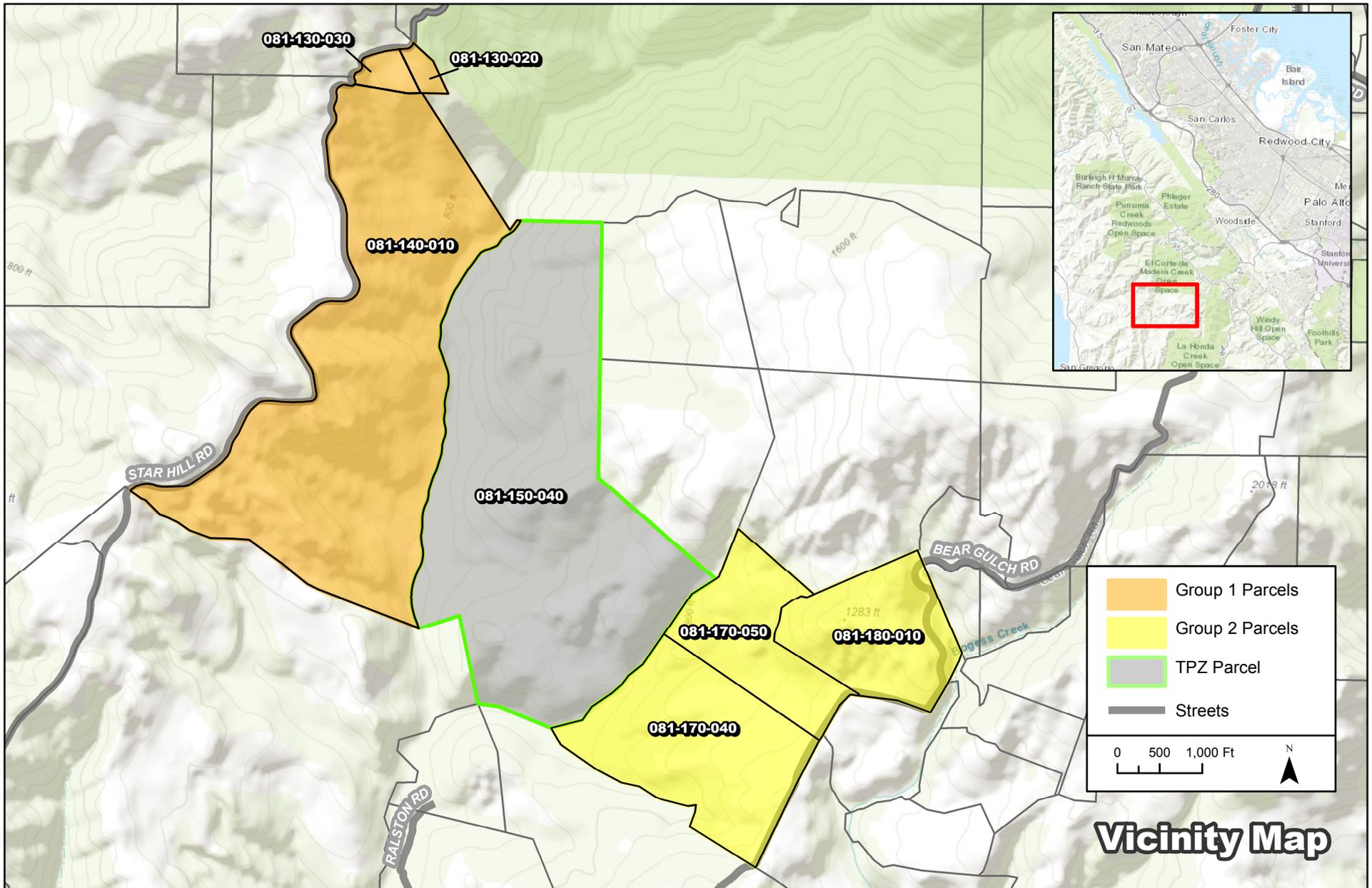




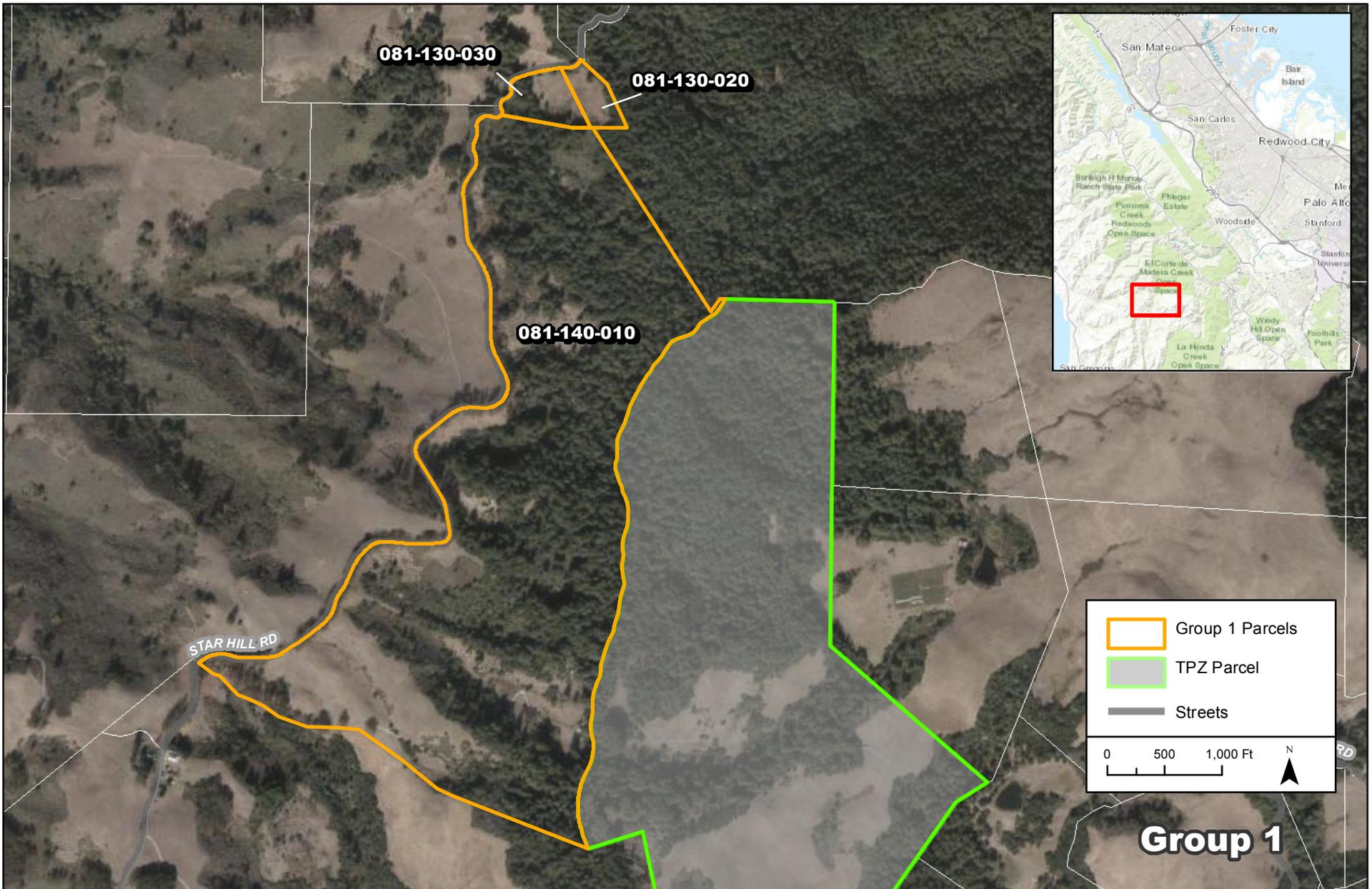
County of San Mateo - Planning and Building Department

