

A P P E N D I X K

WILLIAMSON ACT COMPATIBLE
USE PLAN



Williamson Act Compatible Use Plan for The Mosaic Project

Williamson Act Compatible Use

The California Land Conservation Act of 1965, commonly known as the Williamson Act, was established based on numerous State legislative findings regarding the importance of agricultural lands in an urbanizing society. Policies emanating from those findings include those that discourage premature and unnecessary conversion of agricultural land to urban uses and discourage discontinuous urban development patterns, which unnecessarily increase the costs of community services to community residents.

The project site is subject to Williamson Act Contract No. 2016-56, as authorized by the Board of Supervisors on May 3, 2016. The project site is located in the Agriculture (A) zoning district. The project would institute a new land use on-site. The proposed uses of agriculture and recreational facilities are permitted by Zoning Ordinance §17.06.030 and 17.06.040 and will require a compatible use designation. The site will be developed under the regulations of Uniform Rule 2 and falls under the passive recreation guidelines. The project will meet Threshold 3 as described below under Uniform Rule 1:

Uniform Rule 1 Agriculture

C. Commercial Agricultural Use Requirements

1. Definition of Agricultural Use - Commercial agricultural use means the production and sale of agricultural commodities. Agricultural commodities mean unprocessed plant and animal products of farms, ranches, production nurseries and forests.

Agricultural commodities include, but are not limited to, the following: fruits, nuts, and vegetables; grains, such as wheat, barley, oats, and corn; legumes, such as field beans and peas; animal feed and forage crops, such as grain hay and alfalfa; seed crops; fiber and oilseed crops, such as safflower and sunflower; biofuels; production nursery stock; aquaculture; trees grown for lumber and wood products; turf grown for sod; poultry, such as chickens, ostriches, and emus; livestock such as cattle, sheep, goats and swine and similar animals; rangeland and pasture for livestock production; and, commercially – bred horses.

3. Thresholds for Commercial Agriculture - For a landowner to qualify as devoted to the commercial production of agriculture and maintain eligibility under the contract, the contracted land must meet minimum annual revenue requirements and in some cases land coverage requirements. Land coverage means the amount of land, as a percentage of the contracted land, required to be in commercial agricultural use.

b. Definition and Thresholds for Non-Prime Land (3) Land that is less than 40 acres in size and is being used for dryland farming, grazing of livestock or livestock production, and/or other types of agricultural pursuits:

- agricultural production must yield an annual gross revenue equal to or exceeding \$10,000 as substantiated by Schedule F of the federal tax returns or other relevant tax form filed in 3 of the past 5 years, if requested by the County.

- if compatible use is proposed, at least 50% of the parcel must be used for commercial agriculture to ensure that any development is incidental to the agricultural use

The project will have goats and chickens grazing on at least 50% of land and will also include an organic garden and several designated orchard spaces. The Mosaic Project plans to register as a California Certified Community Supported Agriculture (CSA) direct marketing producer and offer CSA boxes with goat milk, cheese, chicken eggs, and produce. Sales of these boxes will surpass the \$10,000 threshold.

USE AND ACRES			
<u>Use</u>	<u>Acres</u>	<u>Description</u>	<u>Facilities</u>
Irrigated Land	0.12.5 Acres	Various crops	Fencing & Green house
Orchard	0.12.5 Acres	Walnut & fruit trees	Grey water irrigation
Grazing Goats	25 Acres	6 pygmy goats	300 sq. ft. covered pen
Roaming Chickens	1.0 Acre	20 chickens	200 sq. ft. coup

Annual Income

The Mosaic Project plans to sell 20 annual Community Supported Agriculture (CSA) box subscriptions for \$1,000/each. A CSA box will be delivered to customers, or be available for pick up at Mosaic's Oakland office, every other week providing eggs, goat's milk, and seasonally grown produce. In addition, the children participating in Mosaic's programs will enjoy the eggs, milk, and produce which will be included in the sliding scale program fees that the schools pay.