

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 Zoning Findings

- 3.1 The subject parcels meet the design standards pursuant to 17.36.090.D of the County Code.

4.0 Administrative Findings

- 4.1 The subject parcels satisfy the County’s three criteria for the establishment of an Agricultural Preserve, as defined in Resolution Number 188-2002, as follows:
 1. The 20 acre minimum has been met, as the subject site consists of 26.8 acres.
 2. Capital outlay has been achieved over time with the on-site agricultural improvements of clearing, irrigation, trellises, vines, and planting totaling \$63,164.00.
 3. The land has been determined to be properly planted, cared for and maintained, and is capable of making a profit through viticulture, with projected income from existing 10 acres of grapes equaling \$28,915.