ATTACHMENT A



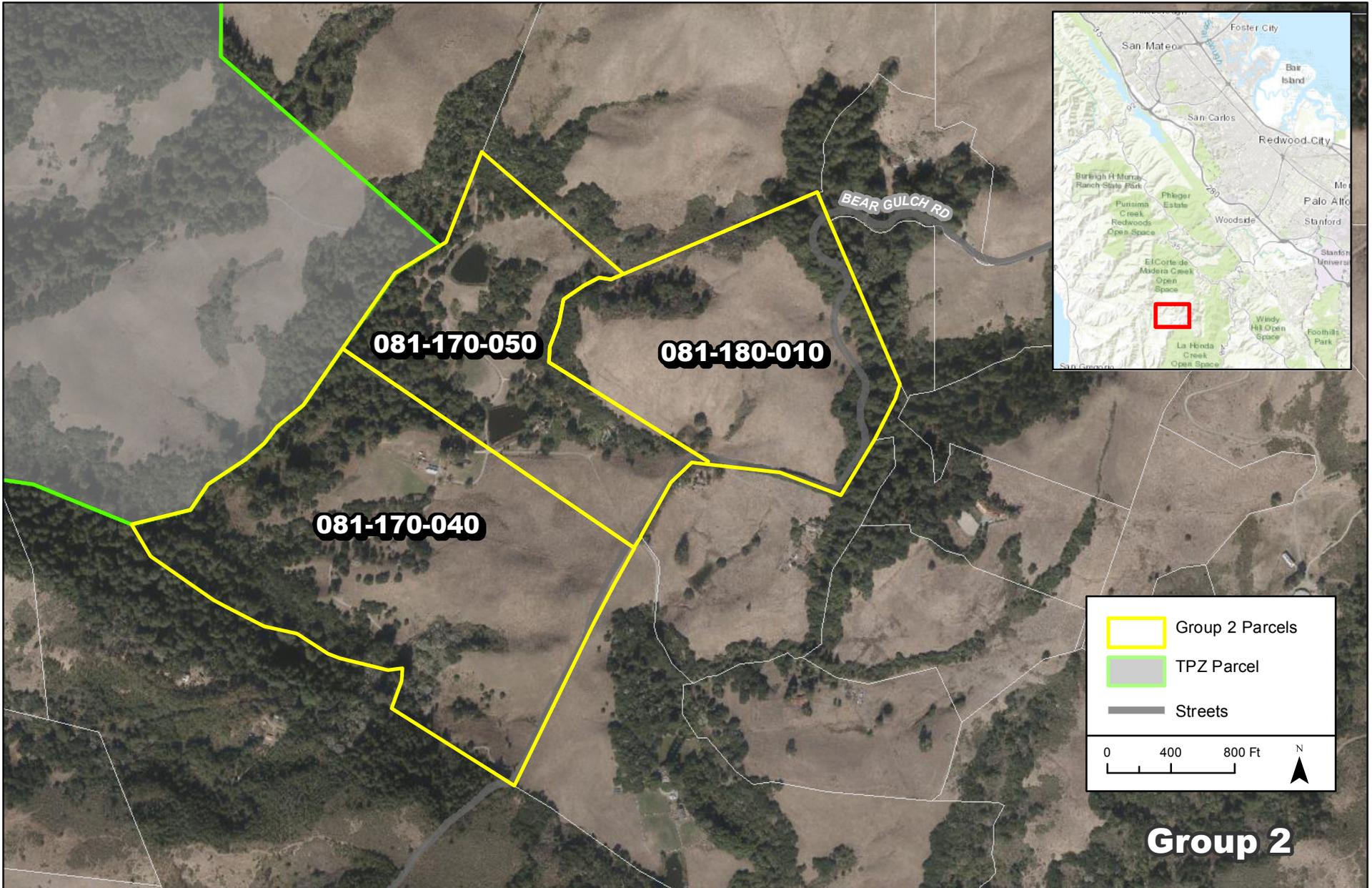
Planning Permit: PLN2015-00575

Property Owner: Young



Planning Permit: PLN2015-00575

Property Owner: Young



Planning Permit: PLN2015-00575

Property Owner: Young



Planning Permit: PLN2015-00576

Property Owner: Philomena LLC



County of San Mateo - Planning and Building Department

ATTACHMENT B

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: September 10, 2018

TO: Agricultural Advisory Committee

FROM: Melissa Ross, Planning Staff, 650/599-1559

SUBJECT: Consideration of Williamson Act Non-Renewal Appeals

County File Numbers: Item 1 - PLN 2015-00575 - Young
Item 2 - PLN 2015-00576 - Philomena, LLC

PROPOSAL

History

In 2015, the Board of Supervisors authorized the Planning and Building Department to record a Notice of Non-renewal for certain Williamson Act contracts. These contracts were identified as non-compliant based on landowners' responses to Planning and Building Department and Assessor's Office Agricultural Questionnaires. The Notice of Non-renewal was recorded on October 21, 2015 (effective January 1, 2016); contract expiration is December 31, 2024.

Pursuant to the California Land Conservation Act of 1965, a property owner may file a written protest (appeal) of a County initiated non-renewal. The two property owners identified above have filed such a protest. In filing a written protest, a landowner has up to 3 years to substantiate compliance with the Williamson Act in order to remain under contract. If evidence of compliance is submitted, the County may rescind the Notice of Non-renewal for the appealed parcels.

The 3-year appeal period will end December 31, 2018 by which time the Board of Supervisors must make a determination to rescind the Notice of Non-renewal or allow the contract to expire.

In 2013, the Board of Supervisors adopted the Williamson Act Uniform Rules and Procedures. As adopted, the Williamson Act Program (Program) identifies minimum eligibility criteria (e.g., land use designation, income requirements, etc.) for contracts, exceptions for certain criteria and limitations of compatible uses as they relate to agricultural uses on the property. Through this Program, the Agricultural Advisory Committee (AAC) is charged with reviewing contract Program compliance for recommendation to the Board of Supervisors.

Agricultural Advisory Committee Required Review and Recommendation

A review of each appeal must be made by the AAC for minimum eligibility requirements, Determination of Compatibility, and exceptions to minimum eligibility requirements if requested by the landowner. Additionally, the AAC must recommend to the Board of

Supervisors that the appealed parcel either be allowed to remain contracted or that the non-renewal remains in effect allowing the contract to expire in 2024.

