

Attachment A

Application: Agricultural Preserve Application (Hybrid Ag/OS contract)
Applicant: Collier Falls Vineyard, LLC
Address: 9931 Dry Creek Road, Healdsburg

The applicant seeks to rescind its current Williamson Act contract encumbering its 98-acre parcel and to replace it with a hybrid contract, part agricultural and part open space. The purpose of the application is to bring the property into compliance with the County's Uniform Rules for Agricultural Preserves and Farmland Security Zones.

Presently approximately 22 acres of the subject property is devoted to agricultural production (vineyard). The remainder of the property, outside a residence and ag barn, consists of terrain with steep slopes making further agricultural use infeasible. The 22 acres of vineyard operations generate in excess of \$150,000 annually, far in excess of the required \$1,000/per planted acre.

As for the portion of the property not devoted to agriculture, approximately 1.2 acres is used for compatible residential use. The applicant proposes to designate approximately 63 acres of the remaining acreage as open space, leaving approximately 11 acres as undesignated.

Per the accompanying biological report, the property qualifies as "wildlife habitat area" under the Uniform Rules.

The applicant has no plans for future development of the property, but is intending to sell it in the near future and wishes to bring it into Williamson Act compliance before doing so.