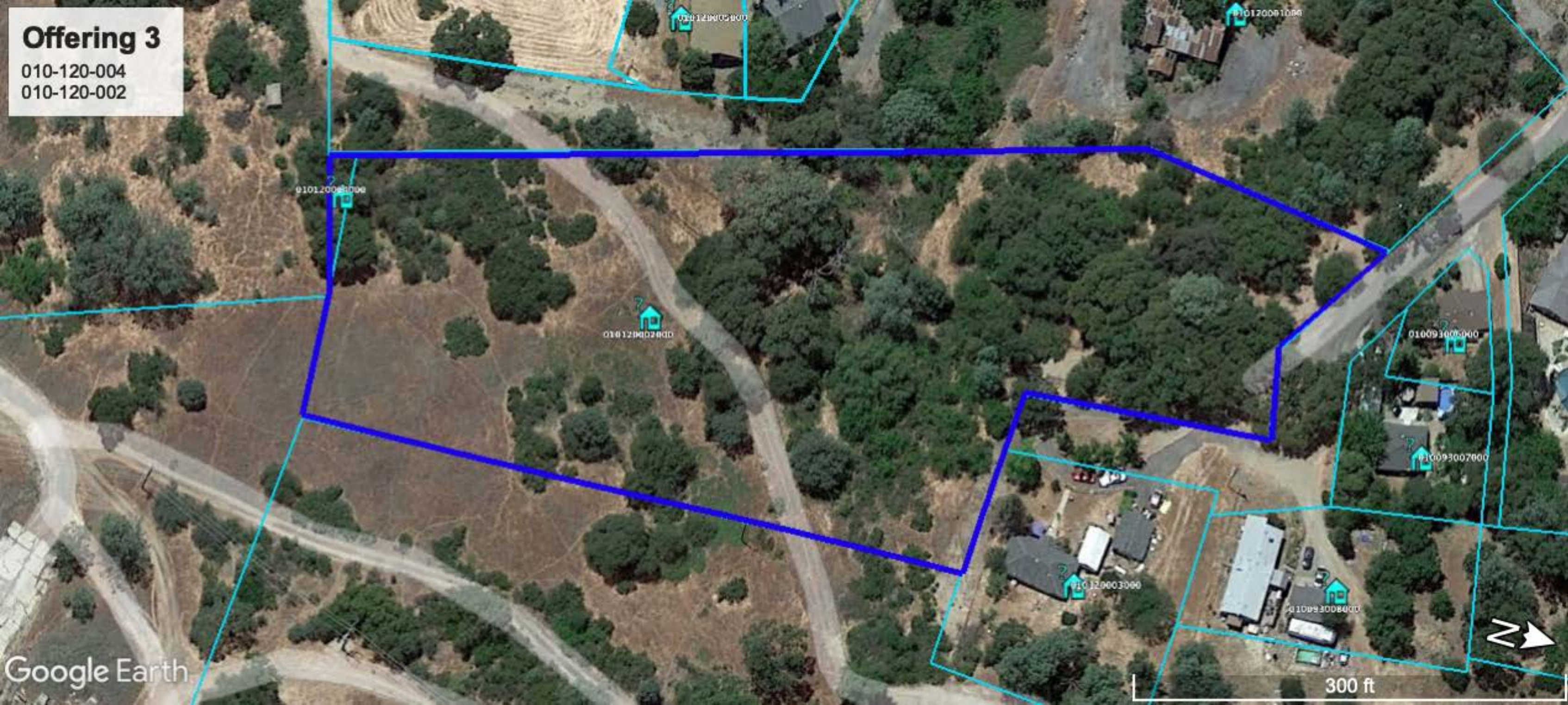
010-150-016
010-112-001
010-113-001

Google Earth

400 ft

Offering 3

010-120-004
010-120-002



Offering #4

010-150-004

010-150-03000

010-150-04000

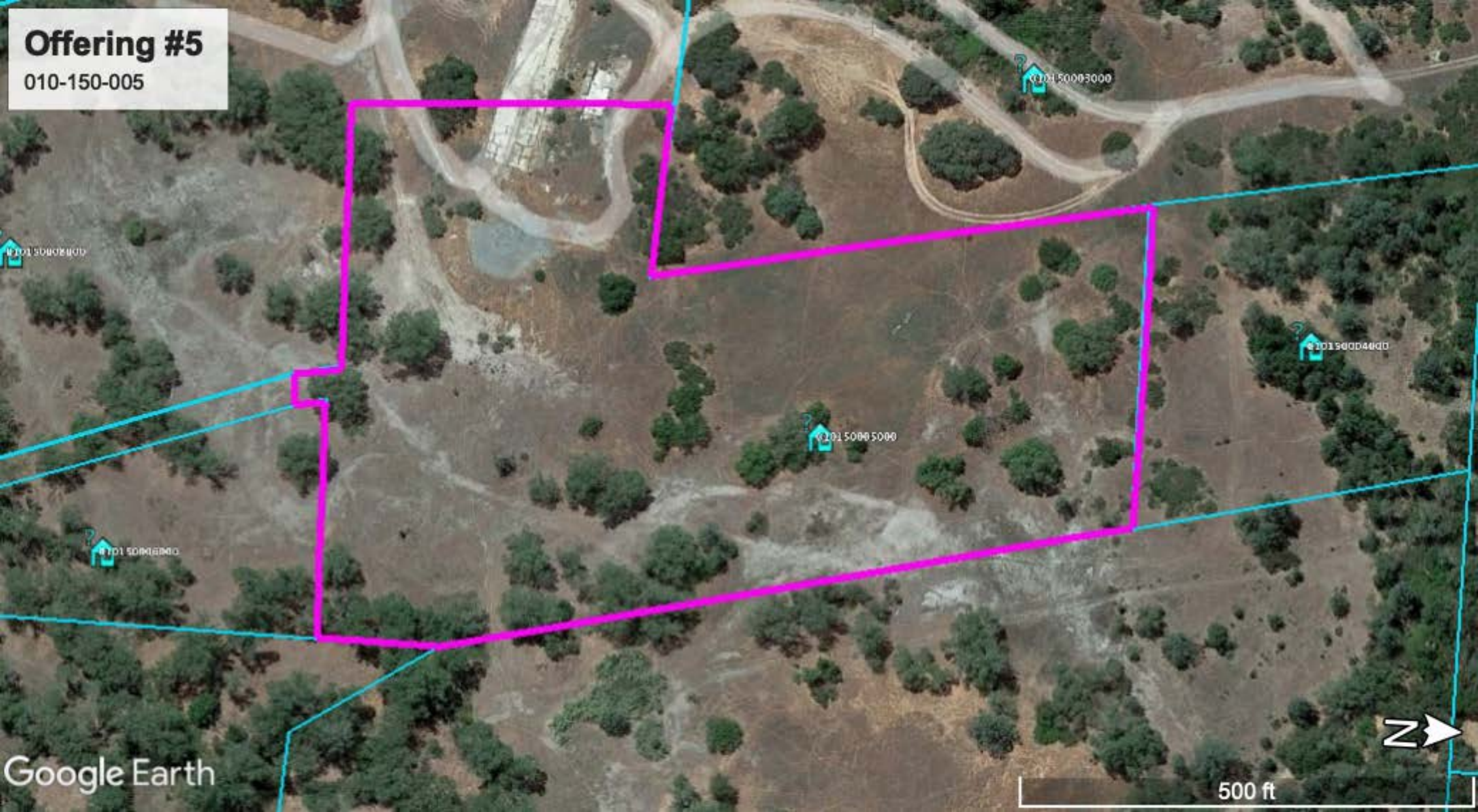
Google Earth

400 ft



Offering #5

010-150-005



Google Earth

500 ft

Offering #6

010-150-008



Google Earth

700 ft

Offering #7

010-093-001

