



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **251499**

Applicant: Swift Consulting Services, Ken Hart **Date:** 4/16/26
Owner: Kitayama Brothers **Agenda Item #:** 8
APN: 046-151-36, 046-151-37 **Time:** 1:30 p.m.
Address: 489 San Andreas Road

Project Description: Proposal to complete a lot line adjustment between two parcels zoned CA (Commercial Agricultural). Project includes a reconfiguration of the dividing boundary and a transfer of 45.49-acres from APN 046-151-36 to APN 046-151-37, resulting in an 85.97-acre and a 137.96-acre parcels. Project requires consideration of an Agricultural Viability Determination regarding whether the lot line adjustment adversely affects continued agricultural viability of the land.

Location: Properties are located on the west side of San Andreas Drive, approximately 1.5 miles north of the intersection of San Andreas Road and West Beach Street (489 San Andreas Road)

Permits Required: Agricultural Viability Determination

Staff Recommendation

Staff recommends your Commission:

- **CONSIDER** the impacts to agricultural viability resulting from boundary adjustment proposed under Application 251499; and
- **ACCEPT** the Agricultural Viability Determination that the lot line adjustment, as proposed under application 251499, will not adversely affect continued and/or future agricultural use of economically viable agricultural land.

Analysis and Discussion

The subject properties are located on the west side of San Andreas Road, approximately 0.5 miles north of the intersection of San Andreas Road and West Beach Road. APN 046-151-36 (Parcel A) is an approximately 131-acre, split zoned CA (Commercial Agricultural) and CA-P (Commercial Agricultural, Agricultural Preserve), and APN 046-151-37 (Parcel B) is 92-acres is zoned CA. Both properties are mapped Type 3 agricultural resource soil types, indicating prime agricultural land in the coastal zone.

The properties are developed for commercial agricultural use, with row crops established on the eastern portion (fronting San Andreas Road) and greenhouses and agricultural support buildings at the western portions. Collectively, the sites support approximately 1.8 million square feet of greenhouses in addition to more than 100,000 square feet of packing, cooling, and agricultural

office buildings.

The property owner, Kitayama Bros Inc, seeks approval for a lot line adjustment between the two parcels, establishing a north-south dividing boundary instead of the current east-west configuration. In establishing the new boundaries, approximately 45-acres would be transferred between the properties. The proposed boundaries would place all the vacant crop land on one, 137-acre parcel and all the greenhouses and associated support buildings on a second 86-acre parcel. The intent of the proposal is to allow the owner to sell the leasehold area used for row crops separate from the greenhouses and support buildings, which would continue to be leased and operated by the current owner.

Requirement for APAC Review

County Code section 13.10.317(B) prohibits a reduction in size of parcels with Type 1-3 agriculture resource soil types, *“unless it can be demonstrated that the proposed adjustment will not adversely affect the agricultural viability of agricultural land which is located on the subject parcels or on adjacent parcels”*.

SCCC 13.10.373 further requires that *“no parcel subject to General Plan designation as agriculture and agricultural resource may be reduced in size by a lot line adjustment, unless it can be demonstrated that the proposed adjustment will not adversely affect continued and/or future agricultural use of economically viable agricultural land which is located on the parcels which are the subject of the lot line adjustment, or adjacent to such parcels.”*

Therefore, Planning Staff request that your Commission consider the impacts of the proposed boundary adjustment on the agricultural viability of the project site. The decision by your Commission to accept or not accept the agricultural viability determination will be incorporated into the staff report for final consideration by the Zoning Administrator.

The applicant has submitted opinion (Exhibit A) that onsite operations would not be affected by the proposed lot line adjustment. Under the current operational model, the greenhouses are leased to several individual businesses, including herb growers, flower growing, packing, and shipping, and cannabis cultivation. The leasehold area supports organic vegetables and row crops, both currently and historically.

Project plans (Exhibit B) indicate that under the current configuration, water supply for each site is via wells located adjacent to San Andreas Road. Both have access to Pajaro Valley Water Management Agency (PVWMA) irrigation through a pipeline running beneath the parcels from north to south. The proposed boundary adjustment would redraw the boundaries to result in the row crop/leasehold parcel with two wells and the developed parcel with none, requiring water line easements to the existing well heads and for access to the PVWMA water supply.

Although the boundary adjustment would result in offices, structures, and areas otherwise associated with intensive human use located within 200-feet of agricultural resource soil types, no new development is proposed at the project site. Therefore, an agricultural buffer setback determination or setback reduction is not required.

General Plan and Zoning Consistency

Parcel A (APN 046-151-36) maintains an AG (Agricultural) General Plan designation and has split zoning: the western edge of the site is zoned CA-P (Commercial Agricultural, Agricultural Preserve) and the remaining portion of the site is zoned CA (Commercial Agricultural). Parcel B (APN 046-151-37) maintains an AG General Plan Designation and is zoned CA.

The land conservation contract (Exhibit C) was recorded in May 1970 and references two parcels, APNs 046-151-13 and 046-151-09. A review of the historic parcel maps from that period (Exhibit D) indicates that these parcels originally encompassed roughly 51 acres which have since been combined with the greater subject parcel. That area of land is still under contract and is presently developed with greenhouses. The proposed boundary adjustment would not redraw the boundary in a manner which would bisect, reduce, or otherwise result in splitting the 51 acres of land under contract between two parcels.

The project has been evaluated by CDI Staff as otherwise consistent with the policies regulating development on CA-zoned parcels. Except for water lines, the project does not require any physical change or development of the project site. The sites comply, before and after the proposed adjustment, with the maximum total combined development area (ten percent of the gross site area) for agricultural support uses, as required by SCCC 13.10.313.

Pursuant to SCCC 13.20.076, the lot line adjustment is exempt from Coastal Development Permit requirements, in that the project does not result in an increase in the number of building sites, buildable lots, legal lots of record or density of permitted development.

Recommendation

Staff recommends your Commission:

- **CONSIDER** the impacts to agricultural viability resulting from boundary adjustment proposed under Application 251499; and
- **ACCEPT** the determination that the lot line adjustment, as proposed under application 251499, will not adversely affect continued and/or future agricultural use of economically viable agricultural land.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

Report Prepared By: Evan Ditmars
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3227

Application #: 251499
APN: 046-151-36, 046-151-37
Owner: Kitayama Bros Inc

E-mail: evan.ditmars@santacruzcountyca.gov

Report Reviewed By: Sheila McDaniel
Principal Planner
Development Review

Exhibits

- A. Agricultural Viability Statement, prepared by Ken Hart, undated
- B. Project Plans, prepared by Mid Coast Engineers, dated Feb. 4, 2026
- C. Land Conservation Contract, recorded May 14, 1970
- D. Historic Parcel Map, Book 46 Page 15, Cancelled April 3, 1970
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information

Agricultural Viability of APN's 046-151-36 and 37

According to the Santa Cruz County Assessor's estimate, APN's 046-151-36 is approximately 131.46 acres in size, and 046-151-37 has an area of approximately 92,47 acres. Approximately 71 acres of parcel 36 are under cultivation with row crops, primarily strawberries and organic vegetables. The other 60 acres contain greenhouses, offices, and packing warehouses.

