



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 11, 2008

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

Agenda Date: March 12, 2008

APN: 087-321-04,05,06

Application: 07-0480

Item #: 24

Time: After 9 AM

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

Members of the Commission:

On September 4, 2007, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone three parcels totaling 20.6 acres from the Special Use (SU) zone district to the Timber Production (TP) designation. The uses on the property consist of 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 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

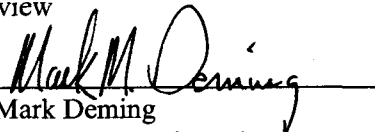
Staff recommends that your Commission adopt the attached Resolution (Exhibit A), sending a recommendation to the Board of Supervisors for approval of Application No. 07-0480 based on the attached findings (Exhibit B).

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 7, 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. 07-0480, involving property located on the east side of Highway 9, approximately .25 miles south of the intersection with Quigg Way, 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.

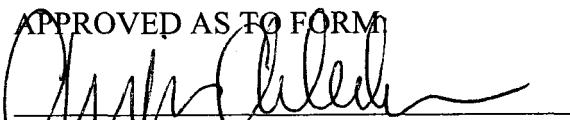
BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning as contained in the Report to the Planning Commission.

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 Highway 9, approximately .25 miles south of the intersection with Quigg Way; 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

EXHIBIT A

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>
087-321-04,05,06	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

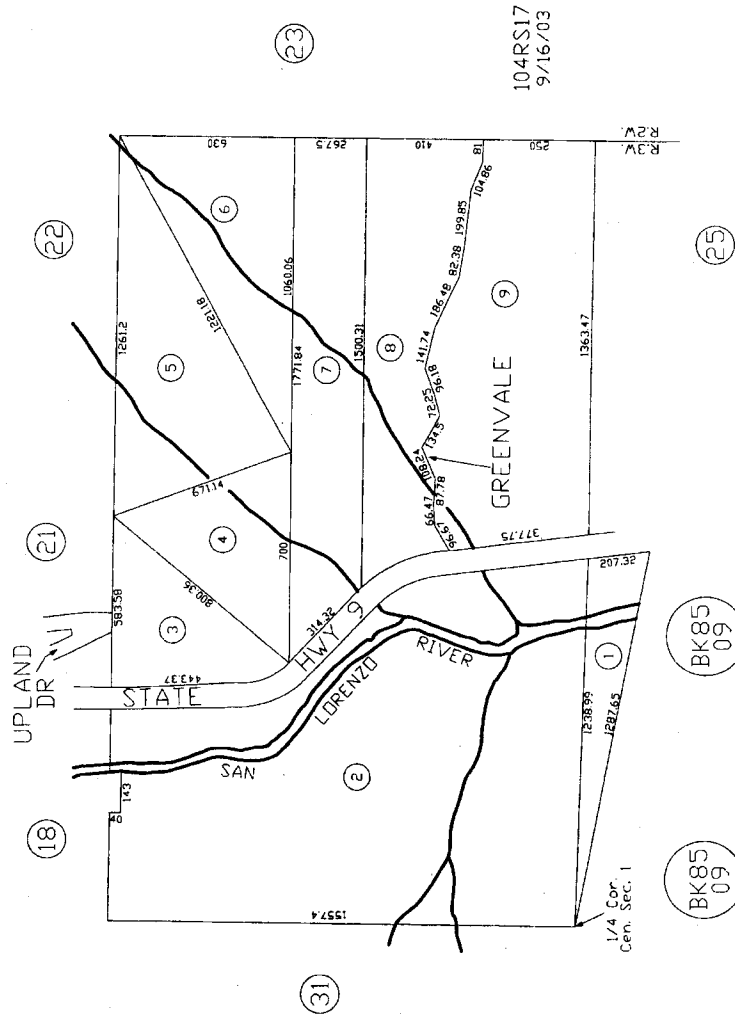
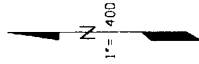
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1993

POR. SEC. S. 1/2 36, T.8S., &
N. 1/2 SEC 1, T.9S., R.3W., M.D.B. & M.

