



Staff Report to the Planning Commission

Application Number: **231323**

Applicant: Arnie Wernick

Agenda Date: November 13, 2024

Owner: Las Cumbres Conservation
Corporation

Agenda Item #: 6

APNs: 088-111-32, 088-141-63, 088-141-64,
088-241-23, 088-241-24, 088-241-25

Time: After 9:30 a.m.

Site Address: 21023 Shear Creek Road, 21036 Shear Creek Road, and unaddressed parcels
surrounding Las Cumbres Subdivision

Project Description: Proposal to amend the Open Space Contract adopted under the Las Cumbres Planned Unit Development (4286-U), to add six undeveloped parcels (APN's 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, 088-241-25) totaling approximately 51 acres, and to rezone those parcels to include the Open Space Easement Combining District. The project requires a Subdivision Amendment, Open Space Contract Amendment, a Rezoning, and a determination that the project is exempt from further review under the California Environmental Quality Act (CEQA).

Location: Parcels are located within, and adjacent to, the Las Cumbres Subdivision, which is accessed via Highway 35/Skyline Boulevard and Las Cumbres Road.

Permits Required: Subdivision Amendment, Open Space Contract Amendment, Rezoning

Supervisory District: 5th District (District Supervisor: Bruce McPherson)

Staff Recommendation:

- Adopt the attached resolution (Exhibit C), recommending the Board of Supervisors:
 - Determine the proposal is exempt from further Environmental Review under the California Environmental Quality Act (CEQA) pursuant to Sections 15317 (Open Space Contracts) and 15183 (Projects Consistent with a Community Plan or Zoning); and
 - Accept the amendment to Open Space Easement Contract (Exhibit D) for the Las Cumbres Subdivision; and
 - Adopt an ordinance (Exhibit E) to rezone APN's 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, and 088-241-25 to include an Open Space Easement "O" Combining district designation; and
 - Approve application 231323 to amend the Las Cumbres Planned Unit Development Permit 4286-U based on the staff report findings and conditions.

Project Description & Setting

The Las Cumbres Subdivision is situated on the south side of Highway 35/Skyline Boulevard, about 5.5 miles northwest of the Bear Creek Road and Highway 35 intersection, adjacent to the Santa Cruz/Santa Clara border. This neighborhood includes 131 single-family homes along with various communal amenities such as a clubhouse, a community swimming pool, a community water system, and a volunteer fire department. The neighborhood is surrounded by thousands of acres of undeveloped or minimally developed rural parcels and public land, and the Las Cumbres Homeowner's Association, the project applicant, owns and maintains approximately 1,100 acres of this open space.

Project Background

The Las Cumbres Subdivision is a Planned Unit Development (PUD) approved in 1972 under permit 4286-U, which authorized in concept the development of 112 single-family lots, a community center, and ancillary service uses. Preliminary approval granted the ability for additional building sites on the condition that the project maintained a ratio of one building site per ten acres of undeveloped land. Ultimately, the recorded subdivision map indicated 134 lots, of which 131 are currently developed.

In conjunction with the adoption of the PUD, conditions of approval for the 4286-U required the establishment of contract for preservation and management of the approximately 1,100 acres of common open space. The contract (Exhibit E) was recorded in 1975 and grants the County of Santa Cruz an open space easement limiting development and uses to those which would not "materially alter the landscape or other attractive scenic and open space features...". The contract was adopted with an initial term of 20 years, with an expectation for renewal in perpetuity, and to date, no action has been taken to cancel the contract.

Proposal

The proposed project aims to amend the adopted Open Space Contract to include six additional parcels, totaling just under 52 acres, which have been acquired by the Las Cumbres Homeowners Association. By adding the parcels to the Open Space Contract, the applicant is afforded operational and legal benefits, as well as clarity to current and future residents of the Las Cumbres Subdivision regarding the future use, purpose, and development potential of the properties. The applicant has expressed that the desired outcome of the project is improved fire management and public safety.

All the parcels outlined in the proposal are adjacent to parcels already included in the Open Space Easement Contract. The locations and features of the properties proposed for inclusion in the contract are as follows:

088-111-32

This parcel is located roughly 1,800 feet west of 20311 Beatty Ridge Road and borders the westernmost portion of the existing Las Cumbres Open Space, providing emergency egress for Las Cumbres via Deer Creek Road. The property was maintained under a 20-year Open Space Easement from 1973 to 1993, at which point the contract expired. A small cabin constructed in the late 1960's exists on the property and would be maintained consistent with the framework of the existing Las Cumbres Open Space Easement Contract, which allows limited overnight use by residents of Las Cumbres.

088-141-63 and 088-141-64

The parcels are situated approximately 1,200 feet southwest of Favre Ridge Road, near 18554 Favre Ridge Road. They cover a total area of about 9.4 acres and, aside from some unpermitted grading, have never been developed. The Homeowners Association originally acquired these parcels to prevent further unpermitted development.

088-241-23, 088-241-24, 088-241-25

The three adjacent parcels are located at the easternmost end of Shear Creek Road and were originally created as homesites in the Las Cumbres Subdivision (Lots 40, 41, and 42). Lots 40 and 41 were developed with single-family homes but the sites suffered from geologic instability and after being condemned by the County, were demolished following the 1989 Loma Prieta Earthquake. Lot 42 was never developed and is constrained by the same geology as Lots 40 and 41.

In that the language of the approved contract dedicated development rights across the Open Space to the County of Santa Cruz, and was accepted by the Board of Supervisors, changes to the contract are again subject to acceptance by the Board of Supervisors. The text of the revised contract will remain materially unchanged from the original document, except for the inclusion of the six additional Assessor's Parcel Numbers (APNs). The project will not amend property lines, facilitate development, or adjust the boundaries of the Las Cumbres Subdivision.

In addition to accepting the revised contract, the Board's approval to rezone the subject parcels to include the Open Space Easement (-O) Zoning designation, consistent with the requirements specified by Santa Cruz County Code 13.10.462.

Zoning & General Plan Consistency

The project would not result in conflict or inconsistency in General Plan, Zoning, or other County policy. In that the project does not include a proposal for development of the subject properties, approval of the application would not result in conflict between land use and land use designation.

All six properties maintain a Mountain Residential (R-MT) General Plan designation. However, the zoning of the parcels is varied; APNs 088-111-32 is zoned RA (Residential Agricultural), APNs 088-241-23, 088-241-24, and 088-241-25 are zoned R-1-1AC (single-family residential, one acre parcel size), and APNs 088-141-63 and 088-141-64 are zoned R-1-100 (single-family residential, one-hundred-acre parcel size). RA, R-1-1AC, and R-1-100AC are Zoning designations consistent with the R-MT General Plan Designation, and the inclusion of the Open Space Easement Combining district designation would not result in inconsistencies between Zoning and General Plan designations.

The project is consistent with Chapter 5 of the Santa Cruz County General Plan, which supports open space preservation "for current and future generation to assure and conserve the continued availability of land for agriculture, the enjoyment of scenic beauty, outdoor recreation, and the conservation and sustainable use of natural resources, and to support the County's economy."

The Santa Cruz County Operational Plan identifies wildland fuel reduction as an objective for Climate Strategy, with a plan to coordinate with at least six Firewise communities to develop projects for fuel reduction programs and grants. In that Las Cumbres is a Firewise community, and in that the parcels proposed for addition into the open space provide emergency access to the

neighborhood, the project offers the potential for implementation of the Santa Cruz County Operational Plan. Thus, the expansion of the existing open space would provide improved public safety to residents in the Skyline area, which aligns with Public Safety Objective 6.5 of the Santa Cruz County General Plan through fire protection planning and fire risk mitigation.

Fiscal Impacts

The largest parcel included in the proposal, APN 088-111-32, maintained an Assessed Value of \$322,000 in 2024 and paid \$4,222.34 in annual property taxes. The other five parcels were assessed as “Unbuildable” and were not subject to property taxation. If approved, the County Assessor’s valuation of the properties, a process dictated by State law, may result in a reduction in property taxes. The project would therefore represent the potential for a nominal fiscal impact to the County through a reduction in annual property taxes.

Environmental Review

Open space contracts and easements are categorically exempt under Section 15317 of the California Environmental Quality Act (CEQA) Guidelines.

Section 15183 of the CEQA Guidelines mandates projects aligning with the development density defined by existing zoning, community plans, or general plan policies—provided an Environmental Impact Report (EIR) has been certified—do not necessitate further environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. According to Santa Cruz County Code 13.10.462, parcels under open space contracts must be zoned within the Open Space Combining District. Given that this rezoning is mandated by County Code, which has undergone environmental review, and that the project complies with the development density established by existing policies, the rezoning is exempt from additional environmental review.

Conclusion and Recommendations

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. The additional acreage added to the contract would not materially affect the intent or purpose of the original contract, and no changes are proposed to the Las Cumbres Subdivision map.

Furthermore, the project results in the centralized, coordinated management of a significant open space in a high fire hazard area, which provides public safety benefits and promotes the goals and objectives of Santa Cruz County.

Therefore, the staff recommendation to the Planning Commission is as follows:

- Adopt the attached resolution (Exhibit C), recommending the Board of Supervisors:
 - **Determine** the proposal is exempt from further Environmental Review under the California Environmental Quality Act (CEQA) pursuant to Sections 15317 (Open Space Contracts) and 15183 (Projects Consistent with a Community Plan or Zoning); and
 - **Accept** the amendment to Open Space Easement Contract (Exhibit D) for the Las Cumbres Subdivision; and

- **Adopt** an ordinance (Exhibit E) to rezone APN's 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, and 088-241-25 to include an Open Space Easement "O" Combining district designation; and
- **Approve** application 231323 to amend the Las Cumbres Planned Unit Development Permit 4286-U based on the staff report findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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Santa Cruz County Planning

Exhibits

- A. Categorical Exemption (CEQA Determination)
- B. Findings
- C. Planning Commission Resolution
- D. Draft Amended Open Space Contract for Las Cumbres Subdivision
- E. Ordinance for Proposed Rezoning
- F. Existing Open Space Contract for Las Cumbres Subdivision
- G. Permit 4286-U, Las Cumbres subdivision PUD
- H. Las Cumbres Subdivision Final Map, 058PM50
- I. Location, Zoning, and General Plan Maps

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 231323

Assessor Parcel Number: 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, 088-241-25

Project Location: Parcels are located within, and adjacent to, the Las Cumbres Subdivision, which is accessed via Highway 35/Skyline Boulevard and Las Cumbres Road.

Project Description: Proposal to amend the Open Space Contract adopted under the Las Cumbres Planned Unit Development (4286-U), to add six undeveloped parcels (APN's 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, 088-241-25) totaling approximately 51 acres, and to rezone those parcels to include the Open Space Easement combining district Zoning overlay.

Person or Agency Proposing Project: Las Cumbres Homeowners Association-Arnie Wernick

Contact Phone Number: 408-838-7718

- 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).
E. X **Categorical Exemption**

Specify type: Class 17 (Section 15317)-Open Space Contract or Easements

F. Reasons why the project is exempt:

Open space contracts and easements are categorically exempt under Section 15317 of the California Environmental Quality Act (CEQA) Guidelines.

Section 15183 of the CEQA Guidelines mandates projects aligning with the development density defined by existing zoning, community plans, or general plan policies—provided an Environmental Impact Report (EIR) has been certified—do not necessitate further environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. According to Santa Cruz County Code 13.10.462, parcels under open space contracts must be zoned within the Open Space Combining District. Given that this rezoning is mandated by County Code, which has undergone environmental review, and that the project complies with the development density established by existing policies, the rezoning is exempt from additional environmental review. In addition, none of the conditions described in Section 15300.2 apply to this project.

Evan Ditmars, Project Planner

Date: _____

Zoning Map Amendment Findings (Santa Cruz County Code 18.40.060)

1. The proposed zone district will allow a density of development and types of uses which are consistent with objectives and land use designations of the adopted General Plan;

The proposed project would rezone six parcels to include the Open Space Easement Combining District Zoning overlay and would add the parcels into an existing open space easement contract. Development on the parcels is limited to maintenance for road and utility purposes, and the approval would not result in an increase in density nor increase in intensity of use of the sites.

The project is consistent with Chapter 5 of the Santa Cruz County General Plan, which supports open space preservation “for current and future generation to assure and conserve the continued availability of land for agriculture, the enjoyment of scenic beauty, outdoor recreation, and the conservation and sustainable use of natural resources, and to support the County’s economy.”

Furthermore, mitigating fire risk through active and responsible open space management aligns with Objective 6.5 of the General Plan’s Public Safety element by providing opportunity for increased fire protection planning and fire risk mitigation in the open space surrounding the Las Cumbres neighborhood.

2. The proposed zone district is appropriate to the level of utilities and community services available to the land;

Rezoning the parcels to include the Open Space Easement Combining district overlay reduces the types of development allowed on the parcels and would not induce additional usage of utilities or resources. The limited community services currently offered to the parcels, namely fire protection, would continue to be offered after the project were approved. The goal of the project is to incorporate land management at the parcels into an existing open space easement program. Proactive and effective land management would result in a reduced burden to community services in the area.

3. For amendments located within the Coastal Zone, the proposed rezoning maintains and provides for priority uses consistent with General Plan and Local Coastal Program Appendix G; and

The project site not located within the Coastal Zone.

One or more of the following findings can be made:

4. 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;

The residential zoning of the parcels is not reflective of their development potential under current State and County standards. Residential development is not precluded by County Code, but the properties are constrained by steep topography and limited site access. The engineering required

to develop safe building sites, as well as constraints in establishing septic, water, and utilities, render the properties unsuitable for development. Public interest is better served by managing these areas as open space for fire protection and wildlife.

5. The proposed rezoning is necessary to provide for a community-related use which was not anticipated when the Zoning Ordinance was adopted;
6. The present zoning is the result of an error;
7. The present zoning is inconsistent with the designation on the General Plan;
8. The proposed rezoning is in the best interests of the public health, safety or welfare;

Since the project area was first developed in the 1970s, wildland fires in California have become more frequent and severe. As a result, forest management has become a major focus for rural communities. The proposed project aims to streamline this management for the Las Cumbres Homeowners Association, who oversee the open space, ultimately serving the public interest by preserving these properties as open space.

9. A rezoning from nonresidential to residential use is appropriate in that the site has low commercial potential as reflected by existing vacancies, or outdated low-value improvements, or low employment density, or low market demand for commercial use of the site; or
10. The site will accommodate housing type(s) that are needed to house the local workforce in support of the local economy.

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 OPEN SPACE CONTRACT AMENDMENT AND
REZONING

WHEREAS, the Planning Commission has held a public hearing on Application No. 221332, an application to amend the Las Cumbres Subdivision Open Space Contract to add six parcels, APNs 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, and 088-241-25, and to rezone the parcels to include the Open Space Easement Combining District zoning overlay. The subject parcels are adjacent to, and within, the Las Cumbres Subdivision located in the Skyline Planning Area.

