



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: 086-141-06,08

Application: 07-0465

Item #: 19

Time: After 9 AM

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

Members of the Commission:

On September 5, 2007, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone two parcels totaling 23.3 acres from the Special Use (SU) zone district to the Timber Production (TP) designation. The uses on the property consist of a single family dwelling on APN: 086-141-08 and vacant rural acreage on APN: 086-141-06.

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

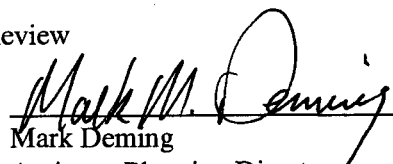
Staff recommends that your Commission adopt the attached Resolution (Exhibit A), sending a recommendation to the Board of Supervisors for approval of Application No. 07-0465 based on the attached findings (Exhibit B).

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. 07-0465, involving property located on the north side of Bloom Grade Road, approximately 830 feet from the intersection with Pond View Drive (1440 Bloom Grade 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) 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 north side of Bloom Grade Road, approximately 830 feet from the intersection with Pond View Drive (1440 Bloom Grade 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).

EXHIBIT A

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>
086-141-06,08	Special Use (SU)	TP

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

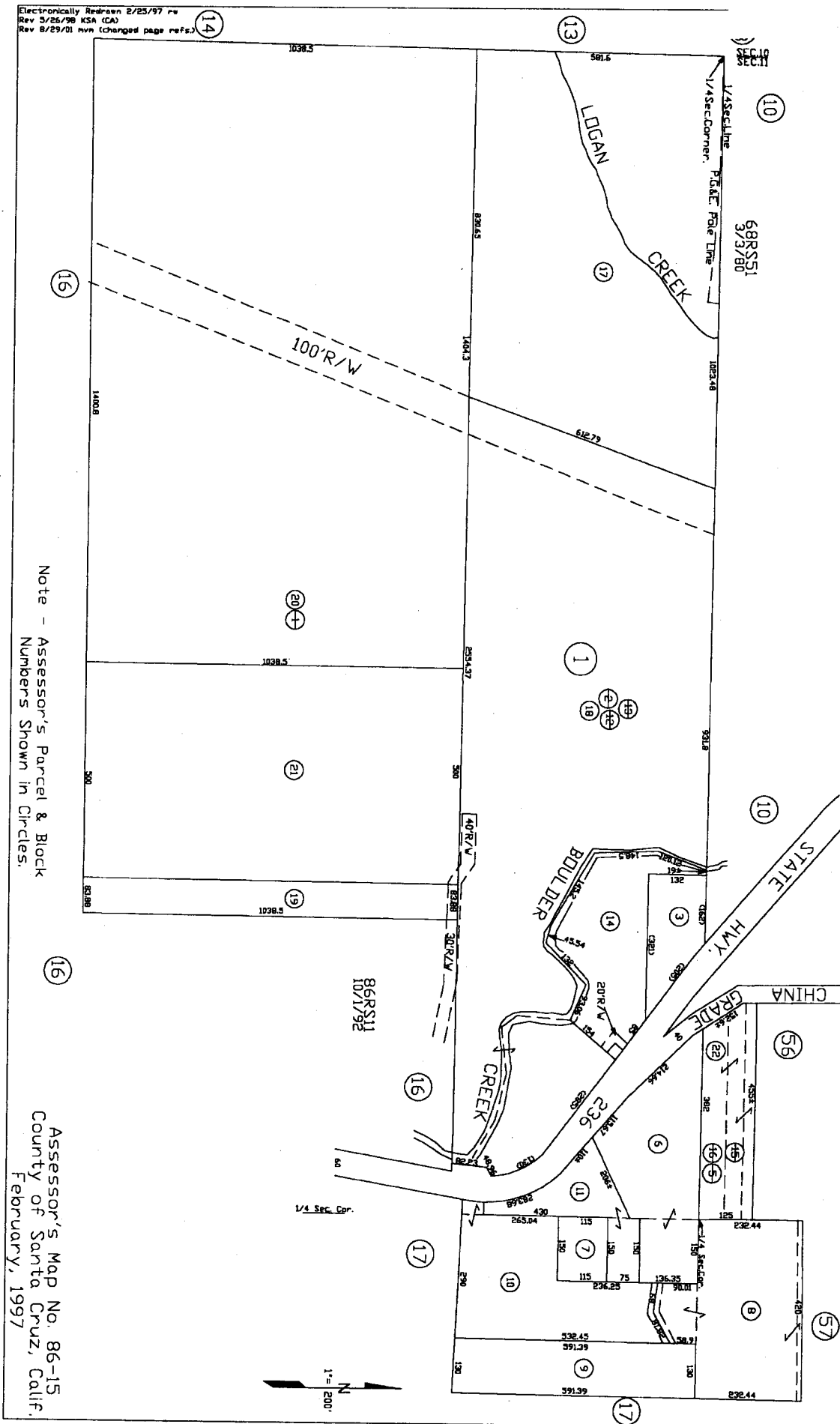
DISTRIBUTION: County Counsel
Planning
Assessor
County

