



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

**TOM BURNS, PLANNING DIRECTOR**

February 12, 2008

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

**Agenda Date:** March 12, 2008  
**APN:** 096-341-58,59 & 096-351-71,74,75  
**Application:** 07-0436  
**Item #:** 16  
**Time:** After 9 AM

**Subject:** A public hearing to consider a proposal to rezone 5 contiguous parcels from the Special Use (SU) zone district to the Timber Production (TP) zone district.

Members of the Commission:

On August 15, 2007, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone approximately 20 acres from 5 contiguous parcels from the Special Use (SU) zone district to the Timber Production (TP) designation. The uses on the properties consist of one single family dwelling (APN: 096-351-75) and vacant rural acreage.

### 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 these parcels 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**

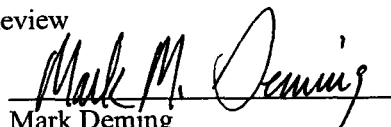
Staff recommends that your Commission adopt the attached Resolution (Exhibit A), sending a recommendation to the Board of Supervisors for approval of Application No. 07-0436 based on the attached findings (Exhibit B).

#### **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 August 10, 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. 07-0436, involving property located on the east side of Old Ranch Road (17260 Old Ranch Road) about two miles south from Hutchinson Road, 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) 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 Old Ranch Road (17260 Old Ranch Road) about two miles south from Hutchenson Road; 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>
096-341-58,59 096-351-71,74,75	Special Use (SU)	TP

### SECTION IV

This ordinance shall take effect on the 31<sup>st</sup> 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:

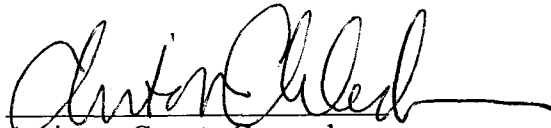
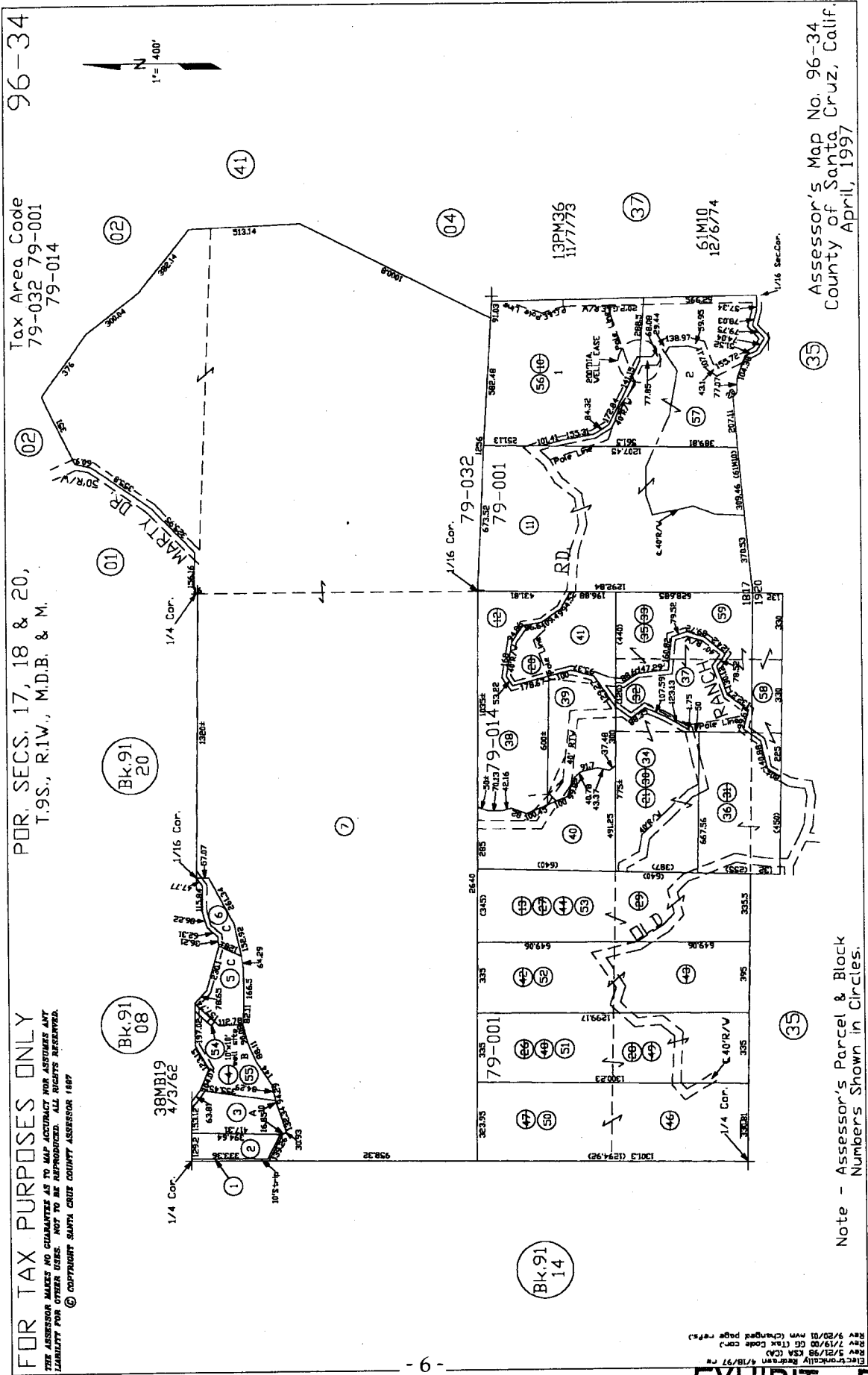
  
Assistant County Counsel

Exhibit: Rezoning Map

DISTRIBUTION: County Counsel  
Planning  
Assessor  
County

GIS

EXHIBIT A



FOR TAX PURPOSES ONLY

Tax Area Code  
79-032 79-001  
79-014

POR. SECS. 17, 18 & 20,  
T.9S., R.1W., M.D.B. & M.

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38MB19  
4/3/82

Bk. 91  
08

Bk. 91  
20

Bk. 91  
14

35

35

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

Assessor's Map No. 96-34  
County of Santa Cruz, Calif.  
April, 1997

EXHIBIT B

# FOR TAX PURPOSES ONLY

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POR SECS 17, 19 & 20,  
T.9S., R.1W., M.D.B & M.