010-093-005

010-150-003

Google Earth

700 ft

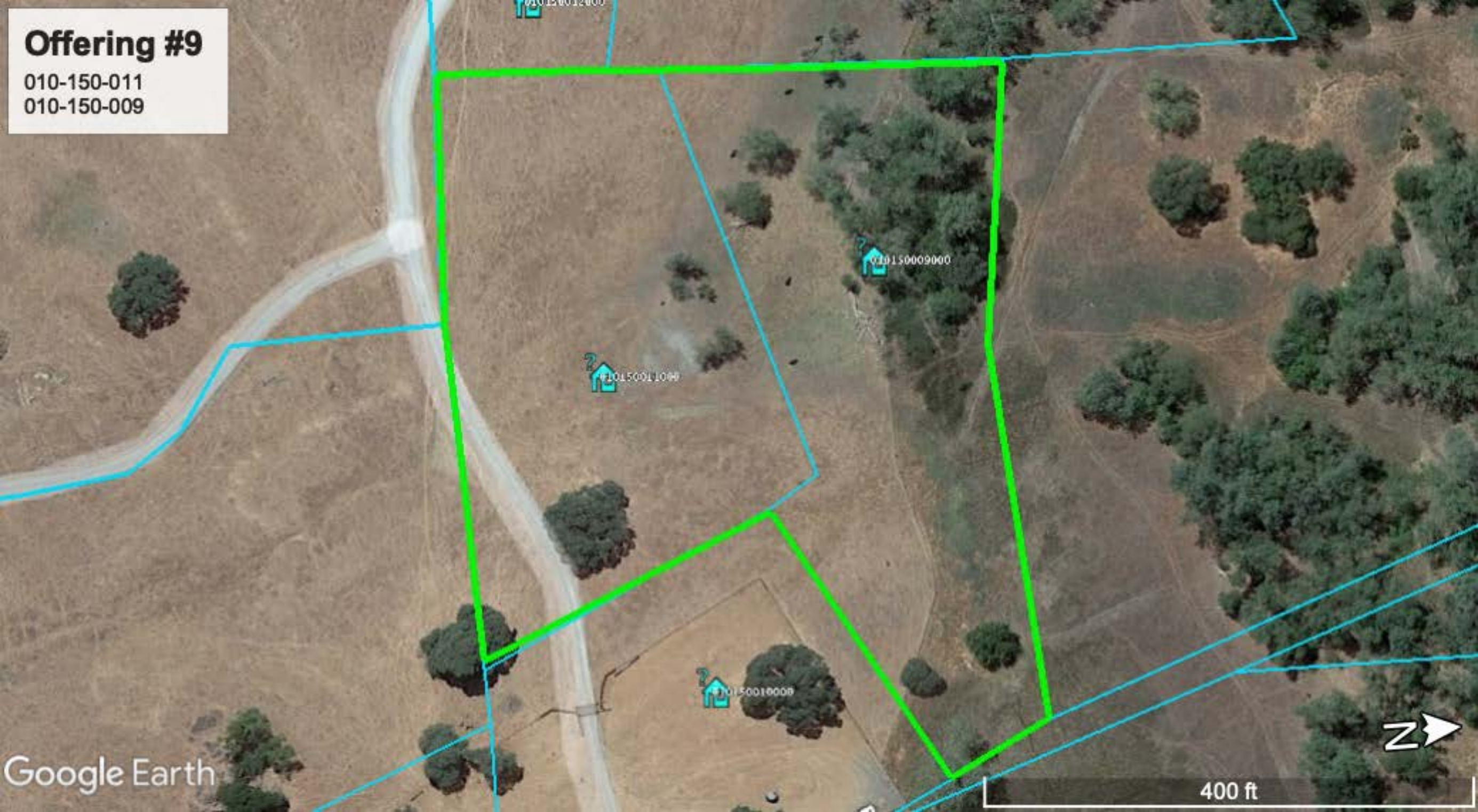
Offering #8

008-070-022
010-150-006
010-150-007



Offering #9

010-150-011
010-150-009



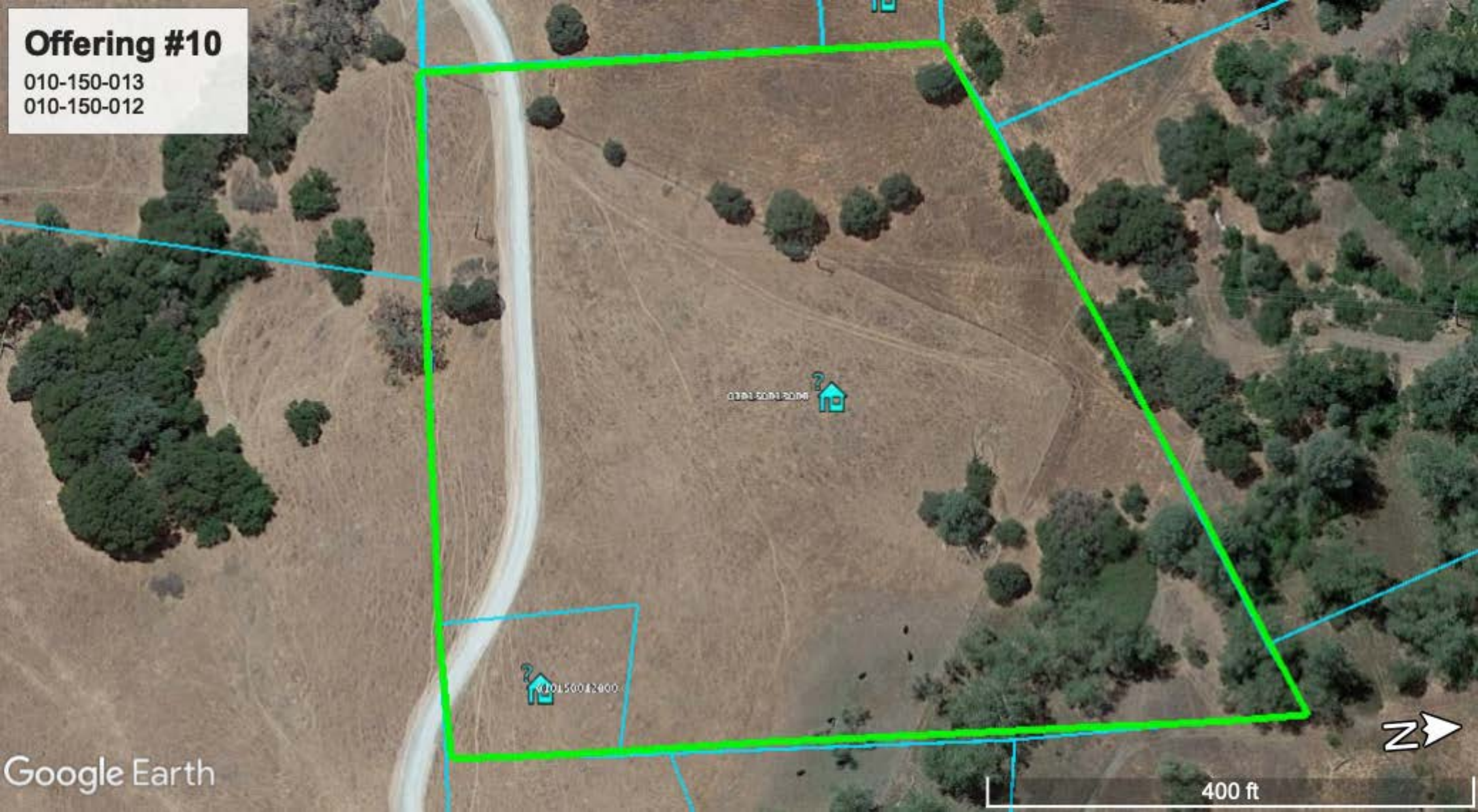
Google Earth



400 ft

Offering #10

010-150-013
010-150-012



010-150-013-014

010-150-012-000

Chapter 19.56 Residential and Agricultural Districts

Sections:

Section 19.56.010	Purpose
Section 19.56.020	Characteristics of Residential Zoning Districts
Section 19.56.030	Allowed Land Uses and Permit Requirements
Section 19.56.040	Development Standards

Section 19.56.010 Purpose

The purpose of this chapter is to establish residential use Zoning Districts in the city to provide for the housing needs of existing and future residents. This chapter describes allowed uses and development standards applicable to those districts in order to implement the City's General Plan residential land use categories.

Section 19.56.020 Characteristics of Residential Zoning Districts

Each residential Zoning District is described below, identifying the characteristic uses, intensity, and level of development intended for that district.