Purpose of the Proposed Lot Line Adjustment

The intent of the proposed Lot Line Adjustment is to place all the greenhouses, packing warehouses, and offices on one parcel, with the other parcel consisting exclusively of row crop land.

The greenhouses, which are currently located on both parcel 36 and parcel 37 are used as follows:

- Organic herbs (Jacobs Farm del Cabo)
- Continental Greens Company - the largest domestic floral producer - grows, cools, packs, and ships floral greens from the property throughout the United States.
- AAUW, a floral trucking company headquartered at the property, (Approximately 10,000 square feet shipping and office building) This company provides flower shipment services for remaining flower growers up and down the State of California. 481 San Andreas Road is the company's state headquarters.
- Port Watsonville LLC cultivates cannabis.

Placing all the greenhouses on one parcel will not affect their continued operation – they will continue to be used as they are today. This parcel will be the largest greenhouse parcel within the central California region. (1,800,000.00 square feet of greenhouses) . The parcel will also contain approximately 100,000 square feet of very important packing, cooling, and office buildings.

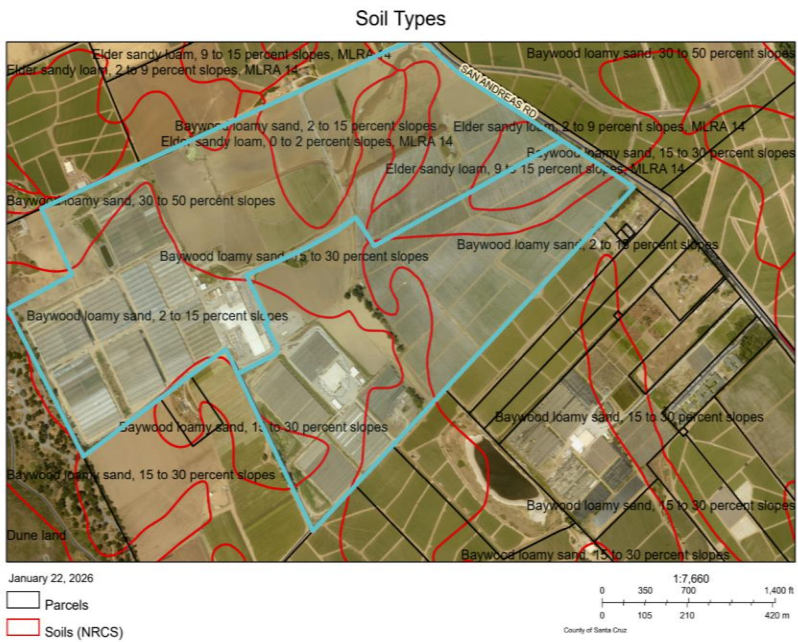
The vacant land parcel will continue to support both strawberry and mixed organic vegetables. Driscoll's, the current leaseholder, is in contract to purchase the property pending the approval of the Lot Line Adjustment. They will continue their existing operation to produce row crops on the "new" parcel. The size of the parcel, the quantity and quality of irrigation water, and the loamy sand soil makes this parcel one of the strongest production properties within our Pajaro Valley.

Soil Characteristics

Soil Types

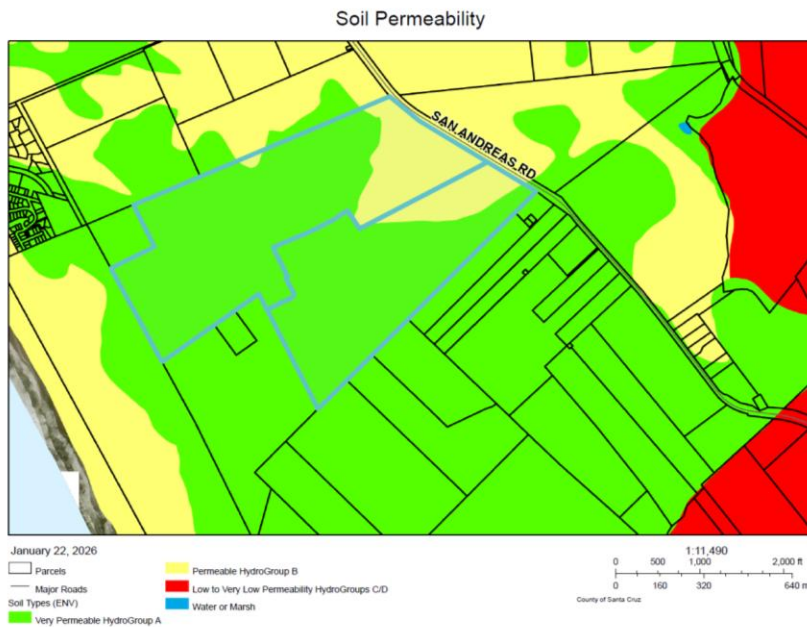
Most of the soils on the APN's 046-151-36 and 37 consist of Baywood loamy sand with slopes from 0 to 15%. According to the USDA/NRCS, areas with this soil are classified as prime

farmland. The County of Santa Cruz has designated the soils on the property as AG 3, viable agricultural land located within the Coastal Zone.