Tax Area Code
90-103

87-32



104RS17
9/16/03

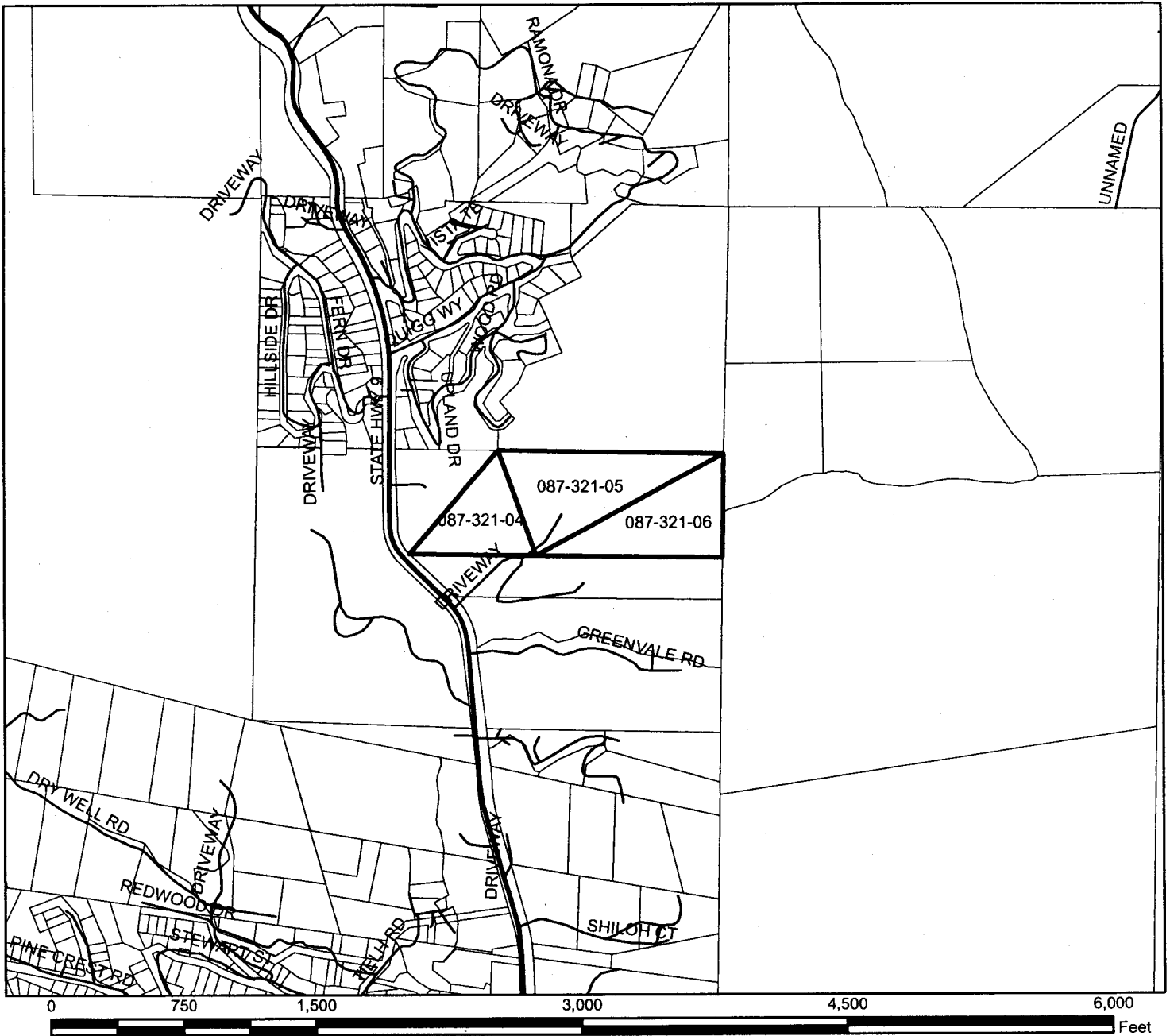
Assessor's Map No. 87-32
County of Santa Cruz, Calif.
Nov. 1993

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







Electronically drawn 11/24/93 CB
Rev 5/25/98 KSA (CA)
Rev 8/20/01 NW (changes page refs.)
Rev 10/14/03 CB (104RS17)