WHEREAS, the Planning Commission has considered all testimony and evidence received at the public hearing and detailed in the staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors determine the proposal is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Sections 15317 (Open Space Contracts) and 15183 (Projects Consistent with a Community Plan or Zoning);

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors accept the attached Open Space Easement Contract, amending the contract executed on February 25th, 1975 and recorded in Book 2479, Page 245 of the County Recorder's Office;

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached Ordinance amending the County's Zoning Plan and Map pursuant to Santa Cruz County Code Section 13.10.215;

BE IT FURTHER RESOLVED, that the Planning Commission incorporates the findings on the proposed Zoning Map Amendment as contained in the Staff Report to the Planning Commission, application 221332, and in Section II of the attached Ordinance.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2024, by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSENT: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:

ATTEST: X

Sheila McDaniel
Secretary to the Planning Commission

X

Tim Gordin
Chairman, Planning Commission

APPROVED AS TO FORM:

X

Justin Graham
Assistant County Counsel

OPEN-SPACE EASEMENT CONTRACT

THIS DEED, executed this _____ day of _____ ,
by and between LAS CUMBRES CONSERVATION CORPORATION, a California
Corporation, as GRANTOR, and the COUNTY OF SANTA CRUZ, as GRANTEE,

W I T N E S S E T H:

WHEREAS, Grantor is the owner in fee of the real property
hereinafter described, situated in Santa Cruz County, California, and

WHEREAS, Grantor and Grantee desire to preserve and
conserve for the public benefit the natural scenic beauty and existing
openness of said property, and

WHEREAS, Grantor is willing to grant to Grantee and open-
space easement, as hereinafter expressed, in said property, and
thereby protect its present scenic beauty and existing openness by the
restricted use and enjoyment of said property by the Grantor and its
successors in interest or assigns through the imposition of the
conditions hereinafter expressed;

WHEREAS, the preservation of this land as open-space land
is consistent with the general plan of the county and is in the best
interest of the County and important to the public for the enjoyment
of scenic beauty because the land is unimproved and has scenic value
to the public as viewed from a public highway or from public and
private buildings and because the land lies in an area which in the
public interest should remain rural in character and the retention of
the land as open space will help preserve the rural character of the
area;

NOW, THEREFORE, for and in consideration of the premises,
the Grantor does hereby grant and convey unto the County of Santa Cruz
an estate, interest and open-space easement in said real property of
Grantor of the nature and character to the extent hereinafter

expressed, which estate, interest and easement will result from the restrictions hereby imposed upon the said property by Grantor, and to that end and for the purpose of accomplishing the intent of the parties hereto, Grantor covenants on behalf of its successors and assigns with the said Grantee, its successors and assigns to do and refrain from doing severally and collectively upon the Grantor's said property the various acts hereinafter mentioned. The restrictions hereby imposed upon the use of said property of the Grantor and the acts which Grantor shall refrain from doing upon said property in connection therewith are, and shall be, as follows:

1. That no buildings or structures as defined in the Santa Cruz County Zoning Ordinance will be placed or erected upon said property no shall utility poles or lines be located on or pass through said property.

EXCEPTIONS:

- (a) One or several cabins located along streams or trails for overnight camping by residents only.
 - (b) Barns or stables to shelter pets or community animals.
 - (c) Underground electric communication and utility facilities.
2. That no advertising of any kind or nature shall be located on or within said property except for identification and for sale of products produced on the site consistent with the purpose of this instrument.
 3. That the Grantor shall not plant or permit to be planted any vegetation upon said property except normal farming on presently cleared areas farmed in the past, reforestation and planting of native California vegetation, normal landscaping and screening of homesites

and farming area and facilities consistent with the purposes of this instrument.

4. That, except for the construction, alteration, relocation and maintenance of private roads, and private pedestrian (hiking, equestrian and bicycle) trails, and the development of ponds for wildlife and fire protection, development of sanitation and water facilities needed, measures needed to prevent erosion and provide for fire protection, the general topography and natural vegetation of the landscape shall be maintained in its present condition and no excavation or topographic changes shall be made. Normal maintenance and replacement of existing structures shall be permitted. Cutting of timber, trees and other natural growth as may be required for fire prevention, thinning, elimination of diseased growth and similar protective measures shall be permitted.

5. That no use of said described property which will or does materially alter the landscape or other attractive scenic and open space features of said property other than those specified above shall be done or suffered. There shall be no deposition or accumulation of trash, garbage, or unsightly or offensive materials upon such land described. Granting of this open space easement shall in no way be construed as giving the public access to or over the lands herein affected.

Grantee shall not make any payment to Grantor for the conveyance of the open-space easement described above, it being recognized and agreed between the parties that the consideration for this conveyance is the substantial public benefit to be derived therefrom and the advantage which will accrue to Grantor in the event

of any reduction in the assessed value of said property due to the imposition of the limitations of its use contained herein.

This conveyance by Grantor to Grantee, its successors and assigns, of an open space easement in the property described herein shall continue and apply for twenty years with expectation of renewals in perpetuity except that:

The Board of Supervisors of the County at any time may, by resolution, abandon this open-space easement, if it finds that no public purpose described in subdivision (b) of Section 51056 will be served any longer by keeping the land as open space. No resolution abandoning this open-space easement shall be finally adopted until the matter has been referred to the County Planning Commission, the Commission has held a public hearing thereon and furnished a report on the matter to the Board of Supervisors and the Board has held at least one public hearing thereon after giving 30 days' notice thereof by publication in accordance with Section 6061 of the Government Code, and by posting notice on the land.

Prior to any approval of a resolution abandoning this open-space easement, the Board of Supervisors shall direct the County Assessor to assess the land, as if the easement did not exist, and to report such new assessed value to the Board. As a condition of the abandonment of the easement, the owner shall pay to the County an amount equal to 50 per cent of the new assessed value of the land; provided, however, that the Board of Supervisors may waive all or any portion of such payment, if it finds that it is consistent with the public interest to do so, and the waiver is approved by the Secretary of the State Resources Agency.

In deciding whether to waive all or any portion of such payment, the Board of Supervisors will consider the following factors:

- (a) Whether the owner has substantially complied with the terms and conditions of this easement, and

- (b) Whether the reason for the abandonment is an involuntary transfer or involuntary change in the use which may be made of the land, and the land is not suitable and will not be immediately used for such a purpose which produces a greater economic return to the owner.

The property of the grantor hereinabove referred to and which the provisions of this instrument apply is situate in the County of Santa Cruz, State of California, and is particularly described in Exhibit "A," attached hereto and incorporated herein by reference.

Excepting and reserving to the Grantor:

- (a) The right to maintain all existing private roads, bridges, trails, and structures upon said land and the right to construct items as previously listed.
- (b) The use and occupancy of said land not inconsistent with the conditions and restrictions herein imposed.

If at any time the property herein described, or any portion thereof, shall be selected for condemnation by any public agency or public utility, including the Grantee, then and in that event the easement created by this conveyance shall terminate as of the time of the filing of the complaint in condemnation as to the land or portion thereof sought to be taken for public use, and shall revert to and vest in the Grantor, its successors in interest, or assigns.

Exhibit D

EXHIBIT "A"

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

ALL that certain real property shown upon the filed map of TRACT NO. 600, Las Cumbres, filed for record on August 14, 1973 in Volume 58 of Maps, at page 50, Santa Cruz County Records.

EXCEPTING THERFROM all of Lots 1 through 135, inclusive, Lots A, B, C, D, E, F, G, H & I, and those certain unlettered areas designated Park Sites or Park Lots as shown on the filed map of said Tract No. 600.

Assessor's Parcel Nos.:

88-111-21

-26

-27

-28

-29

-30

-31

-32

-33

-34

88-121-17

-18

88-141-62

-63

-64

-65

-66

-70

-71

-72

-77

-82

-83

88-241-23

-24

-25

EXHIBIT "A"

ORDINANCE NO. _____

**ORDINANCE AMENDING ZONING PLAN AND MAP PURSUANT TO CHAPTER
13.10.185 OF THE SANTA CRUZ COUNTY CODE**

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 plan and map pursuant to Santa Cruz County Code section 13.10.185, to maintain a stable, desirable, well-balanced pattern of development throughout the County. The Board of Supervisors desires to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding APN's 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, and 088-241-25, and that the zoning to be established herein is consistent with all elements of the California Government Code, Santa Cruz County General Plan, and the Santa Cruz County Code.

SECTION II

The Board of Supervisors hereby adopts the Zoning Plan Amendment as described in Section III, and adopts the findings in support thereof described in application 231323, 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 objectives and land use designations of the adopted General Plan;
2. The proposed zone district is appropriate to the level of utilities and community services available to the land;
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;
4. The proposed rezoning is in the best interests of the public health, safety or welfare.

SECTION III

The Board of Supervisors finds substantial public benefit in amending APNs 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, and 088-241-25 into the open space easement contract adopted under Planned Unit Development application 4286-U. Addition of the parcels

into the existing open space easement contract are in the best interests of public health, safety, and welfare by:

1. Supporting the County's goal for preservation of open space for current and future generations to assure and conserve the continued availability of land for agriculture, the enjoyment of scenic beauty, outdoor recreation, and the conservation of sustainable use of natural resources.
2. Supporting public safety through fire protection planning and fire risk management, in that the proposed open space would provide and permanently maintain emergency access for the Las Cumbres residential subdivision
3. Providing potential for participation in fuel reduction programs, as specified in the Santa Cruz County Operation Plan's Climate Action Strategy.

SECTION IV

Chapter 13.10 - Zoning Regulations of the Santa Cruz County Code is hereby amended by Section 13.10.185 - Zoning map amendment, to change the following properties from the existing zone district to the new zone districts as follows:

<u>Assessor's Parcel Numbers</u>	<u>Existing Zone Districts</u>	<u>New Zone Districts</u>
088-111-32	RA (Residential Agricultural)	RA-O (Residential Agricultural, Open Space Easement Combining District)
088-241-23 088-241-24 088-241-25	R-1-1AC (Single-family residential, one acre parcel size)	R-1-1AC-O (Single-family residential, one acre parcel size, Open Space Easement Combining District)
088-141-63 088-141-64	R-1-100AC (Single-family residential, one- hundred-acre parcel size)	R-1-100AC-O (Single-family residential, one-hundred-acre parcel size, Open Space Easement Combining District)

SECTION IV

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

PASSED AND ADOPTED THIS _____ day of _____, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

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's Office
County GIS

OPEN-SPACE EASEMENT CONTRACT

THIS DEED, executed this 25th day of February,
1975, by and between LAS CUMBRES CONSERVATION CORPORATION,
a California Corporation, as GRANTOR, and the COUNTY OF SANTA
CRUZ, as GRANTEE,

WITNESSETH:

WHEREAS, Grantor is the owner in fee of the real property
hereinafter described, situated in Santa Cruz County, California,
and

WHEREAS, Grantor and Grantee desire to preserve and
conserve for the public benefit the natural scenic beauty and existing
openness of said property, and

WHEREAS, Grantor is willing to grant to Grantee an open-
space easement, as hereinafter expressed, in said property, and
thereby protect its present scenic beauty and existing openness by the
restricted use and enjoyment of said property by the Grantor and its
successors in interest or assigns through the imposition of the con-
ditions hereinafter expressed;

WHEREAS, the preservation of this land as open-space land
is consistent with the general plan of the County and is in the best
interest of the County and important to the public for the enjoyment of
scenic beauty because the land is unimproved and has scenic value to
the public as viewed from a public highway or from public and private
buildings and because the land lies in an area which in the public
interest should remain rural in character and the retention of the land
as open space will help preserve the rural character of the area;

NOW, THEREFORE, for and in consideration of the premises,
the Grantor does hereby grant and convey unto the County of Santa Cruz
an estate, interest and open-space easement in said real property of

NO 00009
BOOK 2479 PAGE 245
OFFICE OF THE
SANTA CRUZ COUNTY
RECORDER
FEB 25 2 59 PM '75
Co. Council
JH

Grantor of the nature and character to the extent hereinafter expressed, which estate, interest and easement will result from the restrictions hereby imposed upon the use of said property by Grantor, and to that end and for the purpose of accomplishing the intent of the parties hereto, Grantor covenants on behalf of its successors and assigns with the said Grantee, its successors and assigns to do and refrain from doing severally and collectively upon the Grantor's said property the various acts hereinafter mentioned. The restrictions hereby imposed upon the use of said property of the Grantor and the acts which Grantor shall refrain from doing upon said property in connection therewith are, and shall be, as follows:

1. That no buildings or structures as defined in the Santa Cruz County Zoning Ordinance will be placed or erected upon said property nor shall utility poles or lines be located on or pass through said property.

EXCEPTIONS:

- (a) One or several cabins located along streams or trails for overnight camping by residents only.
- (b) Barns or stables to shelter pets or community animals.
- (c) Underground electric communication and utility facilities.

2. That no advertising of any kind or nature shall be located on or within said property except for identification and for sale of products produced on the site consistent with the purpose of this instrument.

3. That the Grantor shall not plant nor permit to be planted any vegetation upon said property except normal farming on presently cleared areas farmed in the past, reforestation and planting of native California vegetation, normal landscaping and screening

of homesites and farming area and facilities consistent with the purposes of this instrument.

4. That, except for the construction, alteration, relocation and maintenance of private roads, and private pedestrian (hiking, equestrian and bicycle) trails, and the development of ponds for wildlife and fire protection, development of sanitation and water facilities needed, measures needed to prevent erosion and provide for fire protection, the general topography and natural vegetation of the landscape shall be maintained in its present condition and no excavation or topographic changes shall be made. Normal maintenance and replacement of existing structures shall be permitted. Cutting of timber, trees and other natural growth as may be required for fire prevention, thinning, elimination of diseased growth and similar protective measures shall be permitted.

5. That no use of said described property which will or does materially alter the landscape or other attractive scenic and open space features of said property other than those specified above shall be done or suffered. There shall be no deposition or accumulation of trash, garbage or unsightly or offensive materials upon such land described. Granting of this open space easement shall in no way be construed as giving the public access to or over the lands herein affected.

Grantee shall not make any payment to Grantor for the conveyance of the open-space easement described above, it being recognized and agreed between the parties that the consideration for this conveyance is the substantial public benefit to be derived therefrom and the advantage which will accrue to Grantor in the event of any reduction in the assessed value of said property due to the imposition of the limitations of its use contained herein.

This conveyance by Grantor to Grantee, its successors and assigns, of an open space easement in the property described herein shall continue and apply for twenty years with expectation of renewals in perpetuity except that:

The Board of Supervisors of the County at any time may, by resolution, abandon this open-space easement, if it finds that no public purpose described in subdivision (b) of Section 51056 will be served any longer by keeping the land as open space. No resolution abandoning this open-space easement shall be finally adopted until the matter has been referred to the County Planning Commission, the Commission has held a public hearing thereon and furnished a report on the matter to the Board of Supervisors and the Board has held at least one public hearing thereon after giving 30 days' notice thereof by publication in accordance with Section 6061 of the Government Code, and by posting notice on the land.

