



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: 085-101-18 & 085-271-04
Application: 07-0554
Item 27

Subject: A public hearing to consider a proposal to rezone 2 parcels from the Special Use (SU) zone district to the Timber Production (TP) zone district.

Members of the Commission:

On September 18, 2007, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone a 32.9-acre parcel from the Special Use (SU) zone district to the Timber Production (TP) designation. The uses on the property consist of a summer camp and vacant rural acreage.

Background

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

¹ c) On or before March 1, 1977, the board or council by ordinance shall adopt a list of criteria required to be met by parcels being considered for zoning as timberland production under this section.

The criteria shall not impose any requirements in addition to those listed in this subdivision and in subdivision (d). The following shall be included in the criteria:

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

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

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

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

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

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

Conclusion

All of the criteria have been met for rezoning 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. 07-0554 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, RPF # 2674, dated September 12, 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. 07-0554, involving properties located on the west side of Highway 9, approximately 700 feet north of the intersection with Wildwood Drive, and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

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

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

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 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 properties located on the west side of Highway 9, approximately 700 feet north of the intersection with Wildwood Drive; finds that the zoning to be established herein is consistent with all elements of the Santa Cruz County General Plan and the Santa Cruz County Code, as modified by the *Big Creek* decision; and finds and certifies that the project is subject to a statutory exemption under the California Environmental Quality Act.

SECTION II

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

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
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>
085-101-18	Special Use (SU)	TP
085-271-04	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 _____ 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

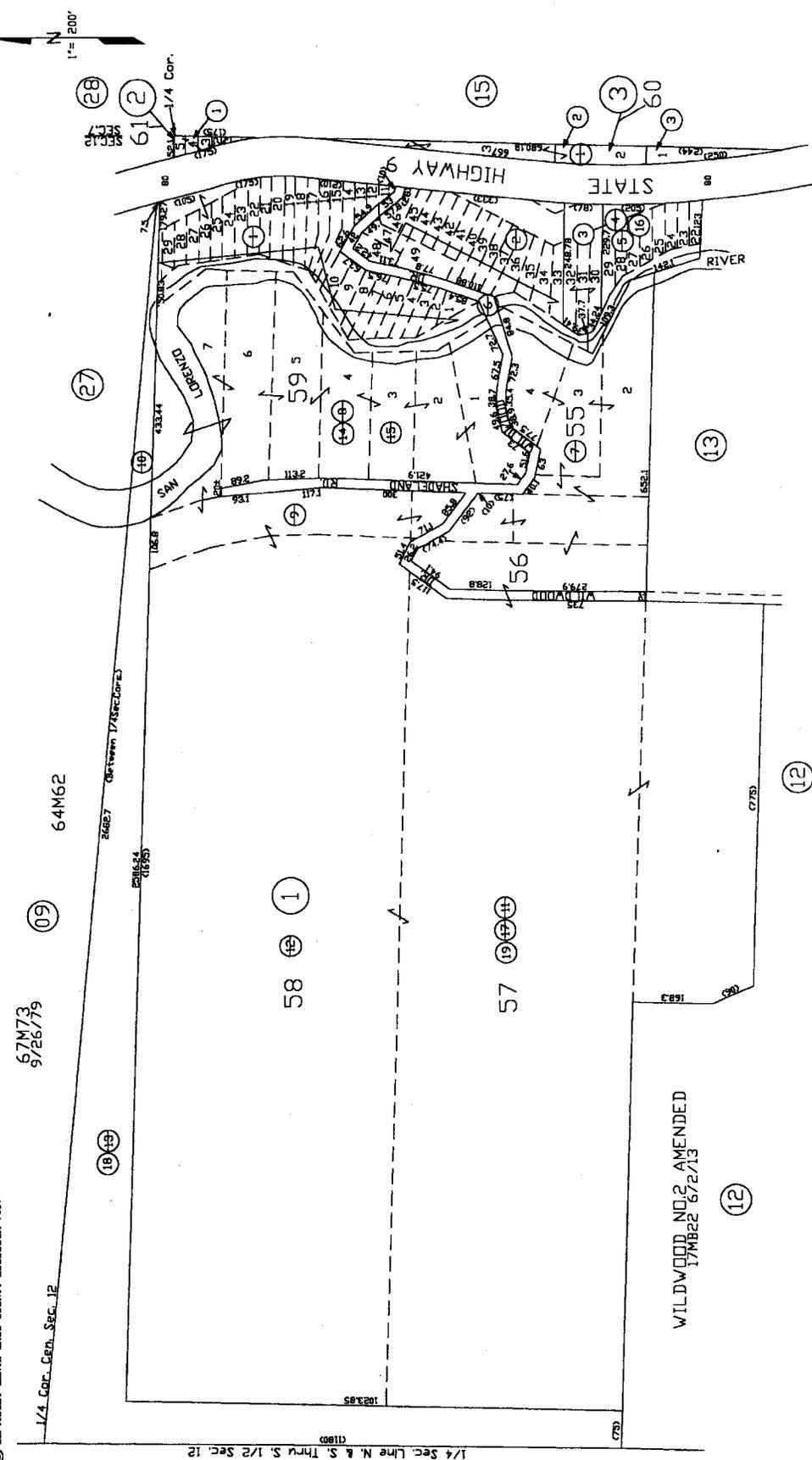
FOR TAX PURPOSES ONLY
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1/4 Cor. Gen. Sec. 12
 67M73
 5726/79

POR. S.E. 1/4 SEC. 12, T.9S., R.3W., M.D.B. & M.

