



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 12, 2008

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

Agenda Date: March 26, 2008

APN: 106-351-09,-10,-11,-12

Application: 07-0529

Item 17

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

Members of the Commission:

On September 13, 2007, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone 20 acres from the Special Use (SU) zone district to the Timber Production (TP) zone district. The uses on the property consist of vacant 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 in compliance with the 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 the 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. 07-0529 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 Steven M. Butler, RPF #2390, dated August 8, 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. 07-0529, involving properties located on both sides of Dove Lane about 0.5 miles west from the intersection with Eureka Canyon 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 properties from the Special Use (SU) zone district to the Timber Production (TP) 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 _____, 2008, 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 both sides of Dove Lane about 0.5 miles west from the intersection with Eureka Canyon 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
1. The proposed zone district is appropriate for the level of utilities and community services available to the land; and
2. 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
3. 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>
106-351-09	Special Use	
106-351-10	(SU)	TP
106-351-11		
106-351-12		

SECTION IV

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

PASSED AND ADOPTED THIS _____ day of _____ 2008, 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

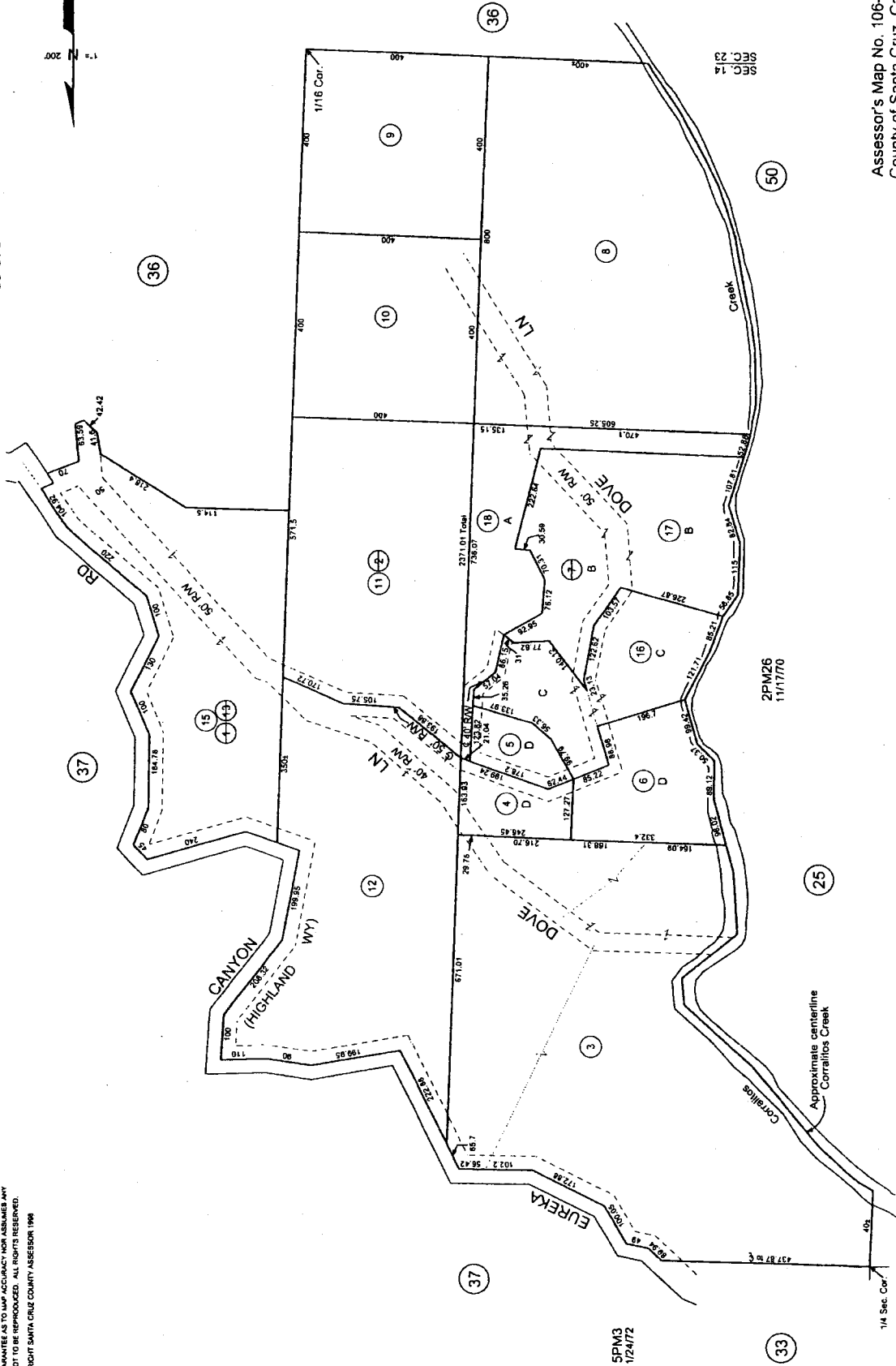
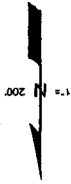
106-35

Tax Area Code
69-070

POR. SEC. 14, T.10S., R.1E., M.D.B. & M.

