

FROM THE MINUTES OF DECEMBER 14, 2006

CONSENT CALENDAR/APPLICATIONS

Commissioner Mac Cready removed Item 8.a. from the Consent Calendar.

8. WILLIAMSON ACT CONTRACT/REZONE (Public Hearing)

a. **WAC06-0007/Z06-0032** submitted by ROBERT, MARGOT and STEVEN SCHARPF to establish a new agricultural preserve and rezone the same properties from Estate Residential Five-acre (RE-5) to Agricultural Preserve (AP) Zone. The properties, identified by Assessor's Parcel Number 084-200-13, -17, and 084-330-13, consisting of 25 acres, are located on the west side of Mosquito Road, 1.75 miles north of the intersection with Union Ridge Road, in the **Camino area**. (Categorically exempt pursuant to Section 15317 of the CEQA Guidelines)

Commissioner Mac Cready abstained on this item due to a possible conflict of interest.

Staff: Michael Baron recommended approval.

Bob Scharpf explained their proposal. Kathleen Adam is concerned about the 200-foot setback. Marilyn Beaver, resident across Mosquito Road, is concerned about the 200-foot setback. She does not believe she should have to pay \$300 to use her property. There was no further input.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER TOLHURST AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS CHALOUPKA, TOLHURST, AND KNIGHT; NOES - COMMISSIONER MACHADO; ABSTAIN – COMMISSIONER MAC CREADY, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS FIND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO SECTION 15317 OF THE CEQA GUIDELINES, APPROVE WAC06-0007 ESTABLISHING A NEW AGRICULTURE PRESERVE ON PROPERTIES IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 084-200-13, -17, AND 084-330-13, BASED ON THE FINDINGS PROPOSED BY STAFF, AND APPROVE Z06-0032 REZONING ASSESSOR'S PARCEL NUMBERS 084-200-13, -17, AND 084-330-13 FROM ESTATE RESIDENTIAL FIVE-ACRE (RE-5) TO AGRICULTURAL PRESERVE (AP), BASED ON THE FINDINGS PROPOSED BY STAFF.

Findings

1.0 CEQA Findings

1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15317 of the CEQA Guidelines which states, "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 General Plan Findings

- 2.1 The proposed Williamson Act Contract is consistent with the policies in the El Dorado County General Plan, as discussed in the General Plan section of this staff report.

3.0 Zoning Findings

- 3.1 The subject parcels meet the design standards pursuant to 17.36.090.D of the County Code.

4.0 Administrative Findings

- 4.1 The property satisfies the County's three criteria for the establishment of an Agricultural Preserve, as defined in Resolution Number 188-2002, as follows:
- a. The 20-acre minimum has been met, as the property consists of 25 acres.
 - b. Capital outlay has been achieved over time with the on-site agricultural improvements of barns agricultural equipment, fencing and grape vines totaling \$110,000.
 - c. The land has been determined to be capable of making a profit through agricultural pursuits with projected income from the existing 5.5 acres of grapes equaling \$18,000.

END OF CONSENT CALENDAR