Tax Area Code
 90-103

85-10



Assessor's Map No. 85-10
 County of Santa Cruz, Calif.
 February, 1997

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

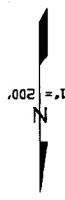
Electronically Redrawn 2/23/97
 Rev 3/26/98 KSA (CA)
 Rev 8/27/01 Rev Changed page refs

EXHIBIT B

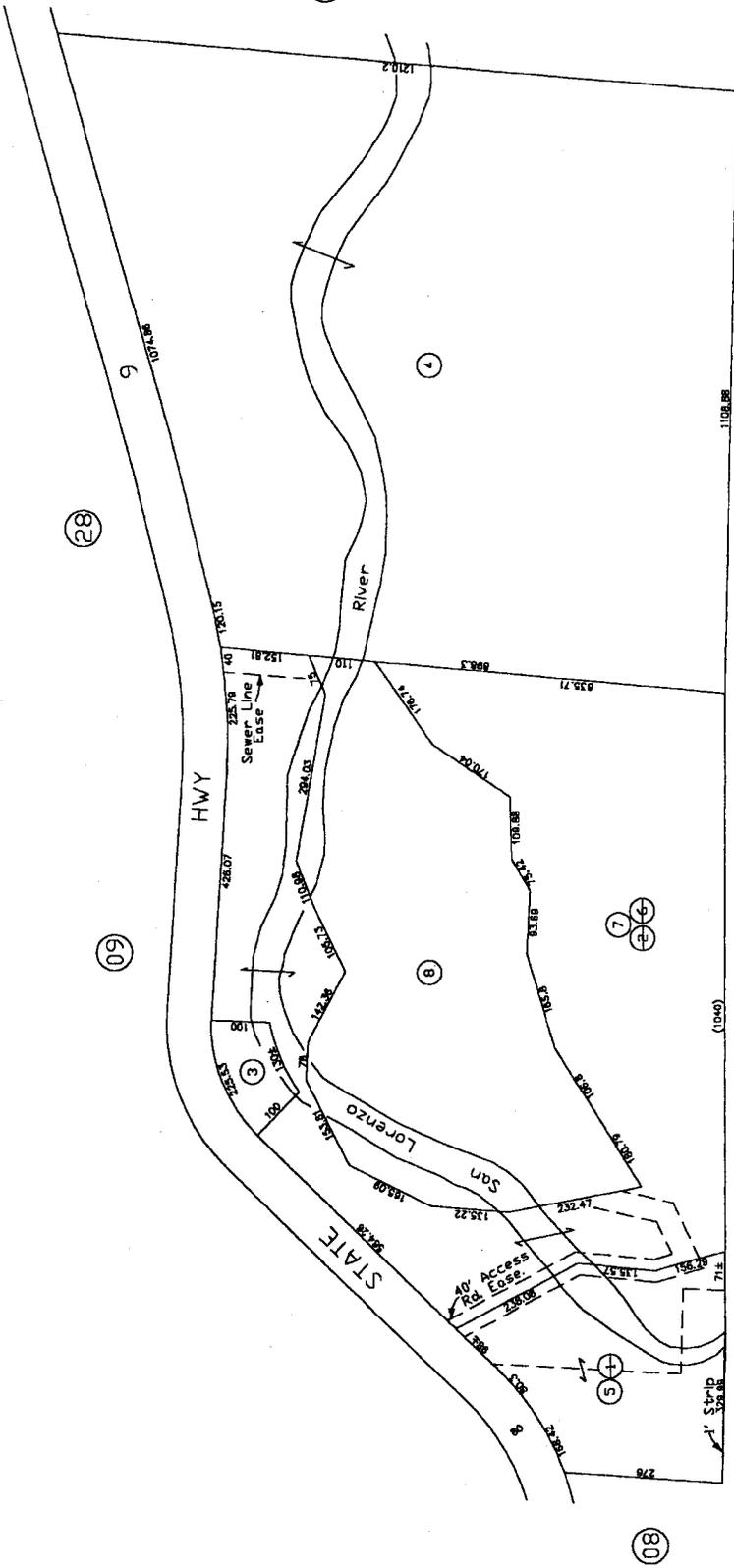
85-27

POR. SEC. 12, T.9S., R.3W., M.D.B. & M. Tax Area Code 90-103

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SEC. 7 R.2W. 1/4 Sec. Cor.
SEC. 12 R.3W.