Tax Area Code  
79-014 79-030 79-031  
79-032 79-033

96-35



37

61M10  
12/6/74

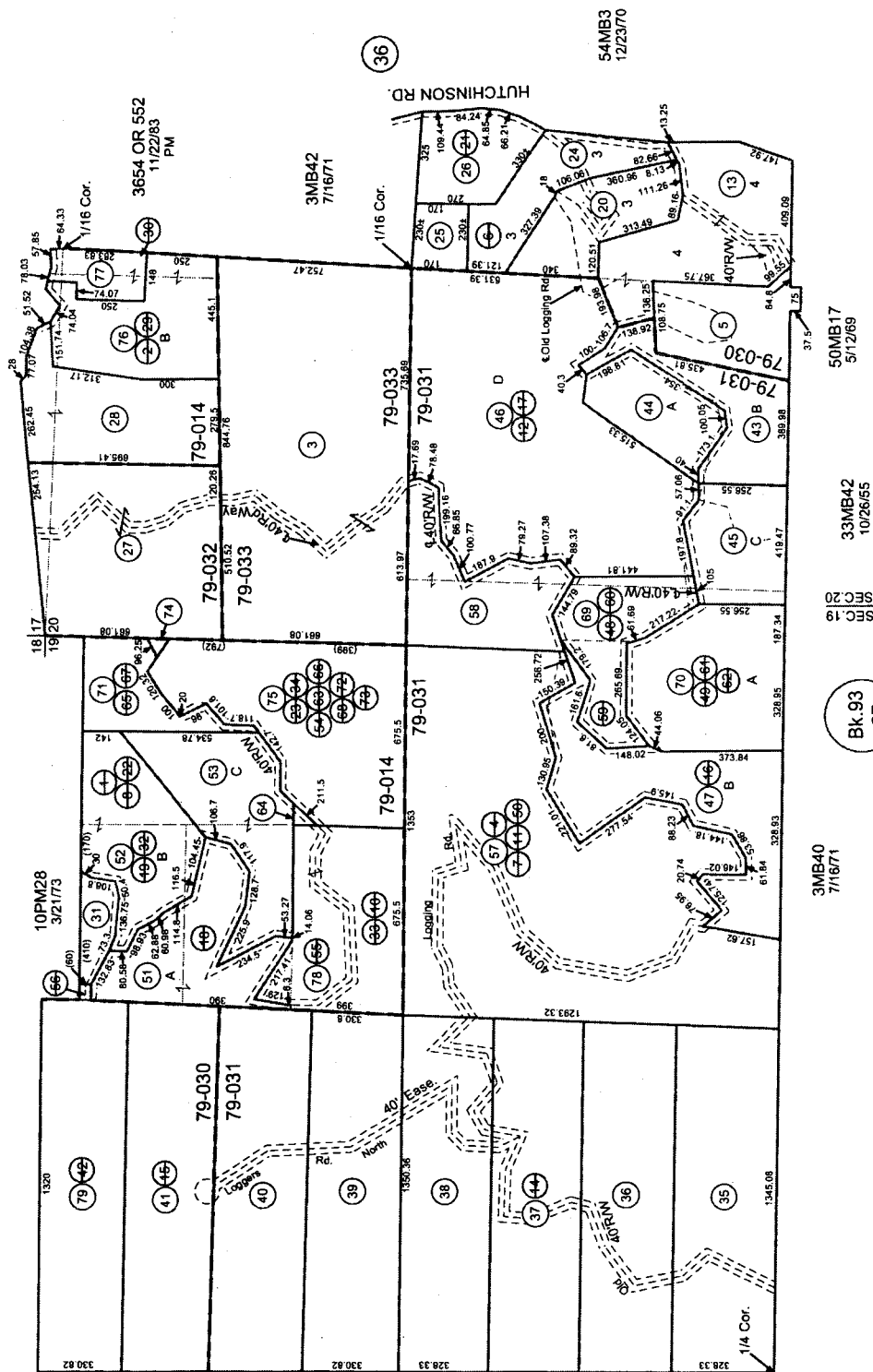
34

SEC.18  
SEC.19  
1/4 Cor.

Bk.91  
14

66MB7  
5/23/78

Bk.91  
15



Electronically Redrawn 3/19/97  
Rev 1/14/97 (CAI)  
Rev 3/19/97 (CAI)  
Rev 1/6/95 mmm (Combo form 1-79)

Assessor's Map No. 96-35  
County of Santa Cruz, Ca.  
April, 1997

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

3MB40  
7/16/71

Bk.93  
27

33MB42  
10/26/65

50MB17  
5/12/69

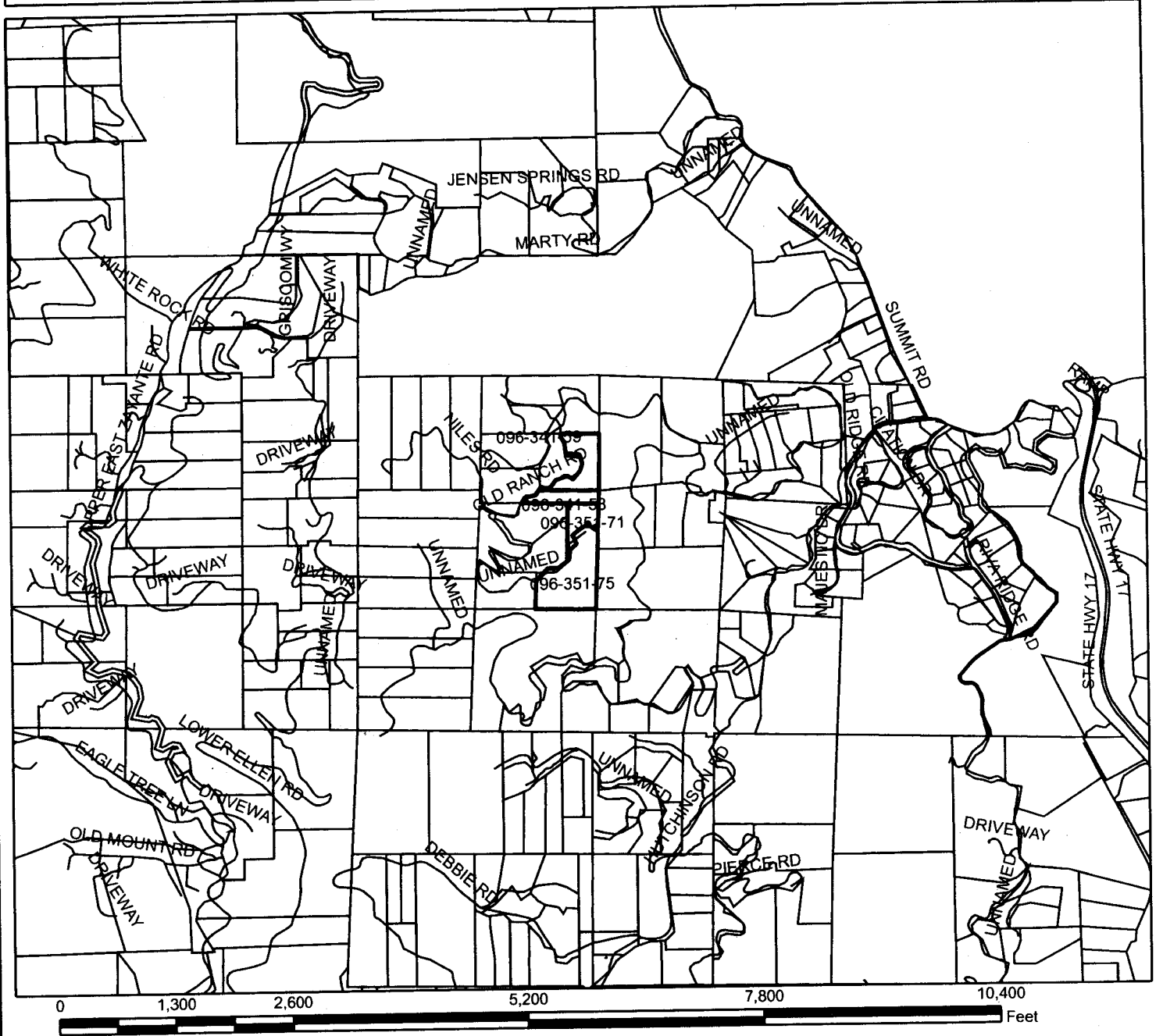
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12/23/70