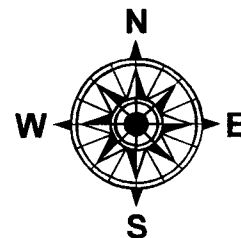


Location Map



LEGEND

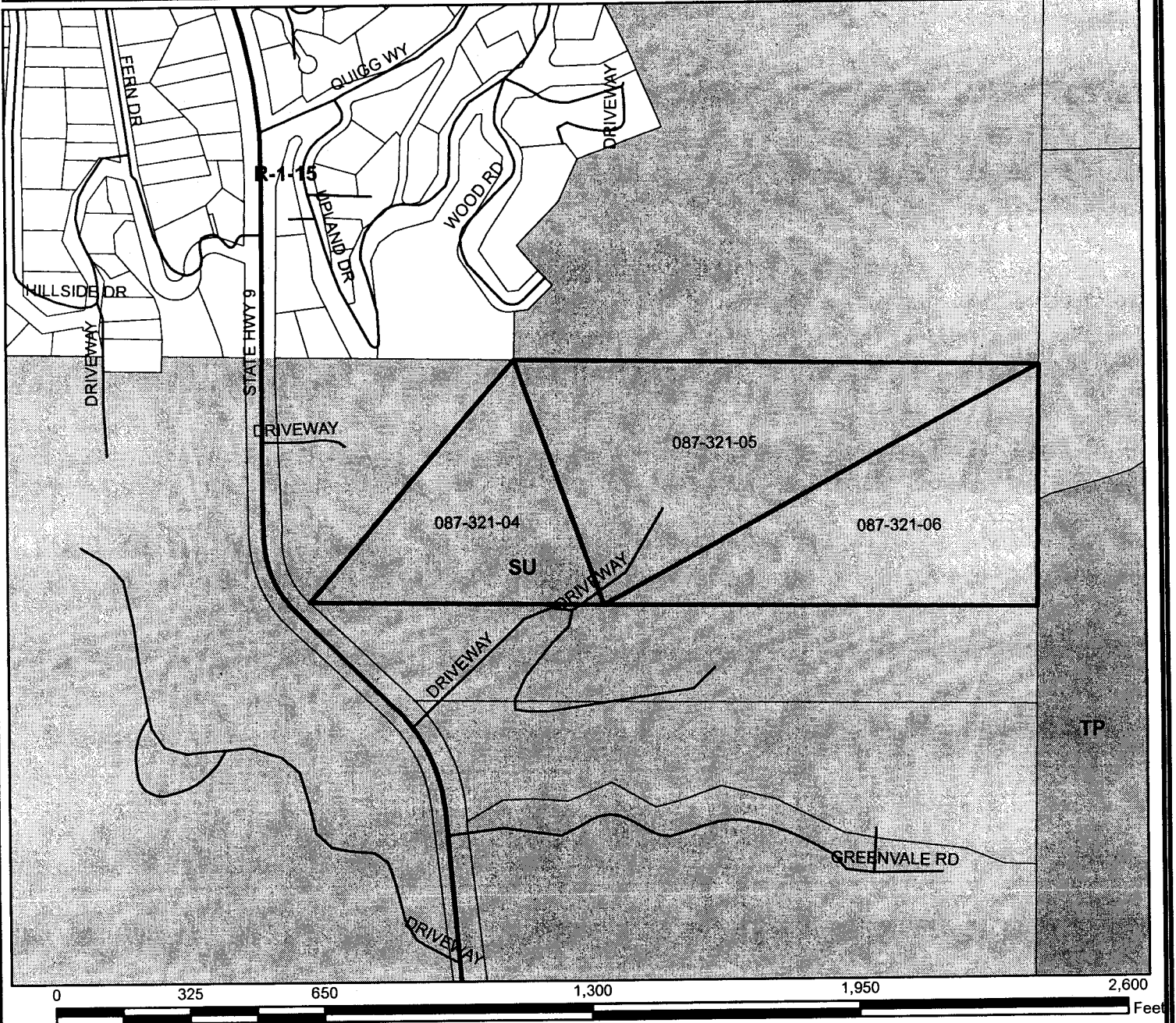
-  APN: 087-321-06
-  APN: 087-321-05
-  APN: 087-321-04
-  Assessors Parcels
-  Streets
-  State Highways












Map created by
County of Santa Cruz
Planning Department
August 2007

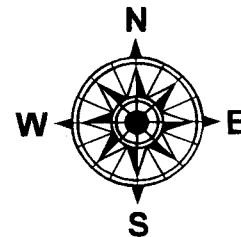


Zoning Map



LEGEND

-  APN: 087-321-06
-  APN: 087-321-05
-  APN: 087-321-04
-  Assessors Parcels
-  Streets
-  State Highways
-  RESIDENTIAL-SINGLE FAMILY
-  SPECIAL USE
-  TIMBER PRODUCTION