59MB23
10/26/73

Assessor's Map No. 85-27
County of Santa Cruz, Calif
July, 2000

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

70

88

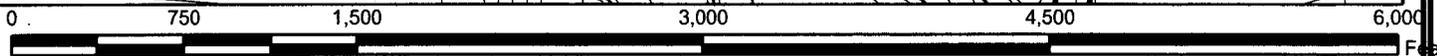
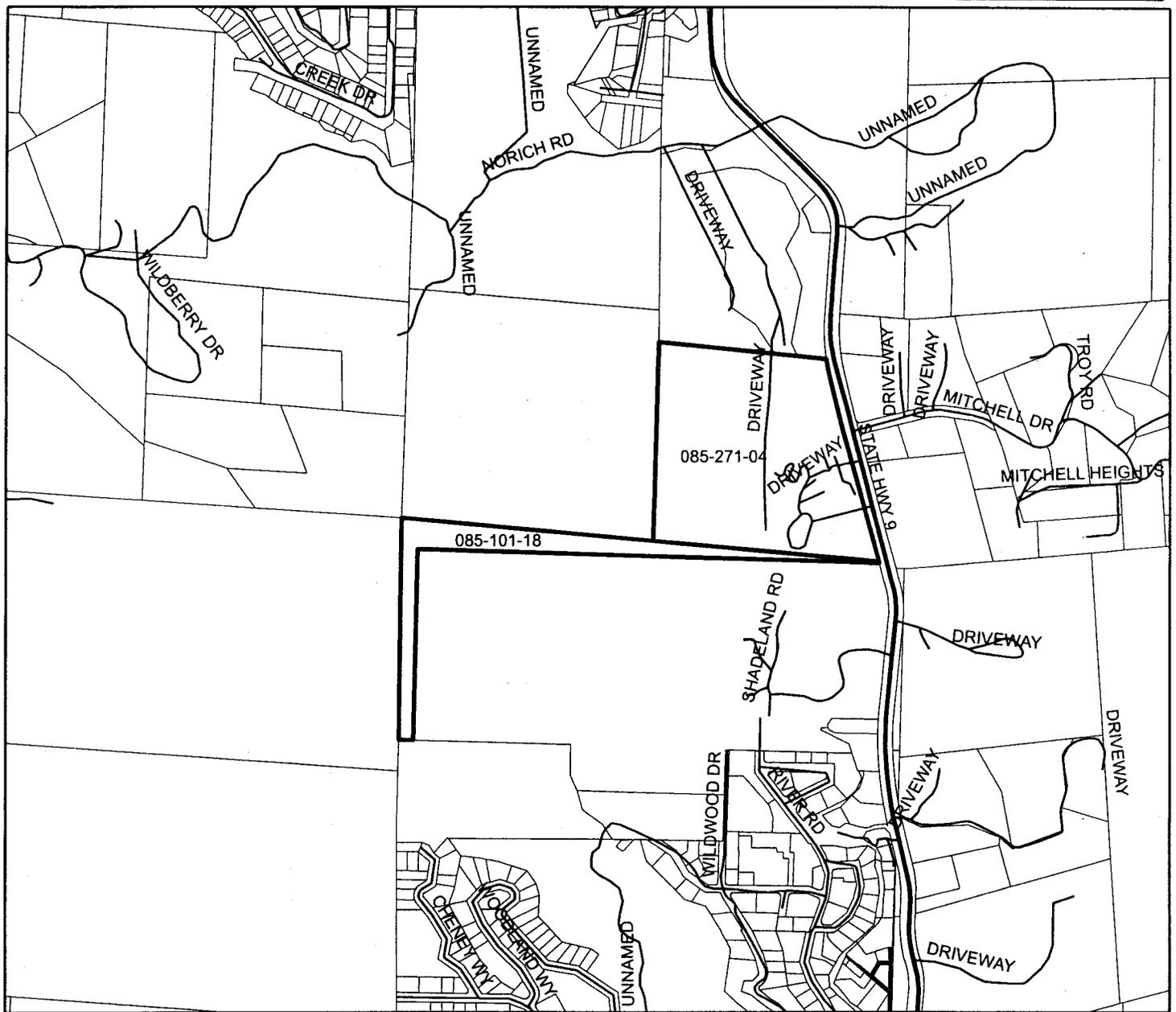
89