36








36

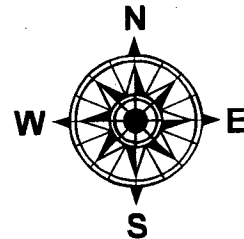


# Location Map



## LEGEND

-  APN: 096-351-71
-  APN: 096-351-75
-  APN: 096-351-74
-  APN: 096-341-59
-  APN: 096-341-58
-  Streets
-  Assessors Parcels

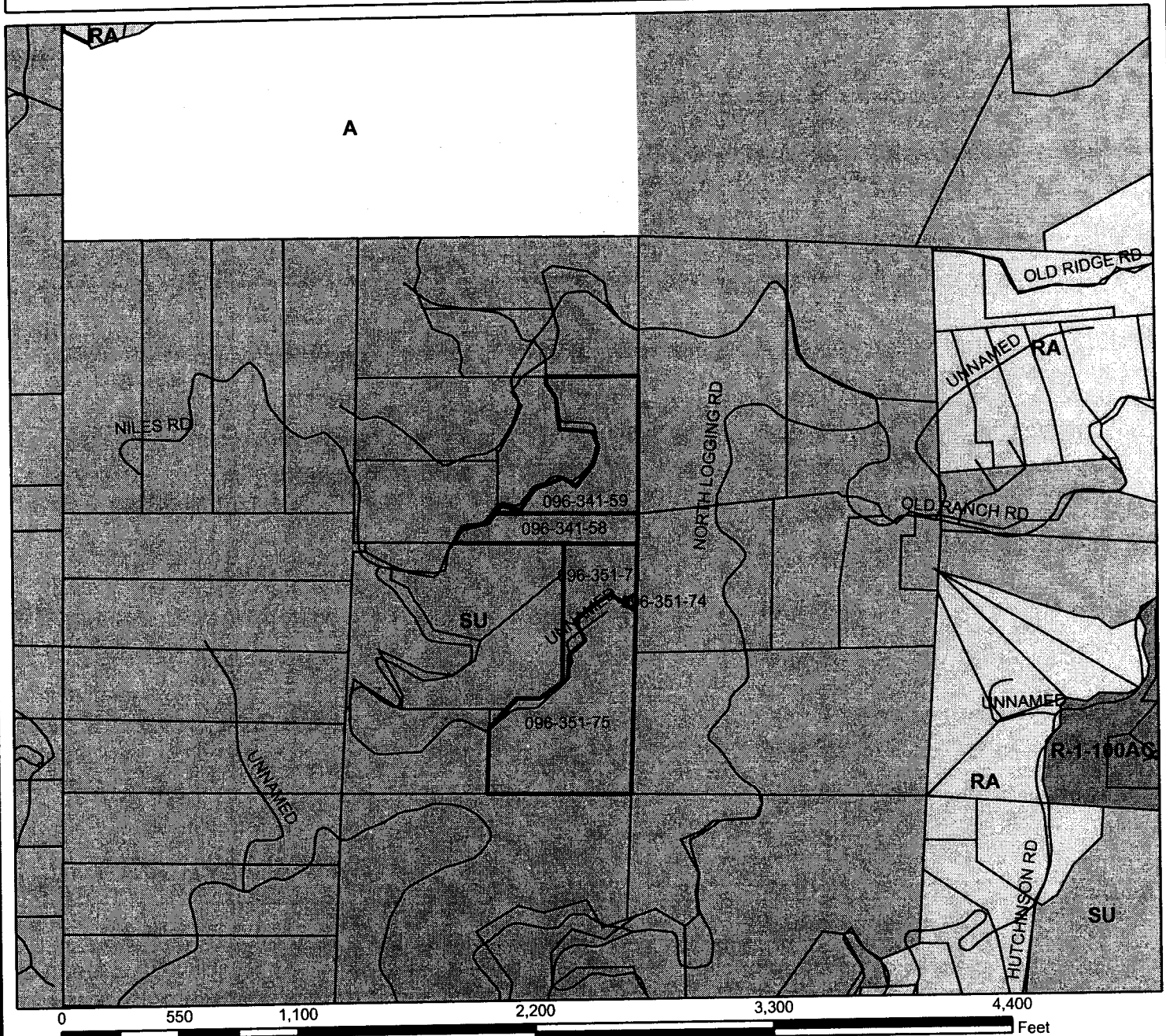


Map created by  
County of Santa Cruz  
Planning Department  
August 2007



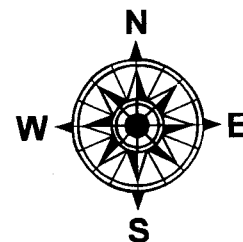


# Zoning Map



## LEGEND

- APN: 096-351-71
- APN: 096-351-75
- APN: 096-351-74
- APN: 096-341-59
- APN: 096-341-58
- Streets
- Assessors Parcels
- AGRICULTURE
- AGRICULTURE RESIDENTIAL
- SPECIAL USE