Prior to any approval of a resolution abandoning this open-space easement, the Board of Supervisors shall direct the County Assessor to assess the land, as if the easement did not exist, and to report such new assessed value to the Board. As a condition of the abandonment of the easement, the owner shall pay to the County an amount equal to 50 per cent of the new assessed value of the land; provided, however, that the Board of Supervisors may waive all or any portion of such payment, if it finds that it is consistent with the public interest to do so, and the waiver is approved by the Secretary of the State Resources Agency.

In deciding whether to waive all or any portion of such payment, the Board of Supervisors will consider the following factors:

- (a) Whether the owner has substantially complied with the terms and conditions of this easement, and

- (b) Whether the reason for the abandonment is an involuntary transfer or involuntary change in the use which may be made of the land, and the land is not suitable and will not be immediately used for a purpose which produces a greater economic return to the owner.

The property of the grantor hereinabove referred to and which the provisions of this instrument apply is situate in the County of Santa Cruz, State of California, and is particularly described in Exhibit "A," attached hereto and incorporated herein by reference.

Excepting and reserving to the Grantor:

- (a) The right to maintain all existing private roads, bridges, trails, and structures upon said land and the right to construct items as previously listed.
- (b) The use and occupancy of said land not inconsistent with the conditions and restrictions herein imposed.

If at any time the property herein described, or any portion thereof, shall be selected for condemnation by any public agency or public utility, including the Grantee, then and in that event the easement created by this conveyance shall terminate as of the time of the filing of the complaint in condemnation as to the land or portion thereof sought to be taken for public use, and shall revert to and vest in the Grantor, its successors in interest, or assigns.

IN WITNESS WHEREOF, the parties hereto have set their
hands and seal the day and year first above written.

LAS CUMBRES CONSERVATION
CORPORATION, a California
Corporation,

By Richard T. Winckler
PRESIDENT
Grantor

Approved as to form:

Dwight L. Herr
DWIGHT L. HERR,
Asst. County Counsel

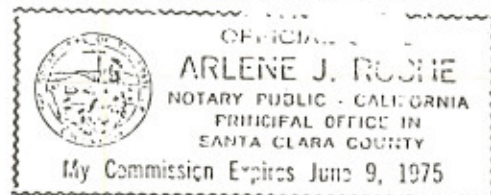
COUNTY OF SANTA CRUZ

By J. Schubert
Chairman, Board of Supervisors
Grantee

STATE OF CALIFORNIA }
COUNTY OF SANTA CLARA } ss.

On February 14, 1974, before me, Arlene J. Roche,
personally appeared Richard Winckler, known to me to be president of the
corporation that executed the within instrument and acknowledged to me
that such corporation executed the same.

Arlene J. Roche
Notary Public for the State of California



-6-



EXHIBIT "A"

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

ALL that certain real property shown upon the filed map of TRACT NO. 600, Las Cumbres, filed for record on August 14, 1973 in Volume 58 of Maps, at page 50, Santa Cruz County Records.

EXCEPTING THEREFROM all of Lots 1 through 135, inclusive, Lots A, B, C, D, E, F, G, H & I, and those certain unlettered areas designated Park Sites or Park Lots as shown on the filed map of said Tract No. 600.

Assessor's Parcels Nos.:

88-111-21
-26
-27
-28
-29
-30
-31
-33
-34

88-121-17
-18

open space -

88-141-62
-65
-66
-70
-71
-72
-77
-82
-83

all in open space

EXHIBIT "A"

Las Cumbres Conservation Use Permit No. 4286-U

approved 6-21-72

88-111-27, 28, 29, 30, 31

88-121-03, 09, 15

88-141-03, 32, 62, 63, 64, 65,
66, 70, 71, 72

88-171-04, 08

For a PUD on 1120 acres; consisting of 135 1-acre homesite
and approximately 870 acres preserved in present wilderness

CONDITIONS
LAS CUMBRES CONSERVATION CORPORATION

USE PERMIT NO. 4286-U

088-111-27

I. REFERENCE DOCUMENTS:

1. The letter of transmittal to the Planning Commission dated May 1, 1972, from Mark Thomas & Company, Inc., signed by Harry F. Almack, Jr., supplemented and updated by letter dated May 4, 1972.
2. Exhibit A-1 - Development Plan, 1" = 200'
3. Exhibit A-2 - Development Plan, 1" = 400'
4. Exhibit B-1 - Tentative Map, 1" = 200'
5. Exhibit B-2 - Tentative Map, 1" = 300'
6. Exhibit C - Typical Roadway Cross Sections
7. Exhibit D - Proposed Land Development Data
8. Exhibit E - Percolation Test Program Report
9. Exhibit F - Preliminary Geologic Report
10. Exhibit G - By-Laws - Las Cumbres Conservation Corporation, dated Marcy 25, 1972
11. Exhibit H - Declaration of Covenants, Conditions and Restrictions
12. Exhibit I - Information Booklet, Las Cumbres Conservation Corporation
13. Application for the Use Permit
14. Application for Tentative Map, Las Cumbres, Tract #600

II. GENERAL:

This use permit is for 112, more or less, single-family dwelling units, a community center, and ancillary uses and services, to be processed under Planned Unit Development procedures. The approval of the use permit and the conditions attached, together with the tentative map with its conditions is intended to give the applicant the ability to proceed with the development as proposed and as conditioned by the Planning Commission and the Board of Supervisors. Additional lots conforming to lots shown on Exhibit B-1 at the rate of 1 for each additional 10 acres of land acquired may be filed on the Final Map. Any additional lots will require the submittal and approval of a new tentative map for the additional lots.

III. IMPROVEMENTS, SERVICES:

- A. All improvements shall conform to the Santa Cruz County P.U.D. Ordinance, the Santa Cruz County Design Criteria Manual, and as modified by this P.U.D. permit. Unless otherwise stated, Exhibits as submitted are approved.
- B. The applicant shall furnish evidence that the Corporation has legal status with an assured source of financing to assume control and maintenance responsibility for the ownership of those facilities providing public services and for those lands to remain in common ownership prior to filing the final map, or that legal mechanisms will be established to meet maintenance and operation responsibilities.

- C. The applicant shall also apply to the Local Agency Formation Commission to establish a County Service Area to act as a governing agency in the event the Corporation fails at some time in the future to assume its responsibilities.
- D. The road sections as indicated on Exhibit "C" are approved. Turnouts on 16-foot-wide roads shall be provided at intervals not exceeding 1000 feet. The structural section shall conform to the requirements of a traffic index of four and designed in accordance with the Subdivision Manual. Engineering test results and designs shall be submitted to the Environmental Review Committee for approval. The road section as constructed shall be modified to soften any sharp intersections with natural ground and all unnatural slopes shall be seeded to encourage natural growth and to reduce erosion.
- E. Prior to filing of the Final Map the applicant shall submit a plan for the management of the common open space. The applicant shall also submit a proposal for the dedication of development rights for the common open space to the County of Santa Cruz. It will be appropriate in the submittal of the management plan that the following be taken under consideration:
 - Fire Protection
 - Management of timber resource
 - Water conservation and watershed protection
 - Protection of wildlife
 - Minimal recreational facilities for the benefit of residents of the subdivision
 - Open-space easement agreement with the County
- F. Construction plans for the development of domestic water supply and distribution shall be prepared and shall be submitted to the Environmental Review Committee for their review and approval. Prior to the filing of the Final Map, the applicant shall certify an adequate water supply is available meeting all the requirements of the Health Department, and the Health Department shall approve such evidence.
- G. All requirements of the County Department of Environmental Health shall be met in the construction of individual sewerage disposal systems.
- H. The applicant shall furnish evidence that he has supplemented the facilities of the Division of Forestry through the development of a Fire Protection Management Plan which shall be submitted to the Environmental Review Committee and to the Division of Forestry for their analysis and approval, prior to the approval of the Final Map. Such fire protection management plan shall include but not be limited to location and size of fire hydrants, water storage facilities, acquisition of special fire protection equipment, structures necessary for the storage and protection of such fire protection equipment, a reliable fire alarm system, a response system for that alarm, and emergency

LAS CUMBRES

CONDITIONS
LAS CUMBRES CONSERVATION CORPORATION
TENTATIVE MAP, TRACT NO. 600

REFERENCE DOCUMENTS:

See Conditions for Use Permit No. 4286-U.

PROPOSAL:

This tentative map is intended to implement the objectives of Las Cumbres Cooperative Corporation in developing 1120 acres of land containing 135 lots.

ANALYSIS:

The Tentative Map is generally approved as submitted. The number of lots to be approved on the final map shall not exceed the ratio of 1 lot per each 10 acres of ownership by the Corporation, and in no case shall they exceed 135 lots to be used for dwelling units without filing a new tentative map for the additional lots.

RECOMMENDATION:

Approval, subject to the conditions of Use Permit No. 4286-U and the following:

- A. Number of lots based on ownership of the Corporation and shall be computed at the rate of 1 homesite lot per 10 acres of ownership. The applicant shall submit ownership calculations prepared by a licensed Land Surveyor or Registered Civil Engineer and shall be in a form satisfactory to the Environmental Review Committee.
- B. Roads - No improvement plans will be required. Compliance to approved conditions will be by inspection during and after construction. Minimum radius shall be 50 feet and maximum grade shall be 15%. Evidence of an approved Encroachment Permit from the State shall be submitted. Road names shall be assigned and approved by the County on the final map.
- C. Drainage - Calculations shall be submitted and approved for all drainage facilities. All new material shall be used. Energy dissipators shall be installed where appropriate to reduce erosion.
- D. Monumentation - A minimum of 3 adjacent exterior boundary monuments shall be set, which shall be referenced to monuments of record. The front corners of each lot shall be monumented and referenced to an internal system of monumentation. The internal monumentation shall lie within the road right-of-way and shall meet the requirements of the Subdivision Ordinance for exterior boundary monuments.
- E. All conditions of the use permit and tentative map shall be met prior to the filing of the final map. The final map shall be referenced to Use Permit No. 4286-U.

- I. Minimum dwelling front yard setbacks shall be 20 feet. Carports, where open on 3 sides, may be constructed with 5-foot setback from the property line. Other R-1-1 Acre zone district regulations shall apply. ~~Other R-1-1 Acre zone district regulations shall apply.~~
20' S.Y.S.B.; 10' R.Y.S.B.
- J. Concurrent with the submittal of the final map, the applicant shall request the County to zone the ownership of the applicant and its members to reflect final approved densities and land uses.

DDC:jc
5/26/72:

20' Front
" Side
" Rear

MAXIMUM 10% LOT COVERAGE

13.04.173 BUILDING HEIGHT

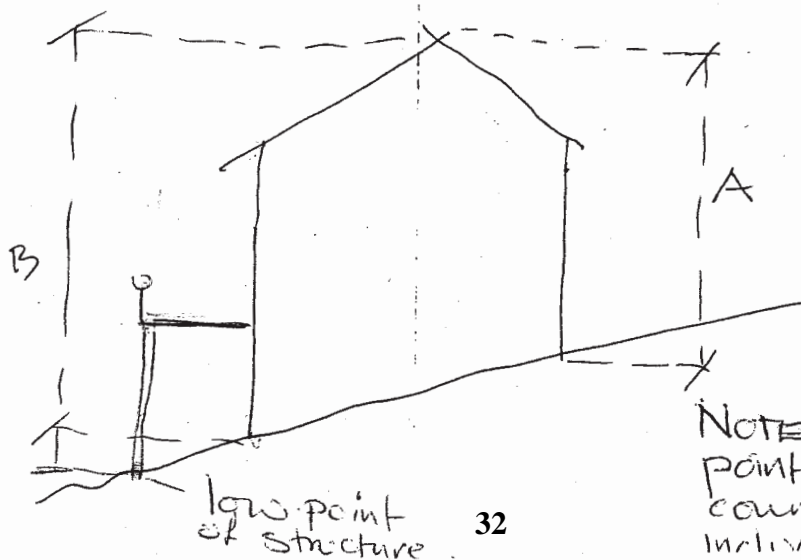
The maximum height of a main building in an "R-1" District shall be thirty (30) feet. The maximum height of an accessory building in an "R-1" District shall be fifteen (15) feet.

(Ord. 1092, 6/8/65)

4/1/95

THIS APPLIES TO 2ND UNITS (per C. Graves, Principal Planner)
Reqs. Amendment (Level 7) of original PD.
Height of Building - The vertical

Height of Building - The vertical distance from the average level of the highest and lowest point of that portion of the building site covered by the building, to the topmost point of the building, but excluding certain features, as specified in Section 13.04.300.



$$\begin{array}{r} A \\ + B \\ \hline C \div 2 = H \end{array}$$

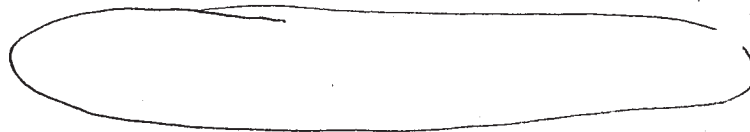
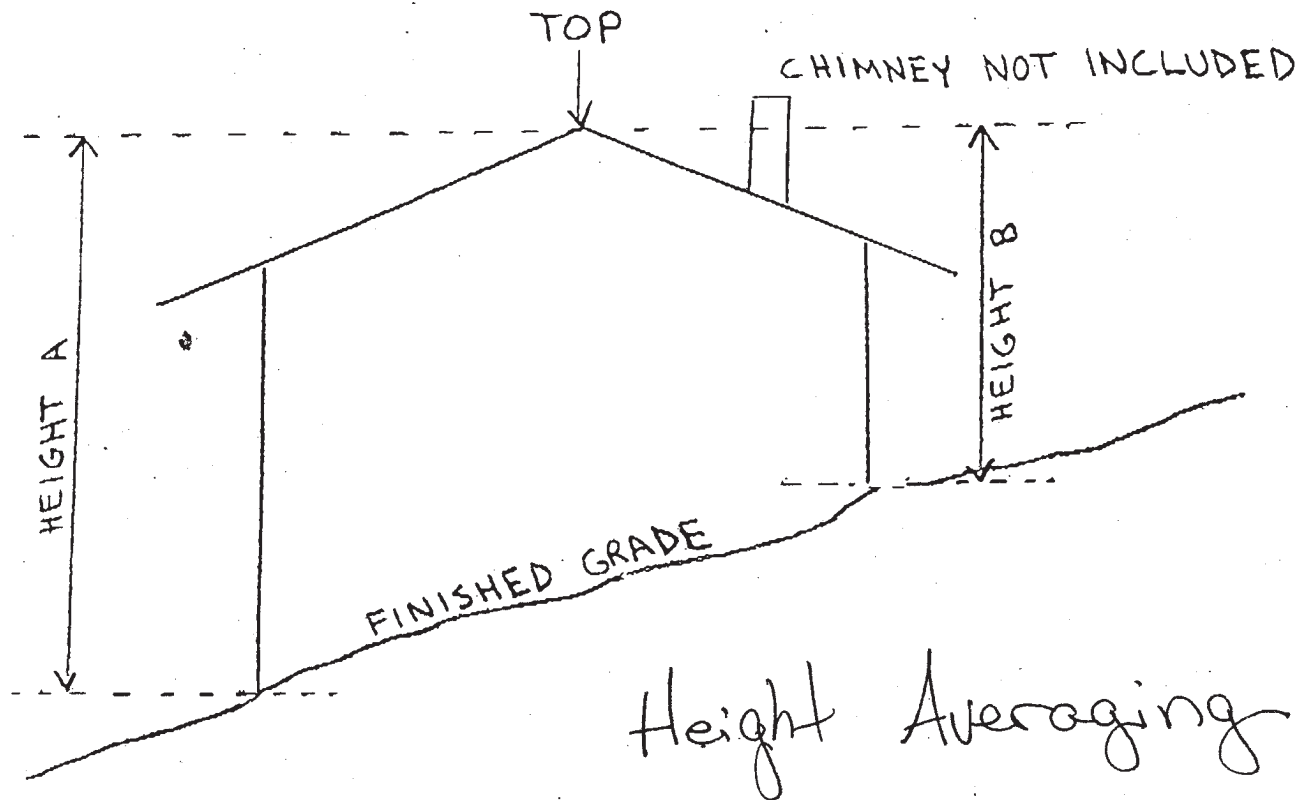
Exhibit G

NOTE: Per G. Hill lowest point (or highest) of structure counts when calc. approach. Included dock note also.

f. The plans must show that after your remodel or additions are completed, the total combined square footage of the footprints of all structures, plus all nonpermeable surfaces, cannot exceed 45% of the total square footage of your allotment.