EXHIBIT

B

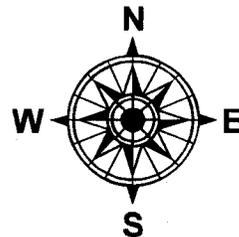


Location Map



LEGEND

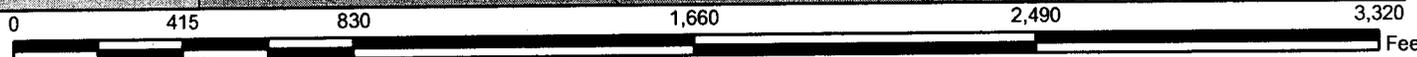
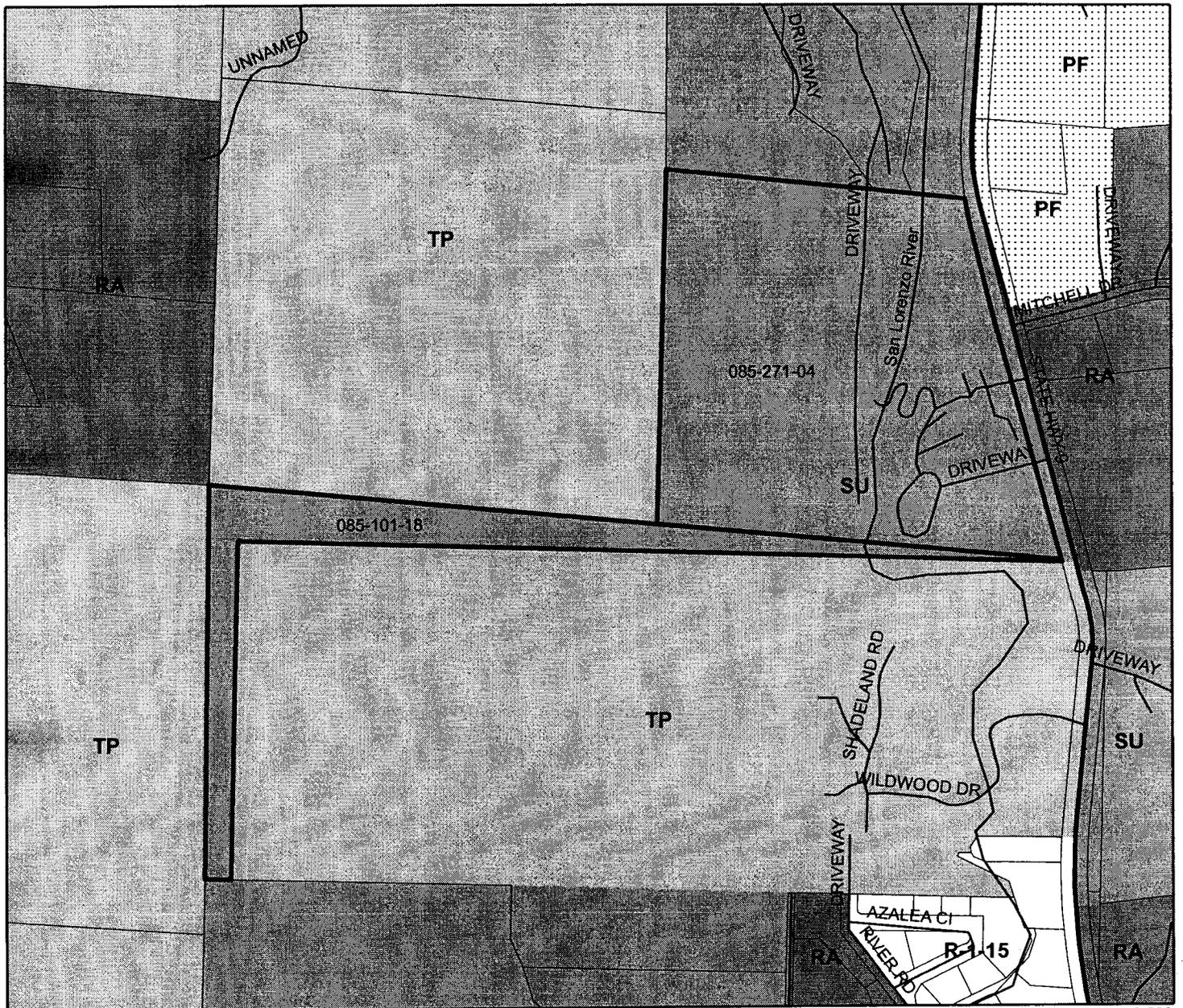
-  APN: 085-271-04
-  APN: 085-101-18
-  Assessors Parcels
-  Streets
-  State Highways



Map created by
 County of Santa Cruz
 Planning Department
 August 2007

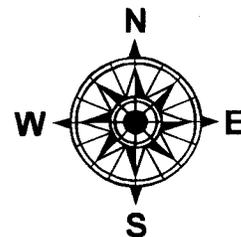


Zoning Map



LEGEND

- APN: 085-271-04
- APN: 085-101-18
- Assessors Parcels
- Streets
- State Highways
- STREAMTYPE**
- PERENNIAL
- INTERMITTENT
- AGRICULTURE RESIDENTIAL
- PUBLIC FACILITY
- RESIDENTIAL-SINGLE FAMILY
- SPECIAL USE
- TIMBER PRODUCTION

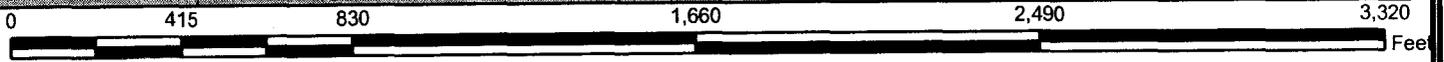


Map created by
 County of Santa Cruz
 Planning Department
 August 2007

EXHIBIT C

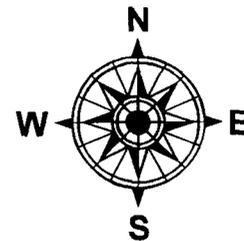


General Plan Designation Map



LEGEND

- APN: 085-271-04
- APN: 085-101-18
- Assessors Parcels
- Streets
- State Highways
- STREAMTYPE**
- PERENNIAL
- INTERMITTENT
- Public Facilities
- Residential-Mountain
- Residential-Rural



Map created by
County of Santa Cruz
Planning Department
August 2007

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 07-0554

Assessor Parcel Number: 085-101-18 & 085-271-04

Project Location: Property located on the west side of Highway 9, approximately 700 feet north of the intersection with Wildwood Drive.

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

Person or Agency Proposing Project: Easter Seals Central California

Contact Phone Number: (831) 684-2166

- 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 Easter Seals Central California
San Lorenzo Valley
Santa Cruz County**

**APN# 085-271-04, 085-101-18
Portion of Section 12
Township 9 South
Range 3 West
Mount Diablo Base & Meridian**

**Report Prepared By
Joseph Culver, Consulting Forester
September 12, 2007**

PREFACE

In August 2007 Joseph Culver, Consulting Forester was commissioned by Easter Seals Central California to prepare a Timber Management Plan for APN #085-271-04 and 085-101-18. The county assessor lists the parcels as 25.8 and 7.1 acres in size, respectively. Easter Seals would like to rezone the parcels to Timber Production and the TMP will be part of an application packet submitted to the County of Santa Cruz. The management plan incorporates field work and currently available resource data.

GENERAL PROPERTY DESCRIPTION

The parcels are located east of Highway 9 approximately four miles north of the community of Boulder Creek. The properties are located in the San Lorenzo River Watershed and the San Lorenzo flows south through the eastern portion of the property. The property between Highway 9 and the San Lorenzo River is relatively flat and contains the primary facilities for Camp Harmon. West of the San Lorenzo River the property climbs gently at first and then more steeply to the west.