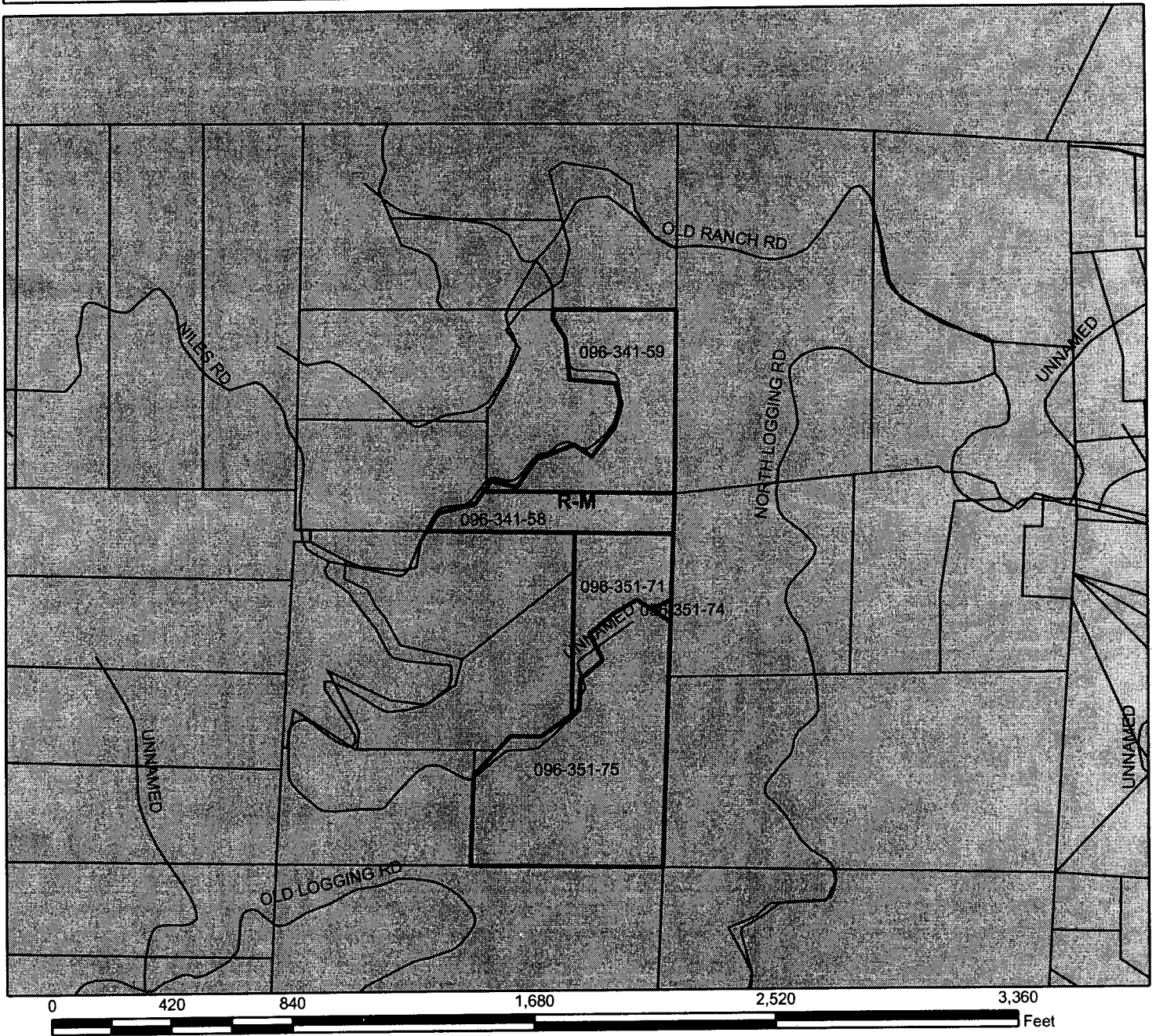


Map created by  
County of Santa Cruz  
Planning Department  
August 2007









**EXHIBIT C**

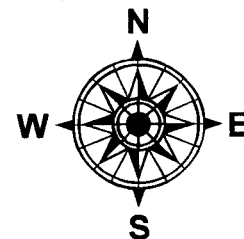


# General Plan Designation Map



## LEGEND

-  APN: 096-351-71
-  APN: 096-351-75
-  APN: 096-351-74
-  APN: 096-341-59
-  APN: 096-341-58
-  Streets
-  Assessors Parcels
-  Residential-Mountain



Map created by  
County of Santa Cruz  
Planning Department  
August 2007

# 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: 07-0436

Assessor Parcel Number: 096-341-58,59 & 096-351-71,74,75

Project Location: Property located on East side of Old Ranch Road (17260 Old Ranch Road) about 2 miles South from Hutchinson Road.

**Project Description: Rezone 5 contiguous parcels from the Special Use (SU) zone district to the Timber Production (TP) zone district.**

**Person or Agency Proposing Project: Jim Galbo, S/M**

**Contact Phone Number: (408) 315-1078**

- 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.   X   **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 Galbo  
17260 Old Ranch Road  
Los Gatos**

**APN# 096-341-58, 59  
APN# 096-351-71, 74, 75  
Portion of Section 18, 19  
Township 9 South  
Range 1 West  
Mount Diablo Base & Meridian**

**Report Prepared By  
Joseph Culver, Consulting Forester  
August 10, 2007**



## **PREFACE**

In July 2007, Joseph Culver, Consulting Forester, was commissioned by Jim Galbo to prepare a Timber Management Plan for APN #096-341-58, 096-341-59, 096-351-71, 096-351-74, 096-351-75. The county assessor lists the parcels as 20.0 acres in size. Mr. Galbo 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 and currently available resource data.

## **GENERAL PROPERTY DESCRIPTION**

The parcels are located approximately one mile west of where Highway 17 crosses into Santa Clara County. The property is located in the Zayante Creek Watershed. An unnamed tributary to Zayante Creek flows southwesterly through the southern portion of the property. Hillsides on both sides of the creek slope steeply towards the creek.

Elevation ranges from 1,000 feet along the southern boundary to 1600 feet in the northwest corner. The legal description of the parcel is Township 9 South, Range 1 West, portion of sections 18, 19. Timber site classification throughout the timbered portions of the property is site III.

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.

Approximately 15 acres of the property is coniferous forest. This forest contains primarily second growth redwoods and scattered Douglas-fir as the dominant overstory species. Lesser amounts of California bay, tanoak and pacific madrone are interspersed within the coniferous forest, primarily as intermediate canopy trees. Understory species include poison oak, hazel, bracken fern, bunch grasses, French broom and toyon. The second growth forest has not been commercially harvested for over 100 years which has resulted in a high stem count per acre and a forest canopy that has substantially closed in on itself.

The remaining five acres of the property contains hardwood forests. This forest type is generally located on the upper slopes of the property. Primary species in the hardwood forest include coastal live oak, tanoak, madrone and California bay.

## **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. The property does not appear to have been commercially harvested since the original clear-cut.

## **MANAGEMENT OBJECTIVES AND GOALS**

Once the property is rezoned, Mr. Galbo intends to manage the forest land for high quality forest products, while enhancing the related values of aesthetics and wildlife. As there has been no harvesting on the property for over 100 years the next harvest should occur in the next 5 years. Although State law allows for a harvest every 10 years, due to the small size of the timbered area it is recommended that future harvesting be spaced at a 15-20 year interval to maximize the volume removed in each harvest, and to minimize neighborhood impacts. Future harvests 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. Improve wildlife habitat as part of continuing forest management.

## **RECOMMENDED LOGGING SYSTEM**

As the property has not been commercially harvested for over 100 years, appropriate harvesting infrastructure would have to be developed during preparation of a Timber Harvest Plan.

## **PRESENT AND FUTURE STAND CONDITIONS**

In July of 2007 an 8% 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 15 acres of coniferous forest have the following approximate stand conditions:\*

Species Composition	96% second growth redwood, 4% Douglas-fir
Basal Area	162 square feet per acre
Gross Volume/acre	22,700 board feet
Gross Overall property volume	340,200 board feet

The volume per acre and overall property volume stated previously are gross volumes. In general, the net volume for redwood will be about 10% less due to fire scar, rot and other minor defects in the standing timber. The defect in the Douglas-fir is higher due to the presence of conk in many of the butt logs and is estimated at 15%. With these factors in mind the overall net conifer volume on the property is approximately 305,500 board feet.

Increment boring data gathered during the timber inventory combined with general tree growth rates in the Santa Cruz Mountains indicate that the redwood forest is growing at an approximate rate of 2.2% per year. This growth rate is below the average for stands of second growth trees as the property has not been recently harvested. Over time the trees have closed in on each other and are competing for the same amount of sunlight, water and nutrients. A growth rate of 2.2% per year equates to an annual increase in the forest resource of 7,500 board feet over the entire property. Converting this figure to cubic feet gives a current growth rate of 624 cubic feet over the entire property, or 31 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**

The primary residence for Mr. Galbo is located on APN# 096-351-75. The other parcels proposed for rezoning are vacant.

