



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

February 8, 2008

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Agenda Date: March 12, 2008
APN: 093-023-10 & 093-112-18
Application: 07-0428
Item #: 15
Time: After 9 AM

Subject: A public hearing to consider a proposal to rezone two contiguous lots of record from the Special Use (SU) zone district to the Timber Production (TP) zone district.

Members of the Commission:

On August 14, 2007, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone a 10.8 acre parcel and a 19.2 acre parcel from the Special Use (SU) zone district to the Timber Production (TP) designation. The uses on the property consist of 1 single family dwelling (APN: 093-023-10) and vacant rural acreage (APN: 093-112-18).

Background

This project qualifies for a rezoning under California Government Code Section 51113. This section allows a property owner to petition the County to rezone land to the TP zone. The requirements for this type of rezoning are listed in Government Code section 51113(c)1. The County may not place any additional requirements on this petition to rezone the property to TP. County Code Section 13.10.375(c) – “Zoning to the TP District” implements Government Code section 51113 and specifies the six criteria which must be met in order to rezone to TP.

1 c) On or before March 1, 1977, the board or council by ordinance shall adopt a list of criteria required to be met by parcels being considered for zoning as timberland production under this section. The criteria shall not impose any requirements in addition to those listed in this subdivision and in subdivision (d). The following shall be included in the criteria:

- (1) A map shall be prepared showing the legal description or the assessor's parcel number of the property desired to be zoned.
- (2) A plan for forest management shall be prepared or approved as to content, for the property by a registered professional forester. The plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the plan.
- (3) (A) The parcel shall currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the forest practice rules adopted by the State Board of Forestry and Fire Protection for the district in which the parcel is located, or the owner shall sign an agreement with the board or council to meet those stocking standards and forest practice rules by the fifth anniversary of the signing of the agreement. If the parcel is subsequently zoned as timberland production under subdivision (a), failure to meet the stocking standards and forest practice rules within this time period provides the board or council with a ground for rezoning of the parcel pursuant to Section 51121.
- (B) Upon the fifth anniversary of the signing of an agreement, the board shall determine whether the parcel meets the timber stocking standards in effect on the date that the agreement was signed.

Notwithstanding the provisions of Article 4 (commencing with Section 51130), if the parcel fails to meet the timber stocking standards, the board or council shall immediately rezone the parcel and specify a new zone for the parcel, which is in conformance with the county general plan and whose primary use is other than timberland.

- (4) The parcel shall be timberland, as defined in subdivision (f) of Section 51104.
- (5) The parcel shall be in compliance with the compatible use ordinance adopted by the board or council pursuant to Section 51111.
- (d) The criteria required by subdivision (c) may also include any or all of the following:
 - (1) The land area concerned shall be in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code, and shall be comprised of single or contiguous parcels of a certain number of acres, not to exceed 80 acres.
 - (2) The land shall be a certain site quality class or higher under Section 434 of the Revenue and Taxation Code, except that the parcel shall not be required to be of the two highest site quality classes.

In accordance with County Code Section 13.10.375(c), the project meets the following six criteria for rezoning to Timber Production:

1. A map has been submitted with the legal description or assessor's parcel number of the property to be rezoned.
2. A Timber Management Plan, undated, prepared by a registered professional forester has been submitted for the property (Exhibit E).
3. The parcel currently meets the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the Forest Practice Rules for the district in which the parcel is located (see Exhibit E).
4. The parcel is timberland, as the entire parcel is capable of producing a minimum of 15 cubic feet of timber per acre annually and is almost entirely located within a mapped Timber Resource area.
5. The uses on the parcel are in compliance with the Timber Production Zone uses set forth in Section 13.10.372.
6. The land area to be rezoned is in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code, and is comprised of at least five acres in area.

This project qualifies for a statutory exemption (Exhibit D) in accordance with the California Environmental Quality Act and the County Environmental Review Guidelines (Article 17, Section 1703).

Conclusion

All of the criteria have been met for rezoning this parcel to the Timber Production zoning designation. All required findings can be made to approve this application and the rezoning is consistent with the General Plan policies and land use designations.

Recommendation


Staff recommends that your Commission adopt the attached Resolution (Exhibit A), sending a recommendation to the Board of Supervisors for approval of Application No. 07-0428 based on the attached findings (Exhibit B).

EXHIBITS

- A. Planning Commission Resolution, with Ordinance/ Findings
- B. APN Map
- C. Location, Current Zoning and General Plan Designation Maps
- D. Notice of Exemption from CEQA
- E. Timber Management Plan by Joseph Culver, dated July 31, 2007.

Maria Porcila Perez
Project Planner
Development Review

Reviewed By:


Mark Deming
Assistant Planning Director

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS
ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No. 07-0428, involving property located on the East side of Glenwood Drive about 350 feet north of the intersection with Creek Drive (24650 Glenwood Drive), and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing property from the Special Use (SU) zone district to the Timber Production zone district.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning as contained in the Report to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2007, by the following vote:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Chairperson

ATTEST: _____
MARK DEMING, Secretary

APPROVED AS TO FORM:



COUNTY COUNSEL

ORDINANCE NO. _____

**ORDINANCE AMENDING CHAPTER 13
OF THE SANTA CRUZ COUNTY CODE
CHANGING FROM ONE ZONE DISTRICT TO ANOTHER**

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the timber resource property located on the east side of Glenwood Drive about 350 feet north of the intersection with Creek Drive (24650 Glenwood Drive); finds that the zoning to be established herein is consistent with all elements of the Santa Cruz County General Plan and the Santa Cruz County Code, as modified by the *Big Creek* decision; and finds and certifies that the project is subject to a statutory exemption under the California Environmental Quality Act.