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
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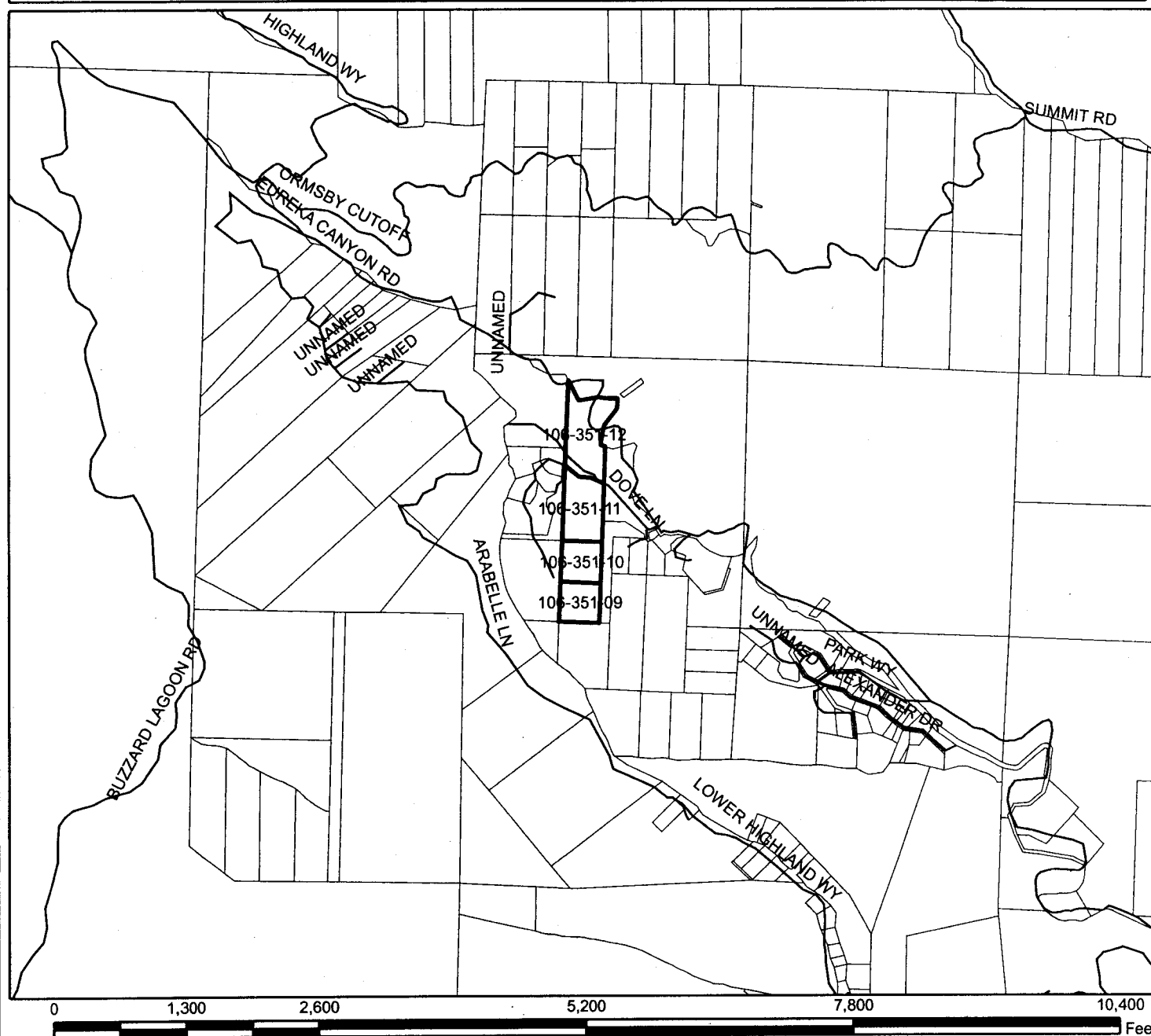
Assessor's Map No. 106-35
County of Santa Cruz, Calif.
March 1998

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

Electronically redrawn 2/13/98 GSA
Rev. 1/15/02 (mm) (b) (6) (106-35)
Rev. 12/13/04 (mm) (b) (6) (106-35)

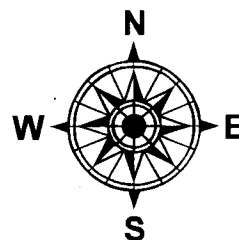


Location Map



LEGEND

- APN: 106-351-12
- APN: 106-351-11
- APN: 106-351-10
- APN: 106-351-09
- Assessors Parcels
- Streets



Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT C

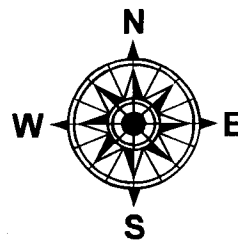


Zoning Map



LEGEND

- APN: 106-351-12
- APN: 106-351-11
- APN: 106-351-10
- APN: 106-351-09
- Assessors Parcels
- Streets
- STREAMTYPE**
- PERENNIAL
- INTERMITTENT
- AGRICULTURE RESIDENTIAL
- SPECIAL USE
- TIMBER PRODUCTION