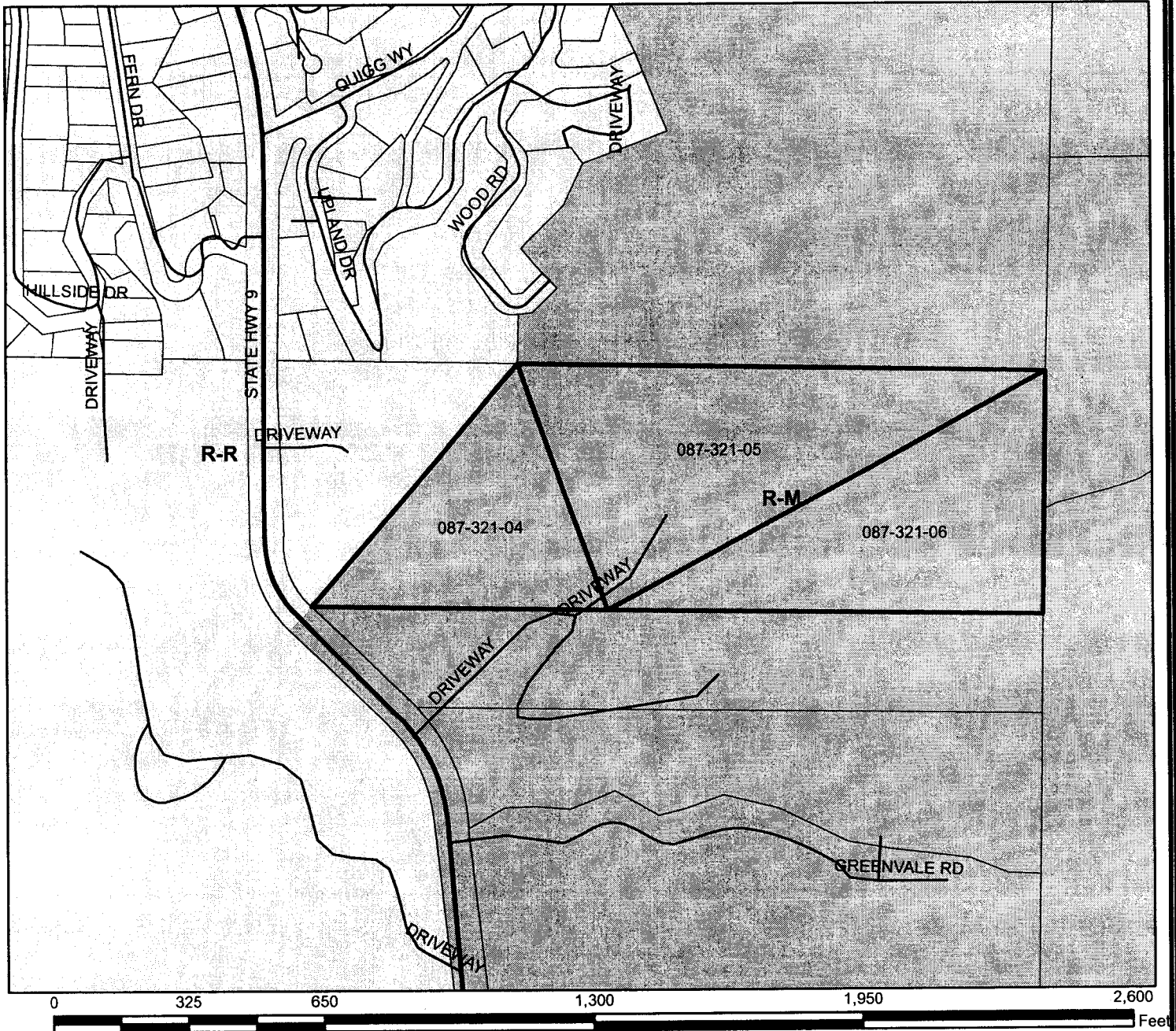


Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT C

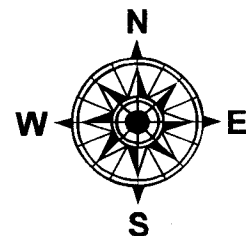


General Plan Designation Map



LEGEND

- APN: 087-321-06
- APN: 087-321-05
- APN: 087-321-04
- Assessors Parcels
- Streets
- State Highways
- 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: 07-0480

Assessor Parcel Number: 086-321-04,05,06

Project Location: Property located on the east side of Highway 9, approximately .25 miles south of the intersection with Quigg Way.

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

Person or Agency Proposing Project: Paul A. Sr. and Charlene S. Landie, Co-trustees

Contact Phone Number: (831) 359-5989

- 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 Lanoie
Highway 9
Boulder Creek**

**APN# 087-321-04, 05, 06
Portion of Section 1
Township 9 South
Range 3 West
Mount Diablo Base & Meridian**

**Report Prepared By
Joseph Culver, Consulting Forester
August 7, 2007**

PREFACE

In July 2007, Joseph Culver, Consulting Forester, was commissioned by Paul Lanoie to prepare a Timber Management Plan for APN#'s 087-321-04, 087-321-05 and 087-321-06. The county assessor lists the parcels totaling 20.6 acres in size. Mr. Lanoie 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 parcel is located approximately four miles north of Boulder Creek near the eastern side of Highway 9. The parcels are located within the San Lorenzo River Watershed. The parcels generally slope to the southwest and are bisected by two separate valleys that trend to the southwest. Elevation ranges from 640 feet in the southwest to 940 feet in the southeast corner. The legal description of the parcels is Township 9 South, Range 3 West, portion of section 1. Timber site classification throughout the forested portions of the parcels is site III.

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. The Natural Resource Conservation Service describes these soils as well suited to timber production.