Each agendized item outlines the criteria and recommendations that the AAC must address as they relate to the circumstances of each appeal.

DECISION MAKER

Board of Supervisors

BACKGROUND

Report Prepared By: Melissa Ross

Please refer to each Item for location criteria.

Environmental Evaluation for Each Item: Not subject to the California Environmental Quality Act review pursuant to Section 15060; the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.

ITEM 1

File No.: PLN 2015-00575

Owner: Neil and Margaret Young Trs

Location: 3240 Bear Gulch, San Gregorio

Appealed APNs: 081-130-030; 081-130-020; 081-140-010; 081-150-040 (excepted);
081-170-040; 081-170-050 and 081-180-010

DISCUSSION

A. KEY ISSUES

Williamson Act Program Minimum Eligibility Review

Review of compliance with minimum eligibility requirements included review of income tax documents (Federal Tax Income Schedule F Form and receipts) submitted by the applicant for the 2011 through 2017 years. This form is held confidential by the Planning and Building Department unless the landowners choose to waive confidentiality at the request of staff. Staff has made no such request at this time. As such, review of minimum income requirement compliance is identified in the tables below only as “Completed” and whether the minimum income is met.

The original contract included seven parcels (Broken Arrow Ranch); however, parcel 081-150-040 is not eligible for a contract based on its Timber Production Zone (TPZ) designation and will be non-renewed. The review below is based on the TPZ parcel being excluded from the contract. With the TPZ parcel excluded, the contiguous parcels are identified in two groups.

Contiguous Parcels – Contract Group 1

APNs 081-130-020, 081-130-030 and 081-140-010 are contiguous parcels under common ownership and qualify for a single contract; therefore, minimum parcel size and income is applied to the contracted area for this group.

| APN 081-130-020 (6 acres) APN 081-130-030 (4 acres) APN 081-140-010 (283 acres) Total Acreage = 293 acres | Williamson Act Program Requirements | Planning Review | Compliance |
|--|--|-------------------------------|------------|
| Land Use Designation | Open Space or Agriculture | Open Space and Agriculture | Yes |
| Zoning ¹ | PAD, RM, or RM-CZ | RM-CZ and PAD | Yes |
| Parcel Size ² | 40 acres | 293 acres | Yes |
| Prime Soils ³ | -- | 0 | -- |
| Non-Prime Soils | -- | 293 acres | -- |

| APN 081-130-020 (6 acres) APN 081-130-030 (4 acres) APN 081-140-010 (283 acres) Total Acreage = 293 acres | Williamson Act Program Requirements | Planning Review | Compliance |
|--|--|--------------------|------------|
| Cattle Sales Income ^{4,6} | \$10,987.50 | Completed | Yes |
| Grazing Utilization ^{5,6} | N/A | N/A | N/A |
| Horse Breeding | N/A | N/A | N/A |
| 1. Zoning designations: "PAD" (Planned Agricultural District), "RM" (Resource Management), and "RM-CZ" (Resource Management-Coastal Zone). | | | |
| 2. Parcel size taken from the San Mateo County Assessor's Office records. | | | |
| 3. Prime soils: Class I or Class II (U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification), Class III (lands capable of growing artichokes or Brussels sprouts, and lands qualifying for an 80-100 Storie Index Rating taken from the Planning and Building Department GIS data). | | | |
| 4. Required income calculated per Income Requirements for Crops (Uniform Rule 2.A.6). | | | |
| 5. Grazing land utilization is 75% of parcel acreage (Uniform Rule 2.A.7). | | | |
| 6. Cattle income taken from submitted Schedule F and receipts for the 2011-2017 tax years. | | | |

Contiguous Parcels – Contract Group 2

APNs 081-170-040, 081-170-050 and 081-180-010 are contiguous parcels under common ownership and qualify for a single contract; therefore, minimum parcel size and income is applied to the contracted area for this group.