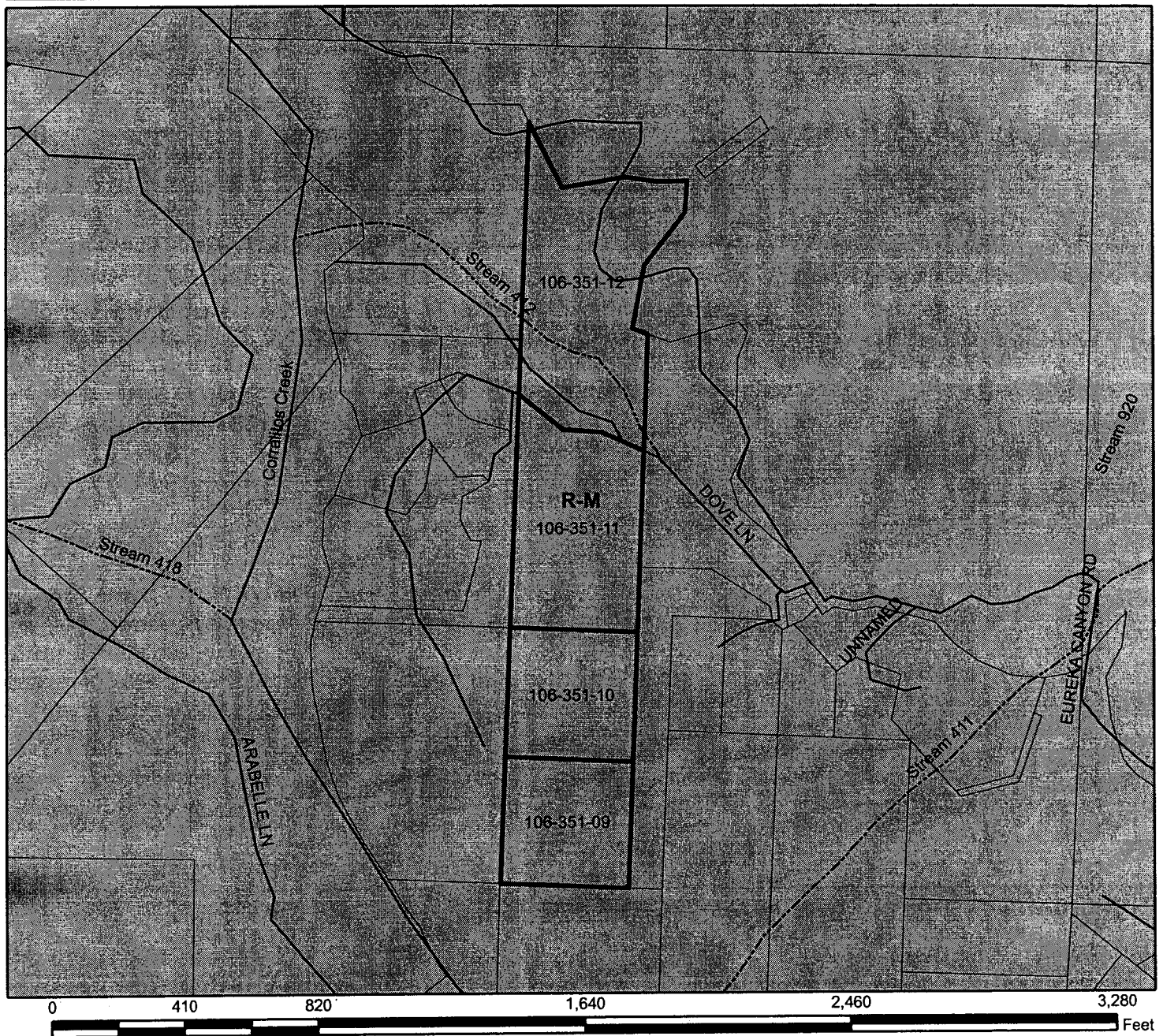


Map created by
County of Santa Cruz
Planning Department
August 2007

EXHIBIT C



General Plan Designation Map

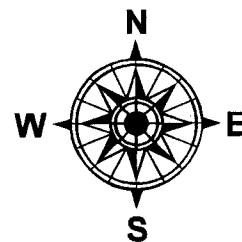


LEGEND

- APN: 106-351-12
- APN: 106-351-11
- APN: 106-351-10
- APN: 106-351-09
- Assessors Parcels

STREETTYPE

- PERENNIAL
- INTERMITTENT
- Residential-Mountain



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: 07-0529

Assessor Parcel Number: 106-351-09, -10,-11,-12

Project Location: Property located on both sides of Dove Lane about 0.5 miles west from the intersection with Eureka Canyon Road.

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

Person or Agency Proposing Project: Steven Chambers

Contact Phone Number: (408) 266-0280

- 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
for the lands of

Steve Chambers
APNs 106-351-9, 10, 11, 12
Santa Cruz County, Calif.

August 8, 2007
Prepared by
Steven M. Butler, RPF #2390
781 Oak Drive
Felton CA 95018



The purpose of this management plan is to provide basic forest management details and information to the landowner and to meet the county requirements for rezoning said parcels from their current zoning designation of Special Use (SU) to Timber Production Zoning (TPZ).

TPZ is a zoning classification applied to private timberland and State forests by local government under the Forest Taxation Reform Act of 1976. In addition to the definition of "timberland" applied in the Forest Practice Act, land within a TPZ is also subject to the definition in Section 51104 (f) of the Government Code (GC). In the GC timberland means privately owned land or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

Land zoned TPZ is restricted for use in timber growing or compatible uses, such as outdoor recreation or grazing. This restriction on use lasts ten years and is renewed each year; in return, landowners receive reduced property tax assessments on the land.

"Conversion" from timber growing to other land uses may occur either on land that is zoned for timber production or land that is still timberland but which is not zoned for timber production. Within TPZ lands, timberland conversion means the immediate rezoning of TPZ, whether timber operations are involved or not. Some exemptions may apply. Within non-TPZ timberlands, under Section 1100 (g) of the California Code of Regulations (CCR), timberland conversion means transforming timberland to a non-timber growing use through timber operations where:

1. Future timber harvests will be prevented or infeasible because of land occupancy and activities thereon; or
2. Stocking requirements of the applicable district forest practice rules will not be met within five years after completion of timber operations; or
3. There is a clear intent to divide timberland into ownerships of less than three acres. In these cases, a timberland conversion permit is required.

A timberland conversion exemption is applicable to the following situations of converting timberland for (Section 1104, CCR):

1. Non-timber use only, of less than three acres in one contiguous ownership, whether or not it is a portion of a larger land parcel and shall not be part of a THP;
2. Construction or maintenance of right-of-way by a public agency on its own or any other public property;
3. Construction and maintenance of gas, water, sewer, oil, electric, and communication right-of-way by private or public utility; and
4. Subdivision development outside of TPZ.