Approximately 12.6 acres of the property is comprised of coniferous forest. This forest contains primarily second growth redwoods and scattered Douglas-fir as the dominant overstory species. Lesser amounts of tanoak and pacific madrone are interspersed within the coniferous forest, primarily as intermediate canopy trees. Understory species include tanoak seedlings, ceanothus, hedge nettle and sword fern.

The remaining eight acres of the property contains hardwood forests. This forest type is located on the ridge separating the two coniferous stands and along the eastern portion of the property. Primary species in the hardwood forest include coastal live oak, tanoak and madrone.

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.

Under the ownership of Mr. Lanoie the property was next harvested in 1997. This selective harvest appears to have removed approximately 45-50% of the larger second growth trees.

MANAGEMENT OBJECTIVES AND GOALS

Once the property is rezoned, Mr. Lanoie will continue to manage the forest land for high quality forest products, while enhancing the related values of aesthetics and wildlife. As the property has not been harvested for 10 years the next selective harvest should occur within the next five to ten years. Although State law allows for a harvest every 10 years, due to the small size of the timbered area it is recommended that the cutting cycle be maintained at a 15-20 year interval to maximize the volume removed in each cycle 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. 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. Much of the road and trail system is in place from the previous harvest.

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 12.6 acres of conifer forest have the following approximate stand conditions:*

Species Composition	95% second growth redwood 5% Douglas fir
Basal Area	145 square feet per acre
Gross Volume/acre	23,460 board feet
Gross Overall property volume	295,700 board feet

The volume per acre and overall property volume stated previously 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 272,000 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 2.8% per year. This rate is about average for managed site III timberland in the Santa Cruz Mountains. A growth rate of 2.8% per year equates to an annual increase in the conifer component of the forest of 8,280 board feet over the entire property. Converting this figure to cubic feet gives a current growth rate of 690 cubic feet over the entire property, or 33 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

A permanent (year round use) gravel road travels through the property. There are no structures on any of the parcels.

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 growth rate consistent with managed forests. Mr. Lanoie has indicated that he wants to manage the timber resource and stand conditions warrant a harvest in the near future.

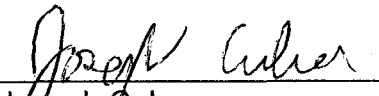
TIMBER STOCKING: To rezone a property to the "Timber Production" zoning a property must meet the timber stocking standards set forth in Section 4561 of the Public Resources Code. Section 4561 states in part that "The average residual basal area, measured in stems one inch or larger in diameter.....in 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 145 square feet and therefore meets the stocking standards.

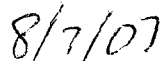
TIMBERLAND: To rezone a property to the "Timber Production" zoning a property must meet the definition of timberland. Section 51104 of the California Code states that "Timberland means privately owned land.....capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre." The property proposed for rezoning is capable of growing an annual average volume of wood fiber of 33 cubic feet per acre and therefore meets the definition of timberland.

COMPATIBLE USE: Existing infrastructure on the property 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