MAXIMUM BUILDING HEIGHT

$$\frac{A+B}{2} = \text{THE BUILDING HEIGHT}$$



WHO'S WHO IN LAS CUMBRES - JANUARY 1989

Those positions elected by the Community are indicated by the year of the terms expiration in parenthesis following the persons name.

CCC BOARD OF DIRECTORS
 n Dubberley (90), President
 ie Conn (89), Vice President
 y Anzinger-Cain (90)
 oug Fries (89)
 ave Patterson (89)

LCMWC (WATER BOARD)
 Martin Fishman (89), President
 Jerry Parsons (89)
 Bob Golobic (89)
 John Livingston (90)
 Lee Laiterman (90)

CCC BOOKKEEPER
 Mary Ann Ebbs

LCMWC TREASURER
 Elizabeth Duquette

CCC CORPORATE SECRETARY
 loria Laird

LCMWC SECTRTARY
 Mert Parsons

CCC RECORDING SECRETARY
 ran Piziali

LCMWC MANAGER
 Madeleine Beaudoin

CCC TREASURER
 ark Betzina

LCCC VOLUNTEER FIRE DEPARTMENT
 Mike Falarski, Chief
 Ed Self, Assistant Chief
 Ralph Beaudoin, Training Officer
 George Anzinger, Training Officer
 Arnie Wernick, Training Officer
 Madeleine Beaudoin Cindy Drew
 Jim Fuquay Judy Falarski
 Vicki Hult Larry Myers
 Larry Miller Chet Shapero
 Marilyn Jennings Chuck Womer
 Greg Williams

CCC ASSISTANT TREASURER
 arjorie Waters

CCC BOARD REPORTER
 ay Anzinger-Cain

CCC NEWSLETTER PUBLISHERS
 Lynn Jennings
 ie and Bill Hamlin

CCC WORK HOUR ACCOUNTANT
 Bruce Ruff

LCCC FIRE DEPARTMENT AUXILIARY
 Gloria Laird Dottie Hamlin
 Barclay Slade Dorothy Miller
 Chris Green Saki MacFarlane
 Lois Golobic Lynn Betzina

CCC ROAD MASTER
 eorge Drew

COMMUNITY CENTER SCHEDULER
 Lois Golobic

CCC FINANCE COMMITTEE
 ark Betzina
 Bruce Ruff
 ickie Torrez

LCCC ARCHITECTURAL CONTROL COMMITTEE
~~Jim Reid (90), Chairman 395-6903~~
 Heidi Cavagnolo (89) 354-8545
~~Nancy Mosher Williams (89) 354-5446~~
 Don Potter (90) 395-3052

IRE ROADS
 ob Artigo

LCCC ARCHIVIST
 Lynn Betzina

Lois 4010616-395-3843
 Bill Holt - 354-8988
 Lydie Myat - current Chairman

CCC LAND MANAGEMENT COMMITTEE
 ichard Campbell, Chairperson
 ev Politzer
 ruce Bettencourt

LCCC MAINTENANCE MANAGER
 Sharron Martin

CCC ANIMAL CONTROL
 orothy Miller

NEW RESIDENT WELCOMING
 orie Waters

COMMITTEE
 odd

JO W. KEMLING
 LOT 6 LAS CUMBRES
 APN 08-231-06
 APPLICATION # 2240 R

Exhibit G

4286-U
APN 88-111-27-
31

11-28-83

Linda Niebank
Chief of Current Planning
County Planning Dept.
701 Ocean St.
Santa Cruz, Ca 95060

Dear Ms Niebank,

As per our phone conversation of 11-28-83, enclosed is the list of APNs for Las Cumbres for inclusion on your parcel sheets. Each of these parcels, according to prior agreements with the County, must have the signature of the chairperson of the Las Cumbres Architectural Control Committee before a building permit is issued.

Sincerely,

Bruce Bettencourt

Bruce Bettencourt

Las Cumbres Architectural
Control Committee

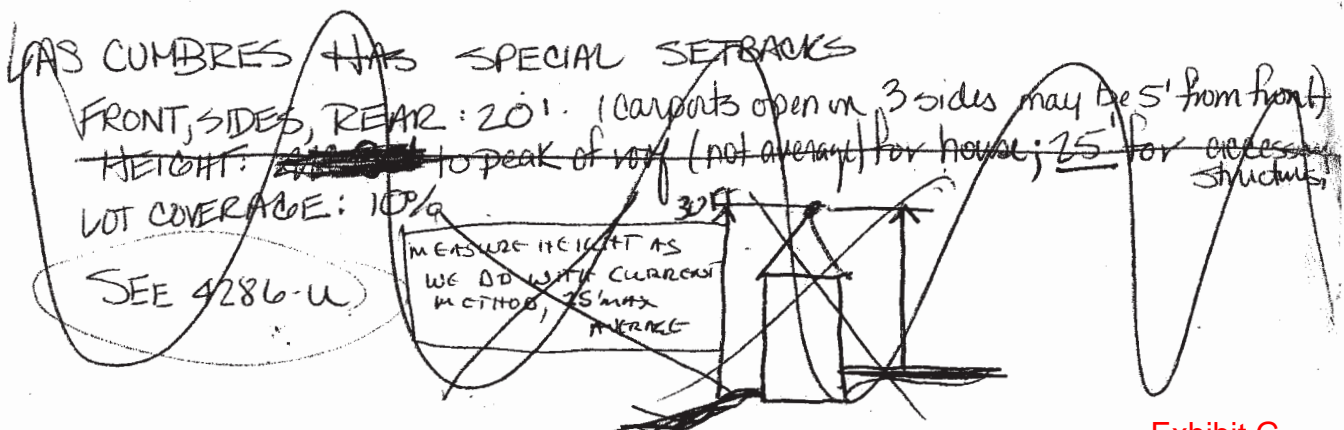


Exhibit G

APN

LOT #

APN

88-231-01

26 88-241 09

02

27

10

03

28

11

04

29

12

05

30

44

06

31

14

07

32

15

08

33

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41

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43

26

88-241-01

44

27

02

45

28

04

46

29

05

47

30

06

48

31

07

49

08

50

? = 11 event ?

88-251-05	76	88-241-34
06	77	35
07	78	88-261-01
08	79	02
09	80	03
10	81	04
11	82	05
12	83	06
13	84	30
14	85	88-241-36
15	86	37
16	87	38
17	88	39
18	89	40
19	90	88-261-08
20	91	09
21	92	10
22	93	11
23	94	12
24	95	13
25	96	14
26	97	15
27	98	16
28	99	20
88-251-26	100	88-261-18

01	88-261-19	126	88-271-17
02	20	127	18
03	21	128	19
04	22	129A	29
05	23	130A	27
06	24	131	22
07	25	132	23
08	88-271-01	133	24
09	↓ 02	134	25
10	88-261-26	135	26
11	↓ 27		
12	88-271-03		
13	04		
14	05		
15	06		
16	07		
17	08		
18	09		
19	10		
20	11		
21	12		
22	13		
23	14		
24	15		
25	16		

OWNERS' CERTIFICATE

We hereby certify that we are the owners, or have some right, title, or interest in and to the real property included within the subdivision shown upon the within map; that we are the only persons whose consent is necessary to pass a clear title to said real property; that we do hereby consent to the making of said map and subdivision as shown within the blue border line; and that private streets as shown on the within map are excepted from this offer and not offered for dedication for public street purposes.

We also do hereby dedicate to public use easements for public service utilities, including wires, conduit, and gas, water, and heat mains, and all public utilities and any and all appurtenances to above, under, on, or over those certain strips of land lying within the subdivision, each designated as "P.S.E." (public service easement); public service easements to be kept clear of buildings and structures of any kind except utility company structures, lawful fences, and all lawful unsupported roof overhangs.

We also hereby dedicate to public use easements for storm drainage purposes under, on, or over those certain strips of land designated and delineated as "S.D.E." (storm drain easement), said easements to be kept open and free from all buildings and structures of any kind except irrigation systems and appurtenances thereto, all lawful fences, and all lawful unsupported roof overhangs.

All roadway easements and driveway easements designated hereon are not dedicated for public use, but are dedicated hereon as "public service easements." The owner reserves the right to use said easements as same are shown on this map in accordance with the appropriate and identified use of same.

LAS CUMBRES CONSERVATION CORPORATION, a California corporation

By B.T. Winkler By Liz Myers
PRESIDENT SECRETARY

TRANSAMERICA TITLE INSURANCE COMPANY, a California Corporation, TRUSTEE

By R. L. Robinson By R. Simon
CORPORATE ASSISTANT SECRETARY VICE-PRESIDENT

LAWYERS TITLE INSURANCE CORPORATION, a Corporation, TRUSTEE

By R. L. Robinson By R. Simon
CORPORATE ASSISTANT SECRETARY VICE-PRESIDENT

SANTA CRUZ LAND TITLE COMPANY, a corporation, TRUSTEE

By Helen R. Silva By Mary A. Intel
VICE-PRESIDENT SECRETARY

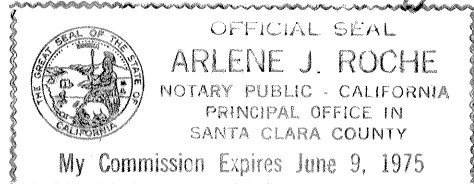
ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ) SS

On this 31 day of July, 1973, before me, Arlene J. Roche, a Notary Public in and for the County of Santa Cruz, State of California, residing therein, duly commissioned, and sworn, personally appeared R. WINKLER and LIZ MYERS, known to me to be the ~~the~~ President and Assistant Secretary, respectively, of Las Cumbres Conservation Corporation, a California corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation named herein, and acknowledged to me that such corporation executed the same as Owner.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires June 9, 1975.



Arlene J. Roche
Notary Public in and for the County of Santa Cruz, State of California
Santa Cruz,

ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) SS

On this 23 day of July, 1973, before me, the undersigned a Notary Public in and for the County of Santa Clara, State of California, residing therein, duly commissioned, and sworn, personally appeared Ren Bracks and the Vice President and Assistant Secretary, respectively, of Transamerica Title Insurance Company, a California corporation, the Corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation named herein, and acknowledged to me that such corporation executed the same as Trustee.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires SEPT 25 1976.

D. Wilson
Notary Public in and for the County of Santa Clara, State of California

ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) SS

On this 23rd day of July, 1973, before me, ORLEAN CARLIN a Notary Public in and for the County of Santa Clara, State of California, residing therein, duly commissioned, and sworn, personally appeared R. SIMON and R. L. ATKINSON, known to me to be the Vice President and Assistant Secretary, respectively, of Lawyers Title Insurance Corporation, a corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation named herein, and acknowledged to me that such corporation executed the same as Trustee.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires JAN. 17, 1977.



Orlean Carlin
Notary Public in and for the County of Santa Clara, State of California

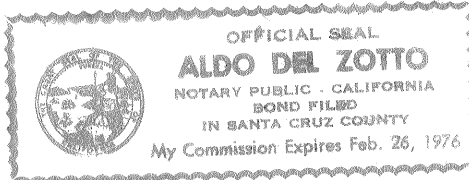
ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF SANTA CRUZ) SS

On this 8TH day of AUGUST, 1973, before me, ALDO DEL ZOTTO a Notary Public in and for the County of Santa Cruz, State of California, residing therein, duly commissioned, and sworn, personally appeared HELEN R. SILVA and MARY A. FINTEL, known to me to be the Vice President and Assistant Secretary, respectively, of Santa Cruz Land Title Company, a California corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the same on behalf of the corporation named herein, and acknowledged to me that such corporation executed the same as Trustee.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires FEB. 26, 1976.



Aldo Del Zotto
Notary Public in and for the County of Santa Cruz, State of California

ENGINEER'S CERTIFICATE:

I, Harry F. Aumack, Jr., hereby certify that I am a registered civil engineer of the State of California; that this map, consisting of twelve sheets, correctly represents a survey made by me, or under my supervision in 1972 and 1973; that the survey is true and complete as shown; that all the monuments shown hereon exist or will be set and that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

Harry F. Aumack, Jr.
Registered Civil Engineer 8533

TAX BOND CERTIFICATE:

I hereby certify that a bond has been filed, approved by, and in the amount fixed by the Board of Supervisors of the County of Santa Cruz and by its terms made to inure to the benefit of this County, conditioned for payment of all taxes which are at the time of filing of this map a lien against the tract of land covered by this map or any part thereof, but not yet payable.

Tom M. Kelley by Jane Hunter
Clerk of the Board of Supervisors of the County of Santa Cruz, State of California

COUNTY SURVEYOR'S CERTIFICATE:

I hereby certify that I have examined this final map, that all the provisions of the Subdivision Map Act (Sections 11500, et seq., of the Business and Professions Code of the State of California), and the Santa Cruz County Subdivision Ordinance have been complied with, and that I am satisfied that this map is technically correct and conforms with the action on the tentative map thereof taken by the Board of Supervisors of the County of Santa Cruz on the 15th day of AUGUST, 1972.