Soil Permeability

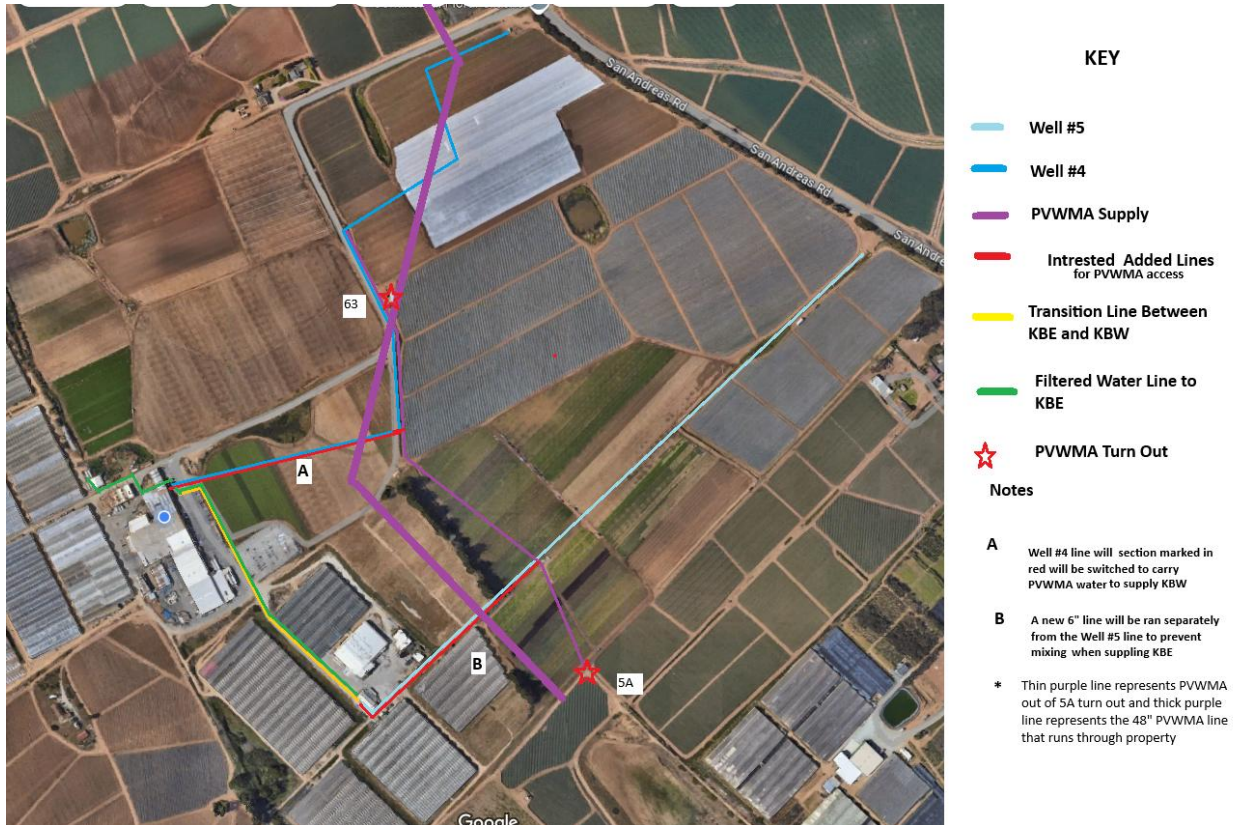
The majority of the soils on site are classified as Very Permeable (Hydro Group A) and the remainder are shown as being Permeable (Hydro Group B)



Water Supply

Exhibit A
Agricultural Viability Assessment
Application 251499

Water for the agricultural operations on the properties is provided by 2 onsite wells and from a turnout from the PVWMA Coastal Distribution Pipeline. The following is a map of the water sources and onsite distribution network. Construction of interties will ensure that both parcels have adequate water to continued agricultural operations.

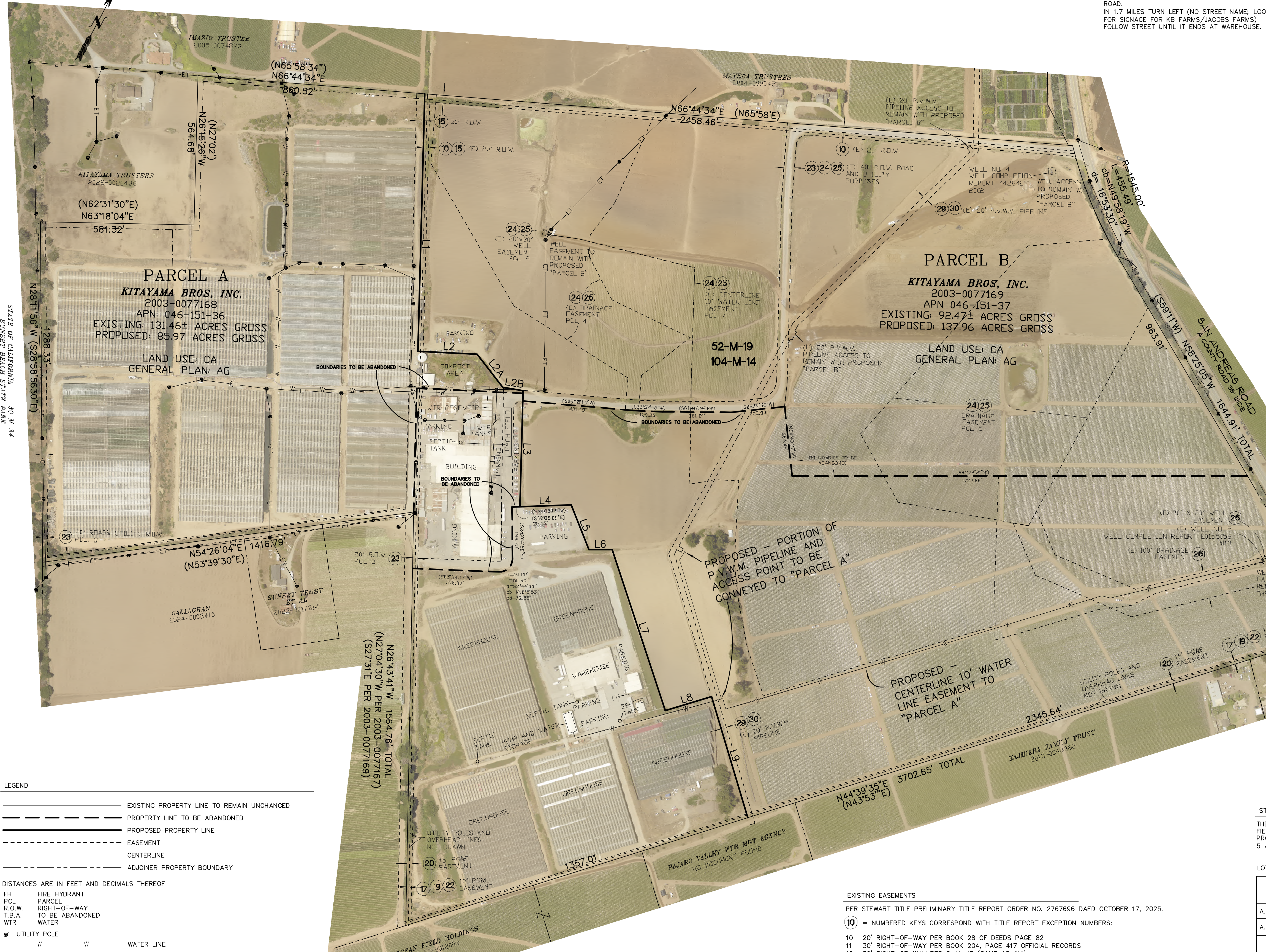
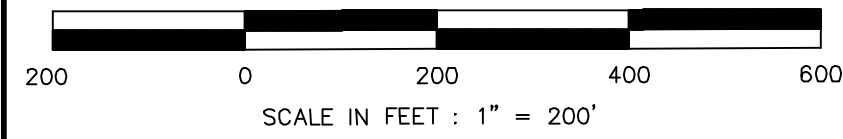


In summary, the proposed Lot Line Adjustment will not affect the continuation of agricultural operations on either of the newly configured parcels