SECTION II

The Board of Supervisors hereby adopts the Zoning Plan Amendment as described in Section III, and adopts the findings in support thereof without modification as set forth below:

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
2. The proposed zone district is appropriate for the level of utilities and community services available to the land; and
3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; and
4. The property meets the requirements of Government Code section 51113 or 51113.5 and County Code Section 13.10.375(c).

SECTION III

Chapter 13.10 - Zoning Regulations of the Santa Cruz County Code is hereby amended by amending Section 13.10.210 - Zoning Plan to change the following properties from the existing zone district to the new zone district as follows:

<u>Assessor's Parcel Number</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
093-023-10	Special Use (SU)	TP
093-112-18		

SECTION IV

This ordinance shall take effect on the 31st day after the date of final passage.

PASSED AND ADOPTED THIS _____ day of _____ 2007, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

Chairman of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:

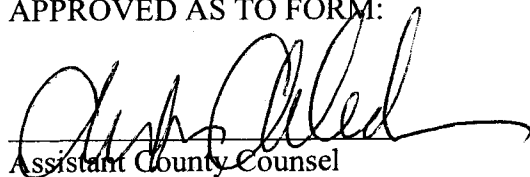

Assistant County Counsel

Exhibit: Rezoning Map

DISTRIBUTION: County Counsel
Planning
Assessor
County

GIS

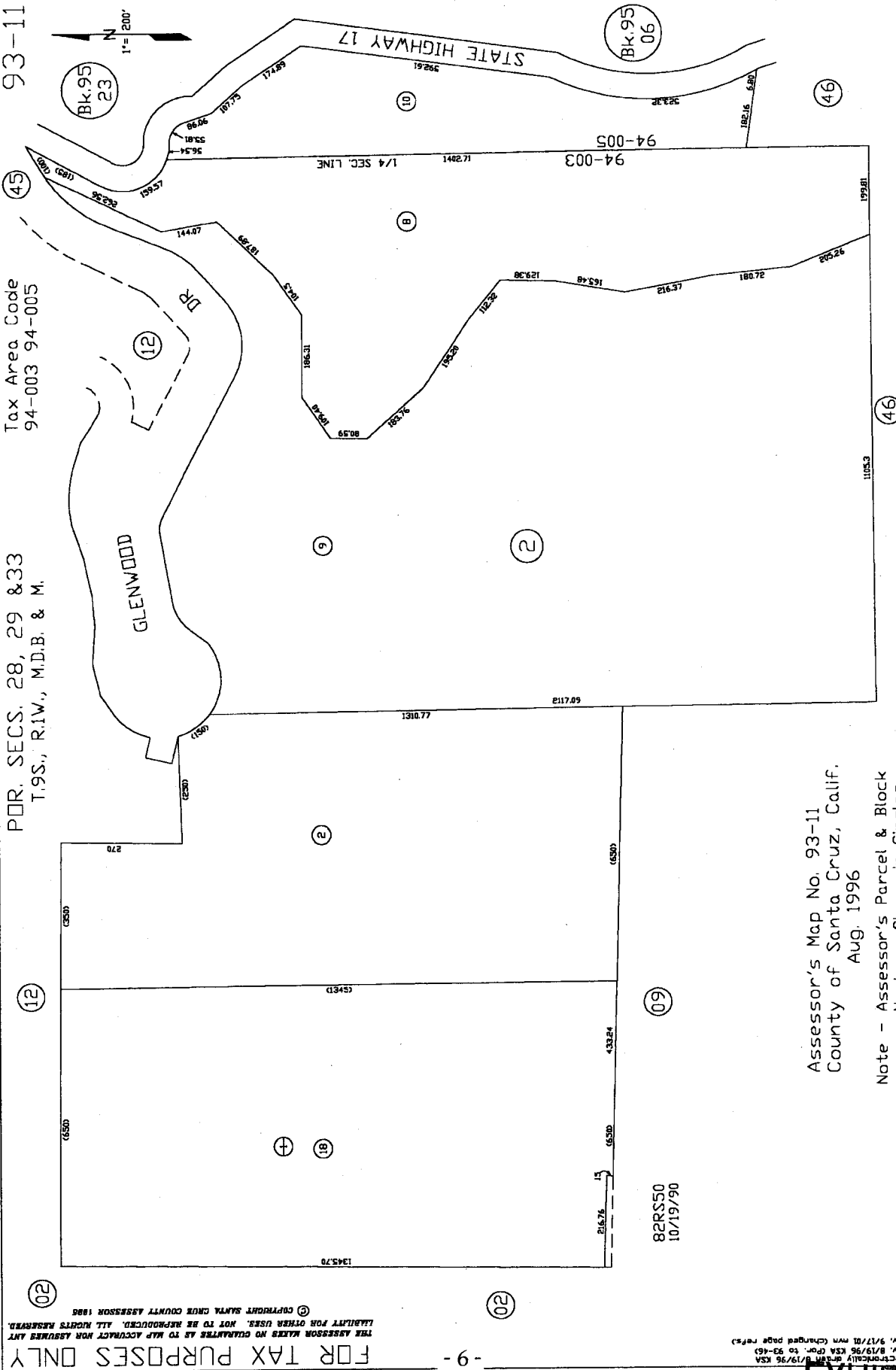


EXHIBIT B

FOR TAX PURPOSES ONLY

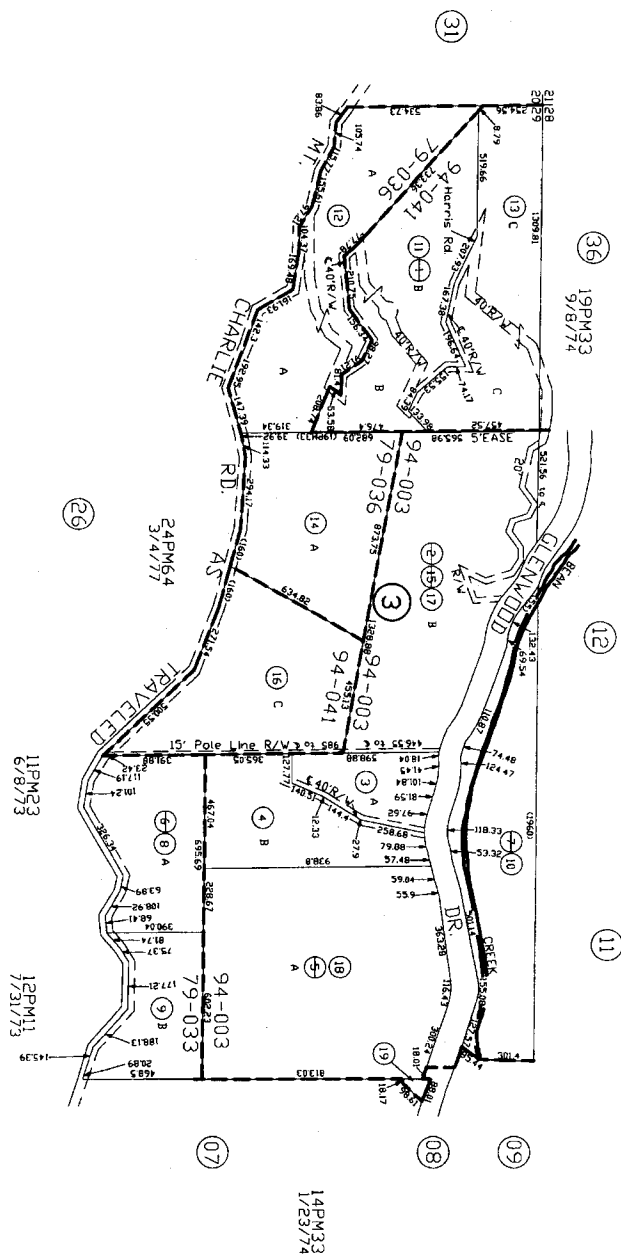
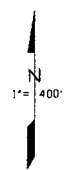
THE ASSessor's MAPS ARE GUARANTEED AS TO ACCURACY AND ASSURES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

FOR SEC. 29,
T.9S., R.1W., M.D.B. & M.

Tax Area Code
79-036 94-003
94-041

93-02



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

Assessor's Map No. 93-02
County of Santa Cruz, Calif
April, 1997





Electronically drawn 4/9/97 rw
Rev. 3/10/98 (S. TCA added)
Rev. 6/10/98 (S. TCA added)
Rev. 7/17/98 (S. TCA added)
Rev. 7/17/98 (S. TCA added)
Rev. 7/17/98 (S. TCA added)

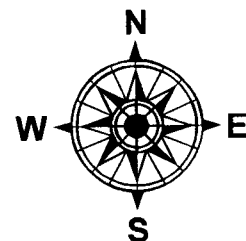


Location Map



LEGEND

-  APN: 093-023-10
-  APN: 093-112-18
-  Streets
-  Assessors Parcels



Map created by
County of Santa Cruz
Planning Department
August 2007









EXHIBIT C

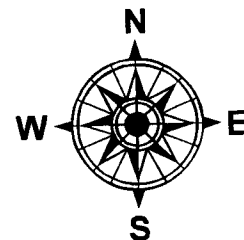


Zoning Map



LEGEND

-  APN: 093-023-10
-  APN: 093-112-18
-  Streets
-  Assessors' Parcels
-  AGRICULTURE RESIDENTIAL
-  RESIDENTIAL-SINGLE FAMILY
-  SPECIAL USE
-  TIMBER PRODUCTION