## **CONCLUSION**

The property is well suited for timber management into the future. The forest resource is currently healthy but growth rates have begun to decline due to overstocked stand conditions. Mr. Galbo 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 162 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 31 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.

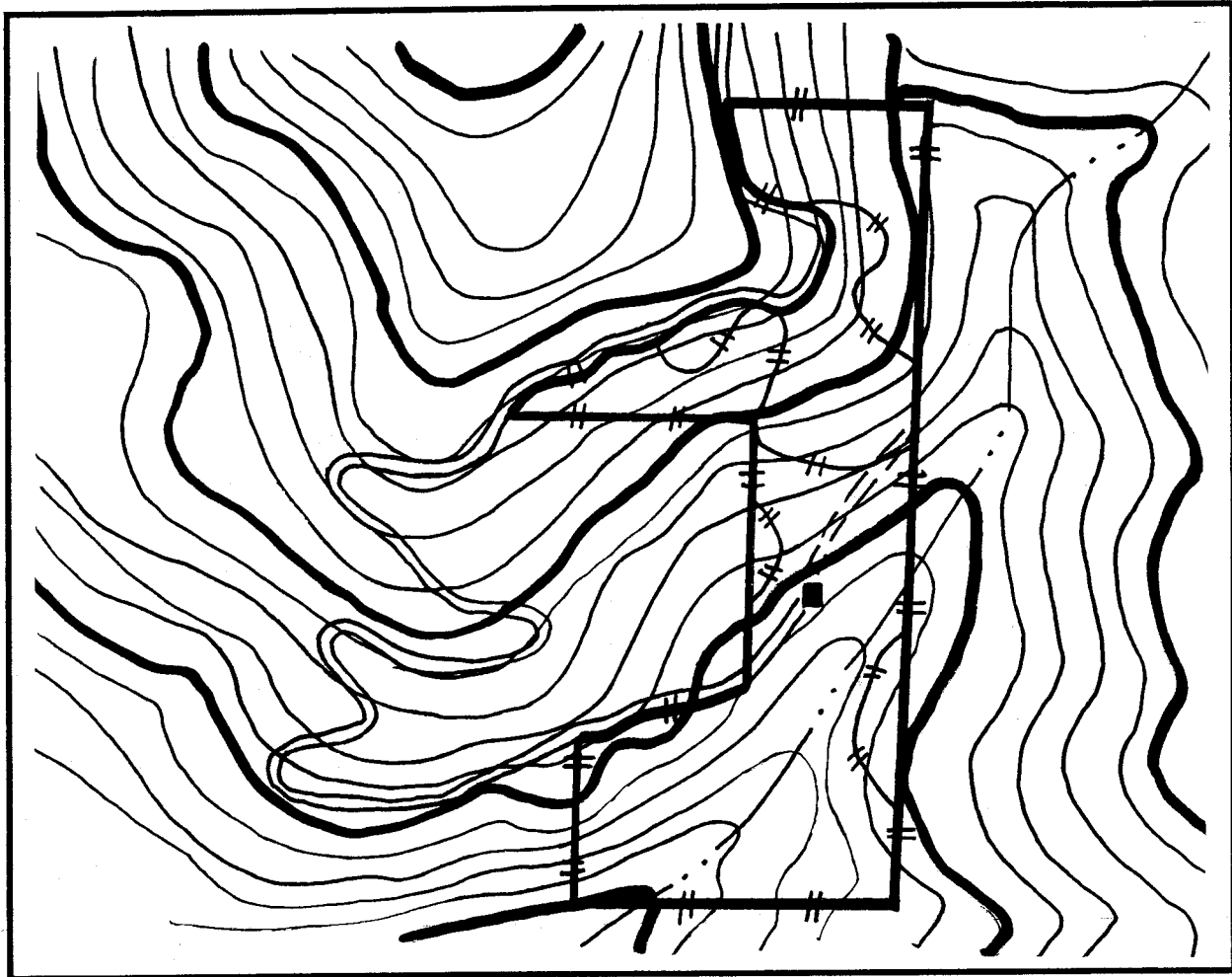
Timber Management Plan Prepared By:

  
\_\_\_\_\_  
Joseph Culver  
Registered Professional Forester #2674

8/10/07  
Date



**LANDS OF GALBO**  
**PLAN AREA MAP**  
 SANTA CRUZ COUNTY  
 T9S, R1W, SEC. 18, 19, MDB&M



**LEGEND**

PROPERTY BOUNDARY	
CONIFEROUS FOREST	
PERMANENT ROAD	
SEASONAL ROAD	
WATERCOURSE	
STRUCTURE	

SCALE: 1 INCH = 400 FEET

CONTOUR INTERVAL = 40 FEET



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POR. SECS. 17, 18 & 20,  
T.9S., R.1W., M.D.B. & M.