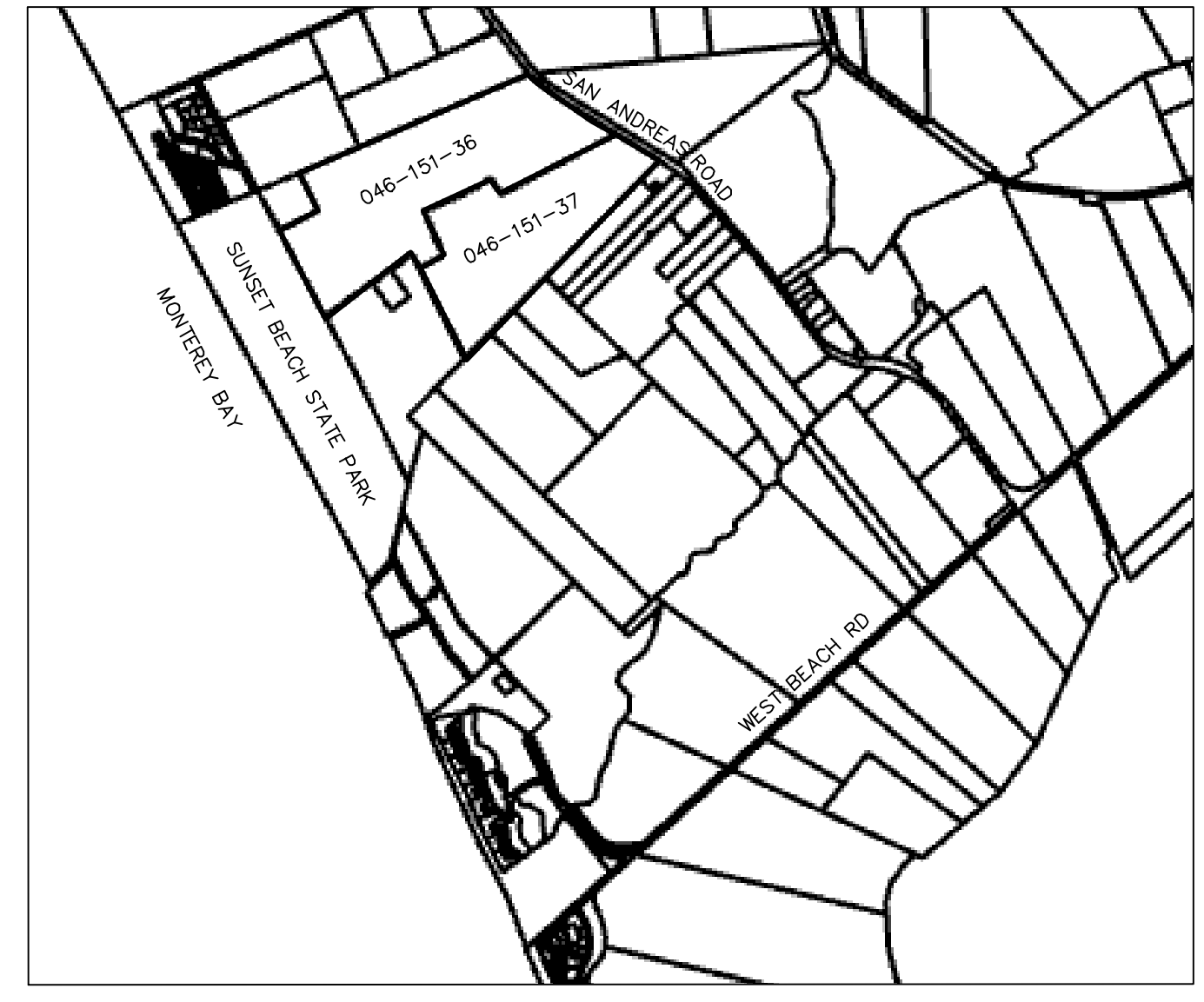
Attachment:

Proposed Lot Line Adjustment Map

Exhibit A
Agricultural Viability Assessment
Application 251499



DIRECTIONS FROM HIGHWAY CA-1:
 TAKE EXIT 425 FOR RIVERSIDE DRIVE/CA-129
 HEAD WEST ON RIVERSIDE DRIVE TO LEE ROAD
 TURN RIGHT ON LEE ROAD
 IN 0.2 MILES, TURN LEFT ONTO BEACH ROAD
 IN 1.4 MILES, TURN LEFT ONTO SAN ANDREAS ROAD.
 IN 1.7 MILES TURN LEFT (NO STREET NAME; LOOK FOR SIGNAGE FOR KB FARMS/JACOBS FARMS)
 FOLLOW STREET UNTIL IT ENDS AT WAREHOUSE.



VICINITY MAP
(NO SCALE)

PROPERTY DETAILS
 ZONING: CA
 GENERAL PLAN: AGRICULTURE
 CODE COMPLIANCE AREA: CGA-SOUTH COUNTY
 FEMA ZONE: "X" (PANEL 06087C0389F)
 FIRE DISTRICT: CSA48 SANTA CRUZ COUNTY FIRE
 SANITATION DISTRICT: CSA12 SEPTIC MAINTENANCE DISTRICT
 WATER: PAJARO VALLEY WATER MANAGEMENT AGENCY

OWNER INFORMATION
 KITAYAMA BROTHERS, INC.
 481 SAN ANDREAS RD, WATSONVILLE, CA 95076
 (831) 722-2912

ROBERT KITAYAMA
 KITAYAMA@KITAYAMABROTHERS.COM

LEGEND
 ——— EXISTING PROPERTY LINE TO REMAIN UNCHANGED
 - - - - - PROPERTY LINE TO BE ABANDONED
 - - - - - PROPOSED PROPERTY LINE
 - - - - - EASEMENT
 - - - - - CENTERLINE
 - - - - - ADJOINER PROPERTY BOUNDARY

DISTANCES ARE IN FEET AND DECIMALS THEREOF
 FH FIRE HYDRANT
 PCL PARCEL
 R.O.W. RIGHT-OF-WAY
 T.B.A. TO BE ABANDONED
 WTR WATER
 ● UTILITY POLE
 ——— WATER LINE
 ——— OVERHEAD ELECTRIC AND TELEPHONE

() DATA IN PARENTHESES IS RECORD DATE PER DEEDS 2003-0077168 & 2003-0077169

SURVEYOR NOTES
 1. HORIZONTAL DATUM IS NAD83 (2011) CGS ZONE 3, ESTABLISHED USING R.T.K. G.P.S. TECHNIQUES AND ACCESSED VIA THE NORTH AMERICA G.P.S. NETWORK.
 2. ALL BEARINGS REFERENCED TO GRID NORTH
 3. CONTOUR INTERVAL EQUALS 2.0' (SEE SHEET 2 - TOPOGRAPHY); CONTOURS PER SANTA CRUZ COUNTY G.I.S. (VERTICAL DATUM = NAVD83)
 4. SEPTIC AND EACH FIELD LOCATION IS APPROXIMATE.
 5. NO UNDERGROUND (USA) SURVEY WAS PERFORMED. ABOVE GROUND UTILITY LOCATIONS BASED ON VISIBLE EVIDENCE.