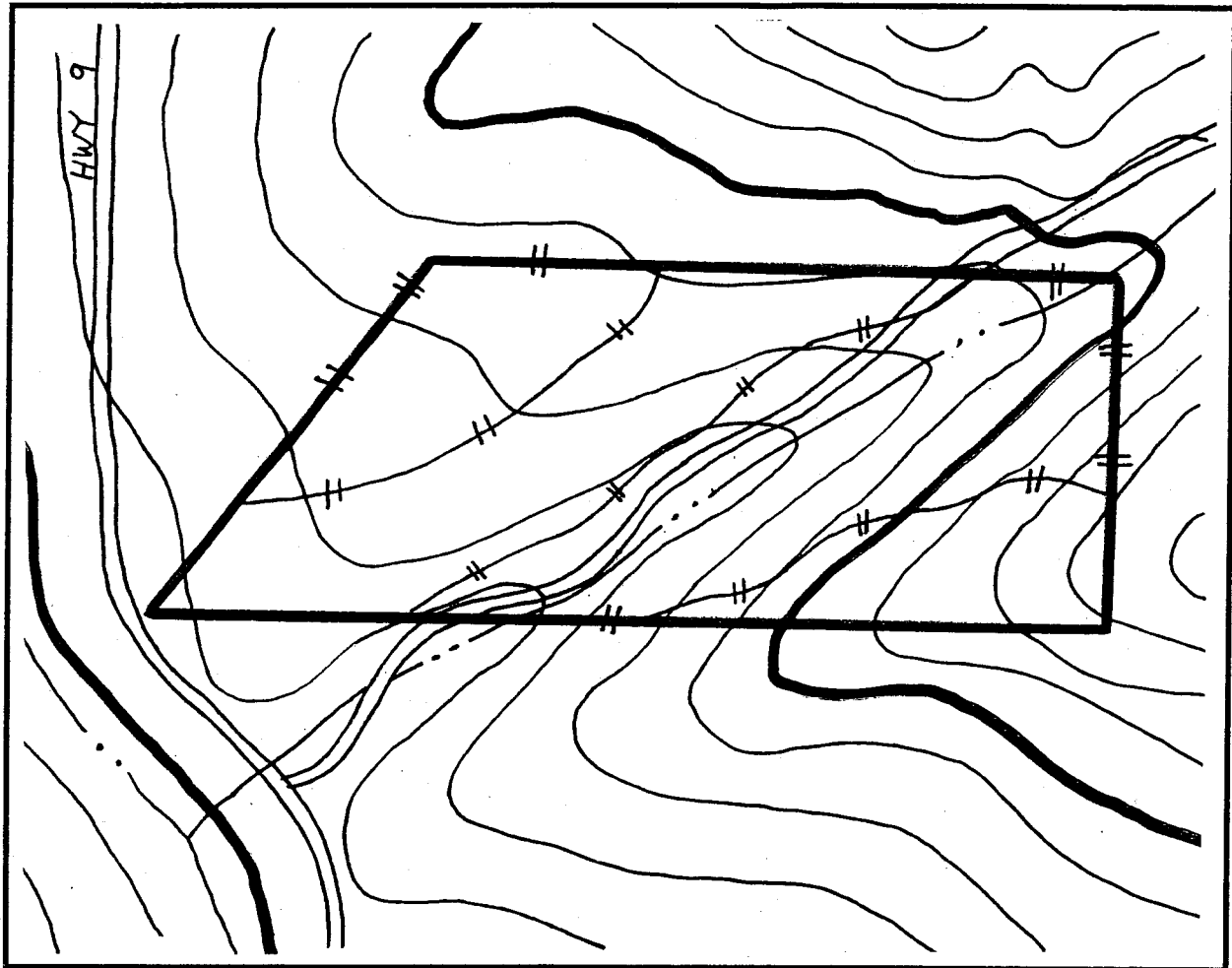


Date

LANDS OF LANOIE

PLAN AREA MAP

SANTA CRUZ COUNTY
T9S, R3W, SEC. 1, MDB&M



LEGEND

PROPERTY BOUNDARY
CONIFEROUS FOREST
PERMANENT ROAD
SEASONAL ROAD
WATERCOURSE

SCALE: 1 INCH = 350 FEET

CONTOUR INTERVAL = 40 FEET



JOHN N. POPE, JR.

BOOK 4025 PAGE 725

047716

047716

JOHN N. POPE, JR.
1625 The Alameda, #512
San Jose, CA 95126

RE	MI
SF	SM
OP	LN
CO	

RECORDED
AT THE REQUEST OF
J. Pope
JUN 27 1 50 PM '86
RICHARD W. DEBAL
RECORDER
SANTA CRUZ COUNTY
OFFICIAL RECORD

Mr. and Mrs. Paul A. Lanoie, Sr.
17700 Highway 9
Boulder Creek, CA 95006

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

15-461 MC

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181619

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$-0- No consideration. Revocable Living Trust transfer

1 computed on full value of property conveyed, or

1 computed on full value less value of liens and encumbrances remaining at time of sale JOHN N. POPE, JR.

1 Unincorporated area: () City of _____, and Attorney

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

PAUL A. LANOIE, SR., as his sole and separate property

hereby GRANT(S) to PAUL A. LANOIE, SR. and CHARLENE S. LANOIE, as
co-trustees of the LANOIE FAMILY REVOCABLE LIVING TRUST

the following described real property in the City of Boulder Creek
County of Santa Cruz, State of California:

SEE EXH. "A" attached hereto and made
a part hereof.

RECORDER'S MEMO: Legibility
of writing, typing or print-
ing UNSATISFACTORY in this
document when received.

APN #087-151-022

Dated August 15 1986

PAUL A. LANOIE, SR.

State of California

County of Santa Clara

On this the 15th day of August 1986

before me,
the undersigned Notary Public, personally appeared

XX PAUL A. LANOIE, SR.

personally known to me

proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is subscribed to the
within instrument, and acknowledged that he executed it

WITNESS my hand and official seal

John N. Pope
Notary's Signature



Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

BEING a part of the lands in Section One, Township 9 South, Range 3 West, M.D.D. & M., described in Deed recorded in Volume 1822, Page 321, Official Records of Santa Cruz County and more particularly bounded and described as follows:

BEGINNING at a 3/4 inch iron pipe at the Northeast corner of said lands from which a 'W' on a 30 inch Redwood tree bears South 86°40' West 79.3 feet distant; thence from said place of beginning along the Eastern boundary of said lands South 0°42'40" East 630.00 feet to a 3 x 3 inch Redwood stake; thence leaving said boundary West 1060.06 feet to a station; thence North 59°01'10" East 1221.18 feet to the place of beginning.