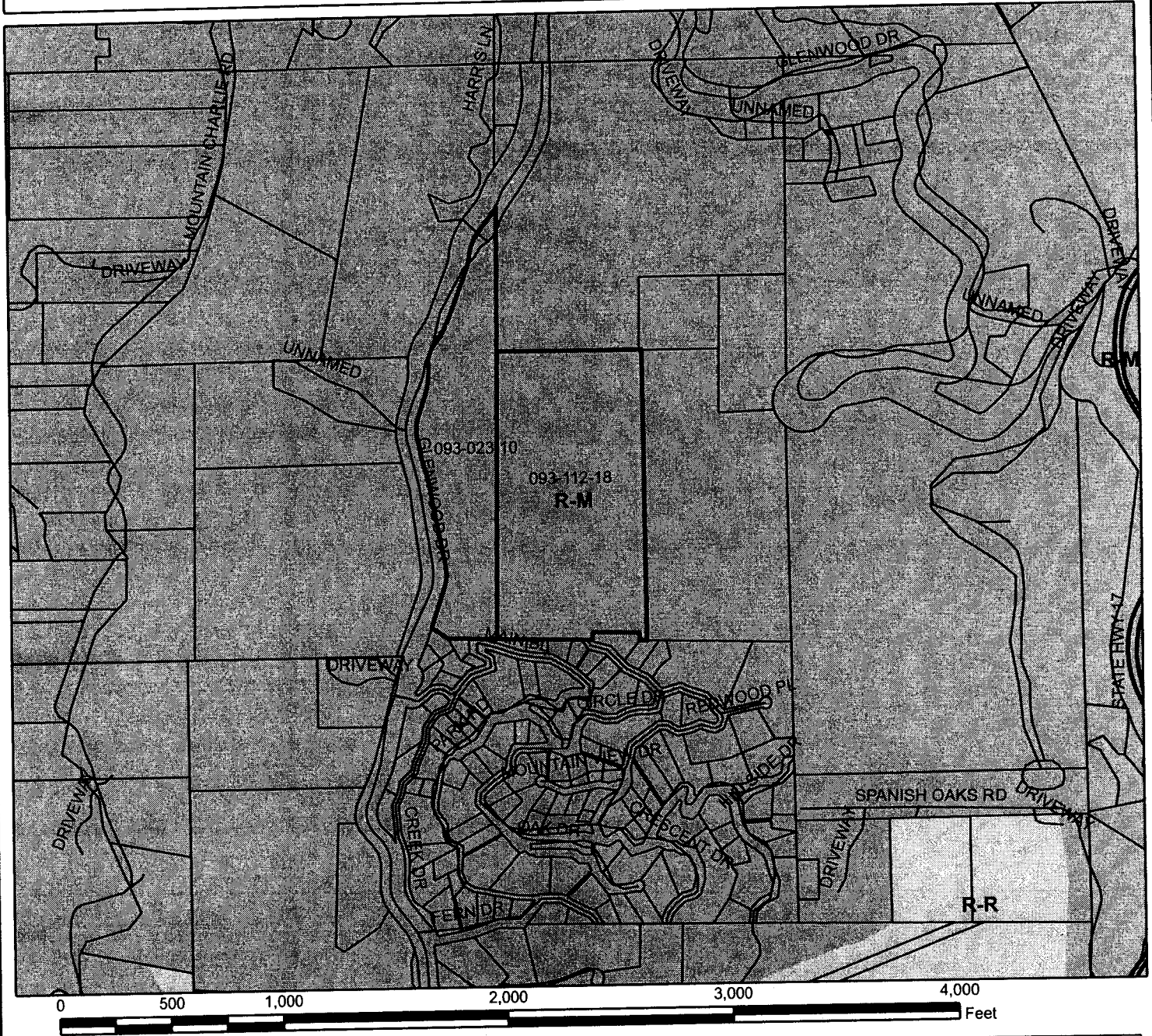


Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT C

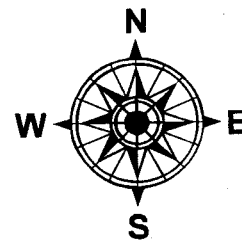


General Plan Designation Map



LEGEND

- APN: 093-023-10
- APN: 093-112-18
- Streets
- Assessors Parcels
- Residential-Mountain
- Residential-Rural



Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT C

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 07-0428

Assessor Parcel Number: 093-023-10 & 093-112-18

Project Location: Property located on the east side of Glenwood Drive about 350 feet north of the intersection with Creek Drive (24650 Glenwood Drive).

Project Description: Rezone two contiguous parcels from the Special Use (SU) zone districts to the Timber Production (TP) zone district.

Person or Agency Proposing Project: Paul J. and Susan A. Burrowes, Trustees

Contact Phone Number: (408)497-3989

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☒ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285). [Section 1703]

In addition, none of the conditions described in Section 15300.2 apply to this project.

Maria Porcila Perez, Project Planner

Date: _____

Timber Management Plan

**Lands of Burrowes
24650 Glenwood Drive
Scotts Valley, CA**

**APN# 093-023-10 & 093-112-18
Portion of Section 28, 29
Township 9 South
Range 1 West
Mount Diablo Base & Meridian**

**Report Prepared By
Joseph Culver, Consulting Forester
July 31, 2007**

PREFACE

In July 2007, Joseph Culver, Consulting Forester, was commissioned by Paul Burrowes to prepare a Timber Management Plan for APN# 093-023-10 and 093-112-18. The county assessor lists the parcels as 10.8 acres and 19.2 acres respectively. Mr. Burrowes would like to rezone the parcels to Timber Production and the TMP will be part of an application packet submitted to the County of Santa Cruz. The management plan incorporates field work, information from a previous timber harvest plan, and currently available resource data.

GENERAL PROPERTY DESCRIPTION

The parcels are located approximately four miles north of Scotts Valley between Glenwood Drive and Highway 17. The parcels are located in the Bean Creek Watershed whose tributaries eventually drain into the San Lorenzo River. A portion of Bean Creek flows through the western portion of property. The parcels slope to the west at a gradient averaging approximately 45%. The western edge of the property is defined by Glenwood Drive.

Elevation ranges from 980 feet in the southwest corner to 1,360 feet along a ridge in the northwest portion of the property. The legal description of the parcels is Township 9 South, Range 1 West, portion of sections 28 and 29. Timber site classification throughout the timbered portions of the property is site III. Parcel 093-023-10 straddles Bean Creek and has high site III lands while parcel 093-112-18 is located upslope and has moderate to low site III lands.

Soils underlying the parcels consist of the Ben Lomond-Felton complex. According to the Natural Resource Conservation Service the soil complex is well suited for the production of timber. The Ben Lomond and Felton soils are deep and well drained. Ben Lomond soils formed in residuum derived from sandstone or granitic rock and Felton formed from sandstone, shale, schist, or silt stone. Permeability of the Ben Lomond soil is moderately rapid while permeability of the Felton soil is moderately slow. Effective rooting depth of the complex is 40-70 inches. Runoff is rapid, and the hazard of erosion is high.

Vegetative cover varies through the property. Along Bean Creek, redwood comprises the majority of the overstory canopy with interspersed hardwood species of tanoak and madrone generally providing an intermediate canopy. Redwood trees are an average to above average size for the Santa Cruz Mountains with many individual trees exceeding 30 inches in diameter. This portion of the property was harvested approximately 12 years ago and appears healthy and vigorous.

