

EL DORADO COUNTY PLANNING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

<http://www.co.el-dorado.ca.us/planning>

phone: (530) 621-5355 | fax: (530) 642-0508

WILLIAMSON ACT / FARMLAND SECURITY ZONE CONTRACTS

(Revised 07/02)

CRITERIA

1. Capital outlay of \$45,000
2. Minimum acreage of 20 acres**
3. Gross income of \$2,000 per year for low intensity agriculture and \$13,500 for intensive agriculture

**Existing parcels between 10 and 20 acres may be considered upon satisfaction of the following six additional criteria.

ADDITIONAL CRITERIA FOR PARCELS BETWEEN 10 AND 20 ACRES

The Agricultural Commission shall determine:

- a. The property has a potential to contribute to the agricultural welfare of the County;
- b. The property scores eighty (80) or higher on the County Procedure for Evaluating the Suitability of Land for Agricultural Use;
- c. The property is, at the time of application, engaged in agricultural use;
- d. The use of the surrounding properties is primarily agricultural in nature;
- e. The parcel sizes of the properties immediately adjacent to the property proposed to be included is at least ten (10) acres and said properties are included within the General Plan designation requiring at least a ten-acre minimum parcel size; and
- f. The parcel was created prior to the adoption of this resolution.

AGRICULTURAL PRESERVES

ZONING CRITERIA

All lands subject to a Williamson Act or Farmland Security Zone Contract are zoned "AE" (Exclusive Agricultural). Certain restrictions apply to the AE zone that do not normally apply to other agricultural zone districts in the County. The purpose of the AE zone is to implement the Land Conservation Act of 1965, and to encourage the sustainable use of farmland in the County for agricultural production.

Residential Use

El Dorado County Code 17.36.070(D) restricts the residential use of land in an agricultural preserve to one dwelling unit per contract. This applies even if the preserve consists of multiple parcels and multiple property owners.

Land Divisions

Land in an agricultural preserve may not be subdivided unless each parcel being created can support individual Williamson Act or Farmland Security Zone contracts. This must be demonstrated at the time the tentative map or tentative parcel map is approved. Concurrent with the recording of the final or parcel map, the new contracts must be entered into with the County.

HOW TO ESTABLISH

Authority

State: California Land Conservation Act of 1965 (G.C. Title 5, Division 1, Part 1, Section 51200 et seq.)
Local: [Resolution No. 188-2002](#)

Compatible Zoning

"AE" (Exclusive Agricultural) Zone District, Section 17.36.060 et seq.

Procedure

1. Applicant submits application to Planning Department with current application fee. Current application fees may be obtained by contacting the Planning Department at (530) 621-5355 or by accessing the Planning Department's online fee schedule at <http://www.co.el-dorado.ca.us/planning>.
2. Planning Department initiates Zone Change of agricultural preserves to "AE" (Exclusive Agricultural) at no fee to applicant. This Zone Change will be processed concurrently with the Williamson Act Contract.
3. Planning Department distributes application for comments and recommendations to Agricultural Commission and Assessor's Office.
4. After comments and recommendations are submitted, Planning Department schedules public hearing before Planning Commission.
5. Planning Commission conducts public hearing and makes recommendation to Board of Supervisors for General Plan consistency.
6. Board of Supervisors conducts hearing and acts upon application.

(NOTE: Board of Supervisors must act prior to January 1st to be reflected on assessment roll)