| APN 081-170-040 (92 acres) APN 081-170-050 (54 acres) APN 081-180-010 (50 acres) Total Acreage = 196 acres | Williamson Act Program Requirements | Planning Review | Compliance |
|--|--|--------------------|------------|
| Land Use Designation | Open Space or Agriculture | Open Space | Yes |
| Zoning ¹ | PAD, RM, or RM-CZ | RM-CZ | Yes |
| Parcel Size ² | 40 acres | 196 acres | Yes |
| Prime Soils ³ | -- | 0 | -- |
| Non-Prime Soils | -- | 196 acres | -- |
| Cattle Sales Income ^{4,6} | \$10,000 | Completed | Yes |
| Grazing Utilization ^{5,6} | N/A | N/A | N/A |
| Horse Breeding | N/A | N/A | N/A |
| 1. Zoning designations: "PAD" (Planned Agricultural District), "RM" (Resource Management), and "RM-CZ" (Resource Management-Coastal Zone). | | | |
| 2. Parcel size taken from the San Mateo County Assessor's Office records. | | | |
| 3. Prime soils: Class I or Class II (U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification), Class III (lands capable of growing artichokes or Brussels sprouts, and lands qualifying for an 80-100 Storie Index Rating taken from the Planning and Building Department GIS data). | | | |
| 4. Required income calculated per Income Requirements for Crops (Uniform Rule 2.A.6). | | | |
| 5. Grazing land utilization is 75% of parcel acreage (Uniform Rule 2.A.7). | | | |
| 6. Cattle income taken from submitted Schedule F and receipts for the 2011-2017 tax years. | | | |

Both Contract Groups meet the Program's minimum income requirement for the past 3 of 5 years.

Agricultural Uses

Commercial cattle sales is the qualifying agricultural use on both parcel groups. Secondary agriculture includes 200 certified organic laying hens (approximately 1-acre) on parcel 081-170-040 on Contract Group 2.

Existing Development

Existing development on Contract Group 1 includes two residences and three barns/sheds/shop buildings.

Existing development on Contract Group 2 includes two residences and two barn/shed/shop buildings. Two ponds are also present in the contracted area.

The applicant also notes that the entire ranch is fenced and numerous water sources and storage exist throughout the acreage including El Corte Madera Creek, springs, water tanks, and troughs. Approximately 11 acres of the ranch (both contract group areas) is used for compatible uses (non-agricultural uses).

Determination of Compatibility

The landowner has submitted the requested supplemental documentation in order to calculate the compatible and agricultural uses, as follows:

The percentage of a parcel's total area used for compatible uses on contracted lands cannot exceed the percentage used for agricultural uses and the portion of the parcel used for compatible uses cannot exceed 25 percent of the parcel size.

Building and structures used to support the agricultural use, unpaved roads, farm labor housing, and underground utilities are excluded from this calculation.

Maximum Allowance of Compatible Uses Calculation

The following tables identify compatible uses on each contract group area.

| Contract Group 1 | |
|-------------------------|---|
| Contract Size | 293 acres |
| Agricultural Area | 278 acres (97.9% of contract area) |
| Compatible Uses Area | 6 Acres (2.04% of contract area) |
| | 2,898 sq. ft. Big White House 1,500 sq. ft. Workshop/Garage 991 sq. ft. Red House 645 sq. ft. Little White house 5,642 sq. ft. Barns/Shop/Accessory 1-acre for Non-Ag. Roads |

| Contract Group 2 | |
|-------------------------|---|
| Contract Size | 196 acres |
| Agricultural Area | 191 acres (97.4% of contract area) |
| Compatible Uses Area | 5 acres (2.5% of contract area) |
| | 997 sq. ft. Caretaker House 165 sq. ft. Tack Room 7,300 sq. ft. Main House 1,350 sq. ft. Garage/Carport 460 sq. ft. Pool 140 sq. ft. Sheds |

Both contract groups are complaint.

Determination of Compatibility Issuance Criteria

In addition to the Determination of Compatibility calculation, the Agricultural Advisory Committee (AAC) must issue or not issue a Determination of Compatibility based on the following five criteria. No new development is proposed at this time, all “proposed” compatible uses are existing uses. All criteria must be met for each Contract Group:

- a. *That the primary use of the parcel would continue to be existing commercial agriculture.*
- b. *That the proposed compatible use would not substantially interfere with the existing agricultural use on the subject parcel or any other property within the Agricultural Preserve.*
- c. *That the proposed compatible use would not hinder or impair agricultural operations in the area by significantly increasing the permanent or temporary human population of the area.*
- d. *That the proposed compatible use would not significantly displace or impair current or reasonably foreseeable agricultural operations on the parcel, or any other property within the Agricultural Preserve.*
- e. *That the remaining portion of the parcel not subject to the proposed compatible use would be able to sustain the agricultural use.*

B. STAFF EVALUATION

Based on the information submitted by the landowner, staff recommends that the six appealed parcels remain under contract. The income generated by the cattle sales meets the minimum requirements and the existing compatible uses do not significantly displace or impair the ongoing agricultural operations on the parcels or within the Agricultural Preserve.

AAC CRITERIA DETERMINATION

Determination of Compatibility

Based on the Determination of Compatibility calculation and criteria, the Agricultural Advisory Committee issues/does not issue a Determination of Compatibility for Contract Group 1 and Contract Group 2.

