La Mesa Vineyards 13200 Shenandoah Rd Plymouth, CA 95669 650-218-5207

Mr. Chuck Beatty, Planning Director Amador County Planning Department 810 Court Street Jackson, CA 95642

Re: Use Permit for Bed & Breakfast

Dear Mr. Beatty,

I am requesting a use permit to build and operate a bed and breakfast on the west end of our property, see the proposed location as attached. This section of our property sits downhill from our winery and utility buildings and the closest residence neighbor is 1,000 feet away.

I would like to construct the bed and breakfast as 5 separate detached rooms plus one caretaker detached room in close proximity of each other on this area of land that is about 1.25 acres in size. Each detached room unit (DRU) would have a maximum 350 sq feet in size, such as in the attached photos and layout. Note that these DRUs have only a bedroom and bathroom, no kitchen and are not dwelling units. They are prefabricated and will be assembled and installed on concrete slab with power, water and septic hookup, complying with all Amador building codes. The caretaker DRU would be slightly larger 500 sq ft and have a small kitchen to prepare breakfast.

I hope to alleviate the great shortage of bed and breakfast accommodations in Amador for our winery guests.

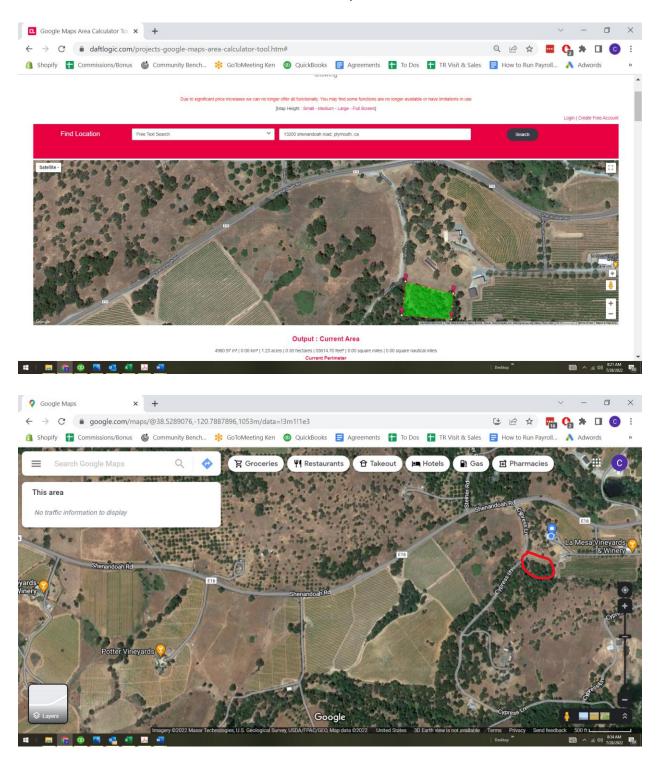
With best regards,

Côme Laguë

Owner - La Mesa Vineyards

650-218-5207

Parcel APN 014-140-054-000, 13200 Shenandoah Rd, Plymouth, CA 95669



Example Detached Room Unit (DRU)





