

The Planning Commission of the County of Amador met at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:00 p.m. by Chairman Lindstrom.

THOSE PRESENT WERE:

Planning Commissioners: Ray Lindstrom, District I, Chairman
Dave Wardall, District II
Caryl Callsen, District III
Andy Byrne, District IV, Vice Chairman
Ray Ryan, District V

Staff: Greg Gillott, County Counsel
Susan C. Grijalva, Planning Director
Chuck Beatty, Planner
Heidi Jacobs, Recording Secretary

NOTE: The Staff Report packet prepared for the Planning Commission is hereby incorporated into these minutes by reference as though set forth in full. Any Staff Report, recommended findings, mitigation measures, conditions or recommendations which are referred to by Commissioners in their action motions on project decisions which are contained in the Staff Reports are part of these minutes. Any written material, petitions, packets, or comments received at the hearing also become a part of these minutes. The recording tapes of this meeting are hereby incorporated into these minutes by reference and are stored in the Amador County Planning Department.

A. Pledge of Allegiance.

B. Approval of Agenda:

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Callsen and unanimously carried to approve the agenda as submitted.

C. Minutes: March 8, 2016

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and carried to approve the minutes of February 9, 2016 with the following corrections:

Page 3: moved by Commissioner Ryan ~~Byrne~~, seconded by Commissioner Byrne ~~Callsen~~.

Page 6: of the California Fire Code ~~Code~~.

D. Joint Planning Commission and Board of Supervisors Panel Minutes:

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and carried to recommend the Board of Supervisors approve the December 2, 2014 Joint Panel Minutes.

Abstain: Commissioner Callsen

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to recommend the Board of Supervisors approve the January 20, 2015 Joint Panel Minutes.

E. Correspondence: Item 2: memo from Amador Fire Protection District; letter and photos from Catherine Cowan; letter from Frank Moreno.

F. Public Matters not on the Agenda: None.

G. Recent Board Actions: Chuck Beatty, Planner, reported the Board of Supervisors granted the variances for Amended Tentative Parcel Map No. 174 Thomas Estates and Amended Tentative Parcel Map No. 134 Ventosa Collina.

ITEM 1 - Request by Rotary Club of lone for a Use permit to allow for a one day, annual, outdoor event, between the hours of 7 am and 4 pm, including automobile and airplane displays, aircraft demonstrations, food and craft vendors including beer and wine sales, for approximately 2,500 attendees the first year with the possibility of growing to 3,500 attendees in future years, at Westover Field/Amador County Airport. (APN 044-010-116).

Applicant: Rotary Club of lone (Michelle Clark, Organizer)

Supervisorial District I

Location: 12200 Airport Road, Jackson, CA 95642

Dave Wardall announced he is a member of the Rotary Club of lone and would step down as Planning Commissioner. Caryl Callsen announced she is President of the Interfaith Food Bank, a recipient of donations from the Rotary Club of lone generated by this event and would step down as Planning Commissioner.

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full. Commissioner Ryan asked if this is a one-time event. Mr. Beatty stated it will be an annual event.

Michelle Clark, Rotary Club of lone representative, this event has been held at Eagle's Nest Airport and a new location is needed. She stated they have been working closely with Amador County Rapid Transit, the Italian Picnic Grounds and the lone Police Department volunteers in order to mitigate the traffic concerns. She feels the issues have been addressed. Commissioner Ryan asked if St. Drexel Church is an option for overflow parking if needed in the future. Ms. Clark agreed that is an option but no one has approached St. Drexel because the parking should be adequate at the Italian Picnic Grounds.

Dave Wardall, Eagle's Nest Airport and member of Rotary Club of lone, stated this is the biggest fundraiser of the year and 100 percent of the proceeds go back to the community.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to close the public hearing.

Commissioners Wardall and Callsen left the room.

Commissioner Ryan supported the project because it is a great benefit for the community and for bringing tourism into the County.

Commissioner Byrne asked what happens to the use permit at Eagle's Nest Airport. Mr. Beatty stated the use permit would still be valid unless revoked. Commissioner Ryan asked if a condition to pull or revoke the original use permit can be added; Commissioner Byrne agreed.

Chairman Lindstrom asked Ms. Clark for comment. Ms. Clark stated she did not see a problem with turning in the original use permit.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to find the project is categorically exempt per Section 15232 of the CEQA Guidelines, "Normal Operations of Facilities for Public Gatherings."