Dated August 9, 1973

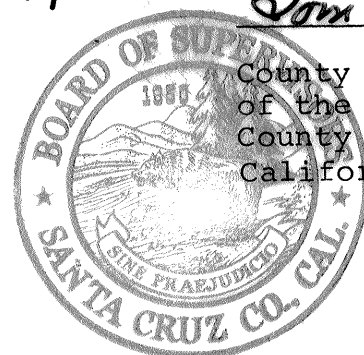
Arnell A. Pratt
County Surveyor of Santa Cruz County, State of California

COUNTY CLERK'S CERTIFICATE:

I hereby certify that the provisions of Chapter 2 of Part 2 of Division 4 of the Business and Professions Code have been complied with regarding deposits.

Dated August 14, 1973

Tom M. Kelley by Jane Hunter
TOM M. KELLEY
County Clerk and Ex-Officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California



SOIL REPORT

A soil report was prepared, dated November 17, 1971, by F. Beach Leighton and Associates, Inc., 300 South Beach Boulevard, La Habra, California 90631, signed by F. Beach Leighton, Engineering Geologist (E.G. 599).

This map is referenced to USE PERMIT 4286-U

**TRACT NO 600
LAS CUMBRES**

BEING A PORTION OF SECTIONS 27, 28, 34 & 35
IN T. 8 S., R. 2 W., M.D.B. & M., SANTA CRUZ COUNTY
CALIFORNIA

MARK THOMAS & Co., Inc.
CONSULTING CIVIL ENGINEERS-MUNICIPAL PLANNERS
18 NORTH SAN PEDRO ST., SAN JOSE, CALIF.

CERTIFICATE OF THE BOARD OF SUPERVISORS:

It is hereby ordered that the map of Tract No. 600, Las Cumbres, be and the same is hereby approved; that none of the streets or other parcels of land shown on said map and thereon offered for dedication are accepted.

I hereby certify that the foregoing order was adopted by the Board of Supervisors of the County of Santa Cruz, at a meeting said Board held on the 14th day of AUGUST, 1973.

Tom M. Kelley by Jane Hunter
CLERK of the Board of
Supervisors of the County of
Santa Cruz, State of California

AUDITOR'S TAX AND ASSESSMENT CERTIFICATE:

I hereby certify that there are no liens for unpaid state, county, municipal or local taxes or special assessments collected as taxes against the land included in the within subdivision or against any part thereof except taxes which are not yet payable and which it is hereby estimated will not exceed the sum of \$ 15,500.00 for the year 19 73 - 19 74, and that said land is not nor is any part thereof subject to any special assessments which have not been paid in full and that this certificate does not include any assessment of any assessment district the bonds of which have not yet become a lien against said land or any part thereof.

Dated August 8, 1973

Arthur Merrill
by Margaret K. Spilke, Deputy
AUDITOR of the County of Santa
Cruz, State of California

COUNTY RECORDER'S CERTIFICATE:

Serial Number 32260

I hereby certify that this map was presented to me on the 14th day of August, 1973, by the County Clerk of the County of Santa Cruz, State of California, and that after examination I accepted said map for recordation on the 14th day of August, 1973, at 2:15 P. M., in Volume 58 of Maps at page 50, Santa Cruz County Records.

Tom M. Kelley
County Recorder of the
County of Santa Cruz,
State of California,
by Richard C. Neal Deputy

Basis of Bearings & Notes:

The bearing (N85° 21' 36" E) of the west portion of the line dividing Sections 22 and 27 in Township 8 South, Range 2 West Mount Diablo Base and Meridian as shown on that certain Record of Survey recorded in Book 56 of Maps, at page 20, Santa Cruz County Records was used as the basis of bearings shown on this map.

The blue border line indicates the boundary of land subdivided by this map.

All distances and dimensions are given in feet and decimals thereof.

NOTES:

1. Those lots shown on this map with the designation "Exempt Lot" are not approved for sale and development until the conditions of Santa Cruz County USE PERMIT 4286-U have been met. Said conditions state that for each 10 acres of contiguous open space added to the boundaries of Tract 600, an "Exempt Lot" can be cleared for sale and development, and for each additional increment of 10 acres of contiguous open space added to said boundaries, an additional "Exempt Lot" can be cleared for sale and development.

"Exempt Lots" are to be cleared for sale and development by resolution of the Board of Supervisors stating that the conditions of the Use Permit have been met with respect to a certain numbered "Exempt Lot" and that said lot or lots are cleared for residential development.

2. Variations and exceptions to the R-1-1 zoning regulations appearing on this map are approved, based upon PUD Permit No. 4286-U, Ordinance No. 1757; and tentative map for Tract 600, approved on August 15, 1972.

Approved by: Walter J. Monasch
by Stephen D. Lemieux

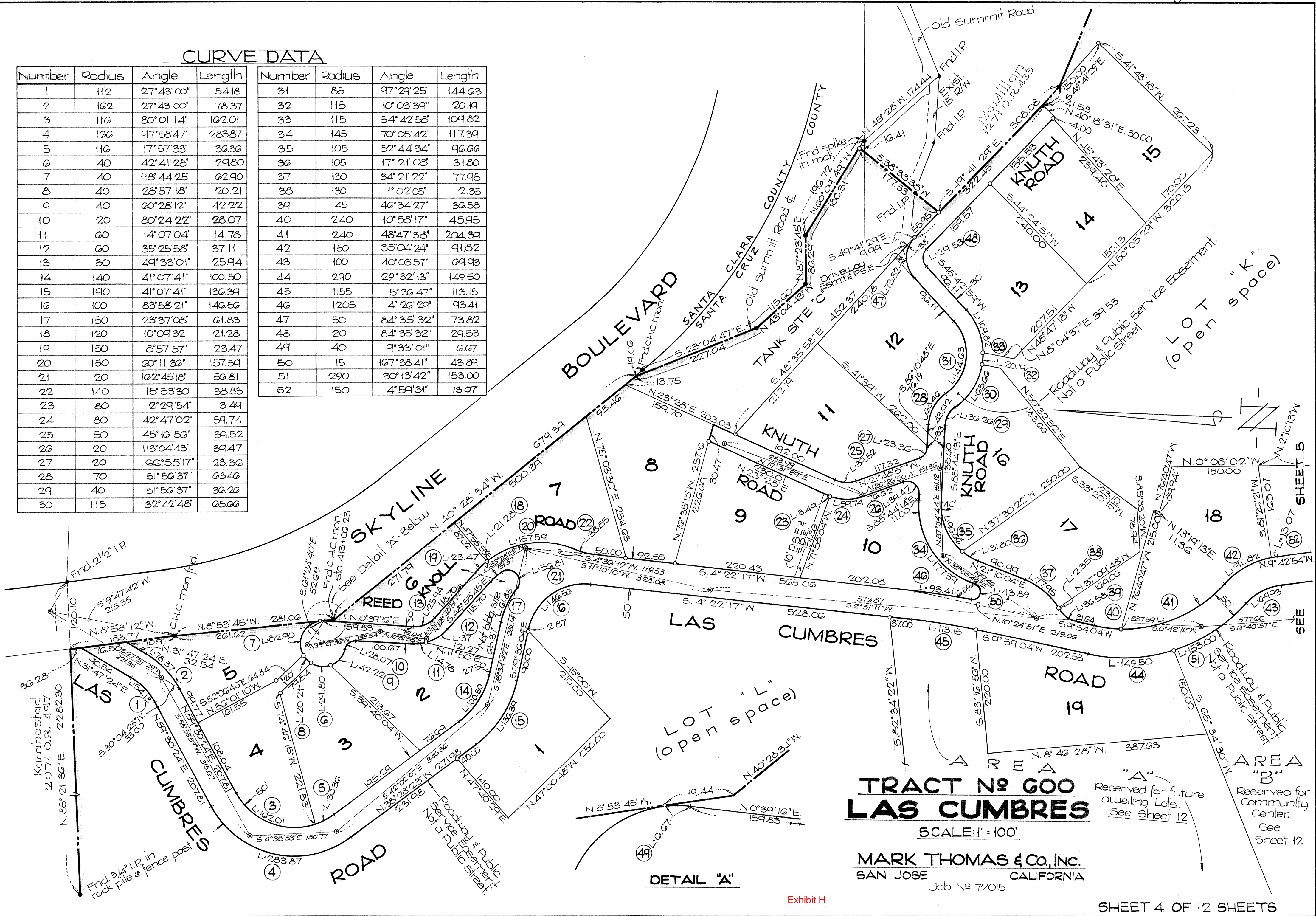
TRACT N^o 600
LAS CUMBRES

MARK THOMAS & Co., INC.
SAN JOSE CALIFORNIA



CURVE DATA

Number	Radius	Angle	Length	Number	Radius	Angle	Length
1	112	27°43'00"	54.18	31	85	97°29'25"	144.63
2	162	27°43'00"	78.37	32	115	10°03'39"	20.19
3	116	80°01'14"	162.01	33	115	54°42'58"	109.82
4	166	97°58'47"	283.87	34	145	70°05'42"	117.39
5	116	17°57'33"	36.36	35	105	52°44'34"	96.66
6	40	42°41'28"	29.80	36	105	17°21'08"	31.80
7	40	118°44'25"	62.90	37	130	34°21'22"	77.95
8	40	28°57'18"	20.21	38	130	1°02'05"	2.35
9	40	60°28'12"	42.22	39	45	46°34'27"	36.58
10	20	80°24'22"	28.07	40	240	10°58'17"	45.95
11	60	14°07'04"	14.78	41	240	48°47'38"	204.39
12	60	35°25'58"	37.11	42	150	35°04'24"	91.82
13	30	49°33'01"	25.94	43	100	40°03'57"	69.93
14	140	41°07'41"	100.50	44	290	29°32'13"	149.50
15	190	41°07'41"	136.39	45	1155	5°36'47"	113.15
16	100	83°58'21"	146.56	46	1205	4°26'29"	93.41
17	150	23°37'08"	61.83	47	50	84°35'32"	73.82
18	120	10°09'32"	21.28	48	20	84°35'32"	29.53
19	150	8°57'57"	23.47	49	40	9°33'01"	6.67
20	150	60°11'36"	157.59	50	15	167°38'41"	43.89
21	20	162°45'18"	56.81	51	290	30°13'42"	153.00
22	140	15°53'30"	38.83	52	150	4°59'31"	13.07
23	80	2°29'54"	3.49				
24	80	42°47'02"	59.74				
25	50	45°16'56"	39.52				
26	20	113°04'43"	39.47				
27	20	66°55'17"	23.36				
28	70	51°56'37"	63.46				
29	40	51°56'37"	36.26				
30	115	32°42'48"	65.66				



TRACT No 600
LAS CUMBRES

SCALE: 1" = 100'

MARK THOMAS & CO., INC.
SAN JOSE CALIFORNIA
Job No 72015

"A"
Reserved for future
dwelling lots.
See Sheet 12

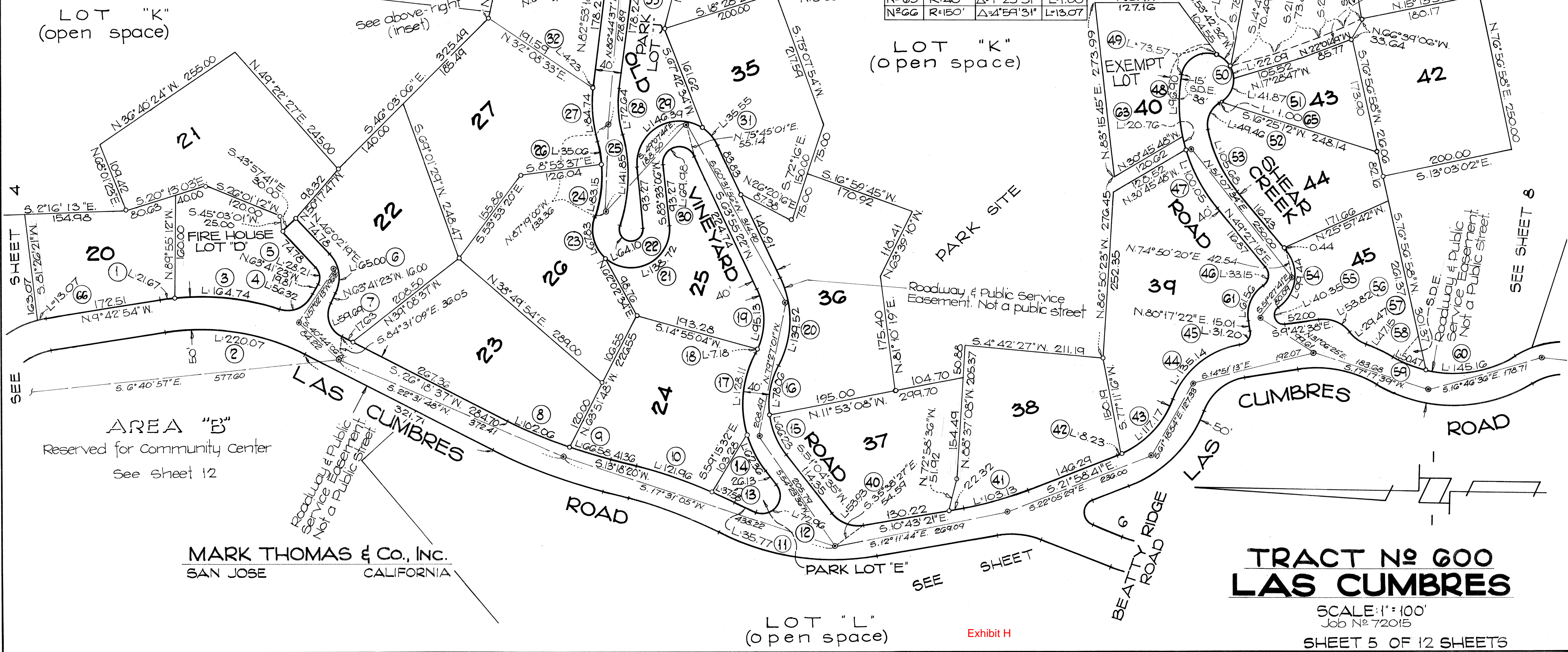
"B"
Reserved for
Community
Center.
See
Sheet 12

