



Replacement Land Conservation Contract – Proposal Statement

December 9, 2019 (rev. January 30, 2020)

SITE ADDRESS	3525 Sweetwater Springs Road, Healdsburg, CA 95448
APN	110-200-021
ACREAGE	153.54 acres
GENERAL PLAN	RRD B6 160, RC50/50
ZONING DISTRICT	Resources and Rural Development
OWNER	Thomas Kurrikoff and Lynn Schweinfurth 7151 Kendallwood Drive Dallas, TX 75240
PROJECT REPRESENTATIVE	Hogan Land Services c/o Hannah Chiu, Assistant Planner II 1702 4 th Street Santa Rosa CA 95404 hchiu@hoganls.com HLS Project # 3550

Proposal Statement

The 153.54 acre parcel is currently under a Type II non-prime agricultural use contract (DN#2010041934) and zoned as Resources and Rural Development. The zoning purpose is to protect, “lands needed for protection of watershed, fish and wildlife habitat, [and] biotic resources”, in addition to allowing, “very low density residential development”, Sec.26-10-005. The owner would like to convert the contract from a Type II non-prime agricultural use to a Type II open space contract to reflect the current use of the land. There are no existing buildings on the property. The long-term intent for the property is to convert the conservation contract to an open space contract and develop a single-family dwelling approximately 4,000 square feet. A septic permit, SEP19-0182, has already been issued and a grading permit, GRD19-0190, has been submitted.

The land is open space that should be preserved under the County’s agricultural preserve program to discourage premature and unnecessary conversion of lands to urban land uses. The project area includes five sensitive natural communities including madrone forest, California bay forest, coast redwood forest, Oregon white oak woodland, and riparian deciduous forest, and non-wetland waters including Press Creek and Porter Creek, and supports 24 special status plant species and 18 wildlife species. Converting the contract would preserve the natural and scenic resources with the appropriate designation. A maximum of 5 acres shall be designated for compatible use space. The remaining 148 acres shall remain protected, see site plan.

Attachments

- Attachment 1 Site plan

“We’ll Get The Permit”

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