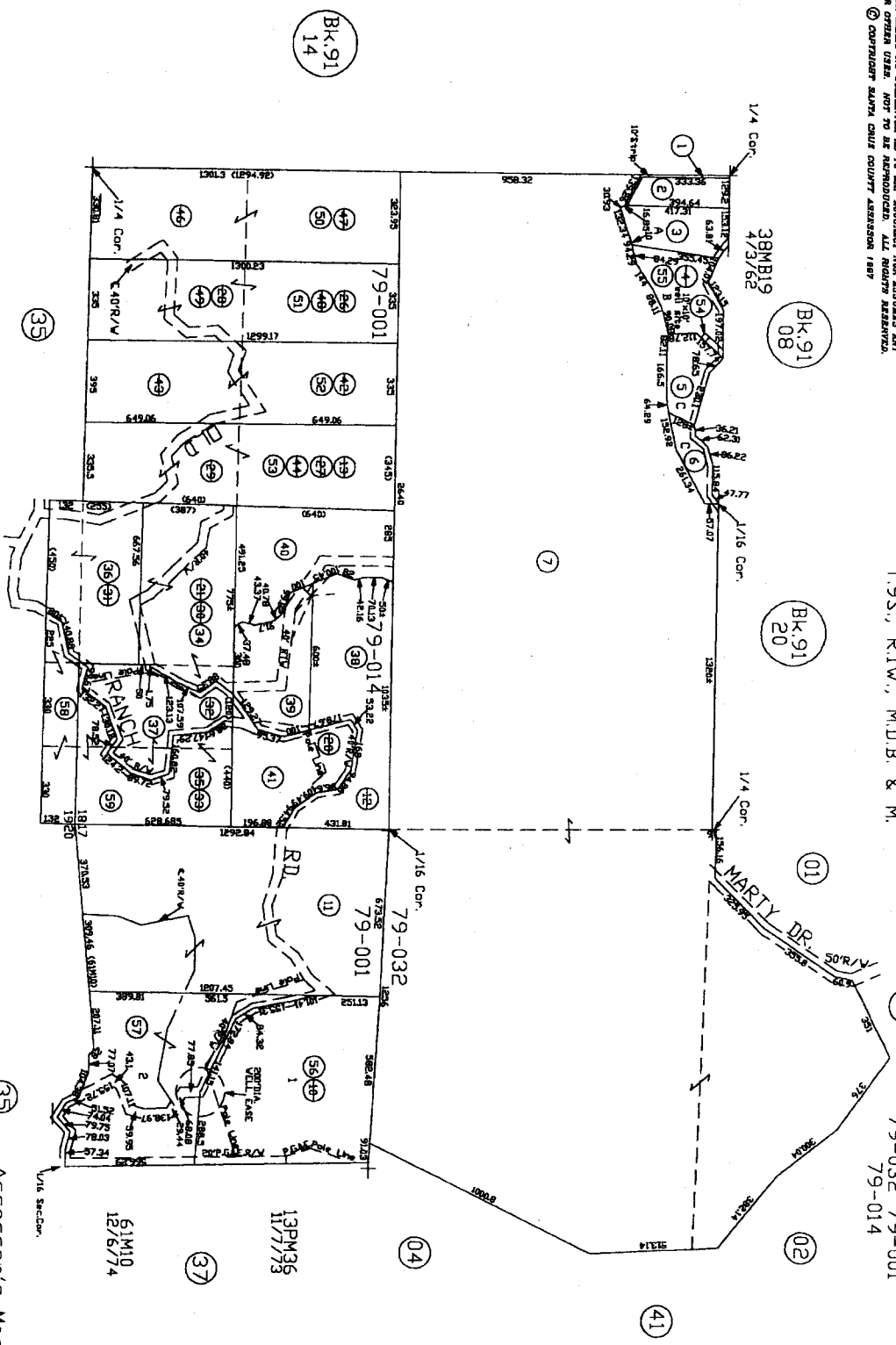
Tax Area Code  
79-032 79-001  
79-014

96-34

Electronically Redrawn 4/18/97 re  
Rev 5/21/96 KSA CAD  
Rev 7/19/96 GG (Tax Code cor.)  
Rev 9/22/97 nvn (Changed page refs.)

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

Assessor's Map No. 96-34  
County of Santa Cruz, Calif.  
April, 1997



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POR SECS 17, 19 & 20,  
T. 9S., R. 1W., M.D.B. & M.

Tax Area Code  
79-014 79-030 79-031  
79-032 79-033

96-35

EXHIBIT

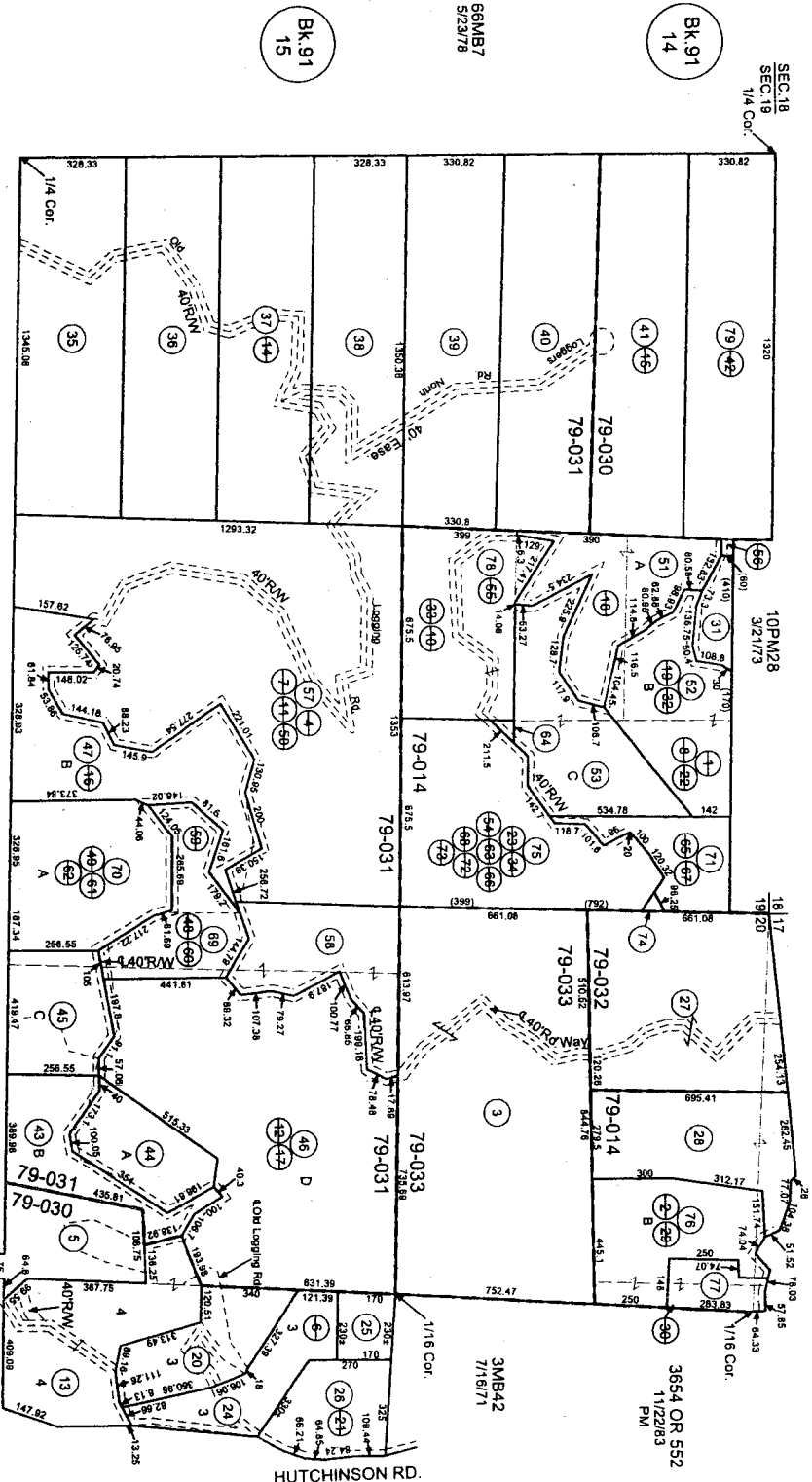
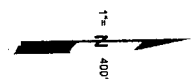
SEC. 18  
SEC. 19  
1/4 Cor.

10PM28  
3/21/73

61M10  
12/6/74

37

1" = 400'



Electronically Redrawn 3/19/97 rw  
Rev 3/19/97 CB (CA)  
Rev 1/14/02 mmv (TCA)  
Rev 1/6/05 mmv (Combo form 1-79)

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

3MB40  
7/16/71

Bk. 93  
27

SEC. 19  
SEC. 20

33MB42  
10/26/55

50MB17  
5/12/89

Assessor's Map No. 96-35  
County of Santa Cruz, Ca.  
April, 1997

Exhibit A

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

PARCEL ONE:

THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 19, T. 9 S., R. 1 W., M.D.B. & M.

EXCEPTING THEREFROM THE NORTHERLY 924 FEET THEREOF.

AND FURTHER EXCEPTING THEREFROM THE LANDS CONVEYED BY MOUNTAIN TREE LANDS, INC., TO VICTOR J. COURTRIGHT, ET UX, BY DEED RECORDED: APRIL 5, 1976, SERIAL NO. 13669, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL TWO:

A RIGHT OF WAY APPURTENANT TO ABOVE DESCRIBED LANDS 40 FEET WIDE OVER THE EXISTING ROADS LEADING TO HUTCHINSON ROAD.