CURVE DATA

Number	Radius	Angle	Length	Number	Radius	Angle	Length
1	400	3°06'13"	21.67	22	18	204°02'27"	64.10
2	350	36°01'31"	220.07	23	58	67°00'37"	67.83
3	400	23°35'51"	164.74	24	200	23°49'11"	83.15
4	40	80°40'33"	56.32	25	240	38°51'49"	141.85
5	23	70°16'18"	28.21	26	200	10°02'38"	35.06
6	53	70°16'18"	65.00	27	218	22°16'18"	84.74
7	38	90°00'00"	59.69	28	178	23°22'58"	72.64
8	743	7°52'13"	102.06	29	65	129°02'07"	146.39
9	743	5°08'04"	66.58	30	25	160°22'16"	69.98
10	692	10°05'52"	121.96	31	65	31°20'09"	35.55
11	334	6°08'10"	35.77	32	218	1°06'40"	4.23
12	28	149°18'08"	72.96	33	100	1°46'19"	3.09
13	692	3°06'42"	37.58	34	60	60°37'25"	63.48
14	165	21°39'14"	62.36	35	100	58°46'36"	102.59
15	125	30°21'28"	66.23	36	20	70°26'59"	24.59
16	125	35°46'53"	78.06	37	40	15°17'04"	10.67
17	165	44°29'08"	128.11	38	40	143°51'31"	100.43
18	110	3°44'27"	7.18	39	40	61°37'30"	43.02
19	110	49°33'09"	95.13	40	50	61°47'56"	53.93
20	150	53°17'36"	139.52	41	525	11°15'20"	103.13
21	58	137°01'50"	138.72	42	150	3°08'35"	8.23

CURVE DATA

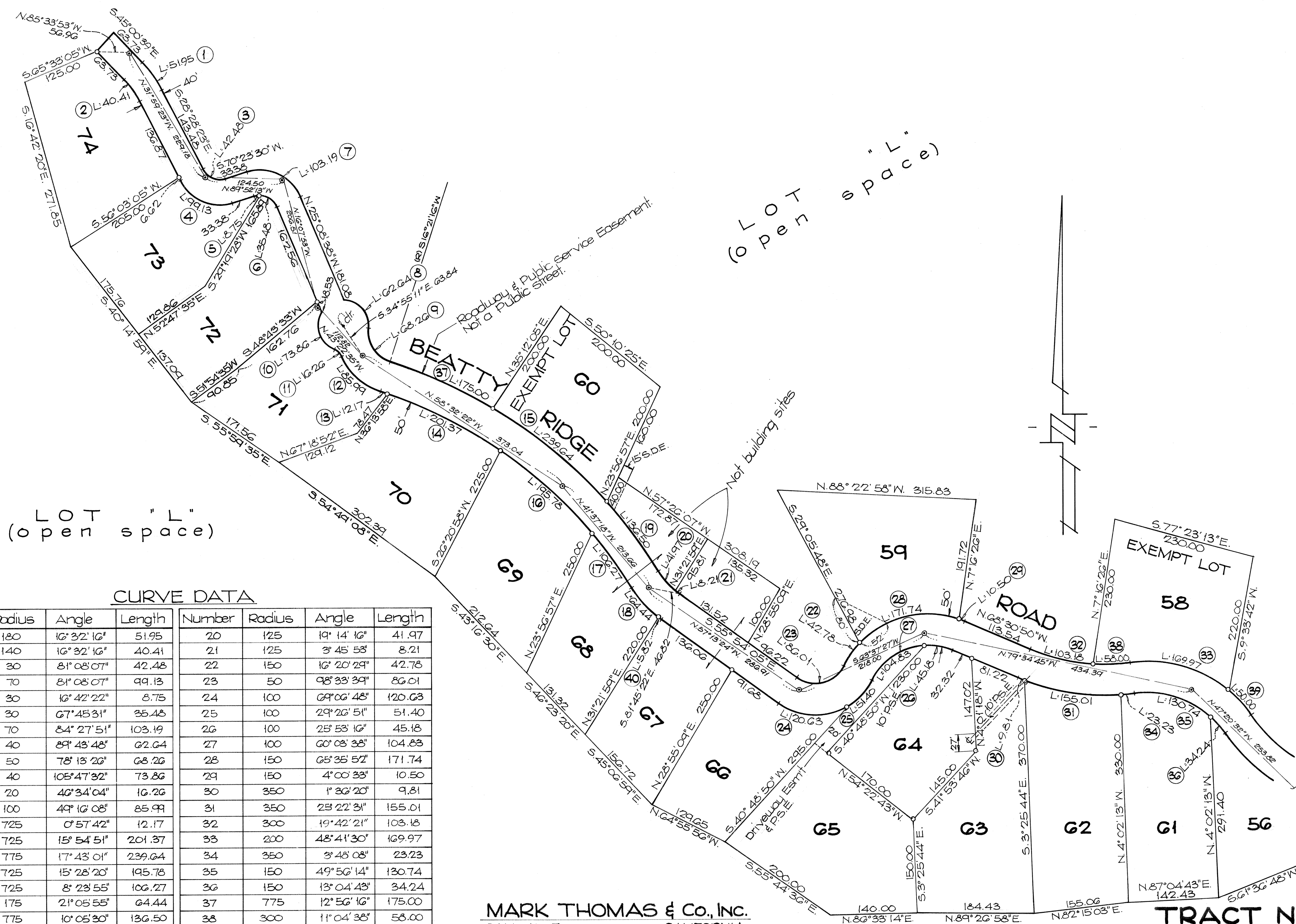
Number	Radius	Angle	Length
43	150	44°45'20"	117.17
44	130	59°33'32"	135.14
45	20	89°23'33"	31.20
46	20	94°57'38"	33.15
47	250	22°55'41"	100.05
48	250	22°12'26"	96.90
49	40	105°22'33"	73.57
50	40	31°38'36"	22.09
51	40	59°58'54"	41.88
52	40	70°50'59"	49.46
53	210	28°49'57"	105.68
54	60	94°57'38"	99.44
55	15	154°07'34"	40.35
56	50	61°40'19"	53.82
57	50	38°46'14"	29.47
58	230	11°44'42"	47.15
59	180	16°08'58"	50.47
60	180	46°12'24"	145.16
61	55	64°07'35"	61.56
62	40	29°45'43"	20.78
63	250	4°45'31"	20.76
64	40	31°21'23"	21.89



TRACT No 600
LAS CUMBRES

SCALE: 1" = 100'
Job No 72015
SHEET 5 OF 12 SHEETS





CURVE DATA

Number	Radius	Angle	Length	Number	Radius	Angle	Length
1	180	16° 32' 16"	51.95	20	125	19° 14' 16"	41.97
2	140	16° 32' 16"	40.41	21	125	3° 45' 53"	8.21
3	30	81° 08' 07"	42.48	22	150	16° 20' 29"	42.78
4	70	81° 08' 07"	99.13	23	50	98° 33' 39"	86.01
5	30	16° 42' 22"	8.75	24	100	09° 06' 48"	120.63
6	30	67° 45' 31"	35.48	25	100	29° 26' 51"	51.40
7	70	84° 27' 51"	103.19	26	100	25° 53' 16"	45.18
8	40	89° 43' 48"	62.64	27	100	60° 03' 38"	104.83
9	50	78° 13' 26"	68.26	28	150	65° 35' 52"	171.74
10	40	105° 47' 32"	73.86	29	150	4° 00' 33"	10.50
11	20	46° 34' 04"	16.26	30	350	1° 36' 20"	9.81
12	100	49° 16' 08"	85.99	31	350	23° 22' 31"	155.01
13	725	0° 57' 42"	12.17	32	300	19° 42' 21"	103.18
14	725	15° 54' 51"	201.37	33	200	48° 41' 30"	169.97
15	775	17° 43' 01"	239.64	34	350	3° 48' 08"	23.23
16	725	15° 28' 20"	195.78	35	150	49° 56' 14"	130.74
17	725	8° 23' 55"	106.27	36	150	13° 04' 43"	34.24
18	175	21° 05' 55"	64.44	37	775	12° 56' 16"	175.00
19	775	10° 05' 30"	136.50	38	300	11° 04' 38"	58.00
				39	200	14° 19' 26"	50.00
				40	175	1° 54' 14"	5.82

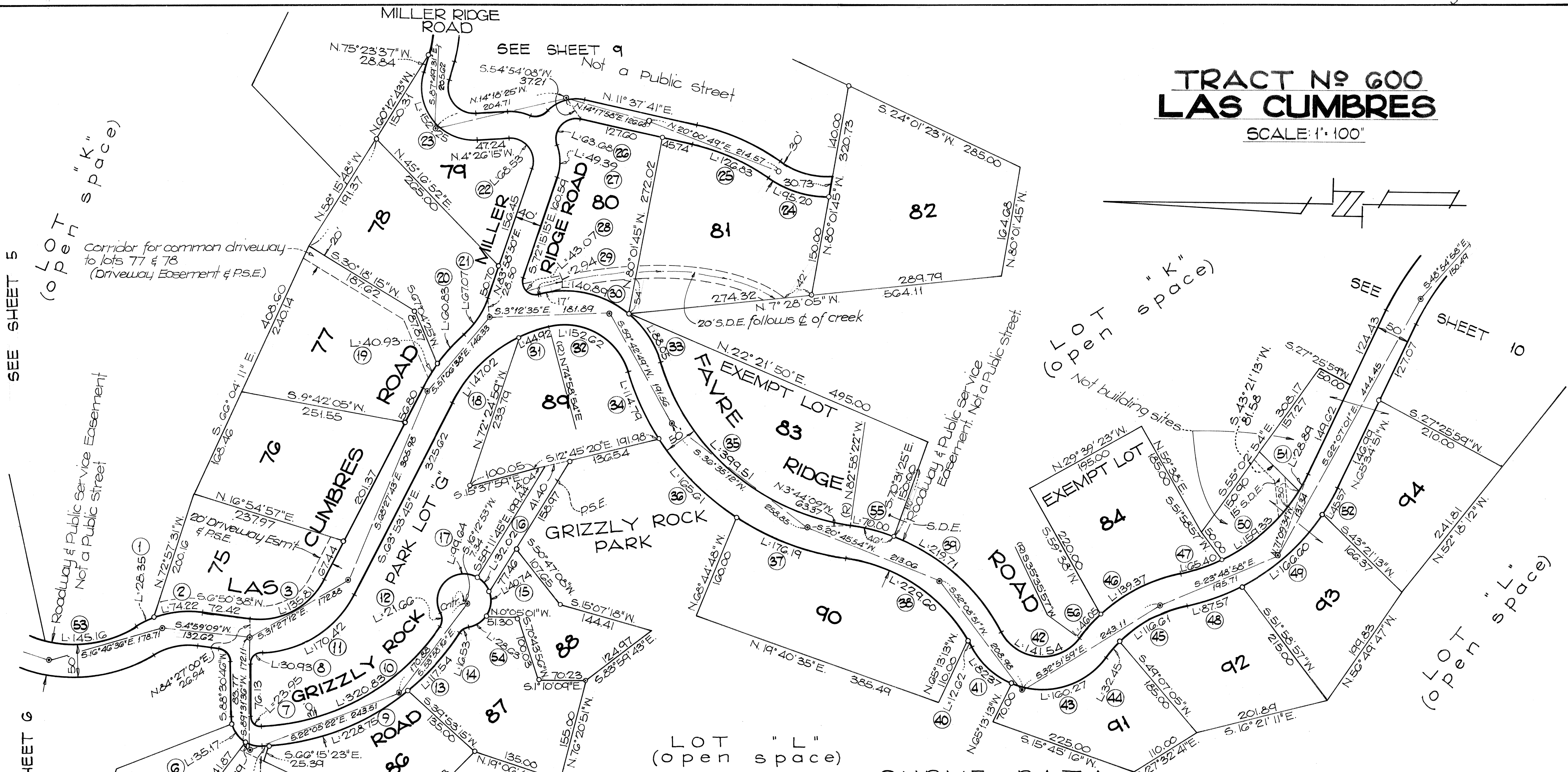
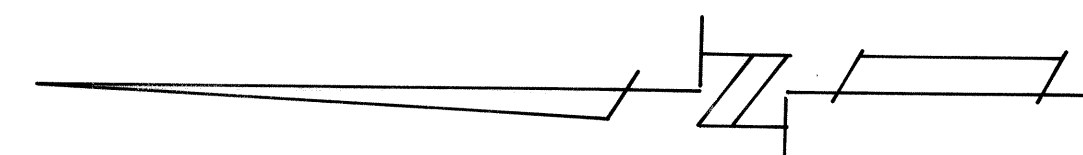
MARK THOMAS & Co., Inc.
SAN JOSE CALIFORNIA
Job No 72015

Exhibit H

TRACT No 600
LAS CUMBRES
SCALE: 1"=100'
SHEET 7 OF 12 SHEETS

TRACT N^o 600 LAS CUMBRES

SCALE: 1"=100'



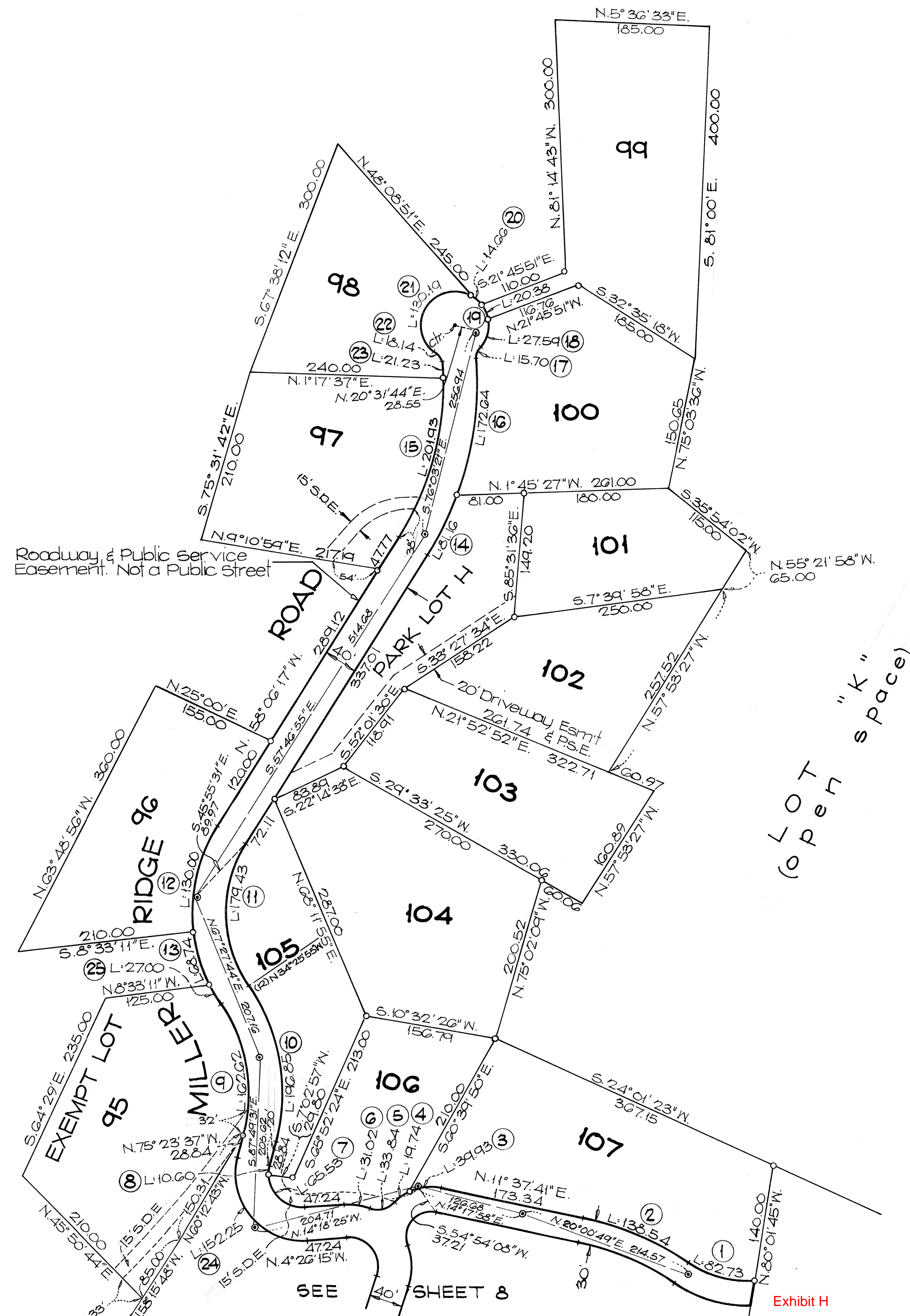
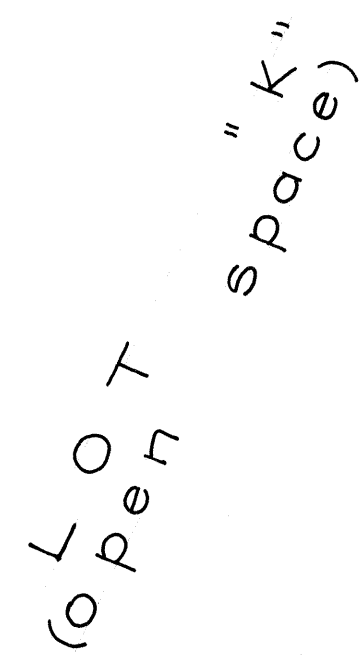
CURVE DATA

