

Project Proposal Statement

For Lot Line Adjustment

Administrative Certificates of Compliance

This is a request for 2 Administrative Certificates of Compliance (ACC's) for Assessor's Parcel Number (APN) 086-190-003, a combined 127-acre parcel. There is an existing ACC on APN 086-090-005 (ACC 18-0016, DN 2018-067132) and together with the addition of 2 ACC's we will request an LLA between all three parcels resulting in the configuration as shown on sheet 2 of the Site Map submitted herein.

Administrative Certificates of Compliance

Incorporated within this application is a partial chain of title that will reflect separate descriptions for the 2 ACC's. With each description we have provided a highlighted AP Map reflecting the description. Parcel C has a deed from February 6, 1922 recorded in Book 408 of Deeds, Page 203 from Sergio Bagnara to Carrie L. Bullock. This deed describes the triangular piece in the southwest corner of the ranch and is approximately 55-acres in size. This description carries forward. Parcel B has a description from May 21, 1919 recorded in Book 368 of Deeds, Page 375 from A. H. Dillaha and Maude Dillaha to Vittorio Giacchero which describes all of Parcel B as shown on our Site Map plus what is now known as APN 086-190-004. Giacchero then grants to Carrie L. Bullock this same description on February 6, 1922 recorded in Book 408 of Deeds, Page 202. It is at this time that all of the lands are now under one ownership (all of APN 003 and 004).

Parcel B came into its current configuration from the deed that recorded in Book 651 of Official Records, Page 198, Morse to Gott which describes what is now APN 086-190-004 and the resultant lands from that description is what we show as Parcel B on our Site Map.

We have provided the legal descriptions for Parcel B and Parcel C that can be used for the recordation of the two ACC's.

Lot Line Adjustment

This is a request for a Lot Line Adjustment between three parcels (once the ACC's are approved) that will reconfigure Parcels A, B and C as shown on sheet 1 of our Site Map to what is shown on Sheet 2 of our Site Map. This request involves APN's 086-090-005 and 086-190-003 (two parcels). The parcels are all zoned RRD B6 60. Our Site Map has delineated the septic areas and the location of the well.

Parcel A is a small triangular parcel comprising approximately 13-acres in size and is part of a Williamson Act Contract. This site also has a septic easement on the property for the benefit of the house parcel under APN 086-091-021. There is also an access drive through this parcel with an easement for the parcels to the north. The resulting parcel size will be approximately 41-acres

to meet the requirements under the Williamson Act and will be converted from an Ag contract to an Open Space contract. A separate application will be filed for this work. This parcel will extend and capture some of the existing structures on the site as shown on sheet 2 of our Site Map.

Parcel B is an existing 74.0 acre parcel and is a portion of APN 086-190-003. This parcel has some existing structure, house, barn, fencing and access drive. We have shown the approximate location of the existing septic systems. This parcel is also part of the same existing Williamson Act Contract. The resulting parcel size will be 43.7-acres in size to comply with the Williamson Act and will remain an AG contract. This parcel has a road running through it and is part of the easement for the parcels to the north. The resulting parcel will only have the existing large barn on the property and roughly half of the existing pond.

Parcel C is an existing 55 acre parcel that will increase to 56.1 acres. There will be small piece that will be subtracted from the northern portion and a small piece added near the northeast portion of the parcel as shown on Sheet 1 and 2 of our Site Map. The site has an existing well with power to it and has some structures on the site. After the LLA some of the structures from Parcel B will be shifted into Parcel C. This parcel is also part of the same Williamson Act Contract and will be part of a rescind and replace but converted to an Open Space contract.

This is also a request for a voluntary merger of parcels or parcel fragments underlying the parcels involved in the LLA.