

**Findings**

**1.0 CEQA FINDING**

- 1.1 The proposed requests for Williamson Act Contracts has been found to be Categorically Exempt from CEQA pursuant to Section 15317 stating that, “class 17 consists of the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area.”

**2.0 ADMINISTRATIVE FINDINGS**

- 2.1 Williamson Act Contract** The property satisfies the County’s three criteria for the establishment of an Agricultural Preserve, as defined in Resolution Number 188-2002, as follows:

- 2.1.1. The 50-acre minimum has been met:

a. WAC10-0001 has a total of 178.75 acres.

- 2.1.2. Capital outlay has been achieved for the contract as follows

a. WAC10-0001 has a total capital outlay of \$21,750 which exceeds the \$10,000 minimum requirement.

- 2.1.3. The land has been determined to be capable of making a profit through agricultural pursuits with projected income from wine grapes and olive trees as follows:

a. WAC10-0001 has a gross income which exceeds \$2,000 at \$3,500.00.

**3.0 GENERAL PLAN FINDINGS**

- 3.1 The proposed Williamson Act Contract is consistent with policies 2.2.5.2, 8.1.1.8, 8.1.3.1, 8.1.3.2, 8.1.4.1, and 8.2.4.1 of the El Dorado County General Plan, as discussed in the General Plan section of the Staff Report.

**4.0 ZONING FINDINGS**

- 4.1 The subject parcels meet the design standards pursuant to 17.36.340 of the Zoning Ordinance.