

FROM THE PLANNING COMMISSION MINUTES OF OCTOBER 23, 2008

11. REZONE/WILLIAMSON ACT CONTRACT

Z08-0027/WAC08-0005 submitted by FRANK MATAGRANO, JR. (Agent: Bill Snodgrass) to rezone from Residential Agricultural-40 (RA-40) to Agricultural Preserve (AP); and create a new agricultural preserve. The property, identified by Assessor's Parcel Number 105-100-11, consisting of 80.97 acres, is located on the south side of Petersen Lane, approximately 1.1 miles north of the intersection with Lotus Road and Bassi Road, in the **Lotus area**, Supervisorial District IV. (Categorically exempt pursuant to Section 15317 of the CEQA Guidelines)**

(Clerk's Note: Commissioners Knight and Machado were not present for this item.)

Jason Hade presented the item with a recommendation of approval to the Board of Supervisors. He explained that the rezone would not change the current setbacks and that a winery would not be allowed by right. Mr. Hade also stated that the Agricultural Commission recommended approval and the Assessor's Office had no objections.

Bill Snodgrass, applicant's agent, stated that the applicant had no desire to have a wine tasting room and has met the requirements to enter into a Williamson Act Contract.

No further discussion was presented.

MOTION: COMMISSIONER MACCREADY, SECONDED BY COMMISSIONER MATHEWS, AND UNANIMOUSLY CARRIED (3-0), IT WAS MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS TO: 1. FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15317; AND 2. APPROVE REZONE Z08-0027 AND WILLIAMSON ACT CONTRACT WAC08-0005 BASED ON THE FINDINGS PROPOSED BY STAFF.