

The Planning Commission of the County of Amador met on Tuesday, May 12, 2020 in the Board of Supervisors Chambers at the County Administration Center, 810 Court Street, Jackson, California. The meeting was called to order at 7:06 p.m. by Chair Ryan.

**COMMISSIONERS PRESENT WERE:**

Planning Commissioners: John Gonsalves, District 1  
Dave Wardall, District 2  
Earl Curtis, District 3  
Andy Byrne, District 4  
Ray Ryan, Chair, District 5

**COMMISSIONERS ABSENT WERE:** None

Staff present: Chuck Beatty, Planning Director  
Krista Ruesel, Planner I  
Glenn Spitzer, Deputy County Counsel  
Mary Ann Manges, 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 Wardall, seconded by Commissioner Curtis and unanimously carried to approve the agenda as presented.

**C. Minutes:** March 10, 2020

**MOTION:** It was moved by Commissioner Gonsalves, seconded by Commissioner Wardall, and unanimously carried to approve the March 10, 2020 minutes with correction.

**D. Correspondence:** None related to non-agenda items.

**E. Public Matters not on the Agenda:** No one addressed the Commission on non-agenda matters.

**F. Recent Board Actions:** None

**G. Agenda Items:**

**Item 1 - Election of Vice Chair**

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Wardall and unanimously carried to appoint Commissioner Gonsalves as Vice Chair.

**Public Hearing**

**Item 2 - Request for a Use Permit (UP-19;12-1) for a Wine Tasting Room in the "R1A," Single-family residential-agricultural zone with "AG," Agricultural General, General Plan designation. The wine tasting will be located in a 2,250 sq. ft. structure with 912 sq. ft. of the interior square footage to be allocated to the wine tasting area. The application includes a request to host a maximum of 6 events annually with up to 100 attendees. (APN: 014-140-054)**

**Applicant:** La Mesa Vineyards, LLC (Côme Lagúe, representative)  
**Supervisory District:** 5  
**Location:** 13200 Shenandoah Rd., Plymouth

Chair Ryan introduced the item.

Ms. Ruesel, Planner, shared the Staff Report which is hereby incorporated by reference into these minutes as though set forth in full.

Chair Ryan asked if anyone desired to speak.

Côme Lagúe, applicant, shared that they are a small scale wine producer and are respecting the site by saving natural elements of the property.

Chair Ryan asked if anyone else desired to speak. No one else spoke.

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

Chair Ryan asked for discussion among the Commission.

Commissioner Wardall asked the applicant where parking would be available for 100 guests, assuming there would be 50 cars.

Mr. Lagúe responded that there was space for 20 cars near the tasting room, and room for more near the winery and vineyard. He added that the types of events would be centered on their wine club and events with 100 attendees would be spread out over an afternoon.

Chair Ryan noted that Vintners Association events, particularly Behind the Cellar Door and The Big Crush, are heavily attended and it's possible to have 35 or 40 cars at one winery at a given time. Being new to the area will make the winery sought out by event goers, so parking needs to be accommodated so that it doesn't back up onto Shenandoah Road.

Mr. Lagúe responded that they would plan accordingly to handle the parking demand.

Commissioner Byrne asked Mr. Lagúe why the request included events with up to 100 attendees when the request also included permission for up to 350 persons per day. That would average 20 cars per hour, which seems like a lot of traffic at one location.

Chair Ryan noted that this application was the first to anticipate a daily maximum attendance, but expected that level of attendance would not be sustained.

Commissioner Byrne asked to address the cumulative effects of tasting rooms on the area, and noted that the winery ordinance should be updated.

Chair Ryan noted that over 20 years, the number of wineries has increased from a few to over 40 in the County, with most of them located in the Shenandoah Valley. Short of additional roadways, there's not much else that can be done. But if the winery ordinance isn't revisited, the Shenandoah Valley could become like Napa where traffic is sometimes at a standstill. He added that the traffic issues make it critical for parking not to back up on the roads.

Commissioner Byrne asked Chair Ryan if there was a mechanism to enforce the on-street parking issue.

Chair Ryan suggested that the conditions of approval include a prohibition against parking on public

roads, and that the applicant provide traffic management during events. He asked the applicant how many parking spaces would be provided in the overflow area.

Mr. Lagúe responded that the overflow parking as designed now could accommodate 30 cars, and the 600-foot-long driveway could accommodate another 85 cars. He added that there was a turn-out approximately 300 feet into their property and a hammerhead turn around at the tasting room.

Chair Ryan asked if there was language in the conditions to ensure that the project lighting would be consistent with the proposed Outdoor Lighting Regulations.

Commissioner Wardall noted that the condition #16 required lighting to be full cutoff fixtures.

Commissioner Byrne suggested that an overflow parking area of at least 20 spaces be provided and the surface be fire-safe and dust free.

Commissioner Curtis noted that if parking is allowed along the driveway, the driveway would have to be at least 36 feet wide to accommodate emergency vehicles as well as traffic leaving the property.

Mr. Lagúe responded that parking couldn't take place in the driveway itself, only off to the side of it. He was aware of the requirement for the driveway to meet the fire code.

Ms. Ruesel repeated the proposed language for the amended parking conditions.

Commissioner Gonsalves stated that emergency access should be a top priority, but also noted that the number of annual events was low.

**MOTION:** It was moved by Vice Chair Gonsalves, seconded by Commissioner Wardall, and unanimously carried to approve the Mitigated Negative Declaration as the appropriate environmental document.

**MOTION:** It was moved by Vice Chair Gonsalves, seconded by Commissioner Curtis, and unanimously carried to approve the requested Use Permit with the amended conditions of approval as discussed, including the findings as recommended in the staff report.

*Ms. Ruesel stated that the Planning Commission approved Use Permit 19;12-1 for wine tasting and special events at 13200 Shenandoah Rd., Plymouth. Anyone wishing to appeal the decision may do so by filing a written appeal along with the appropriate fee with the Clerk of the Board of Supervisors no later than 5:00pm on Friday, May 22, 2020.*

**MOTION:** It was moved by Commissioner Byrne, seconded by Commissioner Wardall, and unanimously carried to adjourn the meeting. The next meeting will be June 9, 2020.

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Ray Ryan, Chair  
Amador County Planning Commission

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Mary Ann Manges, Recording Secretary  
Amador County Planning Department

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Chuck Beatty, Planning Director  
Amador County Planning Department