



July 31, 2020

American River Ag
P.O. Box 4452
El Dorado Hills CA 95762
Attention: John Conboy

Subject: **Allowed Uses Under Williamson Act Contract 01-AP-01**

ASSESSOR'S PARCEL NOS.: 146-0020-056

Dear Mr. Conboy,

The Office of Planning and Environmental Review (PER) has received your email dated July 27, 2020, requesting clarification of the uses that may occur on APN: 146-0020-056. This property is limited to uses that are permitted or compatible with Exhibit A and B of Williamson Act Contract and Resolution 01-AP-01 and the Sacramento County Zoning Code. Permitted uses under the Williamson Act contract are as follows:

(a) The raising of tree, vine, field, forage and other plant life crops of all kinds, including plant nursery stock.

Permits the growing of plant crops, which can occur in greenhouses or on the concrete pad, in the case of nursery stock. However, it should be demonstrated the existing buildings can be used or re-purposed for a permitted agricultural use before any additional structures are permitted.

(b) The raising, maintaining, breeding, boarding, training, and caging of poultry, and livestock of all kinds, including agricultural specialties such as fish and fur-bearing animals.

Permits the raising of livestock, including grazing. It can include a chicken/bird layer or broiler operation, a hog farm, or cattle feed lot. It would also permit indoor aquaculture.

(c) Dairies and the production of dairy products from milk produced on the premises.

Permits the parcel to be used as a dairy and to produce dairy products, such as cheese, from the milk produced by the animals on the premises.

(d) The harvesting, curing, processing, packaging, packing, shipping and selling of agricultural products produced upon the premises other than commercial packing or processing plants.

Permits the harvesting and initial processing of agricultural products that are grown on site.*

- (e) Sale of food products produced off the premises provided that the sale of such products is incidental and secondary to the sale of agricultural products upon the premises.**

An example of this is the incidental sale of products that are not grown on the site as part of roadside crop sales of products that are grown on-site.

- (f) Raising, processing, storing, packaging, packing and selling of seeds.**

Allows for the growing of a crop and the steps associated with processing it for seeds, such as, melons.*

- (g) Cutting, storing, packaging and selling of firewood.**

Permits firewood to be cut and sold from a property that has trees on-site. For example, an orchard that has been pulled or a property that is specifically used to grow trees for firewood sales.**

The above list is specific to the Williamson Act contract; however, if the ordinances, codes, or regulations of the County are more restrictive than the uses authorized by the Williamson Act Resolution the ordinance, codes, or regulations shall prevail. Please refer to Sacramento County Zoning Code Chapter 3 for the uses permitted or conditionally permitted within the AG-80 and AG-20 (General Agriculture, 80-acre and 20-acre minimum lot size, respectively) Zoning Districts and specific Use Standards. Also, refer to Chapter 7 for definitions of specific uses. <https://planning.saccounty.net/LandUseRegulationDocuments/Pages/Sacramento%20County%20Zoning%20Code.aspx> In reviewing the list above, it is necessary to consult the use tables of the Zoning Code with the footnotes and qualifying language in the applicable use standards sections in conjunction with the discussion of the permitted Williamson Act uses rather than attempting to characterize those chapters in this letter. Further, compatible uses are identified in Exhibit B to the contract and are intended to occur incidental to a primary agricultural use of the property.

Another option available is to submit an application to amend the Williamson Act Contract to permit additional uses under that contract. Contract 01-AP-01 Section 3 "Additional uses" permits the Board, by Resolution, to revise the permitted and compatible uses for the agricultural preserve in which the property is located.

* Please note that the primary processing of agricultural products grown on the site as referenced in (d) and (f) requires a Use Permit if it exceeds five acres.

** Also, firewood sales as referenced in (g) is considered "General Retail Sales" and is not allowed in the Agricultural Zoning Districts.

Lastly, it is also important to note that uses permitted by right on the subject property, may still require permits from other agencies. So please be sure to include that in any use considerations.

Thank you again for your inquiry. We look forward to working with you as you pursue uses that may occur on APN: 146-0020-056.

Sincerely,



Leanne Mueller
Senior Planner