



PLANNING AND BUILDING DEPARTMENT

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TO: Board of Supervisors

FROM: Evan Mattes, Senior Planner

RE: WAC25-0002 Boeger

Agenda of: June 23, 2026

Legistar No.: 26-1000

Recommendation

Based on the analysis of WAC25-0002 staff recommends the Board of Supervisors take the following action:

1) Approve WAC25-0002 based on the Findings as presented and Adopt and Authorize the Chair to sign Resolution XXX-2026 (Attachment B), (Supervisory District 3).

Project Description

The project requests an amendment to a Williamson Act Contract (WAC25-0002) to add APN 049-010-034 (5.28 acres) to Agricultural Preserve 174, currently consisting of APNs 049-050-015, 049-050-020, 049-050-021, 049-050-022, 049-050-023, 049-050-024, 049-050-025 and 049-050-026. The existing Ag Preserve is approximately 74.09 acres consisting of existing vineyards for wine production, with the incorporation of APN 049-010-034, Ag Preserve 174 would consist of approximately 79.37 acres

Agricultural Commission

The project was reviewed at a duly noticed meeting of the Agricultural Commission on January 14, 2026. During the meeting the Agricultural Commission determined that the project met the minimum requirements for an agricultural preserve (Williamson Act Contract) and recommends that the Board of Supervisors approve Williamson Act Contract WAC25-0002.

Environmental Review

The project is Categorical Exempt from the requirements of CEQA pursuant to Section 15317, Open Space Contracts or Easements, which exempts the establishment of agricultural preserves and the making and renewing of open space contracts under the Williamson Act.

A \$50.00 processing fee is required by the County Recorder to file a Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

FINDINGS

1.0 CEQA FINDINGS

1.1 The proposed request for a Williamson Act Contract is 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.”

1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA 95667.

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:

4.1.1 Minimum Acreage for High-Intensity Farming Operations:

Requires a minimum of 20 acres for high intensive farming operations or 50 acres for low intensive farming operations, consisting or a single lot or contiguous lots.

Rationale: WAC25-0002 would consist of adding 5.28 acres to an existing 74.09 acre agricultural preserve consisting of high intensive farming operations.

4.1.2 Capital Outlay for High-Intensity Farming Operations:

Requires a minimum Capital Outlay - \$45,000.

Rationale: The project has exceeded the minimum \$10,000 by expending \$405,000 in items and improvements, consisting primarily of vineyard development.

4.1.3 Income for Low-Intensity Farming Operations:

Requires a minimum Annual Gross Income - \$13,500.

Rationale: The project has exceeded the minimum annual gross income anticipating \$123,000 in wine grapes.