EXISTING EASEMENTS
 PER STEWART TITLE PRELIMINARY TITLE REPORT ORDER NO. 2767696 DAED OCTOBER 17, 2025.
 (10) = NUMBERED KEYS CORRESPOND WITH TITLE REPORT EXCEPTION NUMBERS:
 10 20' RIGHT-OF-WAY PER BOOK 28 OF DEEDS PAGE 82
 11 30' RIGHT-OF-WAY PER BOOK 204, PAGE 417 OFFICIAL RECORDS
 12 30' RIGHT-OF-WAY PER 8-M-47 (SAME AS #11)
 13 NOT-PLOTTABLE EASEMENT TO COAST GAS AND ELECTRIC 908 O.R. 615
 14 NOT-PLOTTABLE EASEMENT TO COAST GAS AND ELECTRIC 908 O.R. 615
 15 20' AND 30' RIGHT-OF-WAY PER 52-M-19 (20' SAME AS #10 AND 30' SAME AS #11/12)
 17 10' EASEMENT TO PG&E 2288 O.R. 194
 19 10' EASEMENT TO PG&E 4001 O.R. 877
 20 15' TO PG&E 4048 O.R. 681
 21 TEMP EASEMENT FOR WATER PIPELINE CONSTRUCTION P.V.W.M.A. NOT PLOTTED; DOC #2000-0029215
 22 PG&E EASEMENT DOC #2001-082247
 23 ROAD, UTILITIES, DRAINAGE, WELL; DOC #2003-002915
 24 ROAD, UTILITIES, DRAINAGE, WELL; DOC# 2003-0077167
 25 ROAD, UTILITIES, DRAINAGE, WELL; DOC# 2003-0077169
 26 EASEMENTS SHOWN ON 104-M-14
 29 P.V.W.M.A. PIPELINE DOC #2021-0005723
 30 P.V.W.M.A. PIPELINE DOC #2021-0005724
 33 DRAINAGE EASEMENT NOT PLOTTABLE; DOC #2023-0017272

NOTE: TITLE REPORT IS MISSING A REFERENCE TO DEED 2003-0077168, WHICH DESCRIBES A.P.N. 046-151-06)

STATEMENT OF PURPOSE
 THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO SEPARATE AGRICULTURAL AREAS FROM DEVELOPED LANDS. NO NEW DEVELOPMENT OR ZONING CHANGES PROPOSED. THIS LLA CONTAINS TWO PROPOSED EASEMENTS RELATED TO WELL NO. 5 AND THE P.V.W.M.A. PIPELINE, FOR THE BENEFIT OF NEWLY CREATED "PARCEL A".

LOT LINE ADJUSTMENT SUMMARY (GROSS ACREAGE)

A.P.N.	EXISTING	LLA AREA 1	LLA AREA 2	DIFFERENCE	RESULTING LOT SIZE
A.P.N. 046-151-36	131.46± ACRES	+29.8 ACRES	-75.29 ACRES	-45.49 ACRES	85.97 ACRES
A.P.N. 046-151-37	92.47± ACRES	-29.8 ACRES	+75.29 ACRES	+45.49 ACRES	137.96 ACRES
TOTAL	223.93± ACRES				223.93± ACRES TOTAL

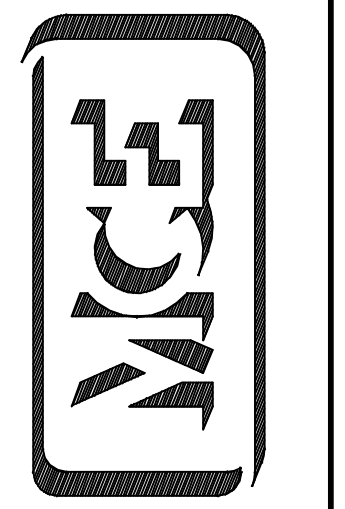
LINE COURSES - PROPOSED BOUNDARY LINES

NUM	BEARING	DISTANCE
L1	N62°16'36"W	974.54'
L2	N64°55'01"E	224.27'
L2A	S65°28'42"E	158.61'
L2B	N71°23'10"E	78.01'
L3	N26°18'11"W	439.49'
L4	N59°34'43"E	194.19'
L5	N49°20'26"W	181.97'
L6	N62°09'55"E	88.50'
L7	N46°06'01"W	641.31'
L8	N45°10'28"E	182.54'
L9	N44°28'33"W	478.60'

Exhibit B
 Lot Line Adjustment Map
 Application 251499



MID COAST ENGINEERS
 CIVIL ENGINEERS AND LAND SURVEYORS
 373 BLOHM AVENUE, AROMAS CALIFORNIA | (831) 724-2580



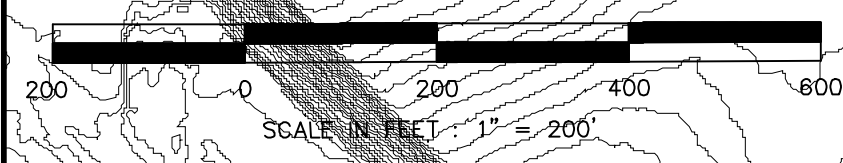
PLANNING MAP - LOT LINE ADJUSTMENT
 KITAYAMA BROTHERS, INC.
 SITUATE IN THE SAN ANDREAS RANCHO
 SANTA CRUZ COUNTY CALIFORNIA

A.P.N. 046-151-36 & 046-151-37
 SAN ANDREAS ROAD, WATSONVILLE
 SANTA CRUZ COUNTY CALIFORNIA

SCALE 1" = 200'
 DATE: NOV 21 2025
 REVISED: FEB 4 2026

DRAWN BY: AB
 REVIEWED BY: JSN
 JOB NO.: 25122

SHEET
 1
 OF 2 SHEETS



KITAYAMA BROS., INC.
 2003-0077169
 APN: 046-151-36
 131.46± ACRES GROSS
 LAND USE: CA
 GENERAL PLAN: AG

KITAYAMA BROS., INC.
 2003-0077169
 APN: 046-151-37
 92.47± ACRES GROSS
 LAND USE: CA
 GENERAL PLAN: AG

SAN ANDREAS ROAD
 SAN CRUZ COUNTY ROAD 50

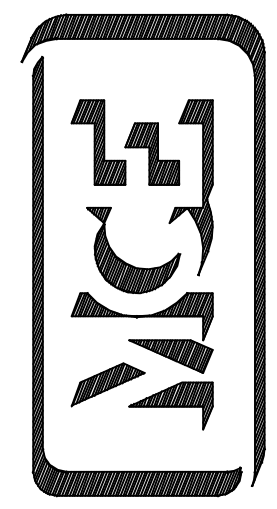
LEGEND

————— EXISTING PROPERTY LINE TO REMAIN UNCHANGED
 - - - - - PROPERTY LINE TO BE ABANDONED
 _____ PROPOSED BOUNDARY

CONTOUR INTERVAL EQUALS 2.0'
 CONTOURS PER SANTA CRUZ COUNTY G.I.S.
 DISTANCES ARE IN FEET AND DECIMALS THEREOF



MID COAST ENGINEERS
 CIVIL ENGINEERS AND LAND SURVEYORS
 373 BLOHM AVENUE, AROHAS CALIFORNIA | (831) 724-2580



TOPOGRAPHY
 KITAYAMA BROTHERS, INC.
 SITUATE IN THE SAN ANDREAS RANCHO
 SANTA CRUZ COUNTY CALIFORNIA
 A.P.N. 046-151-36 & 046-151-37
 SAN ANDREAS ROAD, WATSONVILLE
 SANTA CRUZ COUNTY CALIFORNIA