GIS

EXHIBIT A

86-15

Assessor's Map No. 86-15
County of Santa Cruz, Calif.
February, 1997

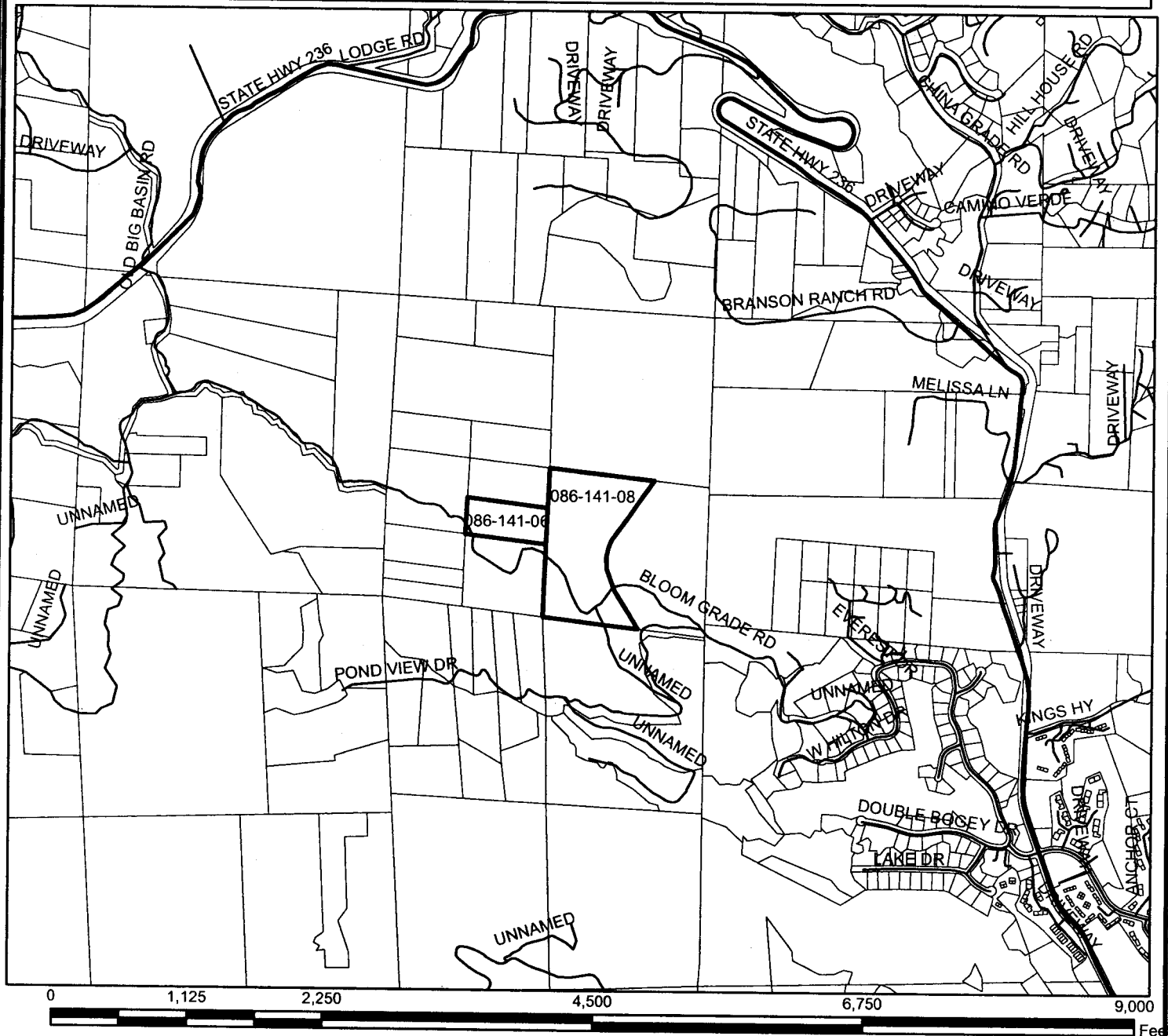


EXHIBIT






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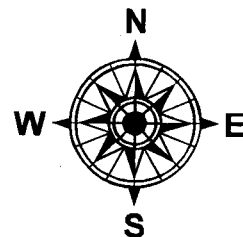


Location Map



LEGEND

-  APN: 086-141-08
-  APN: 086-141-06
-  Assessors Parcels
-  Streets
-  State Highways