PARCEL THREE:

A RIGHT OF WAY 40 FEET WIDE FOR ROAD AND UTILITIES, APPURTENANT TO THE FIRST HEREINABOVE DESCRIBED PARCEL OF LAND, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THE LAST COURSE DESCRIBED AS "NORTH 83° 59' 41" WEST 66.47 FEET" IN THE DESCRIPTION OF THE CENTERLINE OF THE FIRST 40 FOOT RIGHT OF WAY GRANTED TO CALVIN J. SUKOW, ET AL, RECORDED IN VOLUME 2236, PAGE 645, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE FROM SAID POINT OF BEGINNING NORTH 83° 59' 41" WEST 66.47 FEET; THENCE SOUTH 1° 20' 26" EAST 57.04 FEET; THENCE SOUTH 59° 29' 26" EAST 98.93 FEET; THENCE SOUTH 22° 26' 11" EAST 62.88 FEET; THENCE SOUTH 43° 21' 43" EAST 60.98 FEET; THENCE SOUTH 26° 58' 13" EAST 114.80 FEET; THENCE SOUTH 77° 39' 13" EAST 116.50 FEET; THENCE SOUTH 81° 54' 13" EAST 104.45 FEET; THENCE SOUTH 21° 52' 47" WEST 106.70 FEET; THENCE SOUTH 57° 24' 47" WEST 117.90 FEET; THENCE NORTH 85° 30' 13" WEST 128.70 FEET; THENCE NORTH 63° 40' 13" WEST 225.90 FEET; THENCE SOUTH 31° 30' 13" EAST 234.50 FEET; THENCE SOUTH 11° 59' 47" WEST 62.70 FEET; THENCE NORTH 52° 50' 13" WEST 232.60 FEET; THENCE SOUTH 12° 57' 17" WEST 129.00 FEET; THENCE SOUTH 0° 19' 03" WEST 106.50 FEET; THENCE SOUTH 41° 05' 57" EAST 165.20 FEET; THENCE NORTH 85° 14' 03" EAST 236.80 FEET; THENCE NORTH 40° 33' 03" EAST 148.60 FEET; THENCE NORTH 81° 33' 03" EAST 120.70 FEET; THENCE SOUTH 72° 16' 77" EAST 73.40 FEET; THENCE NORTH 53° 43' 03" EAST 211.50 FEET; THENCE NORTH 82° 03' 03" EAST 97.60 FEET; THENCE NORTH 50° 45' 03" EAST 142.70 FEET; THENCE NORTH 0° 10' 03" EAST 118.70 FEET; THENCE NORTH 48° 30' 03" EAST 101.60 FEET; THENCE NORTH 15° 35' 57" WEST 98.00 FEET; THENCE NORTH 84° 54' 03" EAST 111.80 FEET; THENCE NORTH 18° 54' 03" EAST 131.70 FEET; THENCE NORTH 70° 54' 03" EAST 96.25 FEET TO THE TERMINUS OF SAID 40 FOOT RIGHT OF WAY.

EXCEPTING THEREFROM:

ALL RIGHT, TITLE AND INTEREST IN REAL PROPERTY LYING SOUTHERLY AND SOUTHEASTERLY AND SOUTHWESTERLY OF THAT CERTAIN PARCEL BOUNDARY LINE AS SHOWN IN THE PARCEL LINE REVISION AND PARCEL MAP RECORDED JULY 14, 1976, IN BOOK 2639, AT PAGES 491, 492, AND 493, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 19, T 9 S, R 1 W., M.D.B. & M., AND THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 19, SOUTH 00° 41' 22" WEST 451.71 FEET TO A POINT AT WHICH

THE PARCEL LINE REVISION COMMENCES; THENCE LEAVING SAID POINT NORTHWESTERLY AND SOUTHWESTERLY ALONG THE FOLLOWING COURSES:

NORTH 58° 48' 26" WEST 135.92 FEET;  
SOUTH 55° 16' 41" WEST 120.32 FEET;  
SOUTH 48° 41' 56" WEST 100.00 FEET TO A POINT;

THENCE EAST 20.00 FEET TO THE CENTERLINE OF THE TERMINUS OF AN EXISTING TRAVELLED WAY APPROXIMATELY FORTY FEET IN WIDTH; SAID CENTERLINE BEING THE END OF THE DESCRIBED LINE REVISION.

PARCEL FOUR:

ALL THAT REAL PROPERTY SITUATE IN THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SEC. 19, T. 8 S., R 1 W., M.D.B. & M., COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE LANDS OF RALPH F. BORN, ET UX, DEEDED TO RONALD K. MILLIKEN, BY DEED RECORDED MARCH 8, 1971, IN VOLUME 2077, PAGE 12, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; EXCLUDING THEREFROM, ALL LANDS LYING NORTH OF THE CENTERLINE OF AN EXISTING FORTY FOOT RIGHT OF WAY, AS DESIGNATED ON APPROVED BOUNDARY ADJUSTMENT NUMBER 75-1280 DATED JANUARY 30, 1976, WHEREBY THE CENTERLINE OF SAID ROADWAY BECOMES THE PROPERTY BOUNDARY OF SAID LANDS DEEDED TO RONALD K. MILLIKEN; THE CENTERLINE OF SAID ROADWAY BEING LOCATED AND DESCRIBED IN BOOK 2278, AT PAGE 142, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL FIVE:

ALL THAT PORTION OF THE LANDS OF RALPH F. BORN, ET UX, BY DEED RECORDED JANUARY 28, 1971, IN VOLUME 2068, PAGE 524, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, LYING EASTERLY OF THE EAST LINE OF THE LANDS CONVEYED BY RALPH BORN, ET UX, TO RONALD K. MILLIKEN, BY DEED RECORDED MARCH 8, 1971, IN VOLUME 2077, PAGE 22, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, LYING SOUTHERLY AND EASTERLY OF THE CENTERLINE OF AN EXISTING 40 FOOT RIGHT OF WAY, AS DESIGNATED ON APPROVED BOUNDARY ADJUSTMENT NUMBER 75-1280 DATED JANUARY 30, 1976, THE CENTERLINE OF SAID ROADWAY BEING LOCATED AND DESCRIBED IN BOOK 2278, AT PAGE 142, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND LYING WITHIN THE SOUTHERLY 792 FEET OF THE NORTHERLY 924 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, T. 9 S., R 1 W., \_\_\_\_\_

PARCEL SIX:

ALL RIGHT, TITLE, AND INTEREST IN REAL PROPERTY LYING NORTHERLY AND NORTHWESTERLY AND NORTHEASTERLY OF THAT CERTAIN PARCEL BOUNDARY LINE AS SHOWN IN THAT CERTAIN PARCEL LINE REVISION AND PARCEL MAP RECORDED JULY 14, 1976, IN BOOK 2653, AT PAGES 491, 492, AND 493, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 19, T 9 S, R 1 W., M.D.B. & M., AND THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 19, SOUTH 00° 41' 22" WEST 451.71 FEET TO A POINT AT WHICH THE PARCEL LINE REVISION COMMENCES; THENCE LEAVING SAID POINT NORTHWESTERLY SOUTHWESTERLY ALONG THE FOLLOWING COURSES:

NORTH 58° 48' 26" WEST 135.92 FEET;  
SOUTH 55° 16' 41" WEST 120.32 FEET;  
SOUTH 48° 41' 56" WEST 100.00 FEET TO A POINT;

THENCE EAST 20.00 FEET TO THE CENTERLINE OF THE TERMINUS OF AN EXISTING TRAVELED WAY APPROXIMATELY FORTY FEET IN WIDTH; SAID CENTERLINE BEING THE END OF THE DESCRIBED LINE REVISION.