SCALE 1" = 200'
 DATE: NOV 21 2025
 REVISED:
 DRAWN BY: AB
 REVIEWED BY: JSN
 JOB NO.: 25122

SHEET
 2
 OF 2 SHEETS

Exhibit B
 Lot Line Adjustment Map
 Application 251499

Return to Co. Councils Office

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DH

12523

012523
BOOK 2018 PAGE 308

OFFICE OF RECORDS
SANTA CRUZ COUNTY
TOM M. BORDEN
REORDER
MAY 15 4 04 PM '70
RECORDED AT REQUEST OF
Santa Cruz County Counsel

LAND CONSERVATION
CONTRACT

THIS CONTRACT, made and entered into this 14th day of May, 19 70, by and between GREENLEAF WHOLESALE FLORISTS, INC., hereinafter referred to as "Owner," and the County of Santa Cruz, a political subdivision of the State of California, hereinafter referred to as "County,"

W I T N E S S E T H :

WHEREAS, Owner is the owner of certain real property in the County of Santa Cruz, which property is presently devoted to agricultural use and is described in Exhibit "A" attached hereto; and

WHEREAS, said property is located in an agricultural preserve heretofore established by County; and

WHEREAS, both Owner and County desire to limit the use of said property to agricultural uses and those compatible uses allowed in the Agricultural Preserve (A-P) Zone, in order to discourage premature and unnecessary conversion of such land to urban use, recognizing that such land has substantial public value as open space and that the preservation of such land in agricultural production constitutes an important physical, social, esthetic, and economic asset to County; and

WHEREAS, the parties have determined that the highest and best use of such land during the life of this contract, or any renewal thereof, is for agricultural purposes:

NOW, THEREFORE, the parties, in consideration of the mutual covenants and conditions set forth herein and the substantial public benefits to be derived therefrom do hereby agree as follows:

1. The within contract is made and entered into pursuant to the California Land Conservation Act of 1965.

2. During the term of this contract the above-described land shall be used for the commercial production of agricultural commodities and/or those compatible uses allowed in the Agricultural Preserve (A-P) Zone of the County Zoning Ordinance. No structures shall be erected upon said land except such structures as may be incidental to and compatible with such uses.

3. In consideration of the execution hereof by Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize any uses, other than those permitted by the County Zoning Ordinance in the Agricultural Preserve (A-P) Zone, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said Agricultural Preserve to omit lands not subject to a contract or to include additional lands.

4. In consideration of the execution hereof by County, Owner agrees to restrict his property to those uses authorized in the Agricultural Preserve (A-P) Zone. Owner further agrees that he will not convey any part of the above described property unless any parcel proposed to be conveyed complies in all respects with the provisions of the Agricultural Preserve (A-P) Zone.

5. In the event that an action in eminent domain for the condemnation of any land described herein is hereafter filed by any public agency, or when such land is acquired in lieu of eminent domain for a public improvement, this contract shall be deemed null and void as of the date the action is filed as to the land actually being condemned or so acquired for the purposes of establishing the value of such land. Upon the termination of such a proceeding, this contract shall be null and void for all land actually taken or acquired. This contract shall remain in effect as to any portion of the above-described land which is not so actually condemned or taken.

6. This contract shall be effective commencing on the 14th day of May, 1970, and shall remain in effect for a period of ten (10) years therefrom.

This contract shall be automatically renewed at the end of each year for an additional one (1) year period, thus maintaining the term of the contract at ten (10) years, unless notice of non-renewal is given as provided below.

7. Either party hereto may cause this contract to expire at the end of nine years from the next renewal date by serving a written notice of non-renewal on the other party at least ninety (90) days prior to such renewal date, if Owner is serving notice, and sixty (60) days prior to such renewal date if the County is serving notice.

8. Owner shall not receive any payment from County in consideration of the obligations imposed hereunder, it being recognized and agreed that the consideration for the execution of this contract is the substantial public benefit to be derived therefrom and the advantage which will accrue to Owner in the event of any reduction in the assessed value of said property due to the imposition of the limitations on its use contained herein.

9. The within contract shall run with the land described herein and shall be binding upon the heirs, successors, and assignees of the parties hereto.

10. This contract may not be cancelled except upon a petition by the Owner to the Board of Supervisors of County and provided that such board, after a public hearing held in accordance with the provisions of Section 51284 of the Government Code, finds:

(1) That the cancellation is not inconsistent with the purposes of the California Land Conservation Act of 1965; and

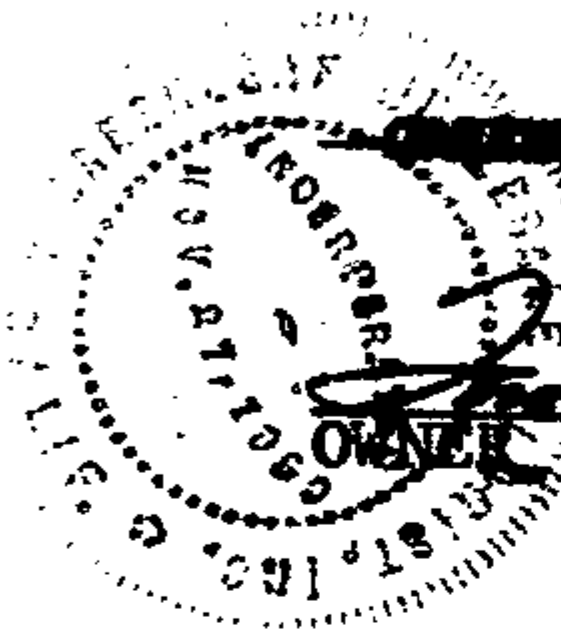
(b) That cancellation is in the public interest.

Upon any such cancellation, the landowner shall pay to County an amount equal to fifty per cent (50%) of the cancellation

valuation of the property as determined pursuant to Section 51283 of the Government Code, provided the Board of Supervisors of County may waive or defer such payment or any portion thereof pursuant to said section.

IN WITNESS WHEREOF, the parties hereto have executed the within contract the day and year first above written.

~~GREENLEAF WHOLESALE FLORISTS, INC.~~ COUNTY OF SANTA CRUZ



[Signature]
OWNER
Tom Kitayama, Pres.

By [Signature]
Chairman, Board of Supervisors

[Signature]
Ted Kitayama, Sec.