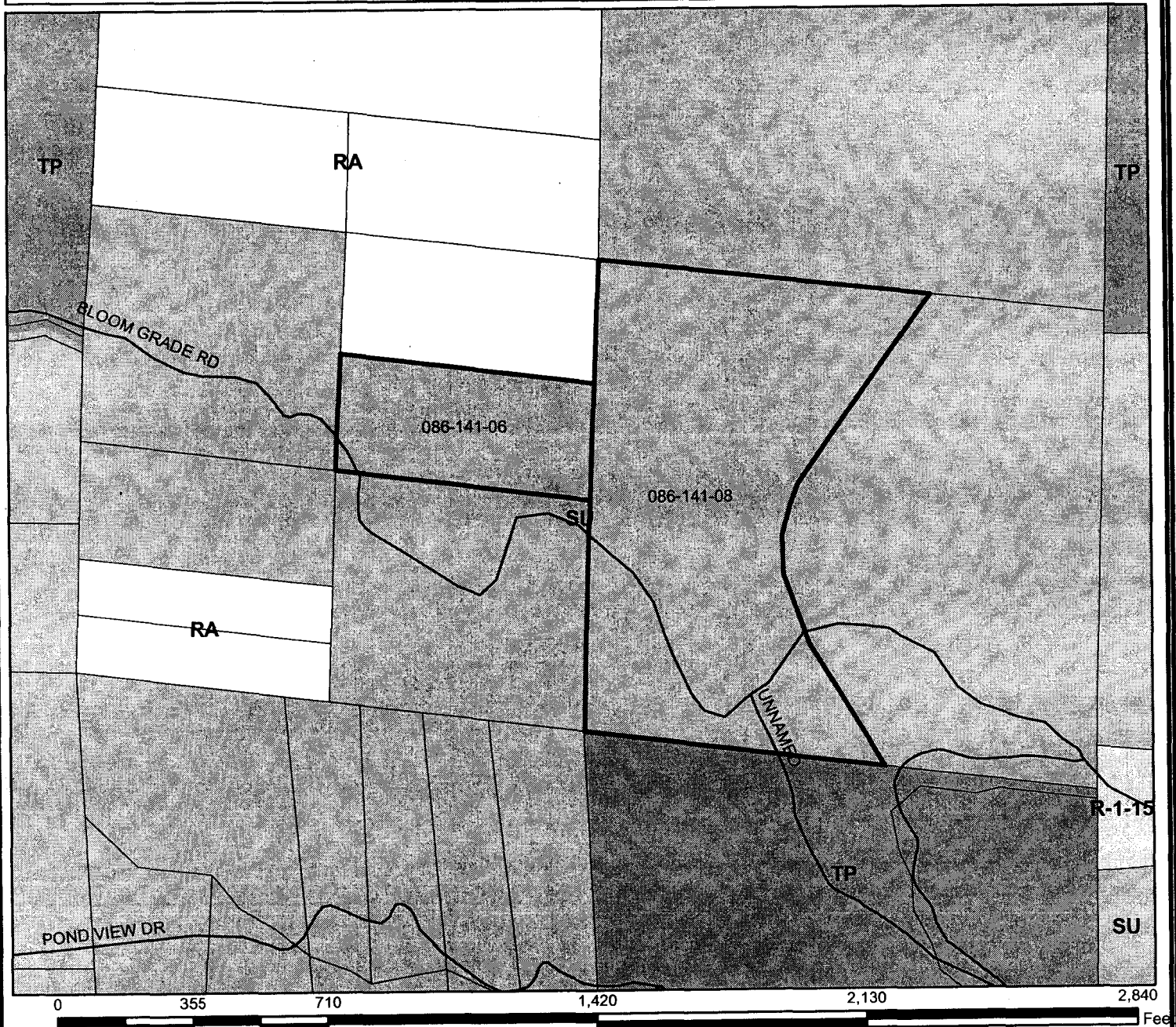


Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT C

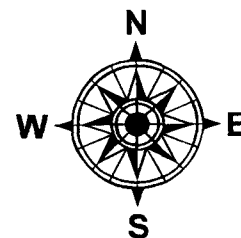


Zoning Map



LEGEND

- APN: 086-141-08
- APN: 086-141-06
- Assessors Parcels
- Streets
- AGRICULTURE RESIDENTIAL
- RESIDENTIAL-SINGLE FAMILY
- SPECIAL USE
- TIMBER PRODUCTION