Absent: Commissioners Wardall and Callsen

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Byrne and unanimously carried to approve the use permit subject to the conditions contained in the staff report with the addition of the following condition: "The applicant shall submit a written notice to the Planning Department surrendering the Show & Shine Use Permit previously issued for Eagles Nest Airport (UP-13;11-4). THE PLANNING DEPARTMENT SHALL MONITOR THIS REQUIREMENT."

Absent: Commissioners Wardall and Callsen

NOTE: Mr. Beatty advised the Commission approved this use permit. If anyone wishes to appeal the decision of the Commission they can do so by submitting in writing to the Board of Supervisors a request for appeal prior to April 22, 2016, at 5:00 p.m. along with the appropriate appeal fee.

Commissioners Wardall and Callsen return to their seats.

Item 2 - Request by SLO 2 20 Vineyard for a Use Permit to allow the following in an “R1A” zone district in conjunction with an on-site winery: wine tasting and winery tours; retail sales of wine and other grape and wine-related products; and an office (APN 014-230-013).

Applicant: Mark R. Gamache

Supervisory District: V

Location: 19955 Shenandoah School Road, approximately 1.2 miles east of the intersection with Shenandoah Road in the Shenandoah Valley area.

Chuck Beatty, Planner, summarized the staff report which is hereby incorporated by reference into these minutes as though set forth in full.

Marget Lane, representing SLO 2 20 LLC, stated she has been working on opening a winery; the proposed tasting room is very small and will be by appointment only. She stated there will be a separate tasting room in the City of Plymouth. She stated there will be no weddings or events.

In response to Commissioner Ryan, Ms. Lane stated the plan is to open the Plymouth tasting room in the late summer; the space she is interested in is not ready for lease at this time. She anticipates the on-site tasting room would be open in the fall. In response to Commissioner Callsen, she stated the structures are existing and are being converted to the winery and the tasting room. She added that AFPD has conducted an inspection and reviewed the requirements with her.

Antonio Moreno, neighbor, stated he does not have an issue with the winery but the proposed conditions of approval allow for events and he would like more information about what type of events and how many people would be allowed. Mr. Moreno stated he would like to see limits on the numbers of people and events because of potential traffic and noise issues.

Frank Moreno, Shenandoah Valley resident, read from his letter, attached. He stated he opposes the project because of the cumulative effects of all the wineries and tasting rooms in the Shenandoah Valley.

Catherine Cowan, Shenandoah Valley resident, submitted four photos and read from her letter, attached. She stated a tasting room at this location would be detrimental to the safety, peace, comfort and general welfare of persons residing or working in this neighborhood. She stated there is not enough parking at other locations and the photos show examples of cars parked on the road.

John Peabody, area resident, stated if the owner fulfills the requirements for a winery and tasting room there is no reason to deny the use permit; he felt the tasting room would be a great asset to the County.

Sue Fox, neighbor, did not object to the winery but stated a tasting room and potential events could create problems; as others have stated parking can become a nuisance and traffic becomes impacted in the Shenandoah Valley.

Sandra Peabody, area resident, stated personally speaking the Valley needs more people like Marget Lane and her husband; she appreciated the honest comments that have been made. She felt the corner is safe because you have to slow so much to navigate the turn unlike the straight-a-ways where drivers will go up to 60 mph.

Chaim Gur-Arieh, owner of C. G. Di Arie, stated this is a wine-making region and makes approximately 10-15,000 cases per year and Ms. Lane will possibly make 1,000 cases. He stated he has 25 parking

spaces and has never had all of them filled. He did not see it would be hard to accommodate the parking needs at their location. He did not understand why there are obstacles. Mr. Gur-Arieh felt the project would not be a nuisance and urged the Commission to approve the use permit request.

Robert Morris, winery owner on Lawrence Road, stated that even with a tasting room in town they will need to have an on-site tasting room to retain customers. He encouraged the Planning Commission to approve the use permit because he believes an on-site tasting room is necessary for wineries to succeed.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Wardall and unanimously carried to close the public hearing.