TOGETHER WITH a Right of Way from the Western boundary of the above described parcel of land Westerly to State Highway 9.

JOHN N. POPE, JR.

AND WHEN RECORDED MAIL TO

JOHN N. POPE, JR.
1625 The Alameda, #512
San Jose, CA 95126

Mr. and Mrs. Paul A. Lanoie, Sr
17700 Highway 9
Boulder Creek, CA 95006

BOOK 4025 PAGE 729

47718
047718

RECORDED
AT THE REQUEST OF
J. Pope
AUG 12 1 30 PM '86

RICHARD W. BEDAL
RECORDER
SANTA CLARA COUNTY
OFFICIAL SEAL

MI	MI
SF	SM
OP	LN
CO	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

JD 465 MC

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181619

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$-0- No consideration. Revocable Living Trust transfer

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at time of sale, *John N. Pope, Jr.*
- Unincorporated area: () City of _____, and Attorney

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

PAUL A. LANOIE, SR., as his sole and separate property

hereby GRANT(S) to PAUL A. LANOIE, SR. and CHARLENE S. LANOIE, as
co-trustees of the LANOIE FAMILY REVOCABLE LIVING TRUST

the following described real property in the City of Boulder Creek
County of Santa Cruz, State of California:

SEE EXH. "A" attached hereto and made
a part hereof.

RECORDER'S MEMO: : Legibility
of writing, typing or print-
ing UNSATISFACTORY in this
document when received.

APN #087-151-023

Dated August 15, 1986

Paul A. Lanoie Sr.
PAUL A. LANOIE, SR.

State of California

County of Santa Clara

On this the 15th day of August 1986

before me, _____

the undersigned Notary Public, personally appeared

xx PAUL A. LANOIE, SR.

personally known to me

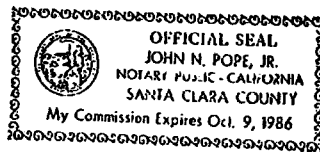
proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is subscribed to the

within instrument, and acknowledged that he executed it

WITNESS my hand and official seal

John N. Pope
Notary's Signature



File Order No. _____ Escrow, Loan or Attorney File No. _____

MAH TAX STATEMENTS AS DIRECTED ABOVE

BEING a part of the lands in Section One, Township 9 South, Range 3 West, M.D.B. & M., described in Deed recorded in Volume 1822, Page 321, Official Records of Santa Cruz County and more particularly bounded and described as follows:

BEGINNING at a one and one-half inch iron pipe on the Northern boundary of said lands at the Southeast corner of "Ramona Woods" Tract 29, filed in Volume 26 of Maps, Page 29, Santa Cruz County Records; thence from said place of beginning along the Northern boundary South 89°39'40" East 1261.20 feet to a 3/4 inch iron pipe at the Northeast corner of said lands; said point being the most Northerly corner of the property conveyed to Virginia E. Lanoie, a married woman by document recorded January 19, 1972 as Instrument No. 3140; thence South 59°01'10" West along the Northwesterly line of said Virginia E. Lanoie land a distance of 1221.18 feet to a station on the South boundary of said lands which bears West 1060.06 feet from the Southeast corner of said lands, said point being the Southwest corner of the property conveyed to said Virginia E. Lanoie; thence North 18°36'45" West 671.14 feet to the point of beginning.

EXHIBIT A

EXHIBIT E

RECORDING REQUESTED BY
JOHN N. POPE, JR.

AND WHEN RECORDED MAIL TO

JOHN N. POPE, JR.
1625 The Alameda, #512
San Jose, CA 95126

Mr. and Mrs. Paul A. Lanoie, Sr.
17700 Highway 9
Boulder Creek, CA 95006

BOOK 4025 PAGE 723

047715

047715

RE	MI
✓	
SE	SM
5	10
OP	LN
GO	

RECORDED
AT THE REQUEST OF
J. Pope
AUG 22 4 30 PM '86

RICHARD W. BEDAL
RECORDER
SANTA CRUZ COUNTY
OFFICIAL RECORDS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

SD 464 MC

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

101619

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$-0- No consideration. Revocable Living Trust transfer

- ☐ computed on full value of property conveyed, or
- ☐ computed on full value less value of liens and encumbrances remaining at time of sale, JOHN N. POPE, JR.
- ☐ Unincorporated area: () City of _____, and Attorney

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

PAUL A. LANOIE, SR., as his sole and separate property

hereby GRANT(S) to PAUL A. LANOIE, SR. and CHARLENE S. LANOIE, as
co-trustees of the LANOIE FAMILY REVOCABLE LIVING TRUST

the following described real property in the City of Boulder Creek
County of Santa Cruz, State of California:

SEE EXH. "A" attached hereto and made
a part hereof.

