

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.”

2.0 General Plan Findings

- 2.1 The proposed Williamson Act Contracts are consistent with policies 2.2.1.2, 8.1.1.6, and 8.1.1.8 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 17.36.090 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. WAC06-0010 has a total of 60 acres; and
- b. WAC06-0011 has a total of 100 acres.

- 4.1.2. Capital outlay has been achieved for each contract as follows

- a. WAC06-0010 has a total capital outlay in excess of \$10,000 as well as sufficient perimeter fencing; and
- b. WAC06-0011 has a total capital outlay in excess of \$10,000 as well as sufficient perimeter fencing.

- 4.1.3. The land has been determined to be capable of making a profit through agricultural pursuits with projected income from grazing and timber harvesting for each contract as follows:

- a. WAC06-0010 has a projected income of at least \$2,000 generated by dry grazing; and
- b. WAC06-0011 has a projected income of at least \$2,000 generated by dry grazing.