- A. Agriculture (A).** Intended for those areas within the Sphere of Influence (SOI) that are in the Williamson Act, beyond the 20-year growth area, and those for which there are not available and adequate facilities and services within the horizon of the currently adopted General Plan. There are residential development options to allow septic/well and septic/rural water developments at very low densities, consistent with the intended agricultural character. Residential development would require clustering with 70 and 80 percent open space, respectively. These designations can establish long-term agriculture and vineyard investment protection
- B. Rural Residential (RR).** Designated for larger lot and fringe area development, which allows gross average densities ranging from 0.60 to 2.28 dwelling units per acre. The lot size may be reduced from one (1) acre to 21,780 square feet or 12,500 square feet with increases in open space from 10 percent to 20 percent and 25 percent, respectively. Both require development clustering to achieve allowable densities. Development may have well and septic systems and be part of a long-range planned annexation that addresses expanded city services. Isolated well and septic, surrounded by City-serviced property, is not allowed in new development.
- C. Standard Residential (SR).** Allows for and encourages a full range and variety of single-family residential building forms, including detached and attached dwellings. Multiple-family developments can be permitted subject to open space requirements that preserve the character and overall density of the district. A variety of lot sizes and set-backs are allowed in order to create interesting vibrant and unique new developments. An average density of 4.4 homes (Dwelling Units, DU's) per acre and an average lot size of six thousand (6,000) square feet allows for densities and lot sizes to vary within a development in the district. Buffer yard requirements (setbacks) and design standards (height, lot coverage, bulk, rooflines) ensure adequate separation and buffering from other, less intensive uses within the neighborhood. (Ord 2014-01)

19.56.020

- D. Village Residential (VR).** Allows for multi-family dwellings up to three stories immediately around the historic downtown. The purpose of this district is to reinforce the urban village character of downtown and to provide living opportunities within walking distance to downtown. This district can be used for planned development, redevelopment, or infill. In this district, while single-family detached dwellings currently exist, future development is oriented toward multi-family, higher-density developments with an average density range of 12 homes (Dwelling Units, or DU's) per acre on shared lots. Individual home lots are not encouraged so as to allow more people to be within walking distance of goods and services. (Ord 2014-01)

Section 19.56.030 Allowed Land Uses and Permit Requirements

Table 19.56.030-1 identifies allowed uses and corresponding permit requirements for the residential Zoning Districts subject to compliance with all other provisions of this Title. Descriptions/definitions of the land uses can be found in Chapter 19.98 (Glossary).

Use regulations in the table are shown using symbols as follows: “P”, uses allowed by right; ‘AUP’ , uses that require an Administrative Use Permit; “CUP”, uses that require approval of a Conditional Use Permit; and “N”, uses that are not permitted.

TABLE 19.56.030-1 USE MATRIX FOR AGRICULTURAL AND RESIDENTIAL ZONING DISTRICTS

Land Use Category	A	RR	SR	VR
Residential Uses				
Artisan, Live/Work	P	P	P	P
Boarding House	AUP	AUP	AUP	P
Convalescent/Hospice Facility	AUP	AUP	P	P
Dwellings, SF Attached (townhouse, duplex, four-plex)	P ¹	P	P	P
Dwellings, SF second unit attached	P	P	P	P
Dwellings, SF detached second unit	P	P	P	P
Dwellings, Multi-Family	P ¹	P ¹	AUP	P
Emergency Response (fire, police)	CUP	CUP	CUP	CUP
Employee Housing	P	P	P	P
Group Home – 6 or less residents	P	P	P	P
Group Home – more than 6 residents	AUP	CUP	CUP	CUP
Home Occupations	P	P	P	P
Medical or Nonmedical Marijuana Dispensaries	N	N	N	N
Medical or nonmedical Marijuana	N	N	N	N

Land Use Category	A	RR	SR	VR
Cultivation-outdoor				
Medical or Nonmedical Marijuana Cultivation-6 Plants Inside Residence or Accessory Structure	Per PMC 19.94	Per PMC 19.94	Per PMC 19.94	Per PMC 19.94
Commercial Marijuana Uses	N	N	N	N
Mobile Homes	CUP	AUP	AUP	N
Supportive Housing	P	P	P	P
Transitional Housing	P	P	P	P
Agricultural Resources & Open Space				
Agricultural Tourism	AUP	AUP	N	N
Animal Husbandry, Commercial	P	N	N	N
Animals, Poultry	P	P ²	N	N
Animals, Livestock for Local Consumption	P	AUP	N	N
Crop Production, Commercial	P	CUP	N	N
Equestrian Hobby	P	AUP	N	N
Equestrian, Commercial	AUP	N	N	N
Kennels, Hobby & Boarding	P	AUP	N	N
Public Assembly, Education & Recreation				
Private Schools ³	AUP	AUP	AUP	P
Recreational Vehicle Parks	CUP	CUP	N	N
Recreational Facility, Indoor/Outdoor	CUP	AUP	AUP	P
Religious Institution	CUP	AUP	AUP	P
Outdoor Gatherings & Events	P	AUP	AUP	AUP
Utility, Transportation, Industrial				
Wind Energy Conversion System	CUP	CUP	N	N
Ambulance Service	CUP	CUP	CUP	CUP
Solar Power Installation (large) ⁴	CUP	AUP	AUP	AUP
Telecommunications Facilities	AUP	N	N	N
Parking Lots (Park & Ride, Touring)	AUP	AUP	N	N
Retail, Office & Services				
Bed and Breakfast ⁵	P	AUP	AUP	AUP
Child or Adult Day Care (less than 15)	AUP	AUP	AUP	AUP
Emergency Response (fire, police)	CUP	CUP	CUP	CUP