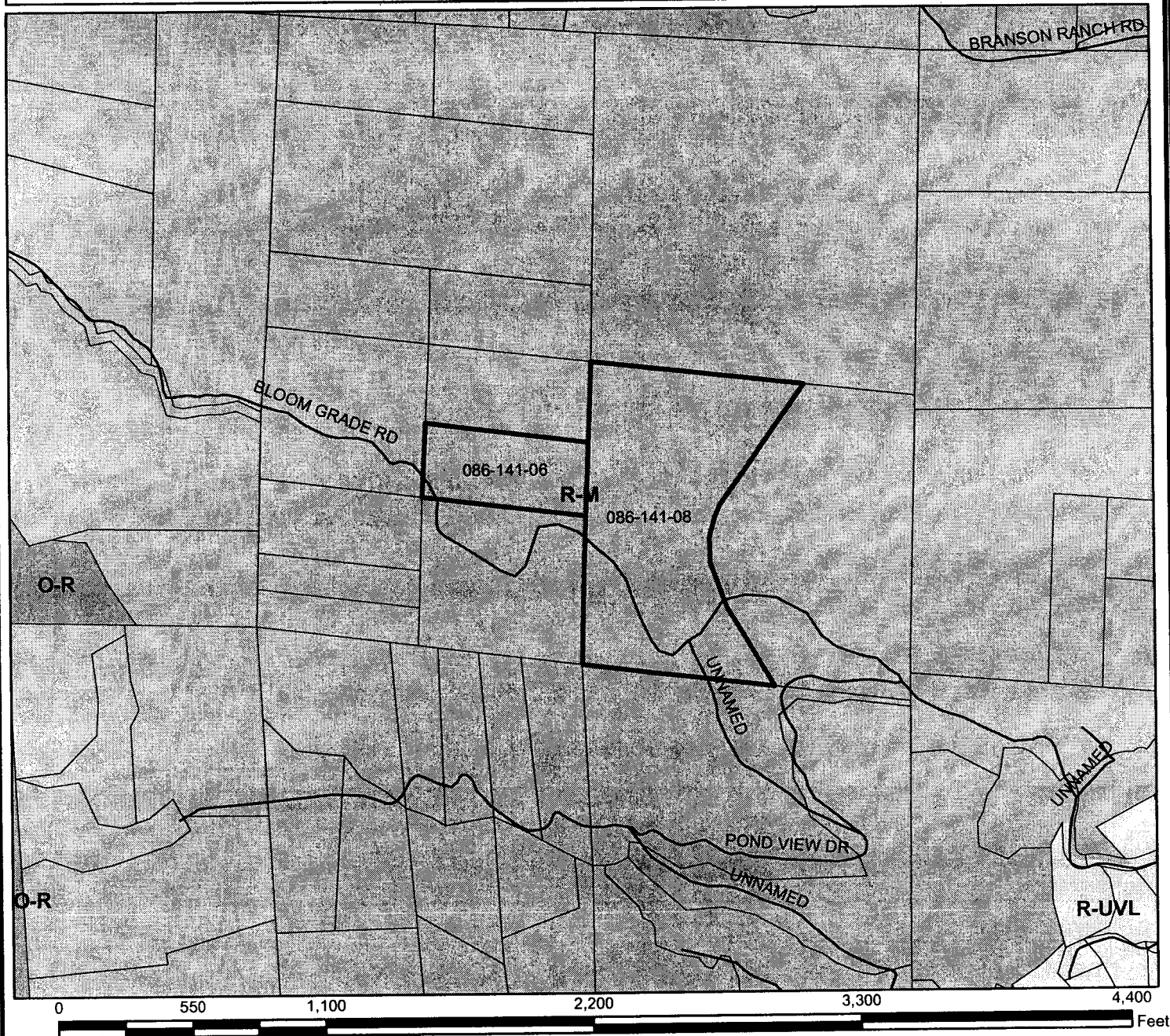


Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT C

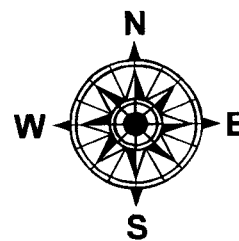


General Plan Designation Map



LEGEND

- APN: 086-141-08
- APN: 086-141-06
- Assessors Parcels
- Streets
- Residential-Mountain
- Residential - Urban Very Low Density
- Parks and Recreation



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: 07-0465

Assessor Parcel Number: 086-141-06,08

Project Location: Property located on the north side of Bloom Grade Road, approximately 830 feet from the intersection with Pond View Drive (1440 Bloom Grade Road).

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

Person or Agency Proposing Project: David L. and Wendy M. Peterson, H/W CP RS

Contact Phone Number: (831) 332-0328

- 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 Peterson
1440 Bloom Grade Road
Boulder Creek**

**APN# 086-141-08 & 086-141-06
Portion of Section 10
Township 9 South
Range 3 West
Mount Diablo Base & Meridian**

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

PREFACE

In June 2007, Joseph Culver, Consulting Forester, was commissioned by David Peterson to prepare a Timber Management Plan for APN # 086-141-08 and 086-141-06. The county assessor lists the contiguous parcels as 18.6 and 4.7 acres respectively, totaling 23.3 acres in size. Mr. Peterson would like to rezone the parcels to Timber Production and the TMP will be part of the application packet submitted to the County of Santa Cruz. The management plan incorporates field work, information contained in a previous timber harvest plan, and currently available resource data.

