

Proposal Statement

Application: Rescind and Replace Williamson Act Application (OS contract)

Applicant: Alfa Partners, LLC

Address: 2050 Redwood Hill Road, Santa Rosa

APN: 079-100-019, 079-100-020, 079-100-033

The three referenced APN parcels (collectively, the "Property") constitute a single legal parcel of approximately 60 acres. The applicant seeks to rescind the current Williamson Act contract encumbering 58 acres of the Property and to replace it with a new Opens Space contract, which would encumber the entirety of the Property. The applicant requests to expand Ag Preserve 1-260 to include APN 079-100-033 and bring the entire Property into compliance with the County's Uniform Rules for Agricultural Preserves and Farmland Security Zones.

APN parcels 079-100-019 and 079-100-020 are currently subject to a Type I (Prime) Agricultural Contract entered into by prior owners of the Property in 1995. As part of a lot line adjustment application completed in the early 2000's, that contract was to be expanded (or superseded by a new contract) to include the third APN 079-100-033. For reasons unknown, however, the application to accomplish that end (AGP AGP00-0028) was never completed.

The applicant purchased the Property in July 2018. At the time and currently, the Property includes an approximate 6-acre vineyard, of which less than 4 acres still contain vines following the fall 2017 wildfires. Even those 4 acres, however, are significantly damaged.

There are no structures on the property. Per the accompanying Wildlife Assessment, the Property qualifies as "wildlife habitat area" under the Uniform Rules.

The applicant *may* replant approximately 1.3 acres of the former vineyard with new vines. This replanting would be "hobby vineyard" compatible use.

Once this application is approved, the applicant intends to construct a residence on the subject property to replace the one lost in the fires.