General Property Description - The 4 contiguous parcels total about 20 acres in size. The Property is in the San Andreas Rift Zone. The parcel is a mix of redwood forestland and brush. Portions of the parcel are quite steep while others are quite gentle. The parcel is partially bordered by Upper Highland Way. These are parcels 106-351-09, 10, 11, 12. They are located on the Loma Prieta USGS Quad Map, on a portion of Section 14 T10S R1E M.D.B. and M. Elevation ranges from 1160 feet at the southwest corner of parcel 09 below lower Dove Lane to 1680 feet at the northwestern corner of the parcel by Highland Way/ Eureka Canyon Road. The parcels are in the Corralitos Creek Watershed. There is a Class III tributary (intermittent/seasonal watercourse) to Corralitos Creek on parcel 12. Another Class III seasonal watercourse exist on the parcel in the draw that goes up to Highland Way. The remaining 3 parcels have no watercourses. Parcels 9 and 10 are covered by the Timber Resources Overlay, parcel 11 is partially covered, parcel 12 which has the most timber is not covered. An adjacent parcel along the west boundary is currently rezoning to TPZ as is the parcel along the east boundary.

History - The parcel was originally logged in the late 1800's or early 1900's. Limited tree cutting has occurred since the initial old growth harvest. Some timber harvesting trespass occurred on the southern parcel in the 1970's. No evidence of obvious historic structures or archeological sites were observed. The parcels have been owned by the current owner for roughly 40 years. The parcels have been at least partially surveyed .

Access and Boundaries - The parcels all have a legal right of way along Dove Lane to Highland Way/ Eureka Canyon Road. One of the parcels is adjacent to Highland Way/ Eureka Canyon Road, although the steepness of the slope in this area limits access from this county road directly onto the parcel. An abandoned road grade roughly parallels Eureka Canyon Road on this northern parcel and will provide good skidding access.

The parcel is at least partially surveyed. Power lines cross the parcel, a pole easement down the 1/16 corner line marks one of the parcel boundaries Upper Highland Way/Eureka Canyon Road further delineates another. The remaining boundaries are straight lines generally North/South, East/West directions.

Timber/Cover Types - The parcel has three distinct cover types:

The exposed Southerly facing steep slope of brush fields below Eureka Canyon Road consist of Coyote brush, Chamise, Sage, and other typical chaparral plant species. This area is roughly 1.5 acres.

The flats along the fault zone and areas along the water courses are dense Site II redwood forest with a minor component of Douglas Fir. Hardwoods including Tan oak, Madrone, Bay, and are a minor component of the stand. This area is roughly 4.5 acres.

The remainder of the area and the three southern parcels are Site III redwood forest lands with a heavier hardwood component of Madrone and Tan Oak. This area is roughly 14 acres.

Soils - There are four mapped soil types on the parcel:

153- Maymen rock outcrop 50-75% slopes. This gravelly, thin soil under lays the steep South facing slopes below highland Way/Eureka Canyon Road. These Soils are primarily covered with brush.

113-Ben Lomond-Catelli-Sur Complex 30-75% slopes. This gravelly moderately deep soil underlays the timbered slopes and benches below Highland Way/Eureka Canyon Road.

143- Lompico -Felton- Complex 30-50% slopes. This is the most common soil on the parcels. Underlying most of the center parcels and portions of the northern and southern parcels. This deep loamy soil supports redwood forest

144- Lompico -Felton- Complex 50-75% slopes. This soil occupies the lower elevation portions of the southern and northern parcel and support redwood forests. This is a fairly deep loamy soil.

Volume, Growth and Yield - Approximately 18.5 acres of these parcels **are productive timber lands which are available and capable of growing a crop of commercial tree species in quantities greater than 15 cubic feet of wood fiber per year.** Each parcel meets the 15 CuFt/A/Y requirement for timberland.

The timbered portion of these parcels is considered low site II along the flat by Dove Rd. in parcel 12, tending toward site III as you must upslope and on the remainder of the parcels. The site index is estimated at 160 in the site II area and is roughly 85% stocked with conifers. The yield table estimates the current cubic feet stocking as 20,375 cubic feet per acre (CuFt/A). The remaining site III forestland is site index 120 and is roughly 40% stocked with conifer. The yield table estimates the current cubic feet stocking at 5,700 CuFt/A. My estimate of stocking is roughly 30,000 board feet (BF) per acre on the site II ground (4.5 acres) and 18,000 BF/A on the site II ground (14 acres).

Growth is estimated 2% for an estimated average production of 185 cubic feet/acre/year, or 420 BF/acre/year.

The total standing volume of conifer is estimated at 395,000 BF.

The timbered site III portion of the parcels carries roughly 15 cords per acre of hardwood, for an estimated 215 cords. The site II area has only a minor component of hardwoods.

Post harvest growth rates should be around 3-3.5%.

Future Timber Management and Units- All of the timbering acres are accessible utilizing traditional ground skidding access. A harvest of these the parcels is anticipated to yield 125 MBF (thousand board feet) under a 50% - 60% selection harvest. This could be repeated on a 10-14 year cycle. Utilizing the stumpage values (price paid for standing

standing trees) provided by the California Tax Board the stumpage value of such a sale would yield $\$580/\text{MBF} \times 125 \text{ MBF} = \$72,500$.

The cost of obtaining a Timber Harvest Plan (THP; harvesting permit) and some other expenses would need to be subtracted from this value. THP's are fairly expensive and carry a high fixed cost. To obtain a THP for your 18.5 acres could cost \$15,000 - \$20,000.

While this still produces a viable stand alone sale, your best course of action would be to tie your harvest in with a nearby timber harvest during the preparation stages of a nearby sale. This would require you to contact the half dozen RPFs that prepare plans in the area or your neighbors and let them know you are interested in harvesting your parcel and wait for them to prepare a harvest plan on a nearby parcel.