GENERAL PROPERTY DESCRIPTION

The parcels are located approximately one mile northwest of the Boulder Creek Golf and Country Club. The properties are located in two sub-drainages of the Boulder Creek Watershed. The southern portion drains into Hare Creek with the northern portion draining into an unnamed tributary of Boulder Creek. A prominent ridge trends east-west through the northern half of the properties. The hillside to the north of this ridge falls off steeply with slopes of 40-80%. The hillside to the south of this ridge is gentler with slopes of 20-50%. A seasonal watercourse defines the southeast boundary of the property.

Elevation ranges from 1100 feet in the southeast corner to 1360 feet along the ridgeline. The legal description of the parcel is Township 9 South, Range 3 West, portion of section 10. Timber site classification throughout the property is site III. Average site III lands are present north of the main ridge and in the southern portion of the property with low site III lands present along the upper south facing slopes.

North of the main ridge, the property is underlain by the Ben Lomond-Catelli-Sur complex. These soils are deep and well drained, with sandy loam surface soils of about 7-19" in thickness. Weathered sandstone is found at 37-46". Permeability is moderately rapid, and effective rooting depth is 20-40". Runoff is rapid to very rapid, and the erosion hazard is high to very high. These soils are well suited to timber production.

South of the main ridge, the property is underlain by the Sur-Catelli complex. This soil complex is moderately deep and somewhat excessively drained. The surface soil is stony sandy loam about 18" in thickness. Massive sandstone is at a depth of 35". Runoff is very rapid and the erosion hazard is very high. These soils are not as well suited for timber production due to a lack of moisture holding capacity, which is exacerbated by the general south facing aspect of this soil type. However, commercial stands of redwood trees are present on this soil type on the property.

Approximately 17 acres of the property is comprised of coniferous forest. This forest type consists primarily of second growth redwoods with scattered Douglas-fir. Hardwood species of tanoak and madrone are interspersed throughout this forest type. Parcel #086-141-08 was harvested in 1998 and therefore has a more open appearance as the redwood and Douglas-fir were selectively thinned at that time. Parcel #086-141-06 has not been harvested for approximately 100 years and the forest canopy has substantially closed in on itself. Average tree size within this parcel is greater than in the previously harvested area.

The majority of the conifer component is absent on 6.3 acres of upper slopes along the main ridge and south of this ridge. The forest cover on these upper slopes is primarily madrone and tanoak. The Peterson residence is also located within these acres.

TIMBER HARVEST HISTORY

The old-growth redwood logging in the Santa Cruz area, including this property, occurred around the turn of the century. As was common throughout the area, this clearcut 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.

Mr. Peterson harvested parcel #086-041-08 in 1998. This selective harvest appears to have removed approximately 40-45% of the larger second growth trees.

MANAGEMENT OBJECTIVES AND GOALS

Once the properties are rezoned, Mr. Peterson intends to continue to manage them for high quality forest products, while enhancing the related values of aesthetics and wildlife. As the larger parcel was harvested 9 years ago the next harvest could legally occur in one to two years. The smaller parcel could be harvested as soon as the proper permits were obtained. Based on the smaller sizes, however, the parcels should be combined under one permit for any future harvesting.

Although Mr. Peterson could legally harvest the larger parcel within 1-2 years, the redwoods are still well spaced and growing vigorously. With this in mind, a more appropriate time for the next would be in five to ten years when the stand has begun to close in on itself and growth rates have slowed down. 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. Improve wildlife habitat 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 generally in place from the previous harvest. Minimal infrastructure is required to continue timber management on the property.

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 17 acres of forestland have the following approximate stand conditions:*

Species Composition	99% second growth redwood 1% Douglas-fir
Basal Area	105 square feet per acre
Gross Volume/acre	17,407 board feet
Gross Overall property volume	295,920 board feet

The volume per acre and overall property volume stated above are gross volumes. In general, the net volume for the second growth redwood and Douglas-fir will be about 8% less due to fire scar, rot and other minor defects in the standing timber. Factoring in this defect, the overall net conifer volume on the property is approximately 272,245 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 2.9% per year. The trees are well spaced and in good growing condition due to the previous selective harvest 9 years ago over the majority of the project area. A growth rate of 2.9% per year equates to an annual increase in the forest resource of 7,895 board feet over the entire property. Converting this figure to cubic feet gives a current growth rate of 657 cubic feet over the entire property, or 28 cubic feet per acre per year. This well 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 estimated 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 #086-141-08 contains the Peterson residence. The home is located outside of the timbered portion of the property and will not interfere with timber harvest operations. Parcel #086-141-06 is vacant.

CONCLUSION


The property is well suited for timber management into the future. The majority of the project area was selectively harvested nine years ago and the forest resource is currently healthy and experiencing a high growth rate. Mr. Peterson has indicated that he wants to continue to manage the timber resource and stand conditions warrant another harvest in the next five to ten years.