AAC RECOMMENDATION

Regarding the Non-renewal Appeal, does the AAC recommend to the Board of Supervisors that the Notice of Non-renewal be rescinded for the appealed parcels or that the contract be allowed to expire for the appealed parcels?

ATTACHMENT

- A. Vicinity Maps

ITEM 2

File No.: PLN 2015-00576
Owner: Philomena LLC
Location: 1570 La Honda Road, San Gregorio
Appealed APNs: 081-040-010 and 081-250-010

DISCUSSION

A. KEY ISSUES

Review of the appeal for compliance with the Williamson Act Program could not be completed because the applicant did not submit the required documents to substantiate compliance with the Program. Staff contacted the applicant on June 8, 2018, requesting a site plan showing all development and agricultural operations and acreage, mapped prime agricultural lands, and proof of commercial agriculture (e.g., tenant lease agreements, Schedule F). Staff provided a deadline of August 6, 2018 by which time no documents were submitted.

B. STAFF EVALUATION

Staff recommends denial of the appeal since the applicant has not submitted documents substantiating compliance with the Program.

AAC RECOMMENDATION

Regarding the Non-renewal Appeal, does the AAC recommend to the Board of Supervisors that the Notice of Non-renewal be rescinded for the appealed parcels or that the contract be allowed to expire for the appealed parcels?

ATTACHMENT

A. Vicinity Maps

MR:pac - MARCC0393_WPU.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT C

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: November 19, 2018

TO: Agricultural Advisory Committee

FROM: Melissa Ross, Planning Staff, 650/599-1559

SUBJECT: Consideration of Williamson Act Non-Renewal Appeal

County File Number: PLN 2015-00576 - Philomena, LLC

PROPOSAL

On September 10, 2018, the Agricultural Advisory Committee (AAC) heard the appeal of a County-initiated Notice of Non-Renewal for two parcels (081-040-010 and 081 250 010) located at 1570 La Honda Road, San Gregorio. The item was continued to allow the applicant to contact the Planning Department in order to submit the previously requested information required for compliance review. To date, the applicant has not contacted the Department nor have the required documents substantiating compliance with the Williamson Act been submitted. Since staff is unable to complete the compliance review, staff recommends denial of the appeal.

History

Pursuant to the California Land Conservation Act of 1965, a property owner may file a written protest (appeal) of a County initiated non-renewal. The property owner identified above has filed such a protest. In filing a written protest, a landowner has up to 3 years to substantiate compliance with the Williamson Act in order for the parcel to remain under contract. If evidence of compliance is submitted, the County may rescind the Notice of Non-Renewal for the appealed parcels.

The 3-year appeal period will end December 31, 2018 by which time the Board of Supervisors must make a determination to rescind the Notice of Non-renewal or allow the contract to expire.

If the appeal is upheld, the parcel may remain under contract. If the appeal is denied, the parcel will continue the non-renewal phase out process.

DECISION MAKER

Board of Supervisors

BACKGROUND

Report Prepared By: Melissa Ross

Applicant: David Cline

Owner: Philomena, LLC

Location: 1570 La Honda Road, San Gregorio

APN(s): 081-040-010 and 081-250-010

Parcel Size: 548.41 acres; 31.54 acres (579.95 combined)

Existing Zoning: Planned Agricultural District (PAD)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Environmental Evaluation: Not subject to the California Environmental Quality Act review pursuant to Section 15060; the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.

DISCUSSION

A. KEY ISSUES

As presented in the September 10, 2018 AAC Report:

Review of the appeal for compliance with the Williamson Act Program could not be completed because the applicant did not submit the required documents to substantiate compliance with the Program. Staff contacted the applicant on June 8 2018, requesting a site plan showing all development and agricultural operations and acreage, mapped prime agricultural lands, and proof of commercial agriculture (e.g., tenant lease agreements, Schedule F). Staff provided a deadline of August 6, 2018 by which time no documents were submitted.

B. STAFF EVALUATION

Staff recommends denial of the appeal since the applicant has not submitted documents substantiating compliance with the Program.

AAC RECOMMENDATION

Regarding the Non-Renewal Appeal, does the AAC recommend to the Board of Supervisors that the Notice of Non-Renewal be rescinded for the appealed parcels or that the contract be allowed to expire for the appealed parcels?

ATTACHMENTS

- A. Vicinity Map
- B. AAC staff report dated September 10, 2018 (Item 2 only).