PARCEL SEVEN:

A NON-EXCLUSIVE EASEMENT FOR PURPOSES OF LOCATING A WATER STORAGE TANK THEREON; AND FOR PURPOSES OF RE-GRADING AND SLOPING TERRAIN TO FACILITATE LOCATING THE TANK AND PROVIDING ACCESS THERETO; AND A NON-EXCLUSIVE EASEMENT FOR PURPOSES OF PROVIDING AREA FOR SEPTIC LEACH LINES UNDERGROUND AS PART OF THE LANDS OF FRANCIS P. SHEETZ, ET UX, SEPTIC SYSTEM.

SAID EASEMENT OR EASEMENTS TO BE LIMITED TO AN AREA WITHIN ONE HUNDRED FEET OF THE LANDS OF MOUNTAIN TREE LANDS, INC., A CALIFORNIA CORPORATION, SOUTHERLY BOUNDARY AS DESCRIBED IN THAT CERTAIN DEED FILED FOR RECORD IN 7/20/77 IN BOOK 2794, AT PAGE 561-562, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL EIGHT:

A PORTION OF THE EAST ½ OF SECTIONS 18 AND 19 IN TOWNSHIP 9 SOUTH RANGE 1 WEST, MOUNT DIABLO MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID SECTION 18; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY LINE OF SAID SECTION 18 NORTH 0° 06' 54" WEST 860.84 FEET TO A POINT ON THE CENTERLINE OF A 40 FOOT RIGHT OF WAY; THENCE ALONG SAID CENTER LINE THE FOLLOWING COURSES AND DISTANCES; NORTH 87° 10' 24" WEST 1.75 FEET; NORTH 63° 50' 09" WEST 99.52 FEET; NORTH 37° 02' 39" WEST 109.49 FEET; NORTH 11° 50' 39" WEST 95.60 FEET; NORTH 55° 50' 39" WEST 94.86 FEET; NORTH 82° 36' 24" WEST 164.50 FEET; SOUTH 54° 23' 51" WEST 53.22 FEET; SOUTH 10° 14' 54" EAST 278.67 FEET SOUTH 0° 29' 36" WEST 95.37 FEET TO THE INTERSECTION WITH THE CENTERLINE OF ANOTHER 40 FOOT RIGHT OF WAY; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 21° 31' 12" WEST 80.25 FEET; SOUTH 3° 43' 21" WEST 63.53 FEET; SOUTH 30° 59' 09" EAST 88.60 FEET; SOUTH 5° 43' 39" EAST 147.29 FEET; SOUTH 85° 47' 54" EAST 160.82 FEET; SOUTH 16° 58' 39" EAST 79.58 FEET; SOUTH 15° 22' 51" WEST 89.72 FEET; SOUTH 37° 59' 51" WEST 124.20 FEET; NORTH 52° 22' 39" WEST 78.52 FEET; SOUTH 68° 22' 51" WEST 130.12 FEET; SOUTH 34° 44' 51" WEST 132.27 FEET; NORTH 76° 31' 52" WEST 99.67 FEET; SOUTH 33° 43' 34" WEST 95.44 FEET; SOUTH 75° 21' 34" WEST 140.88 FEET AND SOUTH 33° 10' 04" WEST 80 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF THE LANDS CONVEYED TO CALVIN J. SUKOW, ET UX, BY DEED RECORDED IN VOLUME 2068, PAGE 526, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE LEAVING SAID RIGHT OF WAY EASTERLY ALONG SAID SOUTHERLY LINE 885 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID SECTION 19; THENCE ALONG SAID SECTION LINE NORTH 0° 41' 22" EAST 132 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM THE LANDS ABOVE DESCRIBED SO MUCH AS LIES NORTHERLY OF THE SOUTHERLY LINE OF THE NORTH ½ OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18 TOWNSHIP 9 SOUTH RANGE 1 WEST, MOUNT DIABLO MERIDIAN.

PARCEL NINE:

A RIGHT OF WAY APPURTENANT TO PARCEL THREE ABOVE DESCRIBED, 40 FEET WIDE, OVER THE EXISTING ROADS LEADING TO HUTCHINSON ROAD.

PARCEL TEN:

ALL THAT PORTION OF THE LANDS OF RALPH F. BORN, ET UX, BY DEED RECORDED JANUARY 28, 1971 IN VOLUME 2068, PAGE 524, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, LYING EASTERLY OF THE EAST LINE OF THE LANDS CONVEYED BY RALPH BORN, ET UX, TO RONALD K. MILLIKEN, BY DEED RECORDED MARCH 8, 1971 IN VOLUME 2077, PAGE 22, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND LYING WITHIN THE SOUTHERLY 792 FEET OF THE NORTHERLY 924 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 9 SOUTH RANGE 1 WEST, MOUNT DIABLO MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY, SOUTHEASTERLY, SOUTHWESTERLY OF THAT CERTAIN PARCEL BOUNDARY LINE AS SHOWN IN THE PARCEL LINE REVISION AND PARCEL MAP RECORDED JULY 14, 1976 IN BOOK 2639, PAGE 491, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 9 SOUTH RANGE 1 WEST MOUNT DIABLO BASE AND MERIDIAN, AND THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 19, SOUTH 00° 41' 22" WEST 451.71 FEET TO A POINT AT WHICH THE PARCEL LINE REVISION COMMENCES; THENCE LEAVING SAID POINT NORTHWESTERLY AND SOUTHWESTERLY ALONG THE FOLLOWING COURSES:

NORTH 58° 48' 26" WEST 135.92 FEET;  
SOUTH 55° 16' 41" WEST 120.32 FEET;  
SOUTH 48° 41' 56" WEST 100.00 FEET TO A POINT;

THENCE EAST 20.00 FEET TO THE CENTERLINE OF THE TERMINUS OF AN EXISTING TRAVELED WAY APPROXIMATELY FORTY FEET IN WIDTH; SAID CENTERLINE BEING THE END OF THE DESCRIBED LINE REVISION.

PARCEL ELEVEN:

A RIGHT OF WAY APPURTENANT TO PARCEL EIGHT ABOVE DESCRIBED, 40 FEET WIDE, OVER THE EXISTING ROADS LEADING TO HUTCHINSON ROAD.

APN: 096-351-75 (AS TO PARCELS ONE, FOUR, FIVE & SIX)

096-341-58 (AS TO PARCEL EIGHT)

096-341-59 (AS TO PARCEL EIGHT)

096-351-71 (AS TO PARCEL TEN)

096-351-74 (AS TO PARCEL TEN)