

## SAMPLE FINDINGS FOR APPROVAL OF SUBDIVISIONS ON LAND UNDER WILLIAMSON ACT CONTRACT

1. The subdivision provides \_\_\_\_ (# of) lots on \_\_\_\_ (# of) acres which is consistent with the General Plan land use designation of \_\_\_\_ with a maximum allowable density of \_\_\_\_\_. The subdivision is consistent with General Plan goals, policies and objectives, specifically General Plan policy AR-8c which requires the lots to meet certain minimum parcel size and income requirements as noted in #4 below.
2. The subdivision is consistent with the \_\_\_\_\_ zoning designation and minimum parcel size requirement of the zoning district.
3. The subdivision complies with County-adopted Rules and Regulations for Administration of Agricultural Preserves because it has been demonstrated that:
  - a. each parcel will be devoted to a qualifying agricultural use (specify the ag use);
  - b. each parcel will meet the minimum parcel size of (10 or 40 acres or the minimum lot size whichever is more restrictive) for the type of contract. The proposed parcel sizes range from \_\_\_\_ to \_\_\_\_ (list parcel sizes);
  - c. each parcel will individually meet the minimum income requirement for a (Type I / Type II) Williamson Act contract, which is (\$200.00 per acre for a Type I / \$1.99 per acre, or \$1,999.99 per farm operation, whichever total is larger, for a Type II Williamson Act contract);
  - d. each parcel will remain under a Williamson Act contract and complies with the restrictions to agricultural and compatible uses.
  - e. No land would be removed from the Williamson Act program.
4. The subdivision complies with Section 66474.4 of the Subdivision Map Act pertaining to land under an existing California Land Conservation contract, referred to as a Williamson Act contract, because (1) the resulting parcels would be large enough to sustain continued agricultural use, (2) each parcel meets or exceeds the minimum lot size, (3) each parcel meets or exceeds the minimum income requirements for a commercial agricultural operation, and (4) the subdivision would not result in residential development that is not incidental to the agricultural operation.
5. Based upon the information contained in the Initial Study included in the project file, it has been demonstrated that there will be no significant environmental effect resulting from this project, provided that mitigation measures are incorporated into the project. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
6. The subdivision complies with the Subdivision Map Act (Government Code Sections 66410 through 66499.58). Specifically, the tentative map complies with Section 66474 of the Subdivision Map Act because (1) the subdivision design is consistent with the applicable objectives, goals, and policies of the General Plan, (2) the site is physically suitable for the development, (3) the subdivision will not cause substantial environmental damage or injure fish or wildlife or their habitat, (4) the subdivision is not likely to cause serious public health problems, and (5) the design of the subdivision will not conflict with public easements.