MAR:ann: - MARCC0467_WNN.DOCX

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: November 19, 2018

TO: Agricultural Advisory Committee

FROM: Melissa Ross, Planning Staff, 650/599-1559

SUBJECT: Consideration of Williamson Act Non-Renewal Appeal

County File Number: PLN 2015-00576 - Philomena, LLC

PROPOSAL

On September 10, 2018, the Agricultural Advisory Committee (AAC) heard the appeal of a County-initiated Notice of Non-Renewal for two parcels (081-040-010 and 081 250 010) located at 1570 La Honda Road, San Gregorio. The item was continued to allow the applicant to contact the Planning Department in order to submit the previously requested information required for compliance review. To date, the applicant has not contacted the Department nor have the required documents substantiating compliance with the Williamson Act been submitted. Since staff is unable to complete the compliance review, staff recommends denial of the appeal.

History

Pursuant to the California Land Conservation Act of 1965, a property owner may file a written protest (appeal) of a County initiated non-renewal. The property owner identified above has filed such a protest. In filing a written protest, a landowner has up to 3 years to substantiate compliance with the Williamson Act in order for the parcel to remain under contract. If evidence of compliance is submitted, the County may rescind the Notice of Non-Renewal for the appealed parcels.

The 3-year appeal period will end December 31, 2018 by which time the Board of Supervisors must make a determination to rescind the Notice of Non-renewal or allow the contract to expire.

If the appeal is upheld, the parcel may remain under contract. If the appeal is denied, the parcel will continue the non-renewal phase out process.

DECISION MAKER

Board of Supervisors

ITEM 2

File No.: PLN 2015-00576
Owner: Philomena LLC
Location: 1570 La Honda Road, San Gregorio
Appealed APNs: 081-040-010 and 081-250-010

DISCUSSION

A. KEY ISSUES

Review of the appeal for compliance with the Williamson Act Program could not be completed because the applicant did not submit the required documents to substantiate compliance with the Program. Staff contacted the applicant on June 8, 2018, requesting a site plan showing all development and agricultural operations and acreage, mapped prime agricultural lands, and proof of commercial agriculture (e.g., tenant lease agreements, Schedule F). Staff provided a deadline of August 6, 2018 by which time no documents were submitted.

B. STAFF EVALUATION

Staff recommends denial of the appeal since the applicant has not submitted documents substantiating compliance with the Program.

AAC RECOMMENDATION

Regarding the Non-renewal Appeal, does the AAC recommend to the Board of Supervisors that the Notice of Non-renewal be rescinded for the appealed parcels or that the contract be allowed to expire for the appealed parcels?

ATTACHMENT

A. Vicinity Maps

MR:pac - MARCC0393_WPU.DOCX

ITEM 2

File No.: PLN 2015-00576
Owner: Philomena LLC
Location: 1570 La Honda Road, San Gregorio
Appealed APNs: 081-040-010 and 081-250-010

DISCUSSION

A. KEY ISSUES

Review of the appeal for compliance with the Williamson Act Program could not be completed because the applicant did not submit the required documents to substantiate compliance with the Program. Staff contacted the applicant on June 8, 2018, requesting a site plan showing all development and agricultural operations and acreage, mapped prime agricultural lands, and proof of commercial agriculture (e.g., tenant lease agreements, Schedule F). Staff provided a deadline of August 6, 2018 by which time no documents were submitted.

B. STAFF EVALUATION

Staff recommends denial of the appeal since the applicant has not submitted documents substantiating compliance with the Program.

AAC RECOMMENDATION

Regarding the Non-renewal Appeal, does the AAC recommend to the Board of Supervisors that the Notice of Non-renewal be rescinded for the appealed parcels or that the contract be allowed to expire for the appealed parcels?

ATTACHMENT

A. Vicinity Maps

MR:pac - MARCC0393_WPU.DOCX



County of San Mateo - Planning and Building Department

ATTACHMENT D

Young Williamson Act Contract Appeal

Appeal to have all qualifying parcels remain under the Williamson Act contract including:

081-130-020 - 6 acres
081-130-030 - 4 acres
081-140-010 - 283 acres
081-170-040 - 97 acres
081-170-050 - 53 acres
081-180-010 - 50 acres
Total acreage - 488 acres*

Timberland Preserve Zone parcel

081-150-040 - (254 acres) is currently zoned Timberland Preserve Zone and is excluded from the appeal per San Mateo County policy. However the cattle will have access to that acreage.

Improvements:

There are 5 existing houses on the property including the ranch manager home that existed prior to establishment of the Williamson Act contract.

There are numerous barns and sheds to support the decades old agricultural use of the property. Broken Arrow Ranch has been under continuous agricultural use since the establishment of the Williamson Act Contract in 1975.

The entire perimeter of the ranch is fenced and there are numerous cross fences to support the rotational cattle grazing operation. There are numerous water sources and storage throughout the acreage including El Corte Madera Creek, 2 ponds, springs, water tanks and numerous troughs throughout the property.

Utilization:

The cattle have access to all the acreage minus approximately 10 acres total.

* There were 5 acres excepted out of the original contract for the studios that are present on 081-170-050 .

