

FROM THE MINUTES OF OCTOBER 26, 2006

7. WILLIAMSON ACT CONTRACTS/REZONES (Public Hearing)

Staff: Aaron Mount recommended approval. Greg Boeger will be planting more grapes on this property. There will be no winery. There was no further input.

MOTION: COMMISSIONER MAC CREADY, SECOND BY COMMISSIONER KNIGHT AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY, TOLHURST, AND KNIGHT; NOES – COMMISSIONER CHALOUPKA; ABSENT – COMMISSIONER MACHADO, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS FIND THE PROJECT CATEGORICALLY EXEMPT PURSUANT TO SECTION 15317 OF THE CEQA GUIDELINES AND APPROVE WAC06-0008 ESTABLISHING AN AGRICULTURAL PRESERVE ON ASSESSOR’S PARCEL NUMBER 085-540-55, AND APPROVE Z06-0036 REZONING THE SAME PROPERTY FROM SELECT AGRICULTURAL (SA-10) TO AGRICULTURAL PRESERVE (AP) BASED ON THE FINDINGS PROPOSED BY STAFF.

Findings

1.0 CEQA Findings

- 1.1 This 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 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 10 acre parcel meets all additional criteria as required by Resolution No. 188-2002 for minimum parcel size.
2. Capital outlay has been achieved with the on-site agricultural improvements of clearing, irrigation, trellises, vines, and planting totaling \$89,000.
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 the existing 5.45 acres of grapes equaling \$2,400 in 2007. It is expected that a profit of \$16,800 is expected to be achieved in 2009.