Upslope, the redwood component of the forest is not as dominant. Redwood trees tend to grow in clumps or along draws where water is more available. Average tree size is smaller with few trees exceeding 30 inches in diameter. In between the redwood clumps the forest consists of tanoak, madrone, bay and coastal live oak.

Redwood forest makes up 19 acres of the parcels. The remaining 11 acres consist of pure hardwood stands, brush fields and the home-site and surrounding area.

TIMBER HARVEST HISTORY

The old-growth redwood logging in the Santa Cruz area, including this property, occurred approximately 110 years ago. As was common throughout the area, this clear-cut logging was often followed by fire, usually intentionally set to burn bark and slash. Fire scars on the old-growth stumps are evidence of this fire activity.

Based on stumps observed during preparation of the management plan, the property appears to have been logged next in the 1970's. This selective harvest removed the larger second growth redwood. Parcel 093-023-10 was also selectively harvested in 1994.

MANAGEMENT OBJECTIVES AND GOALS

Once the property is rezoned, Mr. Burrowes will continue to manage the forest land for high quality forest products, while enhancing the related values of aesthetics and wildlife. Although the upslope parcel has not been harvested for approximately 30 years, the stand is still somewhat young due to the aggressive harvest in the 1970's and relatively poorer growing conditions. Some redwoods clumps could be immediately thinned, but in general, the redwood forest is still productively growing and Mr. Burrowes may want to wait five to ten years before conducting a harvest. The parcel along Bean Creek is also productively growing and should be harvested at the same time as the upslope parcel. Future harvests should be spaced approximately 12-15 years apart and should focus on the following objectives:

1. Prescribe and implement a forest improvement program to improve stocking, increase tree vigor and maximize growth.
2. Maintain a healthy and vigorous forest of well-spaced trees growing at the highest rates feasible considering the other values of the forest.
3. Maintain a high degree of aesthetic consideration during all aspects of forest management.
4. Maintain and improve wildlife habitat where possible as part of continuing forest management.

RECOMMENDED LOGGING SYSTEM

The recommended logging system for this property is to use ground based logging equipment such as tractors and log skidders. The road and trail system is mostly in place from the previous harvests.

PRESENT AND FUTURE STAND CONDITIONS

In July of 2007 a 10% timber inventory was conducted on the property to determine conifer volume per acre, species composition, basal area, stocking levels and stand growth. Based on the stand data gathered from the inventory, the 19 acres of conifer forest have the following approximate stand conditions:*

Species Composition	100% second growth redwood
Basal Area	105 square feet per acre
Gross Volume/acre	14,200 board feet
Gross Overall property volume	269,800 board feet

The volume per acre and overall property volume stated above are gross volumes. In general, the net volume will be about 8% less due to fire scar, rot and other minor defects in the standing timber. The overall net conifer volume on the property is approximately 248,220 board feet.

Increment boring data gathered during the timber inventory combined with general tree growth rates in the Santa Cruz Mountains indicate that the conifer component of the forest is growing at an approximate rate of 3.0% per year. This rate is about average for managed site III timberland in the Santa Cruz Mountains. A growth rate of 3.0% per year equates to an annual increase in the conifer component of the forest of 8,100 board feet over the entire property. Converting this figure to cubic feet gives a current growth rate of 675 cubic feet over the entire property, or 22.5 cubic feet per acre per year. This exceeds the required average of 15 cubic feet per acre per year to classify a property as timberland.

**Limitation: This data is based on a field sample and an extrapolated growth rate for the previous ten years. This data should only be used as a guide for management purposes, and should not be extended or taken out of context for other purposes.*

OTHER PROPERTY USES

Parcel 093-112-18 contains no structures and is maintained primarily as watershed and forest land. Parcel 093-023-10 contains the Burrowes residence. Mr. Burrowes is currently in the process of building a detached garage in the vicinity of the home. The improvements are in compliance with the Timber Production Zone uses set forth in section 13.10.372 of Santa Cruz County Code.

CONCLUSION

The property is well suited for timber management into the future. The property has been selectively managed for second growth timber in the past and the forest resource is currently healthy and experiencing a high growth rate. Mr. Burrowes has indicated that he wants to manage the timber resource and stand conditions warrant a harvest in the near future.

TIMBER STOCKING: To rezone a property to the "Timber Production" zoning a property must meet the timber stocking standards set forth in Section 4561 of the Public Resources Code. Section 4561 states in part that "The average residual basal area, measured in stems one inch or larger in diameter.....in areas which the registered professional forester has determined are site II classification or lower, the minimum average residual basal area shall be 50 square feet per acre. Rock outcroppings and other areas not normally bearing timber shall not be considered as requiring stocking." The average residual basal area in the timbered portions of the property is 105 square feet and therefore meets the stocking standards.

TIMBERLAND: To rezone a property to the "Timber Production" zoning a property must meet the definition of timberland. Section 51104 of the California Code states that "Timberland means privately owned land.....capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre." The property proposed for rezoning is capable of growing an annual average volume of wood fiber of 22.5 cubic feet per acre and therefore meets the definition of timberland.

COMPATIBLE USE: Existing infrastructure on the properties does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber.

