



Areas	Acres
Grazing Areas	57 Ac
Vineyard Area	11 Ac
Total	68 Ac

Rescind & Replace  
WA Contract to Include  
APN 079-120-029 & 030

- Legend**
- Parcel (113.75ac)
  - Vineyard Area Phase (4.4ac)
  - Vineyard Area Phase 2 (6.8ac)
  - Wright Ranch Ln
  - Pond
  - Building Envelope
  - Leach Field Area (0.3ac)
  - Driveway Area (0.14ac)
  - Unpaved Access Road (14ft wide\0.45ac)
  - Wright Access Road (20ft wide\0.79ac)
  - Seasonal Riparian Areas
  - Creeks (LiDAR)
  - Well

Compatible Use Areas	SqFt
House	2,773
Porches	761
Landscaping	25,000
Water Tank	250
Pump House	240
Barn	2,160
Leach Field	12,978
Wright Access Road (20ft wide)	34,412
Unpaved Ranch Road (14ft wide)	19,602
Driveway	6,098
Total SqFt	104,274
Total Acres	2.39ac

APN 079-120-032

APN 079-130-002

APN 079-130-004

APN 079-120-027

APN 079-280-004  
APN 079-130-013

MAPPING NOTES:  
THIS MAP WAS CREATED BY RAY CARLSON & ASSOCIATES, INC. ASSESSOR PARCEL DATA PROVIDED BY COUNTY OF SONOMA SUBJECT TO STANDARD CONDITIONS.

ALL BOUNDARY LINES SHOWN ARE PER SURVEY. ACREAGE FIGURES SHOWN WERE CALCULATED IN A GIS AND ARE APPROXIMATE. USE OF THIS PRODUCT IS COVERED BY COPYRIGHT LAWS.

RAY CARLSON & ASSOCIATES, INC. IS TO BE HELD HARMLESS FOR ANY AND ALL DISCREPANCIES OF DISTANCE AND GRAPHIC DISTORTION RELATING TO THE USE AND DEPENDENCE UPON THIS REPRESENTATION.

## LANDS OF RADCLIFFE

### Williamson Act Map New\Rescind & Replace

2843 Wright Ranch Lane  
Healdsburg, CA 95448



**RAY CARLSON**  
AND ASSOCIATES, INC.  
Mapping for a Better World™

SURVEYING • MAPPING • GIS • CONSULTING  
411 RUSSELL AVENUE SANTA ROSA, CALIFORNIA 95403  
(707) 528-7649 • RCMAPS.COM  
© 2016, Ray Carlson and Associates, Inc.

# Land Conservation Plan

PJR-098



**Purpose:** This Land Conservation Plan for a property in an Agricultural Preserve sets forth the agricultural, recreational, or open space uses on land subject to a Land Conservation Act (Williamson Act) contract. The Land Conservation Plan includes a general description of the commercial agricultural operation or open space use, along with other uses, that are being conducted or planned on the property. The information enables the County to determine ongoing compliance with the contract. When approved by the Board of Supervisors, this completed form with the attached Site Plan and any related documents constitutes an approved Land Conservation Plan. A summary of the plan will be attached to and recorded with the approved contract. Changes to a qualifying agricultural operation and/or open space use in terms of the type of uses or land areas involved may require an amendment to the Land Conservation Plan.

Property Owner's Name DAVID RADCLIFFE  
 Mailing Address 230 PINE LN  
 City/Town LOS ALTOS  
 Email address (Optional) radcliffe.dave@gmail.com

Site Address(es) 2843 Wright Ranch Lane  
 City/Town Healdsburg  
 Assessor's Parcel Number(s) 079-120-029, 030  
 Williamson Act Contract Number- Prime ☐ Non-Prime ☒ PLP 13-0050 2603-905

## SUMMARY OF USES: Complete all that apply

Type of Use	Current Acres	Total Acres 3 years	From Table
Permanent Crops and Cultivation	0	11	A
Grazing, Livestock and Horses	57	57	B & F
Open Space			C
Forestry/Timber			D
Improvements & Buildings and other compatible uses			E
Fallow/Unusable/Undesignated	43.71	07155, MADRONE	

Total Acres: 113 E

Is the land leased? Yes ☒ No ☐

Residential Uses: Number of dwellings 1

Address/Unit #	Occupied by			
	Owner	Operator	Ag Employee	Other
<u>2843 Wright Ranch Lane</u>	<input checked="" type="checkbox"/>			

## Additional Information:

RESIDENTIAL UNIT UNDER CONSTRUCTION



Table A

## Permanent Crops and Cultivation

Parcel #	Parcel Size Acres	Type of Crop	Acres Planted	Date Planted	Total Acres Projected Three years	Acres Projected Five years
Total (Carry over to Summary on Page 1)						

## 1. Additional Information:

---



---



---



---

Table B  
GRAZING AND LIVESTOCK

Parcel #	Total Acres	Type of Livestock	Number of Head	Acres of Grazing or Pasture
079-120-029	110.63	CATTLE GRAZING	VARIABLE	57
079-120-030	3.12		(LEASE)	
			10-20 head	

NOTE: If raising horses, see Table F.

## Additional Information:

---



---



---



---



---



---

**Table C  
OPEN SPACE**

Parcel Number	Type of Open Space (check all that apply)								Acres Devoted to Open Space
	Oak Woodland	Wetland	Forest	Grassland	Riparian	Submerged tidelands	Biotic habitat	Water Bodies	

Biotic Habitat Values:      ☐ Designated on Sonoma County General Plan Open Space Map  
    ☐ If not designated Open Space, attach Biotic Assessment Report prepared by qualified professional

**REQUIRED ATTACHMENT:** Site Plan showing open space areas by type.

**Table D  
FORESTRY/TIMBER**

Parcel Number	Acres Existing	Total Acres Projected 3 yrs	Total Acres Projected 5 yrs	Type of Harvest Plan

**Additional Information:**

---



---



---



---

Table E

PROPERTY IMPROVEMENTS, BUILDINGS AND COMPATIBLE USES

(such as corrals, houses, shops, barns, coops, pump houses, farmstays, roadside stand, renewable energy, surface mining)

Parcel #	Acres	Structures	Purpose	Ag Use	Compatible Use
079-120-029	23.91	4,047 sq ft BARN	AGRICULTURAL VEHICLE + EQUIPMENT STORAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		HOUSE, ROADS	SUPPORT BUILDINGS	<input type="checkbox"/>	<input type="checkbox"/>
			IN WA TABLE	<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>

REQUIRED ATTACHMENT: Include Site Plan

Additional Information:

---

---

---

---

---

---

---

---

Table F

HORSES

Parcel #	Total Acres	Number of Brood Mares	Total Number of Horses

Additional Information:

---

---

---

---

**REQUIRED ATTACHMENTS:**

- ☐ Site Plan
- ☐ PJR-065 Income Statement
- ☐ Biotic Assessment and Open Space Plan, if applicable
- ☐ Original Williamson Act contract (if this is a replacement contract)

I certify (or declare) under penalty of perjury under the laws of the state of California and the County of Sonoma that the foregoing and all information hereon, including any accompanying statement or documents, is true, correct and complete to the best of my knowledge and belief.

Signature of Applicant(s)  Date: 10-1-17

Title: OWNER

Signature of Applicant(s) \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_

Property address: 2843 WRIGHT RANCH LN. HEALDSBURG  
CA 95448

**COUNTY USE ONLY:**

APPROVED BY: \_\_\_\_\_ Date: \_\_\_\_\_  
Name, Title