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 28 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

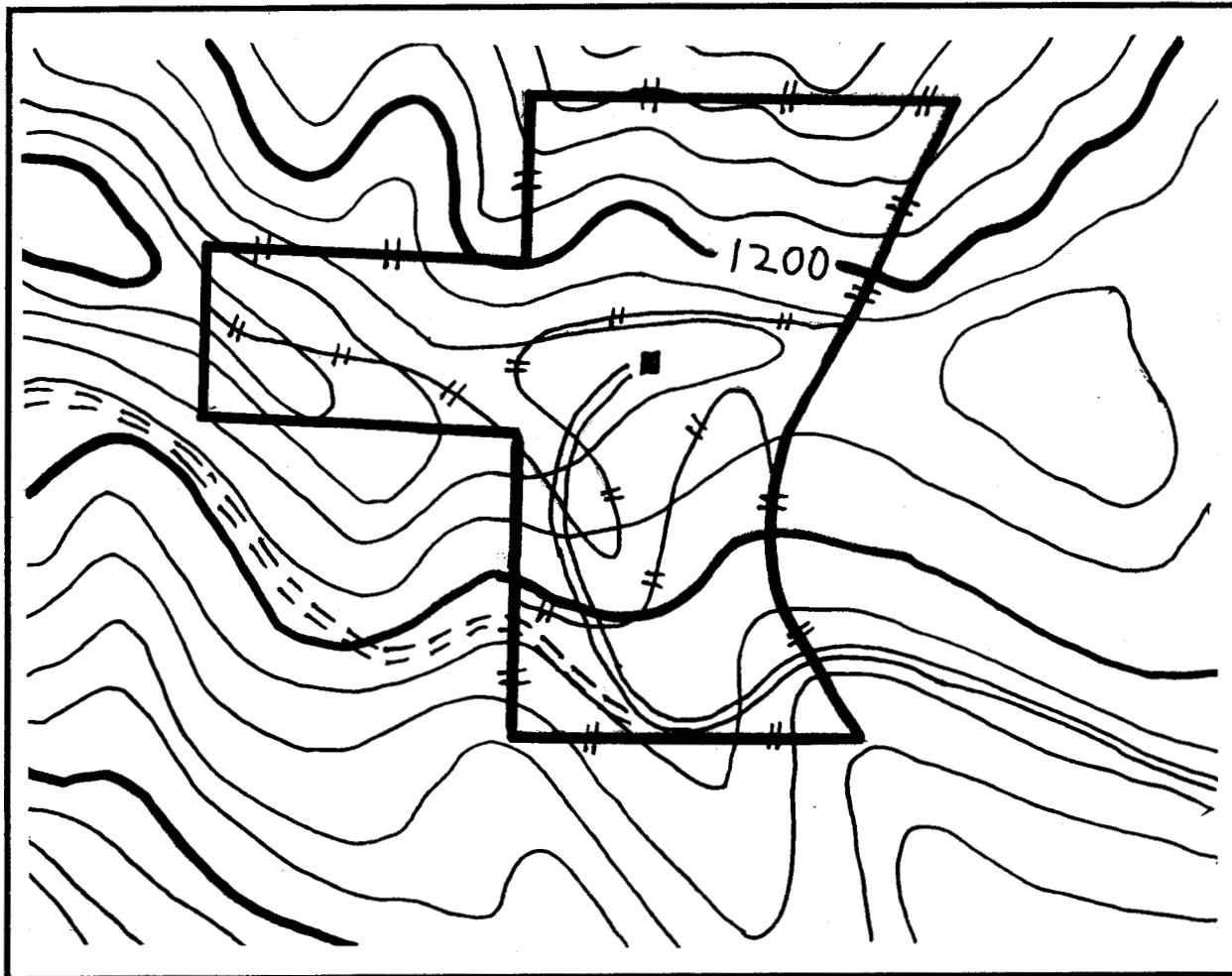
Registered Professional Forester #2674

7/31/07
Date

LANDS OF PETERSON

PLAN AREA MAP

SANTA CRUZ COUNTY
T9S, R3W, SEC. 10, MDB&M



LEGEND

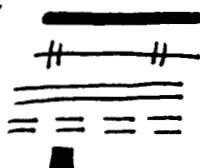
PROPERTY BOUNDARY

CONIFER FOREST

PERMANENT ROAD

SEASONAL ROAD

STRUCTURE



SCALE: 1 INCH = 500 FEET

CONTOUR INTERVAL = 40 FEET



EXHIBIT A

BEING A PART OF THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 3 WEST, M.D.B. & M., AND BEING A PART OF THE TRACT OF LAND DESCRIBED IN THE DEED FROM E. D. RODGERS, ET UX., TO R. H. DICKIE DATED AUGUST 19, 1912, AND RECORDED IN VOLUME 240 OF DEEDS, AT PAGE 480, SANTA CRUZ COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID QUARTER SECTION, DISTANT THEREON 561.0 FEET WESTERLY FROM THE SOUTHEAST CORNER THEREOF AT THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED FROM R. H. DICKIE ET UX, TO E. E. MOHNEY RECORDED MARCH 11, 1913, IN VOLUME 250 OF DEEDS AT PAGE 44, SANTA CRUZ COUNTY RECORDS, SAID POINT BEING IN THE CENTER OF A RAVINE, FROM WHICH POINT A REDWOOD POST MARKED "WP" ON THE EASTERLY SIDE BEARS NORTH 84 DEGREES 10' WEST 10.10 FEET DISTANT AND A HOLLOW REDWOOD STUMP MARKED "WSWPO" BEARS NORTH 30 DEGREES 15' WEST 51.7 FEET DISTANT THENCE FROM SAID POINT OF BEGINNING ALONG SAID CENTER LINE OF SAID RAVINE AND ALONG THE WESTERLY BOUNDARY OF SAID TRACT SO CONVEYED TO MOHNEY; THENCE NORTH 31 DEGREES 39' WEST 391.4 FEET TO THE CENTER LINE OF A COUNTY ROAD KNOWN AS THE "BLOOM GRADE", FROM WHICH A REDWOOD STUMP 3.2 FEET IN DIAMETER MARKED "WSO" BEARS NORTH 9 DEGREES 36' EAST 24.1 FEET; THENCE NORTH 20 DEGREES 26' WEST 190.00 FEET TO A REDWOOD POST, FROM WHICH A REDWOOD STUMP 2.8 FEET IN DIAMETER MARKED "OWS" BEARS SOUTH 74 DEGREES 22' EAST 29.8 FEET AND THE CENTER OF A WELL BEARS SOUTH 20 DEGREES 26' EAST 4.5 FEET; THENCE NORTH 1 DEGREES 