Timber Management Plan Prepared By:


Joseph Culver

Registered Professional Forester #2674

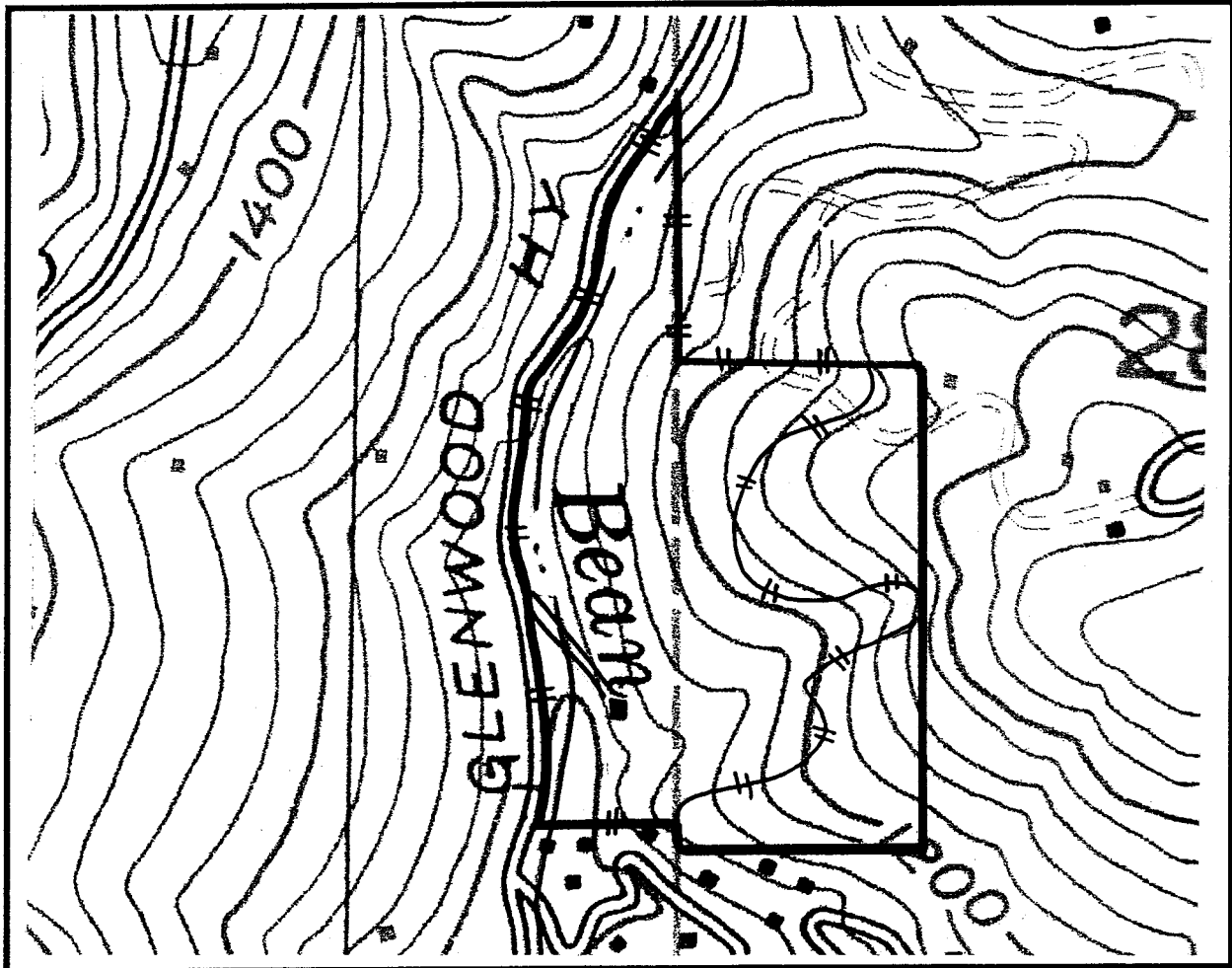
7/31/07
Date

LANDS OF BURROWES

PLAN AREA MAP

SANTA CRUZ COUNTY

T9S, R1W, SEC. 28, 29, MDB&M



LEGEND

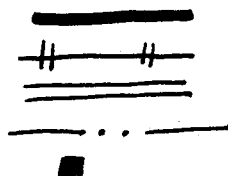
PROPERTY BOUNDARY

CONIFER FOREST

PERMANENT ROAD

WATERCOURSE

STRUCTURE



SCALE: 1 INCH = 500 FEET

CONTOUR INTERVAL = 40 FEET



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Robert N. Grant
Grant & Gordon, LLP
525 University Avenue, Suite 1325
Palo Alto, California 94301



2003-0054344

Recorded	REC FEE	13.00
Official Records	CC CONF	.00
County Of	SURVEY	10.00
SANTA CRUZ		
RICHARD W. BEDAL		
Recorder		

08:02AM 05-Jun-2003 | BLS
Page 1 of 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Mr. and Mrs. Paul Burrowes, Trustees
24650 Glenwood Drive
Los Gatos, CA 95030

THE UNDERSIGNED GRANTORS DECLARE:

CONVEYANCE TRANSFERRING GRANTORS' INTEREST INTO A
TRUST AND NOT PURSUANT TO SALE

DOCUMENTARY TRANSFER TAX is \$ None CITY TAX \$ None

☒ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale,

☐ Unincorporated area: ☐ City of _____

☐ §11925(d) Proportional Ownership Interests Remain the Same

APN: 093-112-18

GRANT DEED

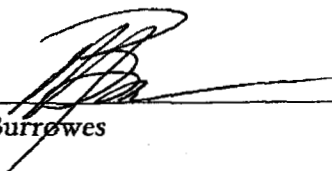
Paul J. Burrowes and Susan A. Burrowes, husband and wife, as Community Property,
hereby Grant to

Paul J. Burrowes and Susan A. Burrowes, as Trustees of The Burrowes Family Trust dated
5-21-03,

the real property in the Town of Los Gatos, County of Santa Cruz, State of California, and more
particularly described as follows:

See Exhibit A attached hereto and by reference made a part hereof.