Number	Radius	Angle	Length	Number	Radius	Angle	Length	Number	Radius	Angle	Length	Number	Radius	Angle	Length
1	150	10° 49' 49"	28.35	15	40	58° 21' 03"	40.74	29	275	0° 36' 44"	2.94	43	120	76° 31' 24"	160.27
2	150	28° 21' 04"	74.22	16	40	48° 51' 47"	32.02	30	150	58° 48' 53"	140.89	44	205	9° 04' 08"	32.45
3	110	70° 44' 23"	135.81	17	40	142° 43' 40"	99.64	31	225	11° 26' 19"	44.92	45	205	32° 35' 31"	116.61
4	45	33° 36' 19"	26.39	18	225	37° 26' 20"	147.02	32	100	87° 26' 49"	152.62	46	255	31° 18' 50"	139.37
5	370	1° 53' 56"	12.26	19	275	8° 31' 39"	40.93	33	150	33° 37' 57"	88.05	47	275	13° 37' 32"	65.40
6	45	44° 46' 31"	35.17	20	275	12° 40' 22"	60.83	34	400	16° 26' 32"	114.79	48	325	15° 26' 16"	87.57
7	15	91° 29' 52"	23.95	21	130	29° 33' 31"	67.07	35	350	68° 24' 08"	399.51	49	325	29° 22' 13"	166.60
8	20	88° 37' 06"	30.93	22	35	112° 11' 00"	68.53	36	400	23° 43' 20"	165.61	50	275	33° 11' 46"	159.33
9	370	38° 25' 19"	228.75	23	80	109° 02' 38"	152.25	37	400	25° 14' 13"	176.19	51	275	6° 01' 10"	28.89
10	340	54° 03' 57"	320.83	24	155	35° 11' 21"	95.20	38	255	51° 35' 19"	229.60	52	325	8° 01' 59"	45.57
11	160	61° 01' 37"	170.42	25	325	22° 21' 33"	126.83	39	305	41° 16' 25"	219.71	53	180	46° 12' 24"	145.16
12	20	62° 03' 14"	21.66	26	30	121° 36' 43"	63.68	40	255	2° 50' 05"	12.62	54	40	41° 00' 41"	28.63
13	370	18° 12' 07"	117.54	27	75	37° 43' 46"	49.39	41	120	39° 19' 41"	82.37	55	305	13° 08' 59"	70.00
14	20	47° 21' 19"	16.53	28	20	123° 22' 35"	43.07	42	70	115° 51' 05"	141.54	56	255	10° 20' 50"	46.05

Exhibit H

MARK THOMAS & Co., Inc.
SAN JOSE CALIFORNIA
Job N^o 72015

SHEET 8 OF 12 SHEETS



LOPER "K" space)

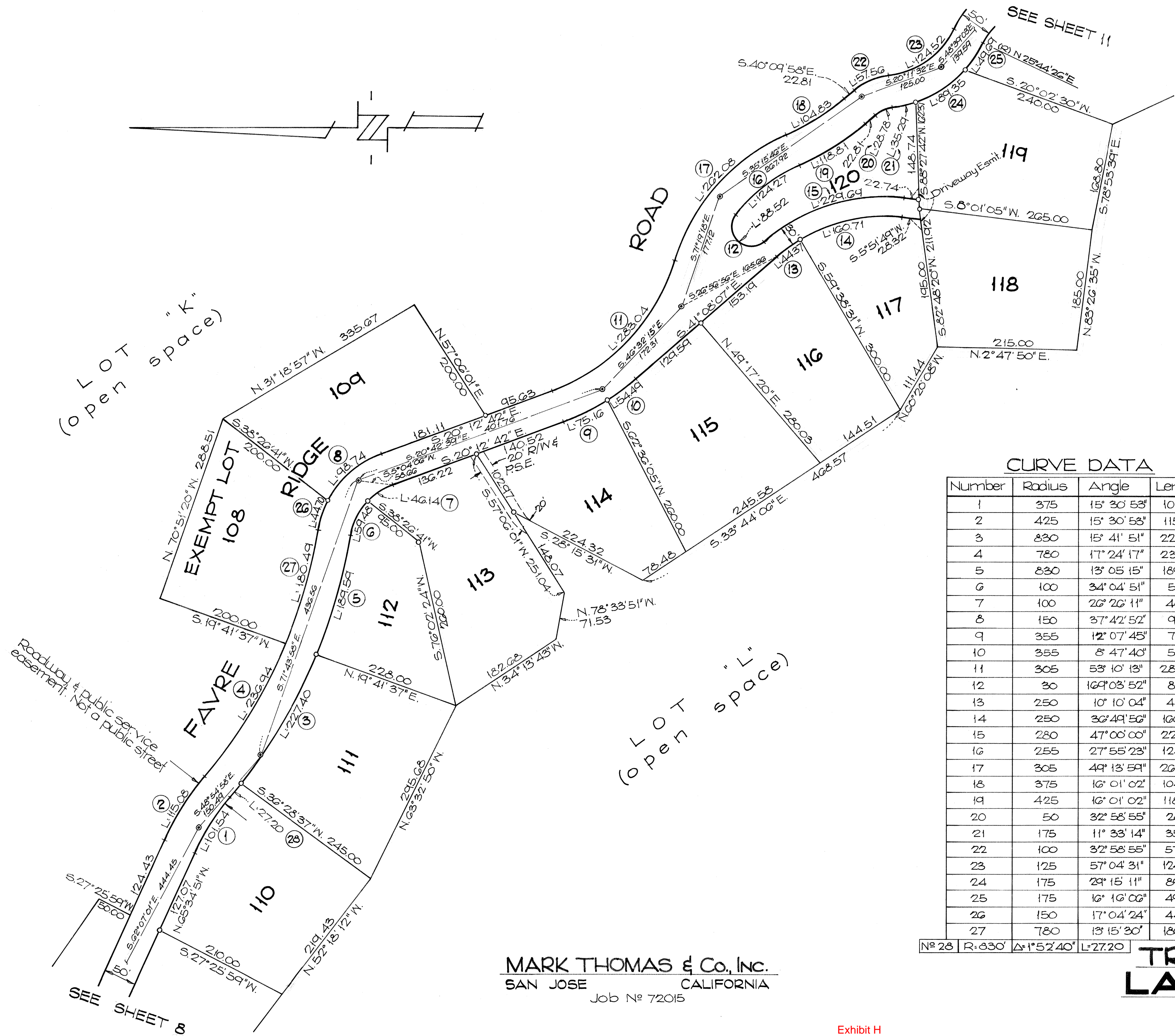
CURVE DATA			
Number	Radius	Angle	Length
1	125	37° 55' 08"	82.73
2	355	22° 21' 33"	138.54
3	60	38° 08' 08"	39.93
4	60	18° 51' 13"	19.74
5	30	64° 37' 25"	33.84
6	75	23° 42' 04"	31.02
7	40	93° 51' 54"	65.53
8	40	15° 10' 44"	10.60
9	190	49° 02' 18"	162.62
10	230	49° 02' 18"	196.85
11	155	66° 19' 38"	179.43
12	195	38° 11' 50"	130.00
13	195	20° 11' 48"	68.74
14	390	11° 55' 24"	81.16
15	350	33° 03' 22"	201.93
16	390	25° 21' 47"	172.64
17	20	44° 58' 58"	15.70
18	40	39° 30' 46"	27.59
19	40	29° 11' 35"	20.38
20	40	21° 00' 00"	14.66
21	40	186° 29' 07"	130.19
22	20	51° 57' 54"	18.14
23	350	3° 28' 29"	21.23
24	80	109° 02' 38"	152.25
25	195	7° 56' 00"	27.00

TRACT No 600
LAS CUMBRES

SCALE: 1"=100'

MARK THOMAS & Co., Inc.
SAN JOSE CALIFORNIA
Job No 72015

SHEET 9 OF 12 SHEETS



CURVE DATA			
Number	Radius	Angle	Length
1	375	15° 30' 53"	101.54
2	425	15° 30' 53"	115.08
3	830	15° 41' 51"	227.40
4	780	17° 24' 17"	236.94
5	830	13° 05' 15"	189.59
6	100	34° 04' 51"	59.48
7	100	26° 26' 11"	46.14
8	150	37° 42' 52"	98.74
9	355	12° 07' 45"	75.16
10	355	8° 47' 40"	54.49
11	305	53° 10' 13"	283.04
12	30	169° 03' 52"	88.52
13	250	10° 10' 04"	44.37
14	250	36° 49' 56"	160.71
15	280	47° 00' 00"	229.69
16	255	27° 55' 23"	124.27
17	305	49° 13' 59"	262.08
18	375	16° 01' 02"	104.83
19	425	16° 01' 02"	118.81
20	50	32° 58' 55"	28.78
21	175	11° 33' 14"	35.29
22	100	32° 58' 55"	57.56
23	125	57° 04' 31"	124.52
24	175	29° 15' 11"	89.35
25	175	16° 16' 06"	49.69
26	150	17° 04' 24"	44.70
27	780	13° 15' 30"	180.49

Nº 28 R. 630' Δ 1° 52' 40" L: 27.20

TRACT Nº 600
LAS CUMBRES

SCALE: 1"=100'

SHEET 10 OF 12 SHEETS

MARK THOMAS & Co., Inc.
SAN JOSE CALIFORNIA
Job Nº 72015

Exhibit H

CURVE DATA

Number	Radius	Angle	Length
1	125	57°04'31"	124.52
2	175	29°15'11"	89.35
3	175	16°16'06"	49.09
4	100	40°10'49"	70.13
5	150	40°10'49"	105.19
6	180	24°49'02"	77.97
7	230	24°49'02"	99.62
8	280	6°13'18"	30.41
9	280	18°44'37"	91.00
10	330	16°23'11"	94.38
11	20	34°46'33"	12.14
12	40	77°06'00"	53.83
13	20	45°48'58"	15.99
14	40	119°30'48"	83.44
15	60	198°10'04"	207.52
16	20	200°38'08"	70.04
17	40	5°36'47"	3.92
18	330	6°56'42"	40.00
19	20	211°07'04"	73.69
20	60	211°07'04"	221.08
21	150	34°43'31"	90.91
22	110	27°43'46"	53.24
23	110	6°59'45"	13.43
24	150	44°06'16"	115.47
25	110	47°01'54"	90.29
26	150	2°55'38"	7.66
27	60	73°04'13"	76.52
28	100	45°11'19"	78.87
29	100	27°52'54"	48.66
30	20	80°06'44"	27.96
31	40	44°23'40"	30.99
32	40	28°38'52"	20.00
33	40	86°59'09"	60.73
34	225	18°37'59"	73.17
35	225	39°48'40"	156.34

SEE SHEET 10

FAVRE

Roadway & Public Service Easement Not a Public Street

46	155	23°51'20"	64.54
47	75	96°34'47"	126.42

CURVE DATA

Number	Radius	Angle	Length
36	195	28°06'27"	95.66
37	240	5°25'25"	22.72
38	240	23°51'09"	99.91
39	240	2°14'56"	9.42
40	210	31°31'31"	115.55
41	155	11°40'07"	31.57
42	125	47°38'46"	103.95
43	75	50°25'14"	66.00
44	45	81°27'06"	63.97
45	60	2°28'04"	2.58

