FINDINGS

Williamson Act Contract (Agricultural Preserve) WAC21-0002/Giorgis
Planning Commission/May 26, 2022

1.0 California Environmental Quality Act (CEQA) FINDINGS

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

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 Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 **The project is consistent with General Plan Policy 8.1.1.1.**

General Policy 8.1.1.1 states that Agricultural Districts shall be created and maintained for purposes of conserving, protecting and encouraging agricultural use of such lands. The project parcel is within an Agricultural District.

Rationale: The project parcel is within an Agricultural District. The project is consistent with this policy.

2.2 **The project is consistent with General Plan Policy 8.1.1.4.**

General Plan Policy 8.1.1.4 requires that the procedures set forth in *The Procedure for Evaluating the Suitability of Land for Agriculture* shall be used for evaluating the suitability of agricultural lands in Agricultural Districts and Williamson Act Contract lands.

Rationale: The project parcel is located within an Agricultural District, has been reviewed for agricultural suitability and has been determined to have met the required standards sufficient to be granted approval of a Williamson Act Contract. The project is consistent with this policy.

2.3 **The project is consistent with General Plan Policy 8.1.3.5.**

General Plan Policy 8.1.3.5 states that for any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

Rationale: The Williamson Act Contract application was forwarded to the Agricultural Commission for review and recommendation at a public hearing on January 12, 2022. The Commission voted to recommend approval of the Williamson Act contract. The project is consistent with this policy.

2.4 **The project is consistent with General Plan Policy 8.1.4.1.**

General Plan Policy 8.1.4.1 requires the County Agricultural Commission to review all discretionary development applications involving land zoned for or designated agriculture.

Rationale: The El Dorado County Agriculture Commission reviewed the application on January 12, 2022 and determined that the Williamson Act contract met the minimum criteria for agricultural operations. The project is consistent with this policy.

2.5 **The project is consistent with General Plan Policy 8.2.4.1.**

General Plan Policy 8.2.4.1 seeks to ensure long-term conservation, enhancement, and expansion of viable agricultural lands.

Rationale: The project is a request for the use of the parcel under the provisions of a Williamson Act Contract program. The project is consistent with this policy.

3.0 ZONING ORDINANCE FINDINGS

3.1 **The project is consistent with Title 130.**

Rationale: Vineyards on the subject property, which is zoned Planned Agricultural, Twenty-acres (PA-20), are permitted by right in accordance with Section 130.21.020 of the Zoning Ordinance (Agricultural, Rural, and Resource Zone Districts Use Matrix). Further, the PA Zone District is consistent with Section 130.40.060.B.1 (Criteria for Establishment of Agricultural Preserves) of the Zoning Ordinance. The project is consistent with Title 130.

4.0 ADMINISTRATIVE FINDINGS

4.1 **Williamson Act Contract**

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

4.1.1 **Minimum Acreage for High-Intensity Farming Operations:**

Minimum acreage 20 acres consisting of a single lot or contiguous lots: WAC21-0002 consists of 41.86-acres containing 5-6 acres of planted grapevines.

4.1.2 **Capital Outlay for High-Intensity Farming Operations:**

Minimum Capital Outlay $45,000.00: WAC21-0002 exceeds the minimum $45,000.00 by expending $49,350.00 in vineyards and improvements.

4.1.3 **Income for High-Intensity Farming Operations:**

Minimum Annual Gross Income $13,500.00: WAC21-0002 exceeds the minimum annual gross income with an anticipated first year earning starting at $26,000.00 - $30,000.00 in grapes per year.