The 18.5 acre unit discussed is a stand alone unit in that it has its own adequate landing areas and truck and skid road access. This is also true of the individual parcels.

Other - At this time an adjacent parcel to the west has applied for a rezone to TPZ as is an adjacent parcel to the east. The six of these parcels together would make a nice timber sale in the future.

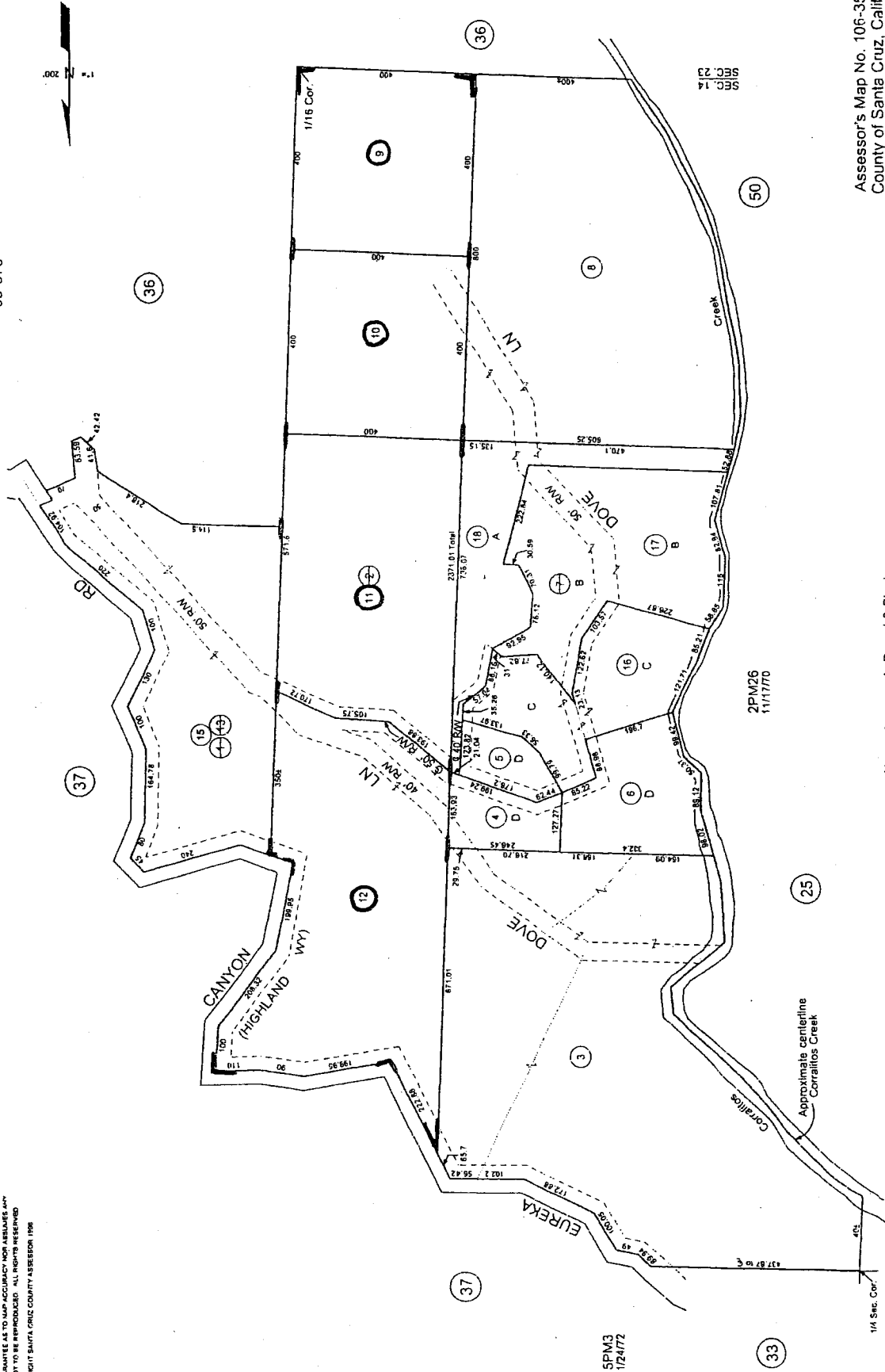
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POR. SEC. 14, T.10S., R.1E., M.D.B. & M.

