

STEVEN SHARPE & ASSOCIATES

2860 CREEKSIDE ROAD
SANTA ROSA, CALIFORNIA 95405
(707) 527-5068
SHARPEPLANNER@COMCAST.NET

PROJECT PROPOSAL STATEMENT THOMAS CRANE AGRICULTURAL PRESERVE RECISSION AND REPLACEMENT PROJECT APNS 045-271-007 & 045-263-024

Summary

This project requests the recission of two existing Williamson Act/Agricultural Preserve contracts and replacement with a single Williamson Act/Agricultural Preserve contract.

Background

Thomas Crane, the applicant owns two adjacent parcels (APNs 045-271-007 & 045-263-024) totaling approximately 91.59 acres. The parcels are located east of Petaluma Hill Rd. and south of Crane Canyon Rd. in the south Santa Rosa area. The parcels are in separate Williamson Act/Agricultural Preserve contracts. APN 045-261-007 is 11.82 acres and in Ag Preserve Contract No. 2-382-72 (Doc. No. 2607-887). Due to substandard parcel size for non-prime lands the County initiated phase out of the Ag Preserve contract in 2014. APN 045-271-024 is 79.77 acres and in Ag Preserve Contract No. 2-382 (Doc. No. 96-80735). Both parcels are used for cattle and sheep grazing. APN 045-271-024 also contains a two acre hop orchard and two agricultural barns. There are no other structures on the parcels.

The applicant has initiated a Voluntary Merger to combine the parcels. The Voluntary Merger application was filed April 7, 2022. The merged parcels will be 91.59 acres meeting the requirements for a Non-Prime Agricultural Preserve contract.

Project

Cattle and sheep grazing is the primary use of the parcels. Production includes approximately 74 animals. Annual farm income on these parcels is about \$21,000 meeting the requirements for a Non-Prime Agricultural Preserve contract. A two acre hop orchard was recently planted. The grazing operation has existed for more than 70 years and is part of a grazing operation on additional lands owned by the applicant. The purpose of the project is to allow continued agricultural use and preservation of the parcels. No other changes to the land use are proposed.