Land Use Category	A	RR	SR	VR
Medical Marijuana Dispensaries	N	N	N	N
Medical Marijuana Cultivation - Outdoor	N	N	N	N
Medical Marijuana Cultivation – Accessory Structure	Per PMC 19.94	Per PMC 19.94	Per PMC 19.94	Per PMC 19.94
Professional Office – less than 1,000 sq ft ⁶	AUP	AUP	AUP	AUP

1. *If part of a cluster development, preserving open space and natural resources, or providing affordable housing.*
2. *A small hen house for personal food production. No commercial production.*
3. *Accommodating fewer than 30 students on site at a time.*
4. *If installed on roof as part of building plan.*
5. *Five or less-room occupancy.*
6. *As an accessory use to a permitted use. (Ord 2014-01)(2014-03)*

19.56.040

Section 19.56.040 Development Standards

The following development standards are applicable to the Zoning Districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this Title and Citywide Design Guidelines, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high quality development.

TABLE 19.56.040-1 RESIDENTIAL ZONE DEVELOPMENT STANDARDS

Development Standards	A	RR	SR	VR
Minimum Lot Area	40 acres	12,000 sq ft	2,000 sq ft	2,000 sq ft
Average Lot Size	n/a unless clustered	1.0 ac	6,000 sq ft	4,000 sq ft
Maximum Density (DUs per acre)	0.3 du/ac	2.28 du/ac	4.8 du/ac	16.0 du/ac
Minimum Density (DUs per acre)	2 du/40 ac	0.60 du/ac	4.0 du/ac	8.0 du/ac
Setbacks (Minimum):				
Front yard	50 ft	20ft/30ft ²	14ft/20ft ²	5 ft
Rear yard	50 ft	20 ft	15 ft	5 ft
Side yard	25 ft	10 ft	5 ft	5ft
Maximum Lot Coverage	n/a	25%	50%	75%
Open Space Requirement	80%	35%	25%	25%
Height Primary Structure	35 ft	35 ft	35 ft	35 ft
Height Accessory Structure	12 ft	12 ft	12 ft	12 ft

Accessory Structures	See Chapter 19.78
Parking	See Chapter 19.76

Notes:

1. *DU's – Dwelling Units or Housing Units*
2. *On Rural Residential lots, the front setback may be reduced to 20 feet for all active living quarters. Garages, rooms used for storage and other inactive portions of the house must remain behind the 30 foot setback.*
3. *On Suburban Residential lots, the front setback may be reduced to 14 feet for all active living quarters. Garages and other rooms used for storage and inactive portions of the house must remain behind the 20 foot setback. (Ord 2014-01)*

Chapter 19.60 Commercial and Industrial Districts

Sections:

Section 19.60.010	Purpose
Section 19.60.020	Characteristics of Commercial and Industrial Zoning Districts
Section 19.60.030	Allowed Land Uses and Permit Requirements
Section 19.60.040	Development Standards

Section 19.60.010 Purpose

The purpose of this chapter is to establish zoning districts in the city that support commercial, industrial, general public, and community serving goods and activities, effectively implementing the General Plan. These districts provide sufficient and appropriately located land that supports the needs of city residents while minimizing their possible impacts on residential neighborhoods.