The pre-existing house sites and barns cover approximate 10 acres.

The organic chicken egg operation on 081-170-040 utilizes approximately 1 acre.

There are 10 acres of irrigated pasture also located on parcel 081-170-040.

The total area utilized for cattle grazing and the organic chicken egg operation is approximately 478 acres.

The cattle have been on a rotational grazing operation and the numbers of cows, calves and bulls varies annually due to amount of grass, the price of beef and other factors.

Broken Arrow Ranch

Annual Agricultural Use 2013-2017

081-130-020, 081-130-030, 081-140-010, 081-150-040, 081-170-040, 081-170-050 & 081-180-010

2013 - previously reported

10 acres in irrigated pasture
80 cows / 50 calves & 4 bulls
250 certified organic laying hens

2014

10 acres in irrigated pasture
70 cows / calves and 3 bulls
200 +/- certified organic laying hens
490 acres total under Williamson Act Contract plus 254 acres - TPZ
10 acres allocated for houses and improvements

2015

10 acres in irrigated pasture
64 cows / calves and 2 bulls
200 +/- certified organic laying hens
490 acres total under Williamson Act Contract plus 254 acres - TPZ
10 acres allocated for houses and improvements

2016

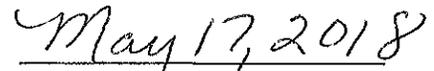
10 acres in irrigated pasture
68 cows / calves and 2 bulls
200 +/- certified organic laying hens
490 acres total under Williamson Act Contract plus 254 acres - TPZ
10 acres allocated for houses and improvements

2017

10 acres in irrigated pasture
66 cows / calves and 2 bulls
200 +/- certified organic laying hens
490 acres total under Williamson Act Contract plus 254 acres - TPZ
10 acres allocated for houses and improvements



Tom Pacheco, Ranch Manager


Date

Submittal requirements for Young Williamson Act Contact Appeal

1. A site plan to scale identifying all of the following:

Response – please see maps submitted

2. Grazing area with acreage and total head grazed

Response – The entire ranch holdings are available for cattle use minus the area excluded for the improvement area and roads. The total area devoted to agriculture is approximately 478 acres. This figure does not include the TPZ parcel (254 acres) even though the cattle have access to grazing and take shade in that acreage.**

The total head grazed this year is 65 pairs and are owned by the Youngs. No lease required.

| APN | Acreage | Improvements | Road | Total ag area |
|-------------|-----------|--------------|-----------|---------------|
| 081-130-020 | 6 acres | None | None | 6 acres |
| 081-130-030 | 4 acres | None | None | 4 acres |
| 081-140-010 | 283 acres | 5 acres | 1 acre | 277 acres |
| 081-170-040 | 92 acres* | 5 acres | 1 acre | 86 acres |
| 081-170-050 | 54 acres | 1 acre | .5 acre | 52.5 acres |
| 081-180-010 | 50 acres | None | 1 acre | 49 acres |
| Total | 489 acres | 11 acres | 3.5 acres | 474.5 acres |

*5 acre exception per contract

** 081-150-040 254 acres None TPZ zoning

3. Fencing

Response – The entire landholdings are surrounded by a perimeter fence. There is some exclusion fencing around the improvements that totals approximately 11 acres as noted above. There is cross fencing to allow for rotation grazing also on the ranch.

4. Water (wells, tanks, troughs) and septic systems

Response – The parcels are served by springs and the residences pre-existed the Williamson Act Contract. The septic systems are adjacent to the houses.

5. Buildings (residences, barns, farm labor housing, etc.) and square footage of each

Response – All residential buildings pre-existed the Williamson Act Contract and are taxed at the current improvement rate. No tax break on the improvements.

| APN | Acreage | Improvements | Square feet |
|-------------|-----------|--------------------------|-------------|
| 081-140-010 | 283 acres | Big White House | 2,898 |
| | | Workshop/garage | 1,500 |
| | | Red House | 991 |
| | | Little White house | 645 |
| | | Barns / shop / accessory | 5,642 |
| 081-170-040 | 92 acres | Caretaker house | 997 |
| | | Barn | 2,775 |
| | | Tack room | 165 |
| 081-170-050 | 54 acres | Main house | 7,300 |
| | | Garage & carport | 1,350 |
| | | Pool house | 460 |
| | | Sheds | 140 |

6. Watercourses/impoundments

Response – Please see map that shows El Corte Madera Creek, ponds and springs. The cattle have access to the creek, ponds and troughs throughout the property.

7. Roads and square footage/acreage

Response – All interior roads pre-existed WA contract. There are approximately 3.5 acres of interior roads on the property as noted above.

LEGEND

- B - Barn
- Shed/Shop
- H - House
- P - Pond
- W - Spring