47' WEST 98.7 FEET TO A REDWOOD HUB; THENCE NORTH 13 DEGREES 54' EAST 84.8 FEET TO A REDWOOD HUB; THENCE NORTH 20 DEGREES 31' EAST 56.7 FEET TO A REDWOOD HUB FROM WHICH A MADRONE TREE 4 INCHES IN DIAMETER MARKET "W" BEARS NORTH 27 DEGREES 15' EAST 29.1 FEET DISTANT AND A REDWOOD TREE 22 INCHES IN DIAMETER MARKET "WTO" BEARS NORTH 34 DEGREES 43' EAST 432.2 FEET DISTANT; THENCE NORTH 34 DEGREES 28' EAST TO THE NORTH BOUNDARY OF THE LAND DESCRIBED IN SAID DEED FROM E. D. RODGERS ET UX., TO R. H. DICKIE AND THE NORTHERLY LINE OF SAID SOUTHEAST ONE QUARTER OF SOUTHEAST ONE QUARTER; THENCE WESTERLY ALONG THE TWO LAST MENTIONED LINES TO THE INTERSECTION THEREOF WITH THE WESTERLY LINE OF SAID QUARTER SECTION AND THE EASTERLY LINE OF THE MAP ENTITLED "AERIAL TRACT", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID SANTA CRUZ COUNTY, DECEMBER 22, 1909, IN MAP BOOK 15, AT PAGE 32; THENCE SOUTHERLY ALONG SAID TWO LAST MENTIONED LINES TO THE INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF SAID QUARTER SECTION; THENCE EASTERLY TO THE POINT OF BEGINNING.

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Santa Cruz, State of California, described as follows:

PARCEL ONE:

LOT 14 AS SHOWN UPON THE MAP OF THE AERIAL TRACT BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 3 WEST, M.D.M., IN SANTA CRUZ COUNTY AS FILED FOR RECORD DECEMBER 22, 1907, IN VOLUME 15 OF MAPS ON PAGE 32, SANTA CRUZ COUNTY RECORDS OFFICE. INCLUDING CABIN AND SHEDS AND ANY MINERAL OR TIMBER RIGHTS. ALSO KNOWN AS #1 EPHRAIM BEE ROAD.

PARCEL TWO:

A NON-EXCLUSIVE ROAD AND UTILITY EASEMENT TWENTY FEET IN WIDTH ACROSS LOT 15 FROM OLD STAGECOACH/BLOOMGRADE ROAD TO LOT 14, ALSO KNOWN AS EPHRAIM BEE ROAD. LOT 15 IS SHOWN ON THE MAP OF THE AERIAL TRACT, BEING A SUBDIVISION OF THE W 1/2 OF THE SOUTHEAST OF SEC. 10, T. 9S., R. 3W., MDM IN SANTA CRUZ COUNTY, CALIFORNIA, FILED FOR RECORD DEC. 22, 1907, IN VOLUME 15 OF MAPS AT PAGE 32, SANTA CRUZ COUNTY RECORDS.

