

Findings

1.0 CEQA Findings

- 1.1 The 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.”
- 1.2 The zone change from RA-40 to AP further limits development because all uses must be compatible with the Land Conservation Act of 1965. Potential winery and ranch marketing uses will require a Special Use Permit and be subject to separate CEQA review. As such, the zone change from RA-40 to AP is effectively a “downzone.”

2.0 General Plan Findings

- 2.1 The zone change from RA-40 to AP is consistent with General Plan Policy 2.2.5.3 as the proposal was reviewed against the 19 specific criteria under policy 2.2.5.3 and found to be consistent with applicable criteria such as important agricultural resources and existing land use pattern. There are no existing CC & R’s.
- 2.2 The proposed Williamson Act Contract is consistent with policies 2.2.1.2, 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.

3.0 Zoning Findings

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

4.0 Administrative Findings

- 4.1 The properties satisfy the County’s three criteria for the establishment of an Agricultural Preserve, as defined in Resolution Number 188-2002, as follows:
 - 4.1.1. The 20-acre minimum has been met:
 - a. WAC08-0005 has a total of 80.97 acres.
 - 4.1.2. Capital outlay has been achieved for the contract as follows
 - a. WAC08-0005 has a total capital outlay of \$190,000 in excess of \$45,000.

4.1.3. 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. WAC08-0005 has a gross income which exceeds \$13,500 at \$48,487.