Elevation ranges from 520 feet along the San Lorenzo River to 1000 feet on the western edge of APN #085-101-18. The legal description of the parcel is Township 9 South, Range 3 West, portion of section 12. Timber site classification throughout the timbered portions is site III, with high site III on the lower slopes of the property.

Approximately 31 acres of the property is comprised of coniferous forest. Second growth coastal redwood is the dominant tree of this forest type with some scattered Douglas-fir. Hardwood species of tanoak, madrone, coastal live oak and California bay are also interspersed through the forest. The highest concentration of redwood is found along the lower slopes near the San Lorenzo River and in a broad bowl in the northwest portion of the property. The hardwood component increases along an east trending ridge in the southern part of the property. Understory species through the property are typical and include tanoak seedlings, poison oak, sword fern, clover and huckleberry.

The remaining 1.9 acres consists of openings in the forest associated with Camp Harmon infrastructure such as a pool, play field and camp buildings.

The gentler slopes along the eastern portion of the property are underlain by the Ben Lomond sandy loam, the Soquel loam and the Watsonville loam. These very deep, moderately drained soils formed from sandstone, granitic rock or in alluvium. Permeability of the Soquel and Watsonville loams is moderately slow while the Ben Lomond Sandy loam is moderately rapid. Effective rooting depth of the soils is 60 inches. Surface runoff is medium, and the hazard of erosion is moderate. According to the Natural Resources Conservation Service, the soils are well suited to the production of timber.

The majority of the property west of the San Lorenzo River is underlain by the Ben Lomond-Felton Complex. The Ben Lomond and Felton soils are deep and well drained.

Ben Lomond soils formed in residuum derived from sandstone or granitic rock and Felton formed from sandstone, shale, schist, or silt stone. Permeability of the Ben Lomond soil is moderately rapid while permeability of the Felton soil is moderately slow. Effective rooting depth of the complex is 40-70 inches. Runoff is rapid, and the hazard of erosion is high.

The remainder of 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.

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. It appears that a commercial harvest occurred on the property approximately 30 years ago. This selective harvest removed about 40% of the larger second growth redwoods west of the San Lorenzo River.

MANAGEMENT OBJECTIVES AND GOALS

Once the property is rezoned, Easter Seals would like to manage the forest land for high quality forest products, while maintaining the related values of aesthetics and wildlife and continuing to run Camp Harmon. As there has been no harvesting on the property for approximately 30 years the trees could be selectively harvested at any time in the near future. Although State law allows for a harvest every 10 years, Easter Seals may want to space future harvesting at a 15-20 year interval to maximize the volume removed in each harvest, and to minimize disturbance to the Camp. 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 forest management.
4. Maintain wildlife habitat as part of continuing forest management.
5. Minimize Camp impacts by focusing commercial harvesting west of the San Lorenzo River. Forest land east of the river should be managed primarily for hazard tree removal, forest health, and possibly some small scale thinning.

RECOMMENDED LOGGING SYSTEM

The recommended logging system for this property is to use ground based logging equipment such as tractors and log skidders. Some of the road and trail system is in place from the previous harvest and additional harvesting infrastructure would be developed during preparation of a Timber Harvest Plan.

PRESENT AND FUTURE STAND CONDITIONS

In August of 2007 a 6% 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 31 acres of coniferous forest have the following approximate stand conditions:*

Species Composition	92% second growth redwood, 8% Douglas-fir
Basal Area	162 square feet per acre
Gross volume/acre (redwood)	27,800 board feet
Gross volume/acre (Douglas-fir)	2,400 board feet
Gross Overall property volume	936,200 board feet

The volume per acre and overall property volume stated previously are gross volumes. In general, the net volume for redwood will be about 10% less due to fire scar, rot and other minor defects in the standing timber. The defect in the Douglas-fir is higher due to the presence of conk in many of the butt logs and is estimated at 14%. With these factors in mind the overall net conifer volume on the property is approximately 839,600 board feet.

Not all of the standing timber is accessible for harvest. Required canopy retention along the San Lorenzo River will minimize tree removal near the river. Also, most of the redwood groves west of the San Lorenzo River should not be viewed as commercially harvestable due to Camp infrastructure.

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 2.4% per year. This growth rate is below the average for managed stands of second growth trees as the property has not been recently harvested. Over time the trees have closed in on each other and are competing for the same amount of sunlight, water and nutrients. A growth rate of 2.4% per year equates to an annual increase in the conifer resource of 22,470 board feet over the entire property. Converting this figure to cubic feet gives a current growth rate of 1,872 cubic feet over the entire property, or 57 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. The estimated volume is accurate to plus or minus 5,200 board feet per acre with a 67%*

confidence interval. 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

Since 1964 Easter Seals Central California has owned and operated Camp Harmon and has provided a high-quality summer camp program for children and adults with disabilities. In the off season (September through May), Easter Seals Camp Harmon is rented to different user groups. Camp facilities are located between Highway 9 and the San Lorenzo River and include a combined lodge and dining hall, an on-site infirmary, 14 winterized cabins, and the arts and crafts center. Campers choose from a wide variety of activities. These include an accessible swimming pool, horseback riding, golf putting green, archery range, athletic field and an animal farm.

CONCLUSION

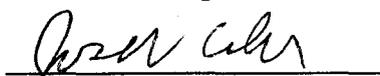
The property is well suited for timber management into the future. The forest resource is currently healthy but growth rates have begun to decline due to overstocked stand conditions. Easter Seals has indicated they would like to manage the timber resource and stand conditions warrant a harvest in the near future.