Tax Area Code
69-070

106-35

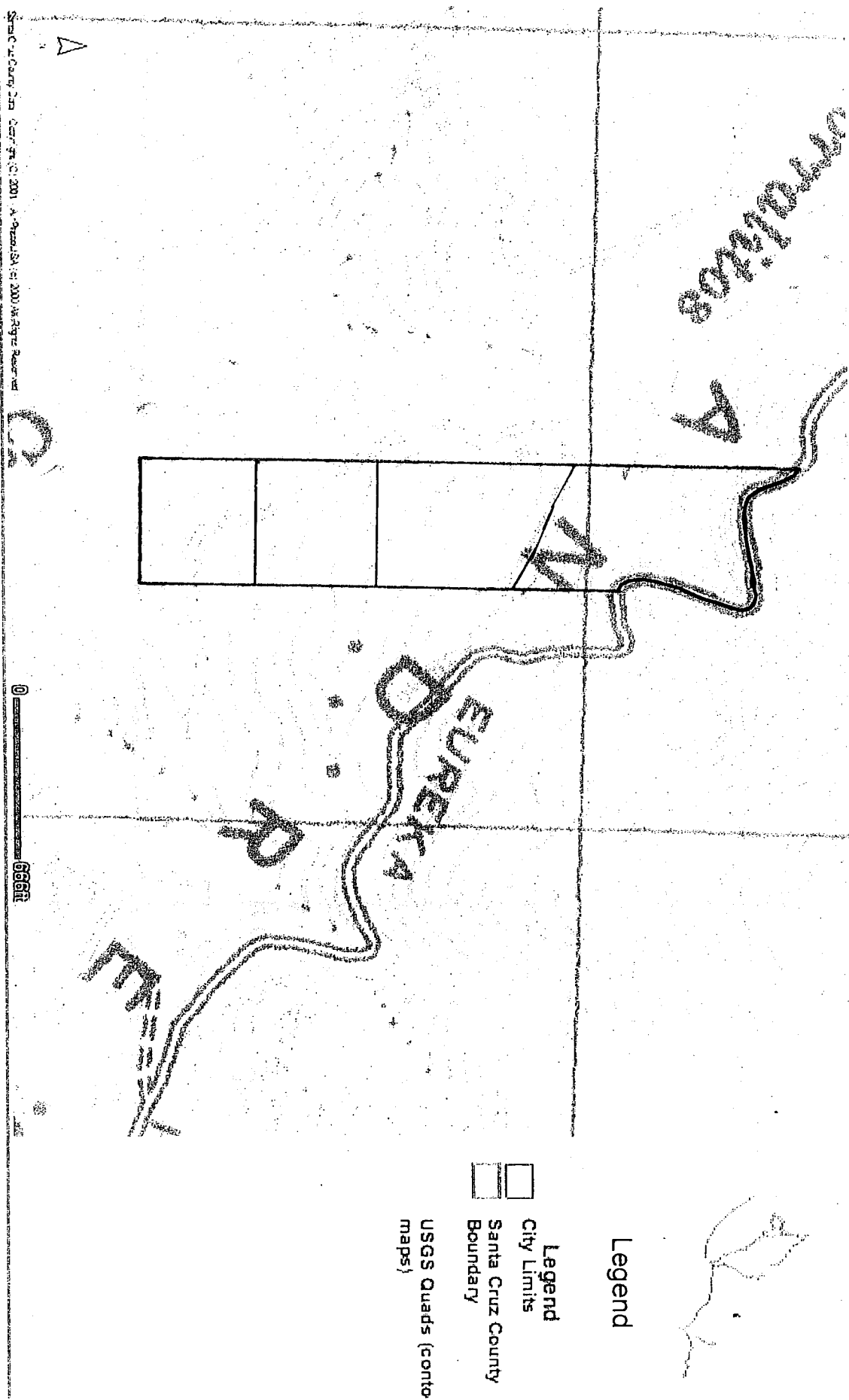


Note - Assessor's Parcel & Block
Numbers Shown in Circles.

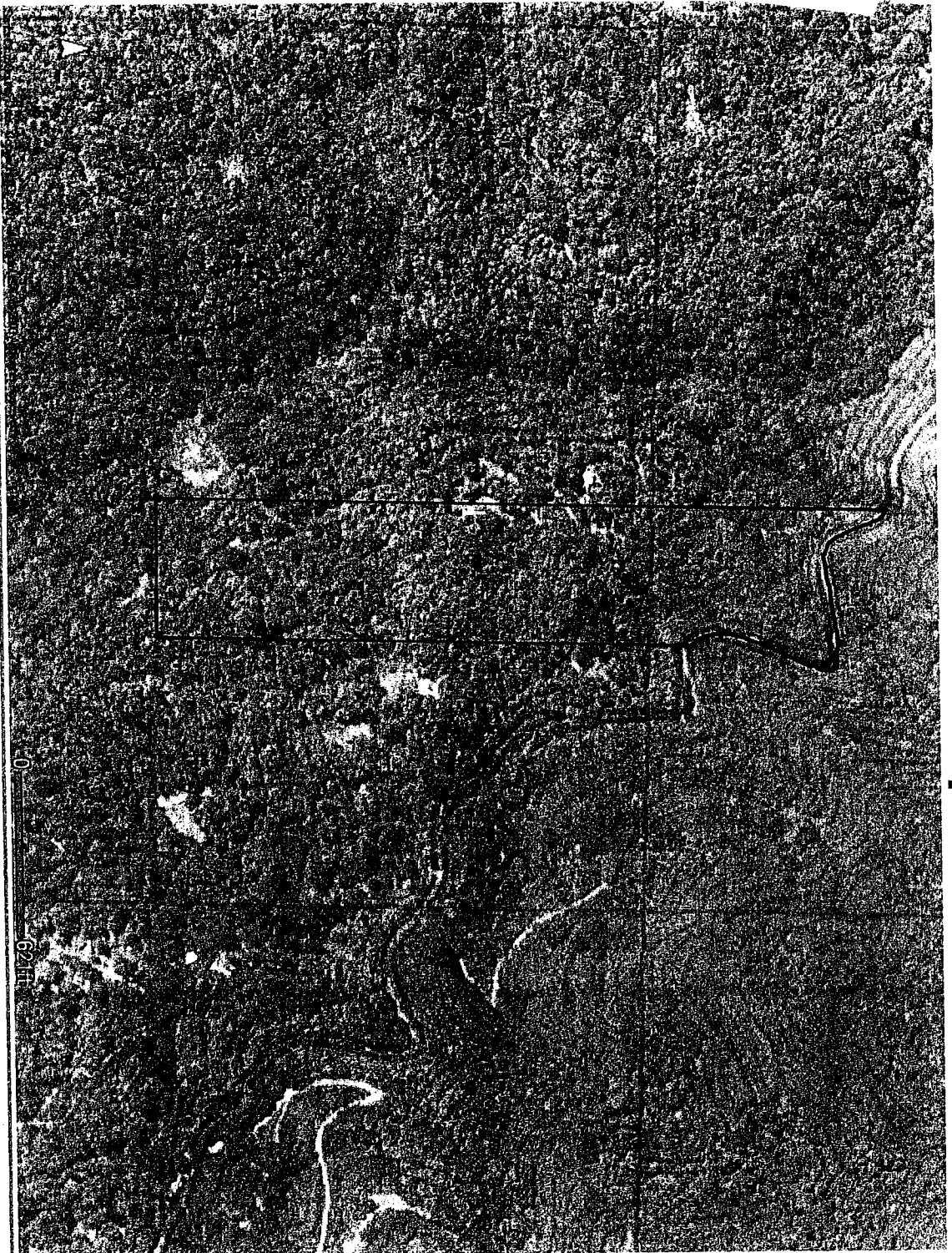
Assessor's Map No. 106-35
County of Santa Cruz, Calif.
March 1998

