

Proposal Statement

The purpose of this application is to modify and expand two of the three existing Williamson Act Contracts (Agricultural Preserve) and modify a third which is required as a result of a recent Open Space Agreement and merger of parcels with Sonoma County Ag and Open Space. The original Williamson Act Contracts were established in 2003.

Previously, the Gloeckner Turner Ranch consisted of approximately 3300 acres situated just west of Lake Sonoma comprised of 23 parcels. After completion of the Open Space Agreement the ranch consists of 4 much larger parcels with the same ownership consisting of two separate entities. Gloeckner Turner Vineyards LLC consisting of vineyards and cattle grazing. Gloeckner Grandchildren LLC consisting of cattle grazing, but no vineyards.

Historically, the ranch has been owned and farmed by the Gloeckner Family since approximately 1978 and was a sheep ranch until 1983. With the increasing depredation from coyotes, the remaining sheep were sold and the ranch was used for cattle grazing which continues until this day. In 2001, wine grapes were planted on bench land at two sites on the ranch. Eight acres of Cabernet Sauvignon, three acres of Merlot and an additional six acres of Zinfandel added in 2013. The vineyards are currently leased to the Mauritsen Brothers to farm. The Gloeckner family is paid a percentage of the gross grape sales.

Three separate applications are hereby submitted, all referenced by assessor's parcel numbers and cover the four remaining parcels of the ranch. The original contracts did not cover all of the parcels which necessitated expansion and modifications to the contracts after the Open Space Agreement was completed.

The family members, both children and grandchildren, desire to retain ownership of the ranch for the benefit of the family and future generations over the long term and continue to farm the ranch as though it was one parcel with one ownership. Retaining the ranch in the Williamson Act significantly helps to reduce farming costs and keep the ranch economically stable.