TIMBER STOCKING: To rezone a property to the "Timber Production" zoning a property must meet the timber stocking standards set forth in Section 4561 of the Public Resources Code. Section 4561 states in part that "The average residual basal area, measured in stems one inch or larger in diameter.....in areas which the registered professional forester has determined are site II classification or lower, the minimum average residual basal area shall be 50 square feet per acre. Rock outcroppings and other areas not normally bearing timber shall not be considered as requiring stocking." The average residual basal area in the timbered portions of the property is 162 square feet and therefore meets the stocking standards.

TIMBERLAND: To rezone a property to the "Timber Production" zoning a property must meet the definition of timberland. Section 51104 of the California Code states that "Timberland means privately owned land.....capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre." The property proposed for rezoning is capable of growing an annual average volume of wood fiber of 57 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:



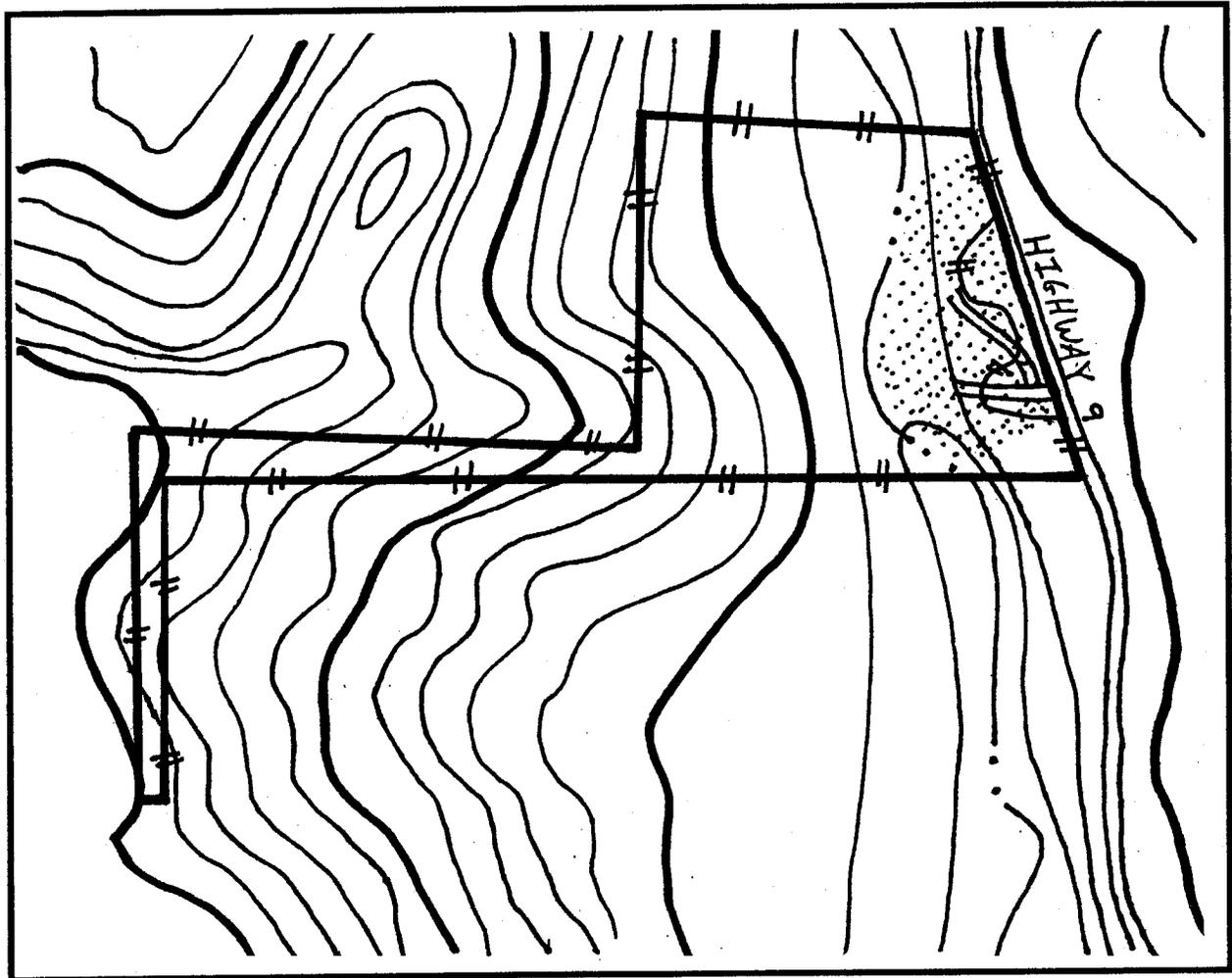
Joseph Culver
Registered Professional Forester #2674

9/12/07

Date

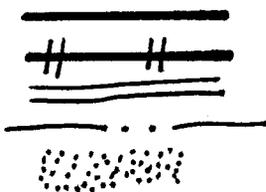
LANDS OF EASTER SEALS

PLAN AREA MAP
SANTA CRUZ COUNTY
T9S, R3W, SEC. 12, MDB&M



LEGEND

PROPERTY BOUNDARY
FOREST BOUNDARY
PERMANENT ROAD
WATERCOURSE
HIGH CAMP USE AREA



SCALE: 1 INCH = 500

CONTOUR INTERVAL = 40 FEET



WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

Easter Seal Society for Crippled Children & Adults of Santa Cruz County c/o Mrs. Peter Geisel 318 Pacific Ave. Santa Cruz, Calif.