Seal
[Signature]
Elmer R. Lico

[Signature]
LICO & GRECO, a PARTNERSHIP

[Signature]
Mary Lico

[Signature]
Joseph K. Lico

[Signature]
Lena Lico

[Signature]
Sarah Lico

[Signature]
Anne Greco

[Signature]
Retta Donaghu



State of California

County of Alameda

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ACKNOWLEDGMENT-General

On this 8th day of April A. D. 1970 before me, Mary M. Blacketter a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Tom Kitayama and Kee Kitayama

Mary M. Blacketter

Notary Public Alameda County State of California My Commission Exp. Aug. 15 1972

known to me to be the persons whose names are subscribed to the within Instrument, and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

Mary M. Blacketter Notary Public in and for said County and State of California

My Commission Expires August 15, 1972

Form GA - Sam Hopkins Legal Forms Printing Service, 2328 Fruitvale Ave., Oakland, Calif.

State of California

County of SANTA CRUZ

ACKNOWLEDGMENT-General

On this 13th day of May A. D. 1970 before me, Mary Pilo a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared ELMER R. LICO, MARY LICO, JOSEPH A. LICO, LENA LICO, SARAH LICO, and ANNE GRECO

known to me to be the person whose name is subscribed to the within Instrument, and acknowledged to me that he executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.

Mary Pilo Notary Public in and for said County and State of California October 16, 1970.

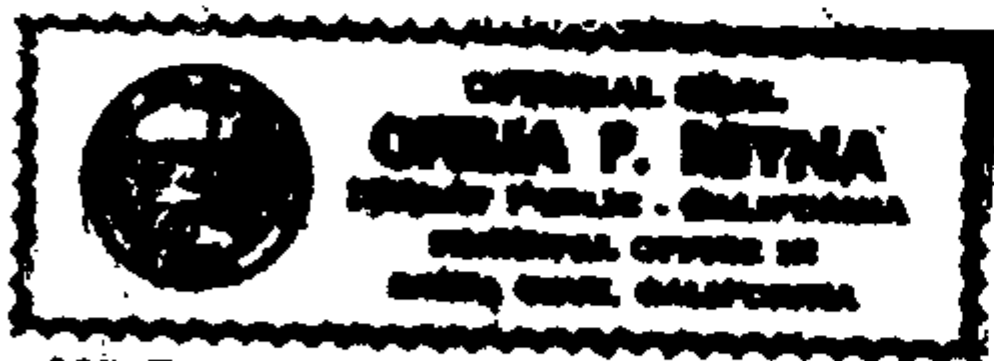
My Commission Expires

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ) ss.

On this 15th day of May, in the year 1970, before me, OFELIA P. REYNA, a Notary Public in and for said County and State, personally appeared TED KITAYAMA, known to me to be the secretary of the corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to a resolution of its board of directors.

Notary Public in and for said County and State.

My Commission Expires: October 30, 1970



STATE OF CALIFORNIA,

County of Santa Clara

On this 9th day of May in the year one thousand nine hundred and Seventy before me, Audrey Lacy a Notary Public, State of California, duly commissioned and sworn, personally appeared Rette Donaghu

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Santa Clara County of the day and year in this certificate first above written.

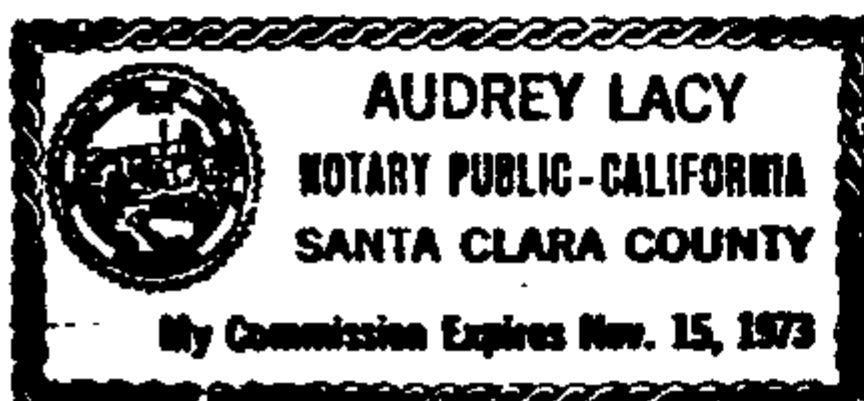


Exhibit C Land Conservation Contract Application 251499

Audrey Lacy Notary Public, State of California.

BOOK 2018 PAGE 313

EXHIBIT A

Parcel 1

COMMENCING at the point of intersection of the Southerly line of land of Leslie A. Kester, with the Easterly line of land of the State of California, as described in Deed recorded in Volume 211, page 12, Official Records of Santa Cruz County; thence running along the Easterly line of land of the State of California, South $29^{\circ} 10'$ East 1899.6 feet to its intersection with the Northwesterly line of land of Santa Cruz Land Title Company; thence along said last mentioned line North $53^{\circ} 45'$ East 164 feet to its intersection with the Westerly line of land of Emma L. Kuhlitz et al; thence along said last mentioned line North $27^{\circ} 45'$ West 1862.7 feet to said Southerly line of land of Kester; and thence along said last mentioned line South $65^{\circ} 45'$ West 208 feet to the point of beginning.

TOGETHER WITH a Right of Way for road purposes of the uniform width of 30 feet, 15 feet on each side of a center line described as follows:

BEGINNING at the Southeasterly corner of the land described in Deed from Mary L. McLean, Amelia Gates and Emma L. Kuhlitz to Santa Cruz Land Title Company, a corporation, dated February 5, 1931, recorded August 8, 1931 in Volume 204, page 418, Official Records of Santa Cruz County, and running thence North $53^{\circ} 45'$ East 19 chains to the Westerly line of the 30 foot road, as shown upon a map of Hales Subdivision of Lot 24 of the San Andreas Rancho.

Assessor's Parcel No. 46-151-13

Parcel 2

BEGINNING at the Southwest corner of land of A. Hughes and the Southeast corner of land formerly of James Leonard; thence South $27 \frac{3}{4}^{\circ}$ East along the West boundary of land of Wm. Sullivan, 23.89 chains to the land of Manuel Silvia; thence South $53\text{-}3/4^{\circ}$ West 38.70 chains to the Bay of Monterey; thence along the Bay of Monterey, 31 chains to land formerly of James Leonard; thence North $65\text{-}3/4^{\circ}$ East along the Southern line of said James Leonard's land to the place of beginning.

CONTAINING 110 acres and being known as Lot No. 2 of Hale's Subdivision of Lot 24 of the Rancho San Andreas; and being the same land conveyed to Antonio I. Terra, by Edward Leonard, by deed dated September 19, 1892.

RESERVING AND EXCEPTING therefrom 58 acres, more or less, as conveyed by Mary L. McLean, et al., to Santa Cruz Land Title Company, a corporation, by deed dated February 5, 1931, and recorded August 8, 1931, in Volume 204 of Official Records, at page 418, Santa Cruz County Records.

Including therein a free and unencumbered right of way forty feet in width over and across the lands of grantor from State Park Road to the lands herein conveyed, with the centerline thereof extending along the centerline of the existing roadway leading from said road to the lands herein conveyed.

