

**Findings**

**1.0 CEQA Findings**

1.1 This project has been found to be Categorical 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 Williamson Act Contract Findings**

3.1 The property satisfies the County’s three criteria for the establishment of an Agricultural Preserve, as defined in Resolution No. 188-2002, as follows:

**3.1.1 An agricultural preserve shall consist of a minimum of twenty (20) contiguous acres.**

The 20-acre minimum has been met, as the property consists of 35.2 acres.

**3.1.2 There shall be a minimum capital outlay of \$45,000 excluding applicant’s residence and original cost of the land.**

Capital outlay has been achieved over time with the on-site agricultural improvements of barns agricultural equipment, fencing and grape vines totaling \$183,000.

**3.1.3 For permanent, non-producing agriculture crops, such as orchards and vineyards, the plants shall be planted and properly cared and maintained (as determined by the Agricultural Commission) to produce a commercial crop within three (3) years and be capable of producing a minimum annual gross income of \$13,500 within five (5) years of planting.**

The land has been determined to be capable of producing a commercial crop through agricultural pursuits with projected income from the existing 12 acres of grapes and 15 acres of dry grazing exceeding \$13,500 by 2008.

**ATTACHMENT 1**