Dated: 5-21-03


Paul J. Burrowes

Dated: 5-21-03


Susan A. Burrowes

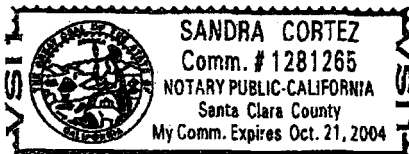
MAIL TAX STATEMENTS AS DIRECTED ABOVE

State of California

County of Santa Clara

On May 21, 2003, before me, Sandra Cortez, Notary Public, personally appeared Paul J. Burrowes and Susan A. Burrowes, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal.



Sandra Cortez
Notary Public

EXHIBIT A

SITUATE IN THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA AND
DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST
ONE-QUARTER OF SECTION 28, TOWNSHIP 9 SOUTH OF RANGE 1 WEST, MOUNT
DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE LANDS CONVEYED TO THEODORE E. MILLER, ET UX,
BY DEED RECORDED FEBRUARY 24, 1982 IN BOOK 3417, PAGE 492, OFFICIAL RECORDS
OF SANTA CRUZ COUNTY:

APN: 093-112-18



2003-0054342

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Robert N. Grant
Grant & Gordon, LLP
525 University Avenue, Suite 1325
Palo Alto, California 94301

Recorded
Official Records
County Of
SANTA CRUZ
RICHARD W. BEDAL
Recorder

REC FEE 13.00
CC CONF .00
SURVEY 10.00

08:02AM 05-Jun-2003

BLS
Page 1 of 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Mr. and Mrs. Paul Burrowes, Trustees
24650 Glenwood Drive
Los Gatos, CA 95030

THE UNDERSIGNED GRANTORS DECLARE:

CONVEYANCE TRANSFERRING GRANTORS' INTEREST INTO A
TRUST AND NOT PURSUANT TO SALE

DOCUMENTARY TRANSFER TAX is \$ None CITY TAX \$ None☐ computed on full value of property conveyed, or☐ computed on full value less value of liens or encumbrances remaining at time of sale,☐ Unincorporated area: ☐ City of _____☐ §11925(d) Proportional Ownership Interests Remain the Same

APN: 093-023-10

GRANT DEED

Paul J. Burrowes and Susan A. Burrowes, husband and wife, as Community Property,
hereby Grant to

Paul J. Burrowes and Susan A. Burrowes, as Trustees of The Burrowes Family Trust dated

5-21-03

the real property in the Town of Los Gatos, County of Santa Cruz, State of California, commonly
known as 24650 Glenwood Drive, Los Gatos, California, and more particularly described as follows:

See Exhibit A attached hereto and by reference made a part hereof.

Dated: 5-21-03
Paul J. BurrowesDated: 5-21-03
Susan A. Burrowes

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

Being a portion of the Southeast Quarter of the Northeast Quarter and that portion of the Northeast Quarter of the Southeast Quarter of Section 29, Township 9 South, Range 1 West, M.D.B. & M., lying East of the Old Santa Cruz-Los Gatos Highway.

Excepting therefrom the lands described in the Deed from E. S. Fridley, et ux, to George R. Letterman, et ux, recorded October 30, 1975 in Volume 2554, page 282, official records of Santa Cruz County.

RESERVING THEREFROM a right of way for road and utility purposes more particularly described as follows:

BEING in the Southeast 1/4 of Section 29, T. 9 S., R. 1 W., M.D.B. & M., and being a portion of the lands described in the Deed from H. S. Fridley, et ux., to Kenneth P. Recker, a single man, recorded February 28, 1978 in Volume 2878, Page 364, Official Records of Santa Cruz County and being a right of way 40 feet in width for road and utility purposes, the centerline of which is described as follows:

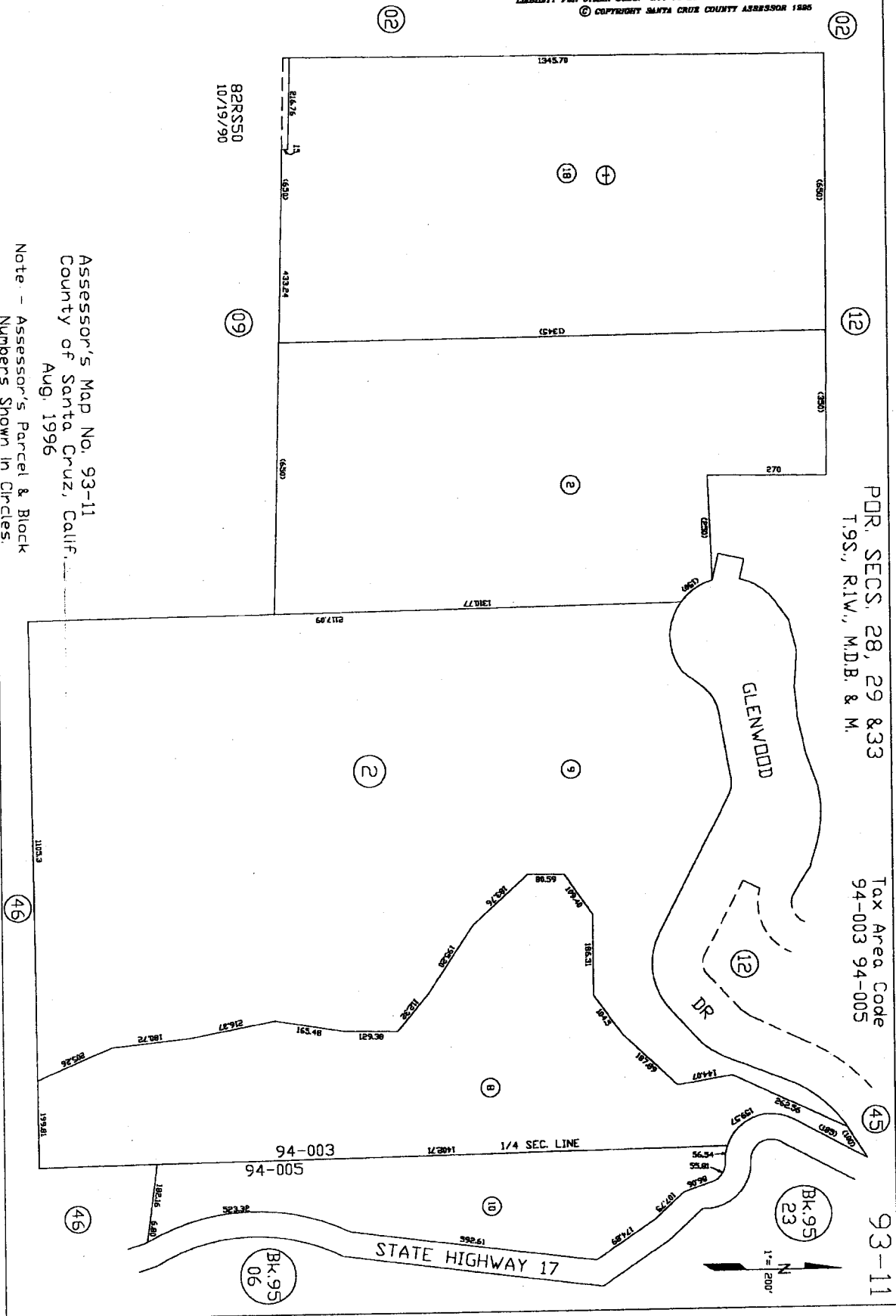
BEGINNING at a point on the Eastern boundary of said Section 29 from which a 1/2 inch pipe found at the 1/16 Section corner on the Eastern boundary of the Southeast 1/4 of said Section bears South 1° 00' West 439.87 feet distant; thence from said point of beginning south 88° 44' West 60.00 feet; thence North 39° 12' West 294.60 feet; thence North 6° 33' West 95.55 feet; thence North 71° 39' West 54 feet, a little more or less, to the Western sideline of Glenwood Drive County Road.

Electronically drawn 8/19/96 KSA
 Rev. 8/19/96 KSA (For. to 93-46)
 Rev. 9/17/98 mwn (changed page refs.)

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Assessor's Map No. 93-11
 County of Santa Cruz, Calif.
 Aug. 1996
 Note - Assessor's Parcel & Block
 Numbers Shown in Circles.

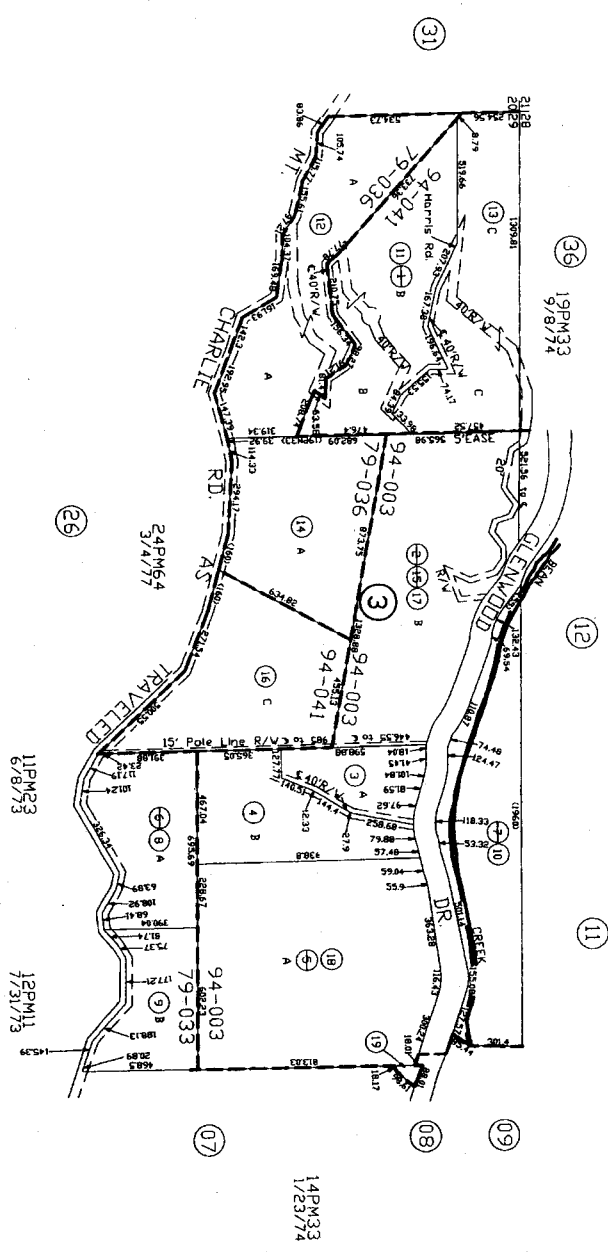
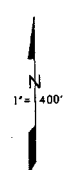


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POR SEC. 29,
 T.9S, R.1W, MDB & M.

Tax Area Code
 79-036 94-003
 94-041

93-02



Electronically drawn 4/9/97
 Rev 5/10/98 CB (TCA added)
 Rev 5/10/98 CB (New TCA)
 Rev 5/17/01 mm (changed page refs)
 Rev 4/14/03 mm (TCA change)

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 Numbers Shown in Circles.

Assessor's Map No. 93-02
 County of Santa Cruz, Calif
 April, 1997