

**COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
PLANNING COMMISSION  
STAFF REPORT**



**Date:** May 26, 2022

**Staff:** Bianca Dinkler

**WILLIAMSON ACT CONTRACT**

- FILE NUMBER:** WAC21-0002/Giorgis Agricultural Preserve
- APPLICANT:** Douglas B. Giorgis
- PROPERTY OWNER:** Douglas B. Giorgis and Mary Elizabeth Giorgis, Trustees of Giorgis Living Trust
- REQUEST:** Establishment of a Williamson Act Contract (Agricultural Preserve) for a 41.86 acre parcel to plant grapevines on 5-6 acres. Project includes associated agricultural capital improvements including installation of two wells and an irrigation/drip system. Expected plant order is 3,200 vines in the Fall 2021-Spring 2022. Grapes would be sold after first eligible harvest in 2024.
- LOCATION:** On the south side of Pleasant Valley Road, approximately 500 feet east of the intersection with Bodega Way, in the Pleasant Valley area, Supervisorial District 3 (Exhibits A, B).
- APNs:** 078-280-016 (Exhibit C)
- ACREAGE:** 41.86 acres
- GENERAL PLAN:** Agricultural Lands, Agricultural District Overlay (AL-A) (Exhibit D)
- ZONING:** Planned Agricultural, Twenty-acres (PA-20) (Exhibit E)
- ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to Section 15317 (Establishment of Agricultural Preserve) of the California Environmental Quality Act (CEQA) Guidelines.
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Find that the project is Categorically Exempt from the CEQA Guidelines pursuant to Section 15317 (Establishment of Agricultural Preserve); and
2. Approve Williamson Act Contract, WAC21-0002, establishing a new agricultural preserve of 41.86 acres in size, based on the Findings as presented herein.

## **EXECUTIVE SUMMARY**

The establishment of a Williamson Act Contact (Agricultural Preserve) for a 41.86 acre parcel to plant grapevines on 5-6 acres. Project includes associated agricultural capital improvements including installation of two wells and an irrigation/drip system. Expected plant order is 3,200 vines in the Fall 2021-Spring 2022. Grapes would be sold after first eligible harvest in 2024. The proposed project has been reviewed for consistency with the County Zoning Ordinance, General Plan Policies, and an environmental review determination. (Exhibit F).

## **EXISTING CONDITIONS/SITE CHARACTERISTICS**

**Site Description:** The project site is a 41.86 acre parcel located at an elevation of 2,600 feet above mean sea level. The topography is mostly gentle with slopes of approximately 10% that slope upwards from the front property line (north) towards the rear property line (south). Vegetation is California grassland, oak woodland (particularly dense along the rear half of the property), and planted grapevines on 5-6 acres. The property has choice soils of McE (Mariposa Josephine very rocky loams, 15 to 50 percent slopes), WaB (Wet Alluvial Land), and JtC (Josephine Silt Loam, 5 to 15 percent slopes). As of October 27, 2021, a residential building permit is processing for the construction of a new primary dwelling with the County Building Department (Permit #348487).

## **PROJECT DESCRIPTION**

A request for the establishment of a Williamson Act Contact (Agricultural Preserve) for a 41.86 acre parcel to plant grapevines on 5-6 acres. Project includes associated agricultural capital improvements including installation of two wells and an irrigation/drip system. Expected plant order is 3,200 vines in the Fall 2021-Spring 2022. Grapes would be sold after first eligible harvest in 2024.

The proposed Agricultural Preserve has shown that it will meet the minimum criteria to qualify as an Agricultural Preserve:

- (1) Capital outlay exceeds \$45,000;
- (2) Minimum acreage exceeds the 20 acre requirement;
- (3) Gross income exceeds \$13,500/year (Exhibit F).

The Agricultural Commission reviewed the applicants request at their regularly scheduled meeting on January 12, 2022 and recommended approval of the application (Exhibit G).

## ANALYSIS

**General Plan Consistency:** The project is consistent with all applicable General Plan policies including: Policy 8.1.1.1 (Agricultural Districts), 8.1.1.4 (Procedure for Evaluating the Suitability of Land for Agriculture), 8.1.3.5 and 8.1.4.1 (Agricultural Commission Review of Agricultural Use and Adjacent Developments), and Policy 8.2.4.1 (Agricultural Programs). Further analysis of each policy is discussed in the Findings section below.

**Zoning Ordinance Consistency:** The parcel is within the Planned Agricultural (PA) Zone District and therefore consistent with Section 130.40.060B.1 of the Zoning Ordinance meeting the criteria for an agricultural preserve and not requiring a zone change. The project has been reviewed for consistency with Section 130.21.010C (Use of Lands within the Planned Agricultural Zone District) and Section 130.21.020 (Matrix of Allowed Uses). No changes to the current zoning of Planned Agricultural (PA) are proposed.

## ENVIRONMENTAL REVIEW

The project is Categorical Exempt from the CEQA Guidelines pursuant to Section 15317 (Establishment of Agricultural Preserve).

The applicant shall submit to Planning Services a \$50.00 recording fee as required by the County Recorder to file the Notice of Exemption by the County.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings

Exhibit A .....	Location Map
Exhibit B .....	Aerial Map
Exhibit C .....	Assessor's Parcel Page
Exhibit D .....	General Plan Land Use Map
Exhibit E .....	Zoning Map
Exhibit F .....	Williamson Act Contract Information
Exhibit G .....	Agricultural Commission Memorandum
Exhibit H .....	Assessors Approval Form
Exhibit I .....	Board of Supervisors Resolution 188-2002