Order No. Escrow No. 58098-KM

26377 VOL 1357 PAGE 586 PENNINGTON TITLE CO. NOV 29 1 54 PM '60

SPACE ABOVE FOR RECORDER'S USE ONLY

Grant Deed

L. R. S.

(Individual)

JESSIE A. HARMON and MIGNON E. HARMON,

(GRANTOR - GRANTORS)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Do Hereby Grant To EASTER SEAL SOCIETY FOR CRIPPLED CHILDREN AND ADULTS OF SANTA CRUZ COUNTY, a non-profit corporation,

the real property in the County of Santa Cruz, State of California, described as follows:

BEING a portion of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 9 South, Range 2 West, M. D. B. & M., and more particularly bounded and described as follows:

BEGINNING at a 1/2 inch iron pipe at the intersection of the West line of San Lorenzo River Drive (State Highway 116-B) and the 1/4 section line running East and West thru said Section 12, from which a 2 inch by 2 inch stake at the 1/4 section corner on the East line of said Section 12 bears South 84° 37' East 126.54 feet distant and a State Highway monument at Engineer's station 159 * 13.82 E. C. bears South 84° 37' East 41.65 feet distant and South 15° 53' East 60.48 feet distant; thence from said point of beginning along said West line of San Lorenzo River Drive, North 15° 53' West 1050.05 feet to a 1/2 inch iron pipe from which a State Highway monument at Engineer's station 170 * 75.79 B. C. bears North 74° 07' East 40.00 feet distant; thence on a curve to the right with a radius of 1040.00 feet thru an angle of 6° 33' 40" for a distance of 119.05 feet to a 1/2 inch iron pipe; thence leaving said San Lorenzo River Drive North 85° 10' 30" West 874.03 feet on a line parallel with the 1/16 section line running East and West thru the Northeast 1/4 of section 12 to the 1/16th section line running North and South thru the Northeast 1/4 of Section 12; thence along the last mentioned line South 0° 40' 30" West 1108.28 feet to the 1/16th section corner on the 1/4 section line running East and West thru Section 12; thence along the last mentioned line South 84° 37' East 1214.91 feet to the point of beginning.

SUBJECT TO a Right of Way, 30.00 feet in width, the centerline of which is described as follows:

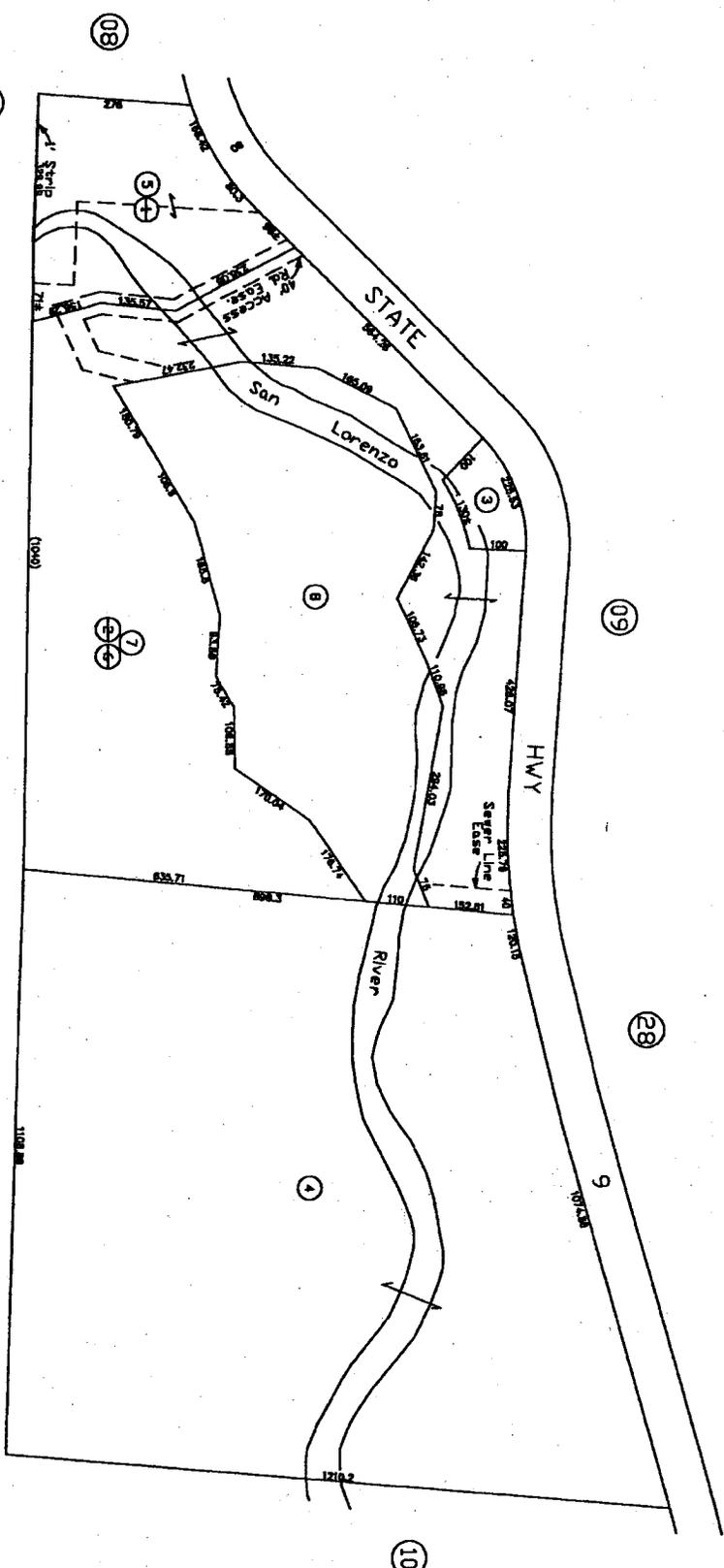
BEGINNING at a point on the North boundary of the above described lands from which a 1/2 inch iron pipe at the Northeast corner of said lands bears South 85° 10' 30" East 15.00 feet distant; thence from said point of beginning on a curve to the left with a radius of 1055 for a distance of 123 feet, more or less, to a nail in a 30 inch diameter stump from which a State Highway Monument at Engineer's Station 170 / 75.79 B.C. bears North 74° 07' East 55.00 feet distant; thence South 39° 49' West 68.51 feet to a station; thence South 17° 27' West 114.22 feet to a station; thence North 81° 29' West 31.30 feet to a station; thence North 20° 53' West 64.89 feet to a station on the East bank of the San Lorenzo River; thence North 34° 31' West 81.27 feet to a station on the West bank of the San Lorenzo River; thence North 24° 39' West 87.64 feet to a station; thence North 11° 37' East 80 feet, more or less, to the North boundary of the above described lands.