PARCEL THREE:

A NON-EXCLUSIVE ROAD UTILITY EASEMENT FIFTEEN FEET IN WIDTH ACROSS LOT 8 FROM THE BEND IN THE OLD STAGECOACH/BLOOMGRADE ROAD UP TO LOT 14, FOLLOWING THE ABANDONED LOG ROAD. LOT 8 IS SHOWN ON THE MAP OF THE AERIAL TRACT, BEING A SUBDIVISION OF THE W 1/2 OF THE SOUTHEAST OF SEC. 10, T. 9S., R. 3W., MDM IN SANTA CRUZ COUNTY, CALIFORNIA, FILED FOR RECORD DEC. 22, 1907 IN VOL. 15 OF MAPS, PAGE 32, SANTA CRUZ COUNTY RECORDS.

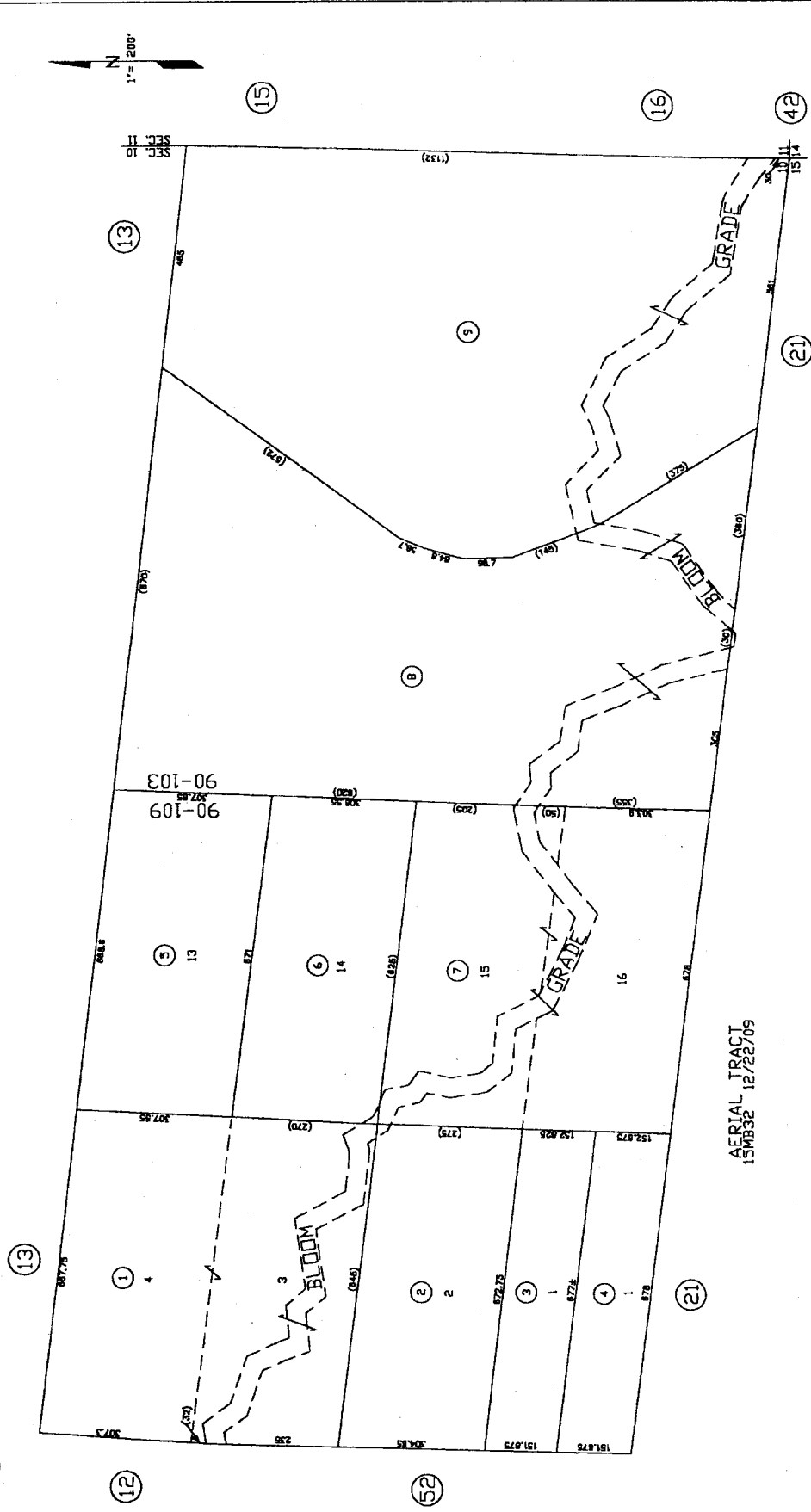
APN: 086-141-06

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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. S.E. 1/4 SEC. 10, T.9S., R.3W., M.D.B. & M.

Tax Area Code
 90-103 90-109

86-14



AERIAL TRACT
 15M532 12/22/09

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

Assessor's Map No. 86-14
 County of Santa Cruz, Calif.
 May 2000