Section 19.60.020 Characteristics of Commercial and Industrial Zoning Districts

The following list identifies the City of Plymouth commercial and industrial activity Zoning Districts and their characteristic uses, intensity, and general development guidelines:

- A. Village Commercial (VC).** The designation covers most of the downtown historic district as well as land east of State Highway 49 and Old Sacramento Road. This zone is intended to consolidate uses into a walkable downtown and retain the character of historic building patterns. The historic pattern allows for zero front and side yard setbacks and two-three story building heights, and a floor area ratio (FAR) of 2.0. It is a mixed-use zone that allows for and encourages upper-floor residential living.
- B. Suburban Commercial (SC).** Designed to be compatible within a neighborhood environment. Therefore, it limits the floor area ratio to 1.0 and requires a landscape surface ratio of 40 percent. A variety of neighborhood-serving goods and services, provided in a building scale that allows for both auto and pedestrian ease of access. Design standards ensure compatibility with residential as well as other commercial uses.
- C. Highway Commercial (HC).** Accommodates the remaining commercial areas adjacent to corridors and major intersections. This district requires a landscape surface ratio of at least 20 percent, for enhancement of the street edge, parking lot screening, and buffering of adjacent uses. Uses in this zone should adequately address vehicular and truck access and services while maintaining a visually pleasant image of the city. Limited drive-through and other auto-oriented commercial retail activities are appropriate here with consolidated (shared access) curb-cuts.
- D. Commercial (C).** This designation includes several parcels along State Highway 49 that were not rezoned through the 2013 Zoning Ordinance and Map Update process. The district is intended to:
 - 1. Provide areas where commercial activities would be most appropriate and most profitable for the long term welfare of the City and its inhabitants. (Ord 2014-01)

19.60.020

2. Protect such areas from encroachment by land uses that would be detrimental to commerce.
3. Ensure a broad range of commercial enterprises and services remain in the City and available to residents of the City; and to
4. Encourage and promote visitors to engage in commerce in the City.

For the Commercial District's allowed uses, permit requirements, and development standards, refer to the Highway Commercial District.

- E. Industrial/Business Park (I/BP).** Activities and other high intensity or potentially impactful uses are allowed in this zone. It is intended for community and region-serving employment, services, and minor processing. Outdoor storage and processing of materials is allowed with conditions to make the use less impactful to nearby adjacent residential or retail activities. These areas in the city also reflect the historic mineral resource deposits that could be accessed in the future. Additional open space buffers are required around the outer perimeter.

Section 19.60.030 Allowed Land Uses and Permit Requirements

Table 19.60.030-1 below identifies allowed uses and corresponding permit requirements for all commercial and industrial Zoning Districts. Descriptions of all use types can be found in Chapter 19.98 (Glossary).

Use regulations in the table are shown using symbols as follows: "P", uses allowed by right; 'AUP', uses that require an Administrative Use Permit; "CUP", uses that require approval of a Conditional Use Permit; and "N" symbolizes uses that are not permitted. (Ord 2014-01)

TABLE 19.60.030-1 USE MATRIX FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Land Use Category	VC	SC	HC/C	I/BP
Retail, Office & Services				
Animal Hospital/Boarding	N	AUP	P	P
Auctions/Auction House	P	P	P	P
Auto Repair & Service—no gas	CUP	AUP	P	P
Auto Sales & Rentals	N	AUP	AUP	P
Auto Storage Yard/Towing	N	N	CUP	P
Bar/Cocktail Lounge	CUP	CUP	CUP	CUP
Banquet Hall/Lodge/Club	P	P	P	P
Beer or Wine Tasting (accessory)	P	P	P	P
Brewery/Distillery/Winery	AUP	AUP	AUP	AUP
Building/Garden Materials Yard	N	AUP	AUP	P

