

## PROJECT PROPOSAL STATEMENT

### PJR-101

The following describes a proposed project to rescind a Non-Prime Type II Williamson Act Grazing Contract and replace with a Type II Williamson Act Open Space Contract.

The proposed application consists of a single legal parcel composed of the following two Assessor's Parcel Numbers.

079 120-033 6.37 acres  
079 120-034 43.91 acres

The total combined acreage of the application is 50.28 acres. It is one legal parcel and will be collectively referred to in this document as the Subject Property (Property).

Ownership of the property is held by the Peter & Michelle Carter Family Trust. The property currently falls under a Non-Prime Grazing Williamson Act contract. Not wishing to maintain agricultural practices, they are requesting that the Board of Supervisors rescind the existing Non-Prime Type II Williamson Act Grazing Contract and replace it with a Type II Williamson Act Contract for Open Space purposes.

The owners propose a 4.9-acre building envelope, in which all current and future residential development and compatible incidental usages shall occur. There is currently an existing driveway which may be slightly changed or lengthened to wrap around the building pad. In the near future, the owners would like to propose building a residence, combination garage/residential accessory structure, swimming pool, garden, and landscaping. These items will occur in the immediate area near and around the building pad. The additional acreage outside of the building pad area is reserved for potential gardens, treehouse, orchard, and possible residential accessory structure(s) in the future.

The Property supports approximately 50 acres of compatible Open Space Land consisting of the following habitat types: Oak Woodland, Grassland, Riparian, Redwood Forest and Watercourses.

The included Open Space and Wildlife Assessment Report (April 2018) completed by Bioconsultant fully describes the Property's qualifications as a Wildlife Habitat Area and Open Space values.