Digitally reduced to 21.398 KSA
Rev. 12/1985 from 106-351
Rev. 12/1982 from 106-351



Steve Chambers Topo Map



Chambers Topo over Photo



Legend

-  City Limits
-  Santa Cruz County Boundary

2Ft Pixel
USGS Quads (containing maps)

Soil Map-Santa Cruz County, California
(Dove Lane Soils)

Santa Cruz County, California	
Map Unit Name	Map Unit Symbol
Ben Lomond-Catelli-Sur complex, 30 to 75 percent slopes	113
Lompico-Felton complex, 30 to 50 percent slopes	143
Lompico-Felton complex, 50 to 75 percent slopes	144
Maymen-Rock outcrop complex, 50 to 75 percent slopes	153



RECORDING REQUESTED BY:

BOOK 2166 PAGE 505

STEVEN G. CHAMBERS
ORDER NO.
CO. NOS.
CODE AREA

WHEN RECORDED MAIL TO:

MR. AND MRS. STEVEN G. CHAMBERS
925 FRANQUETTE AVE.
SAN JOSE, CALIF. 95125

JAN 19 1 06 PM '72

RECORDED AT REQUEST OF

OFFICIAL RECORDS
SANTA CRUZ COUNTY
TOM H. K.

BOOK 2166 PAGE 505
002775

SPACE ABOVE THIS LINE FOR RECORDERS USE

TRANSFER TAX: \$ 0

☐ FULL VALUE

☐ EQUITY

☐ REALTY NOT SOLD

Steven Chambers

GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

THEODORE W. HEATER, an unmarried man
hereby GRANTS TO

STEVEN G. CHAMBERS

AS JOINT TENANTS

The following described Real Property in the State of California, County of SANTA CRUZ

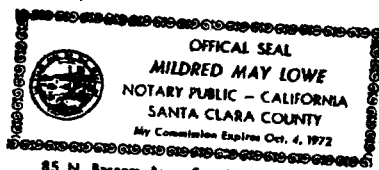
Being a portion of the West 1/2 of the Southeast 1/4 of Section 14, Township 10 South, Range 1 East, Mount Diablo Meridian, and being more particularly described as follows;

Beginning on the Southern Boundary Line of the Southeast 1/4 of said section 14 from which the 1/16th Section corner on said boundary of said Section bears East 400.00 feet distant; Thence East 400.00 feet along said Boundary line to the said 1/16th Section Corner; Thence leaving said Southern boundary line North along said 1/16th Section line 400.00 feet; Thence West 400.00 feet to a point from which the point of beginning bears South; Thence South 400.00 feet to the point of beginning.

Together with and reserving a Right of Way 50 feet in width for Road and Utility purposes over an existing roadway to Highland Way..

Dated Jan 19, 1972

Theodore W. Heater



STATE OF CALIFORNIA
COUNTY OF Santa Clara ss.

On January 19, 1972 before me, *Mildred May Lowe* a Notary Public
in and for said Santa Clara County and State, personally appeared
Theodore W. Heater
known to me to be the person whose name subscribed to the
within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

(Seal) *Mildred May Lowe*
Notary Public
My Commission Expires: Oct 4, 1972

SURETY TITLE & GUARANTY COMPANY

880 N. First Street
San Jose, California
296-2121

880 Town & Country Village
San Jose, California
296-2121

1213 Lincoln Avenue
San Jose, California
296-2121

3805 Bascom Lane
San Jose, California
296-2121

14320 Saratoga-Sunnyvale Rd.
Saratoga, California
857-0222

242 N. Santa Cruz Ave.
Los Gatos, California
324-0821

MAIL TAX
STATEMENTS TO:

EXHIBIT

106-351-00

RECORDING REQUESTED BY:

BOOK 2166 PAGE 504

2774

STEVEN G. CHAMBERS
ORDER NO.
CO. NOS.
CODE AREA

WHEN RECORDED MAIL TO:

MR. AND MRS STEVEN G. CHAMBERS
975 FRANQUETTE AVE.
SAN JOSE, CALIF., 95125

RECORDED AT REQUEST OF

JAN 19 1 06 PM '72

OFFICIAL RECORDS
SANTA CLARA COUNTY
TOWN & COUNTRY
RECORD

BOOK 2166 PAGE 504
002774

SPACE ABOVE THIS LINE FOR RECORDERS USE

TRANSFER TAX: \$ 2

☐ FULL VALUE

☐ EQUITY

☐ REALTY NOT SOLD

Steven Chambers

GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

THEODORE W. HEATER, an unmarried man
hereby GRANTS TO

STEVEN G. CHAMBERS

AS JOINT TENANTS

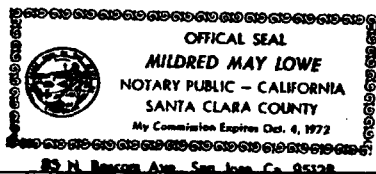
The following described Real Property in the State of California, County of SANTA CRUZ
Being a portion of the West 1/2 of the Southeast 1/4 of Section 14, Township
10 South, Range 1 East, Mount Diablo Meridian, and being more particularly
described as follows;

Commencing on the Southern Boundary Line of the Southeast 1/4 of said Section
14 from which the 1/16th Section corner on said Boundary of said Section
bears East 400 feet distant; Thence East 400.00 feet along said boundary
line to the said 1/16th Section corner, thence leaving said southern
boundary line North along said 1/16th Section line 400.00 feet to the
true point of beginning;
Thence continuing along said 1/16th section line North 400.00 feet, thence
West 400.00 feet to a point from which the place of commencement bears
South; Thence South 400.00 feet; Thence East 400.00 feet to the point of
beginning.

