



PLANNING AND BUILDING DEPARTMENT

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TO: Board of Supervisors Agenda of: June 23, 2026

FROM: Evan Mattes, Senior Planner Legistar No.: 26-1118

RE: WAC25-0001/Coyle

Recommendation

Based on the analysis of WAC25-0001, staff recommends the Board of Supervisors take the following action:

1) Approve WAC25-0001 based on the Findings as presented, and Adopt and Authorize the Chair to sign Resolution XXX-2026 (Attachment B), (Supervisory District 4).

Project Description

The project requests an amendment to a Williamson Act Contract (WAC25-0001) to separate Assessor's Parcel Number (APN) 089-010-032 (130.21 acres) from Agricultural Preserve No. 72 and incorporate it into new Agricultural Preserve No. 337. APNs 089-010-033 (65.82 acres) and 089-010-034 (40 acres) are under separate ownership and would remain within Agricultural Preserve No. 72.

Agricultural Commission

The project was reviewed at a duly noticed meeting of the Agricultural Commission on October 8, 2025 (Legistar File 25-1718). 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 WAC25-0001.

Environmental Review

The project is Categorically Exempt from the requirements of the California Environmental Quality Act (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 the Planning Division at 2850 Fairlane Court, Placerville, CA 95667.

2.0 ADMINISTRATIVE FINDINGS

2.1 Williamson Act Contract

The property satisfies the County’s three (3) criteria for the establishment of an Agricultural Preserve, as defined in Resolution Number 188-2002, as follows:

2.1.1 Minimum Acreage for Low-Intensity Farming Operations:

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

Rationale: WAC25-0001 would create a new 130.21-acre Agricultural Preserve and would consist of low-intensive farming operations. The remaining size of Agricultural Preserve No. 72 would be approximately 105 acres and would consist of low-intensive farming operations.

2.1.2 Capital Outlay for Low-Intensity Farming Operations:

Requires a minimum Capital Outlay - \$10,000.

Rationale: The project has exceeded the minimum \$10,000 by expending \$56,080.16 in items and improvements. The remaining Agricultural Preserve No. 72 exceeds the minimum \$10,000 by expending \$47,000 in items and improvements.

2.1.3 Income for Low-Intensity Farming Operations:

Requires a minimum Annual Gross Income - \$2,000.

Rationale: The project has exceeded the minimum annual gross income, anticipating \$2,000 in livestock sales. The remaining Agricultural Preserve exceeds the minimum annual gross income, anticipating \$40,000 in row crop and livestock sales.