

FROM THE MINUTES OF JUNE 28, 2007

8. GENERAL PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT

(Public Hearing)

A07-0006/Z07-0013/PD07-0009 submitted by JIM CHAFFEY to amend the land use designation from Medium Density Residential (MDR) to Commercial (C); zone change from Estate Residential Five-acre (RE-5) and Single-family Two-acre Residential (R2A) to General Commercial-Planned Development (C-PD); and development plan to allow the exterior renovation of three existing 288-foot by 48-foot buildings and one 48-foot by 200-foot building, and allow the use of Building 3 only for warehouse storage of wine produced off-site and the use of the existing 1,700 square foot home for residential/caretaker use. The property, identified by Assessor's Parcel Number 078-050-46, consisting of 8.8 acres, is located on the northeast side of Pleasant Valley road, approximately 0.25 mile southeast of the intersection with Newtown Road, in the **Pleasant Valley area**, Supervisorial District II. (Negative declaration prepared)

Peter Maurer presented this item in the absence of Tom Dougherty and recommended approval to the Board of Supervisors.

Commissioner Mathews asked if there is a reason they did not apply for a special use permit. Mr. Maurer replied the use is not allowed by special use permit.

Commissioner Machado asked for clarification on the site plan (parking) and the request. Mr. Maurer explained. Commissioner Machado asked if there is frontage landscaping planned along Pleasant Valley Road. Mr. Maurer said there is additional landscaping that will screen the part being approved today from the residential area. Commissioner Machado asked about the existing residence. Mr. Maurer said the residence would remain. Commissioner Machado asked about the wine delivery. He does not see a loading zone. Is it being unloaded with a fork lift? Commissioner Mac Cready said the proposed landscaping is inadequate. He would like to see a landscaping plan with renderings. He feels the landscaping should be installed as though all buildings were going to be used.

Jim Chaffey said at this point they are only using Building 3. He does have a landscape plan that shows all the landscaping. There is landscaping in between the parking spaces.

Commissioner Mac Cready wants to see the Pleasant Valley Rural Center grow in a pleasant way. Mr. Chaffey would like to be able to landscape as the project grows.

Commissioner Tolhurst feels if they landscape the front of the first barn it would be help a lot. Commissioner Machado would like to see additional landscaping. He asked about deliveries. Bill Gunn, El Dorado Wine Storage, said there are two roll-up doors. Chair Knight asked that Mr. Gunn explain their operation.

There was no further input.

Commissioner Tolhurst feels the mixed use is an ambiance for the area.

Paula Frantz, County Counsel, said the Commission could recommend approval of the General Plan/Rezone and continue the planned development portion of the application.

The Commission reviewed a more detailed landscaping plan provided by Mr. Chaffey. Commissioner Mac Cready asked if the landscaping plan could be incorporated into the action today with conditions added to address the concerns of the Commission. Mr. Maurer suggested modification of the Condition 2 and the incorporation of the changes in the memo from the Department of Transportation dated June 7, 2007.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, AS PREPARED; APPROVE A07-0006 CHANGING THE LAND USE DESIGNATION ON ASSESSOR'S PARCEL NUMBER 078-050-46 FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (C), BASED ON THE FINDINGS PROPOSED BY STAFF; AND APPROVE Z07-0013/PD07-0009 REZONING ASSESSOR'S PARCEL NUMBER 078-050-46 FROM ESTATE RESIDENTIAL FIVE-ACRE (RE-5) AND SINGLE-FAMILY TWO-ACRE RESIDENTIAL (R2A), ADOPTING THE DEVELOPMENT AS THE OFFICIAL DEVELOPMENT PLAN, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.