

**FROM THE PLANNING COMMISSION MINUTES OF OCTOBER 23, 2008**

**9. GENERAL PLAN AMENDMENT**

**A08-0008** submitted by B.J. ROME to amend the General Plan land use map changing the designation from Rural Residential (RR) to Rural Residential – Agricultural District Overlay (RR-A). The property, identified by Assessor’s Parcel Number 088-170-32, consisting of 17.47 acres, is located on the southwest side of Traverse Creek Road at the intersection with Spanish Flat Road, in the **Garden Valley area**, Supervisorial District IV. (Exempt pursuant to Section 15061(b)3 of the CEQA Guidelines)\*\*

Thomas Lloyd presented the item to the Commission with a recommendation of approval to the Board of Supervisors. Mr. Lloyd informed the Commission that the Agricultural Commission found the parcel suitable for agricultural production pursuant to General Plan Policy 8.1.1.7 (Agricultural District incorporation).

Pierre Rivas stated that this parcel should have been included in the Agricultural District overlay and had been excluded as an oversight when the Agricultural District map boundaries were created. This parcel has Choice soils, is currently in agricultural production and is located next to an Agricultural District.

B.J. Rome, applicant, agreed with staff that the omission of her parcel into the Agricultural District overlay was an oversight. She also indicated that she notifies her neighbors of any spraying that is being planned. Ms. Rome stated that she has worked with Planning staff every step of the way and has invested a large amount of money into the vineyard and has no intention of removing the vineyard and would like to move forward with the project.

Bret Mason, a neighbor south of the parcel, indicated that he did not have any issues with Ms. Rome pursuing her choice of having a winery, but did have concerns regarding the setbacks, particularly the ability to build within 50 feet of the boundary line.

No further discussion was presented.

**MOTION: COMMISSIONER MATHEWS, SECONDED BY COMMISSIONER KNIGHT, AND UNANIMOUSLY CARRIED (5-0), IT WAS MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO: 1. FIND THE PROJECT EXEMPT FROM CEQA REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15061(B)3; AND 2. APPROVE GENERAL PLAN AMENDMENT A08-0008 BASED ON THE FINDINGS PROPOSED BY STAFF.**