Assessor's Parcel No. 46-151-9

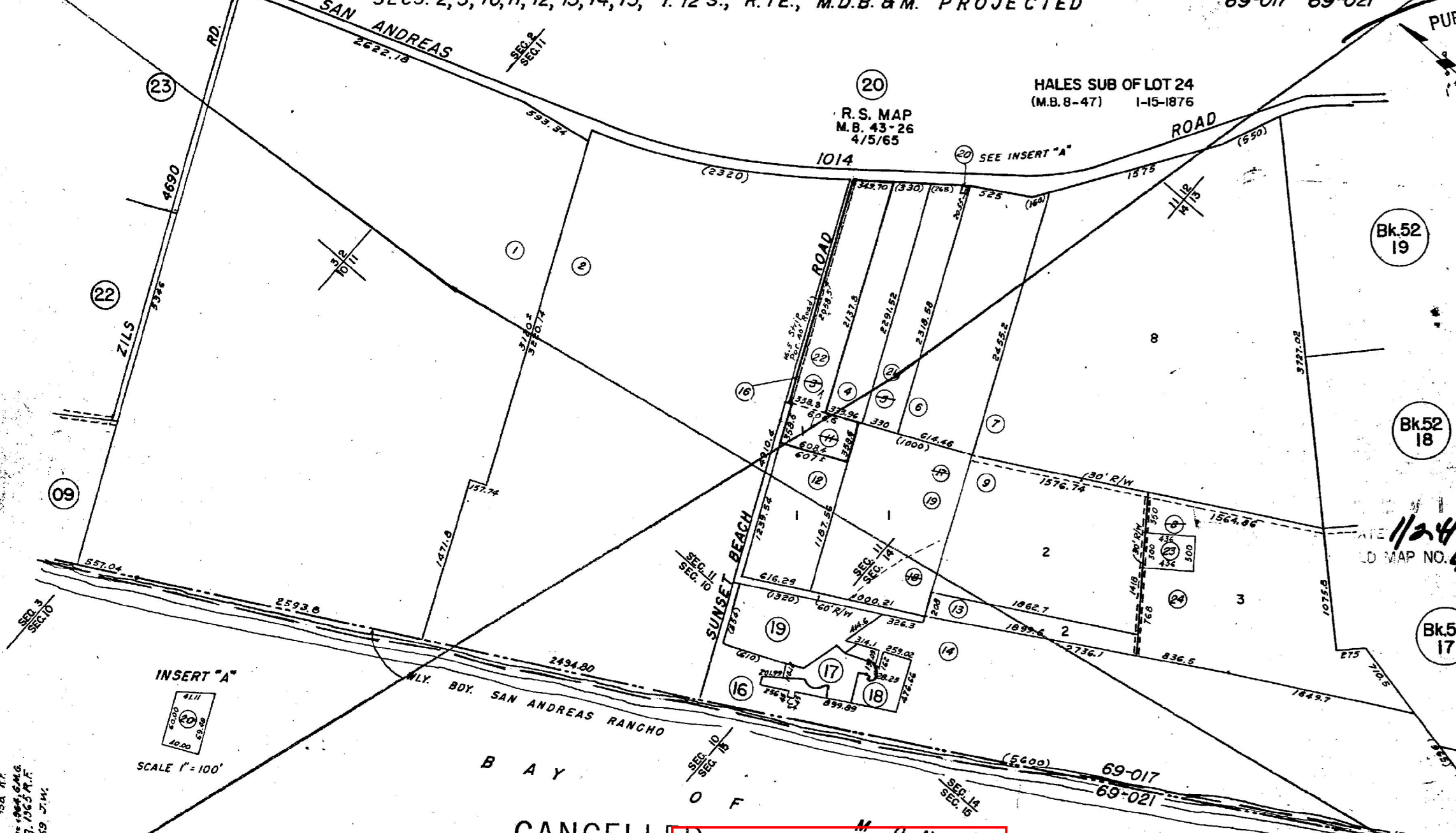
POR. SAN ANDREAS RANCHO

SECS. 2, 3, 10, 11, 12, 13, 14, 15, T. 12 S., R. 1 E., M.D.B. & M. PROJECTED

Tax Area Code
69-017 69-021

46-15

PUBLIC



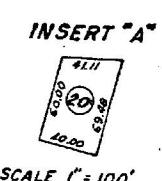
Bk.52
19

Bk.52
18

Bk.52
17

Bk.52
13

Bk.5
12



Revised 11-158 R.F.
Revised June 1964 G.M.G.
Revised Aug. 1965 R.F.
Rev. 1-24-69 J.M.

CANCELLED

DATE 4-3-70
NEW MAP NO. 46-15

Exhibit D
Historic Parcel Map
Application 251499

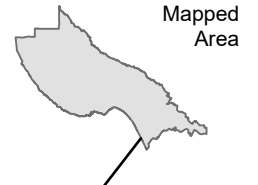
Note - Assessor's Parcel Block & Lot Numbers Shown in Circles

Assessor's Map No. 46-15
County of Santa Cruz, Calif.
June 1951



Santa Cruz County Planning Department

Parcel Location Map

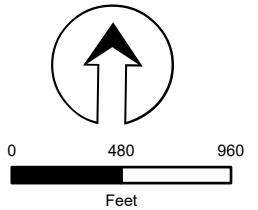


Parcel: 04615136

Subject Parcel

Map printed: 8 Apr. 2026

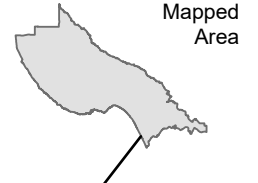
Exhibit E
Location, General Plan, and
Zoning Map
Application 251499





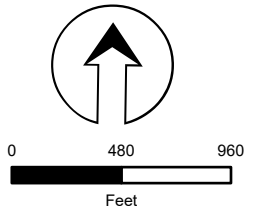
Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel

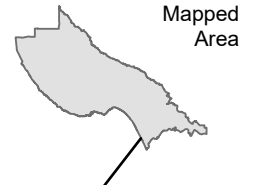
**Exhibit E
Location, General Plan, and
Zoning Map
Application 251499**





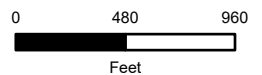
Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel

Exhibit E
Location, General Plan, and
Zoning Map
Application 251499



Parcel Information

Services Information

Urban/Rural Services Line: ___ Inside X Outside
Water Supply: Private Well and PVWMA
Sewage Disposal: Septic
Fire District: Pajaro Fire Protection District
Drainage District: N/A

Parcel Information

Parcel Size: 131 and 92 acres
Existing Land Use - Parcel: Commercial Agricultural
Existing Land Use - Surrounding: Commercial Agricultural, Single-family residential, Parks/Open Space
Project Access: Via San Andreas Road
Planning Area: San Andreas
Land Use Designation: AG (Agriculture)
Zone District: CA, CA-P (Commercial Agriculture, Commercial Agriculture Preserve)
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. ___ Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped Scenic Resource
Archeology: Not mapped/no physical evidence on site