85 - 091 - 6

FOR TAX PURPOSES ONLY
 THE ASSASSOR'S VALUES AND CALCULATIONS ARE TO BE USED FOR ALL PURPOSES AND NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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PDR. SEC. 12, T.9S., R.3W., M.D.B. & M. Tax Area Code 90-103

85-27



SEC. 12 R.3W. 1/4 Sec. 09
 SEC. 12 R.3W. 1/4 Sec. 09

Electronically Reborn 7/5/00 mm
 Rev. 8/27/01 mm (changed page refs)

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

59MP23
 10/26/73

Assessor's Map No. 85-27
 County of Santa Cruz, Calif
 July, 2000



2003-0055790

RECORDING REQUESTED BY
First American Title Company

Recorded	REC FEE	13.00
Official Records	PCOR -	20.00
County Of	SURVEY	10.00
SANTA CRUZ		
RICHARD W. BEDAL		
Recorder		

AND WHEN RECORDED MAIL TO:
EASTER SEAL SOCIETY OF THE MONTEREY
BAY REGION
9010 Soquel Drive 1
Aptos, CA 95003

08:00AM 10-Jun-2003 | JBD
Page 1 of 3

Space Above This Line for Recorder's Use Only

A.P.N. 085-101-18

File No.: 4404-894411 (JP)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$none no-consideration conveyance to confirm a change of name.
Grantor and Grantee are the same party and not pursuant to sale.; CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of Boulder Creek, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Easter Seals Society of The Monterey Bay Region**

hereby GRANTS to **Easter Seals Central California**

the following described property in the of **Boulder Creek**, County of **Santa Cruz**, State of **California**;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: 05/27/2003

Easter Seals Society of The Monterey
BayRegion

By: Bruce Hinman, President

Mail Tax Statements To: SAME AS ABOVE

STATE OF CALIFORNIA }
 } ss.
COUNTY OF SANTA CRUZ }

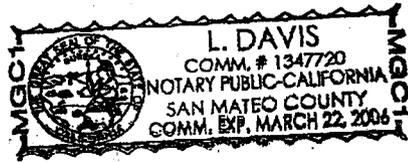
On May 30, 2003 before
me, L. DAVIS personally
appeared Bruce Hummer
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*This area for official
notarial seal*

Signature [Handwritten Signature]

My Commission Expires: 3-22-06



The land referred to herein is described as follows:

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

BEING ALL THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 12 T. 10 S., R. 3 W., M. D. M., WHICH LIES NORTH AND WEST OF THE NORTH AND WEST BOUNDARY LINES OF THE LANDS AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "AMENDED MAP OF WILDWOOD MAP NO. 2, SUBDIVIDED BY WENDELL C. THOMAS, BEING PART OF THE S. E. 1/4 OF SEC. 12, T. 9-S., R. 3 W., M. D. M., IN SANTA CRUZ COUNTY, CALIF.", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON JUNE 2, 1913 IN MAP BOOK 17, PAGE 22, SANTA CRUZ COUNTY RECORDS AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 57, AS SHOWN ON SAID MAP; THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY AND NORTHERLY LINE OF SAID SUBDIVISION, NORTH 1024 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER THEREOF AND EAST 2400 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF SAN LORENZO RIVER DRIVE; THENCE ALONG SAID WESTERLY LINE OF SAN LORENZO RIVER DRIVE, NORTH 28° 57' WEST 7.5 FEET, MORE OR LESS, TO A POINT ON THE 1/4 SECTION LINE RUNNING EAST AND WEST THROUGH SAID SECTION 12; THENCE WESTERLY ALONG SAID 1/4 SECTION LINE 2480 FEET, MORE OR LESS, TO THE 1/4 SECTION CORNER ON THE WESTERLY LINE OF SAID SECTION 12; THENCE SOUTHERLY ALONG SAID SECTION LINE 1178 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY PRODUCTION OF THE SOUTHERLY LINE OF AFOREMENTIONED LOT 57; THENCE LEAVING SAID SECTION LINE EASTERLY IN A DIRECT LINE 75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: 065-101-18

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 THE ASSessor MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL RIGHTS RESERVED.
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POR. S.E. 1/4 SEC. 12, T.9S., R.3W., M.D.B. & M.

Tax Area Code
90-103

85-10

Electronically Redrawn 2/23/97 re
 Rev 5/25/96 (re 12/8/95) C20
 Rev 8/27/91 (w/ Changed page refs)

