



**Rescind and Replace Land Conservation Contract Proposal Statement  
January 5, 2021**

**SITE ADDRESS** 116 Mary Paige Ln, Santa Rosa, CA 95404  
**APN** 049-020-037 (formerly 049-020-026)  
**ACREAGE** 41.65 acres  
**GENERAL PLAN** LIA 40  
**ZONING DISTRICT** LIA B6 40/40 (Ac/DU)/Ac MIN Z, RC50/50 SR  
**OWNERS** Morning Sun Ranch, LLC  
PO Box 638  
Kenwood, CA 95452  
Stacy@DirtFarmerandCo.com  
  
**PROJECT REPRESENTATIVE** Hogan Land Services  
c/o Hannah Chiu, Assistant Planner II  
1702 4<sup>th</sup> Street  
Santa Rosa CA 95404  
hchiu@hoganls.com  
HLS Project # 2709

**PROPOSAL STATEMENT**

The existing agricultural operation on 116 Mary Paige Lane, consists of 35.46 acres of prime agricultural land used for vineyards. A shed utilizes a total of 0.02 acres as a compatible use. A total of 6.17 acres remains as undesignated land. The operation is within Agricultural Preserve 2-393 and under a Type I (prime) Land Conservation Act Contract (Official Record No. 2516/822), including 116, 100 and 121 Mary Paige Lane.

Recently the parcel was approved of a lot line adjustment (LLA17-0072). The purpose of the lot line adjustment was to adjust property lines to reflect the existing roadway and vineyard. The conditions of approval associated with the lot line adjustment requires the Land Conservation Contract (Official Record No. 2516/822) to be replaced with three new contracts to reflect the reconfigured parcel boundaries. There are no proposed structures and no intention to remove any land from the agricultural operation.

***"We'll Get The Permit"***

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