Land Use Category	VC	SC	HC/C	I/BP
Car Wash	N	AUP	AUP	P
Convenience Store	P	P	P	P
Dry Cleaners/Laundry	CUP	CUP	CUP	P
Emergency Shelter	PN	P	P	P
Equipment Rental Yard	N	AUP	P	AUP
Farmers Market	P	AUP	AUP	AUP
Gasoline & Propane Sales	N	AUP	AUP	AUP
Hospital – Health Care	AUP	AUP	P	P
Hotel/Motel	AUP	AUP	CUP	AUP
Liquor Store	N	CUP	CUP	CUP
Medical or Nonmedical Marijuana Dispensaries	N	N	N	N
Medical or Nonmedical Marijuana Cultivation- Outdoor	N	N	N	N
Medical or Nonmedical Marijuana Cultivation-6 Plants Within Residence or Accessory Structure	PER PMC 19.94	PER PMC 19.94	PER PMC 19.94	PER PMC 19.94
Commercial Marijuana Uses	N	N	N	N
Night Club (live music)	CUP	CUP	CUP	CUP
Office–All professional services	P	P	P	P
Outdoor Gathering – Events	TUP ¹	TUP ¹	TUP ¹	TUP ¹
Outdoor Storage Facility	N	N	CUP	CUP
Private Schools	P	P	P	P
Theaters	AUP	AUP	AUP	N
Restaurant, no alcohol	P	P	P	AUP
Restaurant with Drive-Through	N	AUP	AUP	AUP
Restaurant, with Bar	CUP	CUP	CUP	CUP
Retail, General Personal Goods	P	P	P	CUP
Retail – more than 5000 sq ft	CUP	AUP	P	CUP
Retail (accessory)	P	P	P	P
Winery Tasting Room	AUP	AUP	AUP	AUP
Manufacturing, Resource Processing, Utility				
Ambulance Service	AUP	AUP	AUP	AUP
Assembly–small shop	P	P	P	P
Asphalt/Concrete/Batch Plant	N	N	N	CUP

May 15, 2017

Land Use Category	VC	SC	HC/C	I/BP
Emergency Response (Fire,Police)	AUP	AUP	AUP	AUP
Manufacturing/Assembly	N	N	CUP	AUP
Mining/Quarry/Extraction	N	N	N	CUP
Mortuary/Funeral Parlor	N	AUP	AUP	P
Parking Lot	CUP	CUP	AUP	P
Recreational Vehicle Storage	N	N	CUP	P
Recycling Collection Area	AUP	AUP	AUP	CUP
Truck Parking/Storage	N	N	CUP	CUP
Transfer Facility – Waste	N	N	CUP	CUP
Vehicle Dismantling/Salvage Yard	N	N	N	CUP
Warehouse/Self Storage	N	CUP	CUP	CUP
Wholesale Distribution Center	N	N	CUP	CUP
Wind Energy Conversion	N	N	N	CUP
Residential Uses				
Convalescent Facility	N	P	AUP	N
Dwellings, Single-Family	CUP	CUP	CUP	CUP
Dwellings, Multi-family	CUP	CUP	CUP	CUP
Dwellings, Above Commercial	AUP	AUP	AUP	N
Employee Housing	CUP	CUP	CUP	CUP
Supportive Housing	CUP	CUP	CUP	CUP
Transitional Housing	CUP	CUP	CUP	CUP

Footnotes:

1. Temporary Use Permit is required (2014-03)

Section 19.60.040 Development Standards

The following development standards apply to the Commercial and Industrial Zoning Districts. These guidelines, along with other chapters in Title 19.0 and other City Design Guidelines, are intended to assist property owners and business developers in planning for the appropriate use and development of land.

TABLE 19.60.040-1 COMMERCIAL AND INDUSTRIAL ZONE DEVELOPMENT STANDARDS

Development Standards	VC	SC	HC/C	I/BP
Minimum Lot Area	none	6,000 sq ft	9,000 sq ft	12,000 sq ft
Floor Area Ratio – minimum	0.4	0.25	0.10	0.0
Floor Area Ratio – maximum	1.86	0.28	0.32	0.77
Maximum Impervious Surface ¹	80%	75%	75%	75%
Setbacks (minimum):				

Front	0 ft	5 ft	25ft	25 ft
Rear	10 ft	10 ft	25 ft	25 ft
Side Yard – Street	0 ft	10 ft	10 ft	25 ft
Side Yard – Interior lot	0 ft	0 ft	0 ft	0 ft
Residential Buffer	n/a	25 ft	25 ft	100 ft
Maximum Bldg. Lot Coverage	80%	75%	50%	75%
Landscape Area	0%	40%	25%	30%
Height Primary Structure	35 ft	35 ft	35 ft	35 ft
Height Accessory Structure	12 ft	12 ft	12 ft	12 ft
Setback Accessory Structure	0 ft	5 ft	5 ft	10 ft

1. Any surface area that does not allow water to permeate the soil.