Commissioner Ryan stated there were a lot of comments both for and against the project; the concerns he heard were ambient noise, cumulative effect of traffic, and in some places agriculture is being pulled in order to accommodate parking spaces and/or buildings. He stated the concern is the use permit stays with the property regardless of ownership changes. In the past use permits have been approved that are vague enough that allow future owner/operators to do more than what was originally intended; it has become a cumulative problem. This request needs more information: how far in advance are appointments made; how many people will be at the appointment; what is the total number of people for occupancy and parking. He asked for the use permit to clearly identify hours of operation, maximum number of people, if there will be appointments allowed during The Crush and other large event weekends, and clearly define that no events will be allowed. Commissioner Ryan stated he was glad to see plans for a tasting room in town but also sees the benefits to having an onsite tasting room. The concerns about the health and welfare of the neighborhood have been raised and should be addressed. He stated he supports the wine industry; he grows and sells grapes, and also sees a need to put restrictions and limitations in place that support business and the way of life for the Shenandoah Valley residents. He stated he supports the project but wants to ensure the conditions also protect the neighbors.

Chairman Lindstrom asked if the item should be continued or if the project description and conditions could be revised tonight. Commissioner Ryan would like the specifics to be crafted by the applicant and Planning Department staff and have this item return at a later date.

Commissioner Callsen stated she is concerned about what is happening in the Shenandoah Valley and concurs with Commissioner Ryan that more specifics are needed. She also stated the codes need to be updated.

Commissioner Wardall stated he respected Commissioner Ryan's opinion; he did a good job analyzing the issues and agreed more information is necessary.

Chairman Lindstrom allowed Ms. Lane to respond. She stated on the diagrams there are 4 parking spaces at the tasting room and 3 spaces at the winery for a total of 7 parking spaces for the by appointment only tasting room. In response to Commissioner Ryan, she stated the only employees are residents of the residence.

Commissioner Byrne agreed the entire Shenandoah Valley has been affected by the increased requests for wineries and tasting rooms and it has been a concern since he became a Commissioner about ten years ago. The impacts are severe and the Commission must think about the Shenandoah Valley as a whole. He agreed the codes must be addressed in the future; the current conditions in the Valley are not the same as when the winery ordinance was written. He stated moving forward carefully is very important and concurred with Commissioner Ryan that more details are needed to address the concerns of the neighbors.

Ms. Lane stated it is only planned to have the tasting room in Plymouth; they still need a lease. She understood the concerns and stated 7 parking spots is all they want; this is their home and they do not want a lot of people there. She is concerned that if they are one person over the limit the neighbors could

have them shut down.

Chairman Lindstrom stated the concern is for the present and also for the future because, if or when the property is sold, the use permit goes to the next owner.

Ms. Lane stated most likely appointments would be Friday, Saturday and Sunday but they would consider appointments on Thursday and Monday, too. She reiterated they will not be open to the public; it will be only by appointment and most likely for wine club members and friends.

Commissioner Byrne asked about how she would prevent people driving by from entering without an appointment. Ms. Lane stated she would most likely have an automatic gate and the customer would have a code to get in. In response to a question from Commissioner Ryan, she stated they would not take limousines.

Commissioner Byrne stated the Commission must look at the big picture and how this use permit would affect the Shenandoah Valley, now and in the future.

Ms. Lane asked what the Commission would like to see when she comes back. Commissioner Ryan stated:

- how would you schedule; what days of the week and times;
- how would it not be a “freely accessible” property, will there be a locked gate;
- will there be signage;
- how many people at one time;
- recommended not ruling out buses or limousines;
- there are no catered/hired events such as weddings or bands that would add to the cumulative effect.

Commissioner Wardall added to clearly identify the maximum number of cars; clearly identify the proposed uses, for example, will there be music, acoustic or amplified.

Chairman Lindstrom stated lighting and evening hours also need to be addressed.

Ms. Grijalva stated staff will revise the conditions as needed after the applicant submits the clarifications and the item will return to the Commission for the public hearing process. Ms. Grijalva reminded the Commission and the audience there will not be another notice mailed out.

MOTION: It was moved by Commissioner Ryan, seconded by Commissioner Callsen and unanimously carried to continue this item to May 10, 2016 at 7:00 p.m.

Adjournment: At 8:32 p.m. Chairman Lindstrom adjourned this meeting of the Planning Commission, to meet again on May 10, 2016.

_____/s/_____
Ray Lindstrom, Chairman
Amador County Planning Commission

_____/s/_____
Heidi Jacobs, Recording Secretary
Amador County Planning Department

_____/s/_____
Susan C. Grijalva, Planning Director
Amador County Planning Department