Dated

Jan 19, 1972

Theodore W. Heater



STATE OF CALIFORNIA
COUNTY OF Santa Clara ss.

On January 19, 1972 before me, Mildred May Lowe a Notary Public
in and for said Santa Clara County and State, personally appeared
Theodore W. Heater known to me to be the person whose name is subscribed to the
within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

(Seal) Mildred May Lowe
Notary Public
My Commission Expires: Oct 4, 1972

SURETY TITLE & GUARANTY COMPANY

800 N. First Street
San Jose, California
298-2121

806 Town & Country Village
San Jose, California
298-2121

1213 Lincoln Avenue
San Jose, California
298-2121

3805 Bercam Lane
San Jose, California
298-2121

14320 Saratoga Sunnyvale Rd.
Saratoga, California
867-0222

242 N. Santa Cruz Ave.
Los Gatos, California
324-8871

MAIL TAX
STATEMENTS TO:
FORM 8

RECORDING REQUESTED BY:

BOOK 2166 PAGE 508

2777

STEVEN G. CHAMBERS
ORDER NO.
CO. NOS.
CODE AREA

WHEN RECORDED MAIL TO:

MR. AND MRS. STEVEN G. CHAMBERS
975 FRANQUETTE AVE.
SAN JOSE, CALIF., 95125

Heater
Chambers
Steven G.
RECORDED AT REQUEST OF
JAN 19 1 06 PM '72

002777
BOOK 2166 PAGE 508
OFFICIAL RECORDS
SANTA CRUZ COUNTY
RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE

TRANSFER TAX: \$ 0

- ☐ FULL VALUE
☐ EQUITY
☐ REALTY NOT SOLD

Steven Chambers

GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

THEODORE W. HEATER, unmarried man
hereby GRANTS TO

STEVEN G. CHAMBERS

AS JOINT TENANTS

The following described Real Property in the State of California, County of SANTA CRUZ

Being a portion of the West 1/2 of the Southeast 1/4 of Section 14, Township 10 South, Range 1 East, Mount Diablo Meridian, and Being more particularly described as follows;

Commencing on the Southern Boundary Line of the Southeast 1/4 of said Section 14 from which the 1/16th Section corner on said boundary of said Section bears East 400.00 feet distant; thence East 400.00 feet along said boundary line to the said 1/16th Section corner; thence leaving said Southern boundary line North along said 1/16th Section line 800.00 feet to the true point of beginning; Thence continuing along said 1/16th Section line North 571.50 feet to a point on the center line of a 50 foot right of way as said right of way is shown on a Parcel Map filed in Volume 2 on page 26, November 17, 1970; Thence Northwesterly along said right of way the following three courses; North 68° 53' West 141.60 feet; North 85° 53' West 105.75 feet; North 56° 53' West 193.99 feet, said point bearing South from the point of commencement; Thence South 736.07 feet; Thence East 400.00 feet to the true point of beginning.

RECORDING REQUESTED BY:

.....Steven G. Chambers.....
ORDER NO.
CO. NOS.
CODE AREA

WHEN RECORDED MAIL TO:

.....Mr. and Mrs. Steven G. Chambers.....
.....975 Franquette Ave.....
.....San Jose, Calif., 95125.....

BOOK 2166 PAGE 506

Steven G. Chambers
208

RECORDED AT REQUEST OF

JAN 19 1 06 PM '72

GETTYSBURG
COUNTY
TOWNSHIP
ORDER

BOOK 2166 PAGE 506
2776
002776

SPACE ABOVE THIS LINE FOR RECORDERS USE

TRANSFER TAX: \$ 0

☐ FULL VALUE

☐ EQUITY

☐ REALTY NOT SOLD

Steven G. Chambers

GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

THEODORE W. HEATER, an unmarried man
hereby GRANTS TO

STEVEN G. CHAMBERS

AS JOINT TENANTS

The following described Real Property in the State of California, County of SANTA CRUZ

Being a portion of the West 1/2 of the Southeast 1/4 of Section 14, Township 10 South, Range 1 East, Mount Diablo Meridian, and being more particularly described as follows;

Commencing on the Southern Boundary Line of the Southeast 1/4 of said Section 14 from which the 1/16th Section corner on said boundary of said Section bears East 400.00 feet distant; Thence East 400.00 feet along said boundary line to the said 1/16th Section Corner, thence leaving said Southern boundary line North along said 1/16th Section line 1371.50 feet to a point on the center line of a 50 foot right of way, as said right of way is shown on a Parcel Map filed in Volume 2 page 26, November 17, 1970; said point being the true point of beginning;

Thence continuing North along said 1/16th Section Line 350 feet more or less to the center line of Highland Way; Thence Northwesterly along said center line to a point from which the point of commencement bears South; Thence South 500 feet more or less to a point in the above mentioned 50 foot right of way; Thence along said right of way South 56° 53' East 193.99 feet; Thence continuing along said right of way South 85° 53' East 105.75 feet; Thence South 68° 53' East 141.60 feet more or less to the true point of beginning.