
STEVEN SHARPE & ASSOCIATES

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

STRICKLAND FARM FAMILY UNIT 9512 W. DRY CREEK RD., HEALDSBURG APNS 139-140-035 & 036

PROPOSAL STATEMENT

The Strickland family is proposing that an existing home be designated as a farm family dwelling unit on a 19-acre parcel subject to a Type I, Land Conservation Contract at 9512 W. Dry Creek Rd., Healdsburg/APN 139-140-035 & 036 (single legal parcel, see attached deed). A new primary home will be constructed adjacent to the proposed farm family unit.

The project site is located on the north side of W. Dry Creek Rd about 1 mile north of Yoakim Bridge Rd. The site borders Dry Creek. Most of the site is planted to vineyards. Site improvements, all located in a compound along Dry Creek include the existing home, outbuildings, barn, landscaping, driveways, and parking area.

The base zoning of the site is Land Intensive Agriculture (LIA) The LIA zoning district allow for one detached farm family dwelling unit per lot provided that the property is subject to a Land Conservation Contract and an agricultural easement is recorded. The site is subject to a prime Land Conservation NO. 1-312-74, Document Number 2841/567. A landowner's statement of compliance for the Land Conservation Contract is attached indicated compliance with the contract.

The existing home is approximately 1365 square feet will be designated as the farm family unit. A proposed 3510 square foot home will be the primary dwelling unit. The proposed farm family unit is located adjacent to the new primary dwelling. The farm family unit satisfies the requirement that it be incidental to the primary dwelling in size and location. The agricultural use of the site will not be reduced or impacted with construction of the primary dwelling.

The Strickland family operates a vineyard on 12 acres of the parcel. The producing vineyard has existed on the property for more than 50 years. The vineyard is planted to zinfandel and cabernet varieties of grapes. Annual gross income is approximately \$150,000. The farm family unit will be occupied by family members of the property owner.

Attachments

- Planning Application
- Proposal Statement
- Affidavit
- Architectural Plans
- Site Plan
- Deed
- Title Report
- Landowner's Compliance Certificate
- Assessor's Parcel Map