County of El Dorado

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Legislation Text

File #: 08-1685, **Version:** 1

Hearing to consider General Plan Amendment A08-0008 to amend the General Plan land use map changing the designation from Rural Residential (RR) to Rural Residential - Agricultural District Overlay (RR-A) on property, identified by APN 088-170-32, consisting of 17.47 acres located on the southwest side of Traverse Creek Road at the intersection with Spanish Flat Road, in the Garden Valley area. Applicant: B.J. Rome. (District IV) (Exempt pursuant to Section 15061(b)3 of the CEQA Guidelines)

RECOMMENDED ACTION: Planning Commission recommending the Board of Supervisors take the following action: 1. Find the project exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)3; and 2. Approve General Plan Amendment A08-0008 changing the land use designation for Assessor's Parcel Number 088-170-32 from Rural Residential (RR) to Rural Residential-Agricultural District Overlay (RR-A) based on the findings listed in Attachment 1.

Background: This application was considered by the Planning Commission on October 23, 2008, and was unanimously recommended for approval (5-0) .

Planning Services staff stated that the Agricultural Commission found the parcel suitable for agricultural production pursuant to General Plan Policy 8.1.1.7. In addition, staff informed the Planning Commission that the parcel should have been included in the Agricultural District overlay and had been an oversight. 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.

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 property line.

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