APN #087-151-24

Dated August 15, 1986

Paul A. Lanoie, Sr.
PAUL A. LANOIE, SR.

State of California

County of Santa Clara

On this the 15 day of August 1986

before me,
the undersigned Notary Public, personally appeared

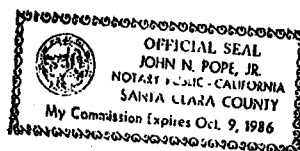
XX PAUL A. LANOIE, SR.

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is subscribed to the
within instrument, and acknowledged that he executed it
WITNESS my hand and official seal

John N. Pope
Notary Signature



Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

BEING a part of the lands in Section One, Township 9 South, Range 3 West, M.D.B. & M., described in Deed recorded in Volume 1822, Page 321 Official Records of Santa Cruz County and more particularly bounded and described as follows:

BEGINNING at a one and one-half inch iron pipe on the Northern boundary of said lands at the Southeast corner of 'Ramona Woods' Tract 29, filed in Volume 26 of Maps, Page 29, Santa Cruz County Records; thence from said place of beginning South $37^{\circ}22'20''$ West 800.36 feet to a station on the Eastern Boundary of State Highway 9, from which an iron rod bears East 21.78 feet distant; thence East along the South boundary of said lands to a point which bears West 1060.06 feet from the Southeast corner of said lands said point being the Southwest corner of the lands conveyed to Virginia E. Lanoie a married woman, by document recorded January 19, 1972 Instrument No. 3140 and the most Southerly corner of the lands conveyed to Paul A. Lanoie Sr., by document recorded January 19, 1972 as Instrument No. 3141; thence North $18^{\circ}36'45''$ West along the Westerly line of said property conveyed to Paul A. Lanoie, a married man, a distance of 671.14 feet to the point of beginning. &

EXHIBIT A

EXHIBIT E

FOR TAX PURPOSES ONLY

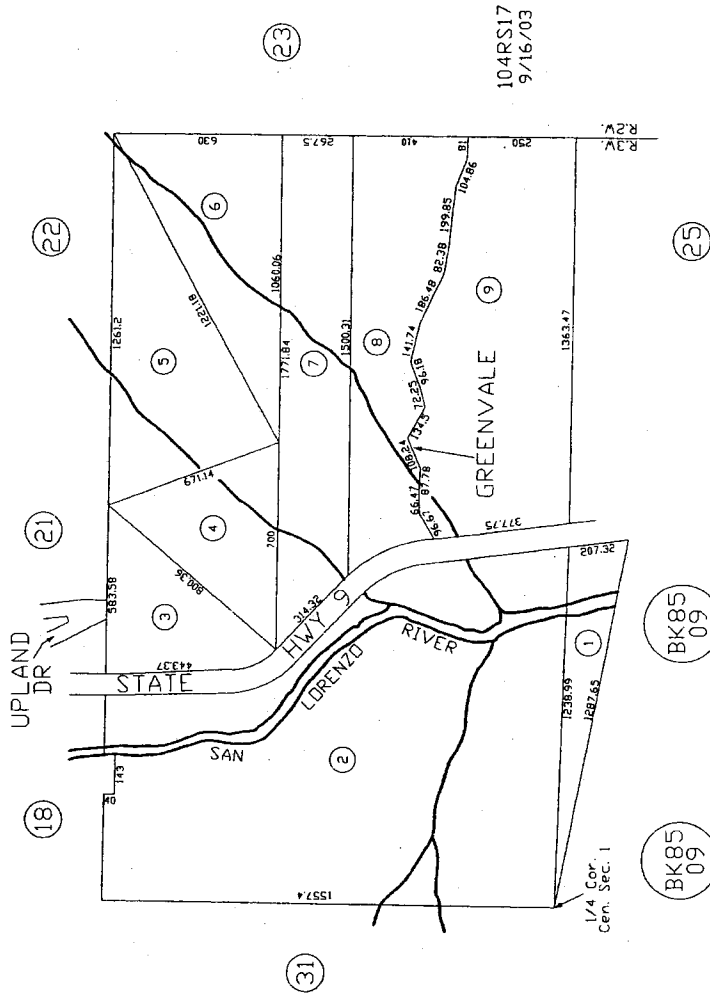
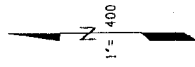
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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POR. SEC. S. 1/2 36, T.8S., &
N. 1/2 SEC 1, T.9S., R.3W., M.D.B. & M.

Tax Area Code
90-103

87-32



104RS17
9/16/03

Electronically drawn 11/24/93 CB
Rev 5/26/98 KSA (CA)
Rev 8/30/01 nvm (changed page refs.)
Rev 10/14/03 CB (104RS17)

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

Assessor's Map No. 87-32
County of Santa Cruz, Calif.
Nov. 1993