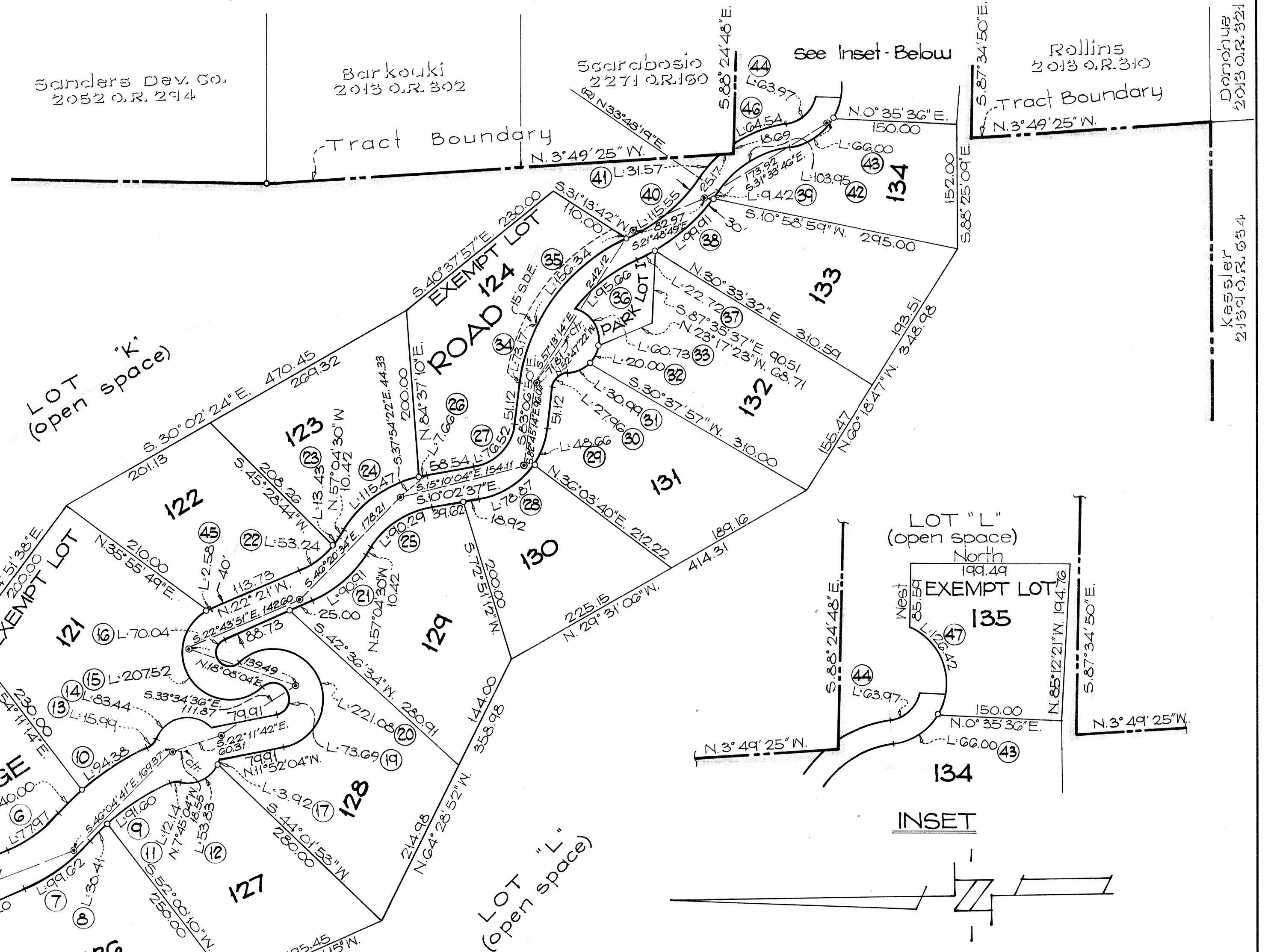
Exhibit H

TRACT No 600
LAS CUMBRES

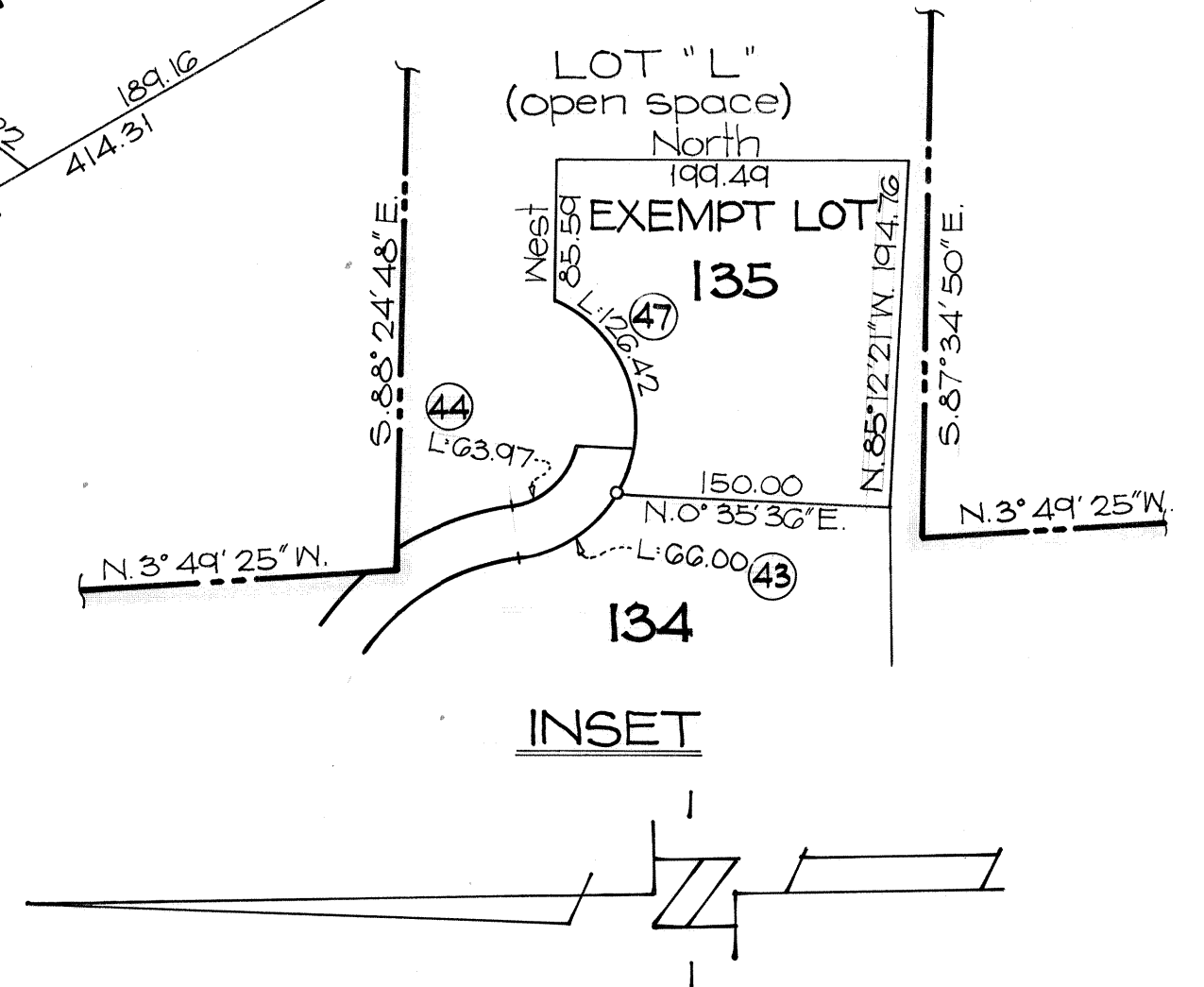
SCALE: 1"=100'

MARK THOMAS & Co., Inc.
SAN JOSE CALIFORNIA

SHEET 11 OF 12 SHEETS

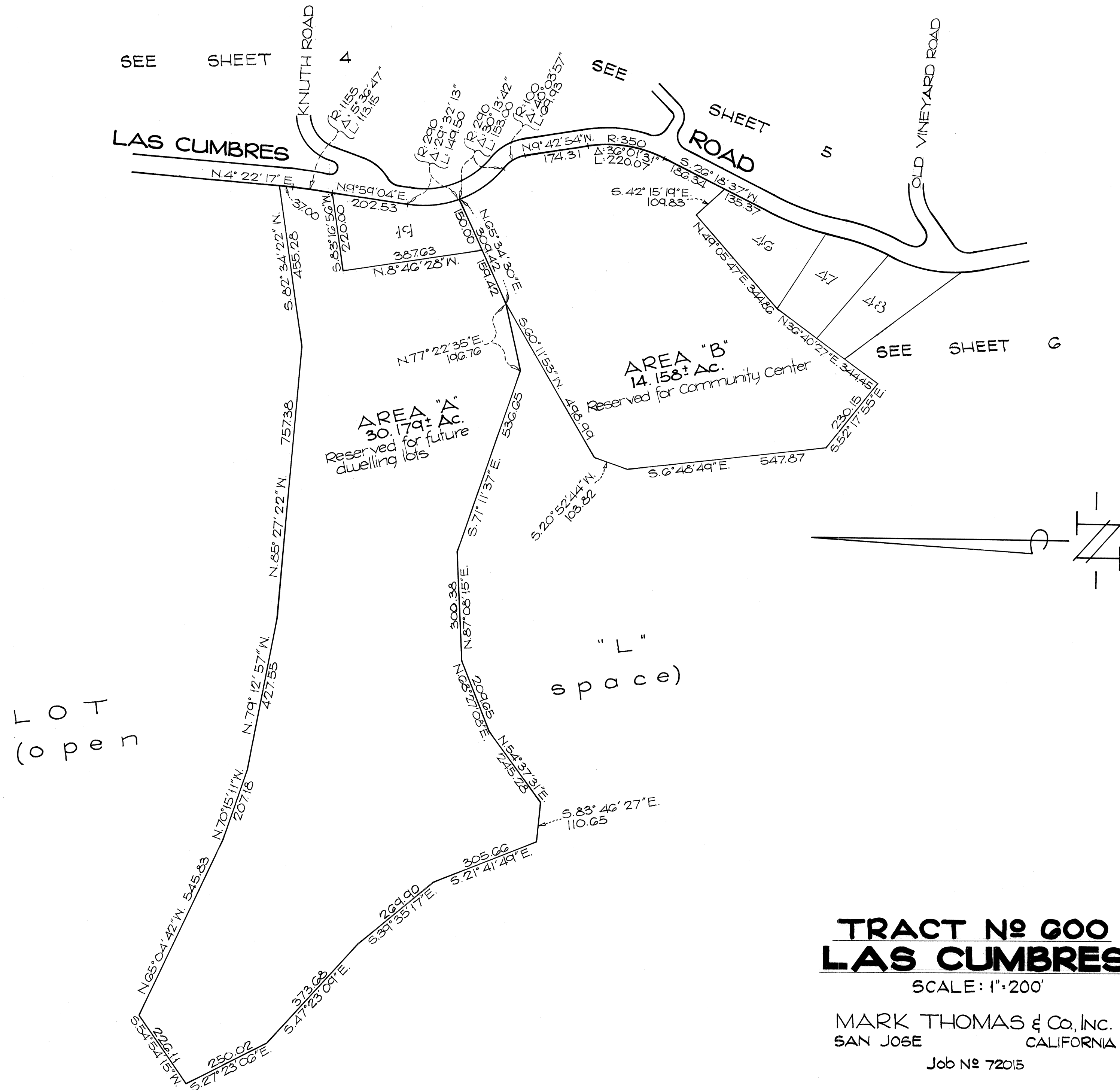


INSET



Donohue
2013 O.R. 321

Kessler
2013 O.R. 634



**TRACT No 600
LAS CUMBRES**

SCALE: 1"=200'

MARK THOMAS & Co., Inc.
SAN JOSE CALIFORNIA

Job No 72015

Exhibit H

SHEET 12 OF 12 SHEETS

RECORDING REQUESTED BY:

Mark Thomas & Co. Inc.
18 North San Pedro Street
San Jose, California 95110

COMPARED

0 5 5 5 9

BOOK 2693 PAGE 101
OFFICIAL RECORDS
SANTA CRUZ COUNTY
RICHARD C. NEAL
RECORDER

WHEN RECORDED MAIL TO:

County of Santa Cruz
Department of Public Works
701 Ocean Street
Santa Cruz, California 95060
Attention: Richard L. Jansen

DEC 2 2 23 PM '76

RECORDED AT REQUEST OF

Mark Thomas & Co.
500
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CERTIFICATE OF CORRECTION

NOTICE IS HEREBY GIVEN that Pages No. 4, 8, 9 and 10 of that certain Subdivision Map filed in Volume 58 of Maps at Page 50 and being a map of that certain tract or parcel entitled and/or numbered Las Cumbres, Tract No. 600, is corrected in accordance with Section 8770.5 of Land Surveyors Act and Section 66469 of the Subdivision Map Act as follows:

1. The curve length along curve No. 7, as it appears in the Curve Data Chart affecting Lot 5, shown as 62.90 feet is corrected to read:

82.90 feet

2. The distance along the northeasterly line of Knuth Road opposite Lots 13 and 14, shown as 322.45 feet is corrected to read:

319.10 feet

3. The distance along the northeasterly line of Lot 15, shown as 41.58 feet is corrected to read:

44.93 feet

4. The distance and bearing along the common dividing line between Lot 16 and Lot "K" (open space) which is not shown is to read:

N 8° 04' 37" E 63.97 feet

5. The bearing along the easterly line of Las Cumbres Road between Lots 17 and 18, shown as S 9° 54' 04" W is corrected to read:

S 9° 59' 04" W

6. The front common corner of Lots 85 and 86 on the westerly line of Grizzly Rock Road, shown by legend as 3/4" iron pipe set is corrected to read:

Railroad spike set

7. The front common corner of Lots 87 and 88 on the southerly curved line of Grizzly Rock Road, shown by legend as 3/4" iron pipe set is corrected to read:

Nail and shiner set

8. The bearing along the southwesterly line of Lot 88, shown as S 83° 59' 43" E is corrected to read:

S 37° 59' 43" E

9. The distance along the northeasterly line of Miller Ridge Road between Lots 96 and 97, shown as 289.12 feet is corrected to read:

241.35 feet

10. The front common corner of Lot 99 and Lot "K" (open space) on the southerly curved line of Miller Ridge Road, shown by legend as 3/4" iron pipe set is corrected to read:

Railroad spike set

11. The front common corner of Lots 99 and 100 on the southerly curved line of Miller Ridge Road, shown by legend as 3/4" iron pipe set is corrected to read:

Railroad spike set

12. The bearing and distance along the northeasterly line of Lot 109, shown as N 31° 18' 57" W 335.67 feet is corrected to read:

N 30° 57' 52" W 350.52 feet

13. The central angle and length for curve No. 8, as it affects Lot 109, shown as $\Delta = 37^\circ 42' 52"$, $L = 98.74$ feet is corrected to read:

$\Delta = 43^\circ 26' 38"$, $L = 113.74$ feet


The names of the present fee owners of real property affected by such correction or omission are as follows:

Lot # 5	- Leuthner, Terry and Jan
Lot # 15	- Smith, David and Nancy
Lot # 16	- Gilbert, Tom and Martha
Lot # 85	- Hammett, Benjamin and Ruth
Lot # 86	- Ady, Bob and Barbara
Lot # 87	- Paterson, David and Morag
Lot # 88	- Bettencourt, Bruce
Lot # 99	- Shapero, Chester and Helen
Lot #100	- Roisen, Ben and Dobbie
Lot #109	- Miller, Edward and Suzanne
Open Space	- Las Cumbres Conservation Corporation

CERTIFICATE OF ENGINEER

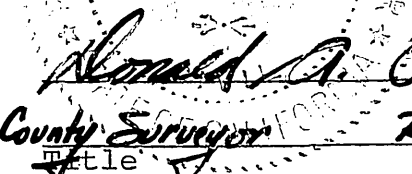
THIS IS TO CERTIFY that the above Certificate of Correction was prepared by or under the direction and control of the undersigned registered civil engineer.

November 8, 1976
DATE

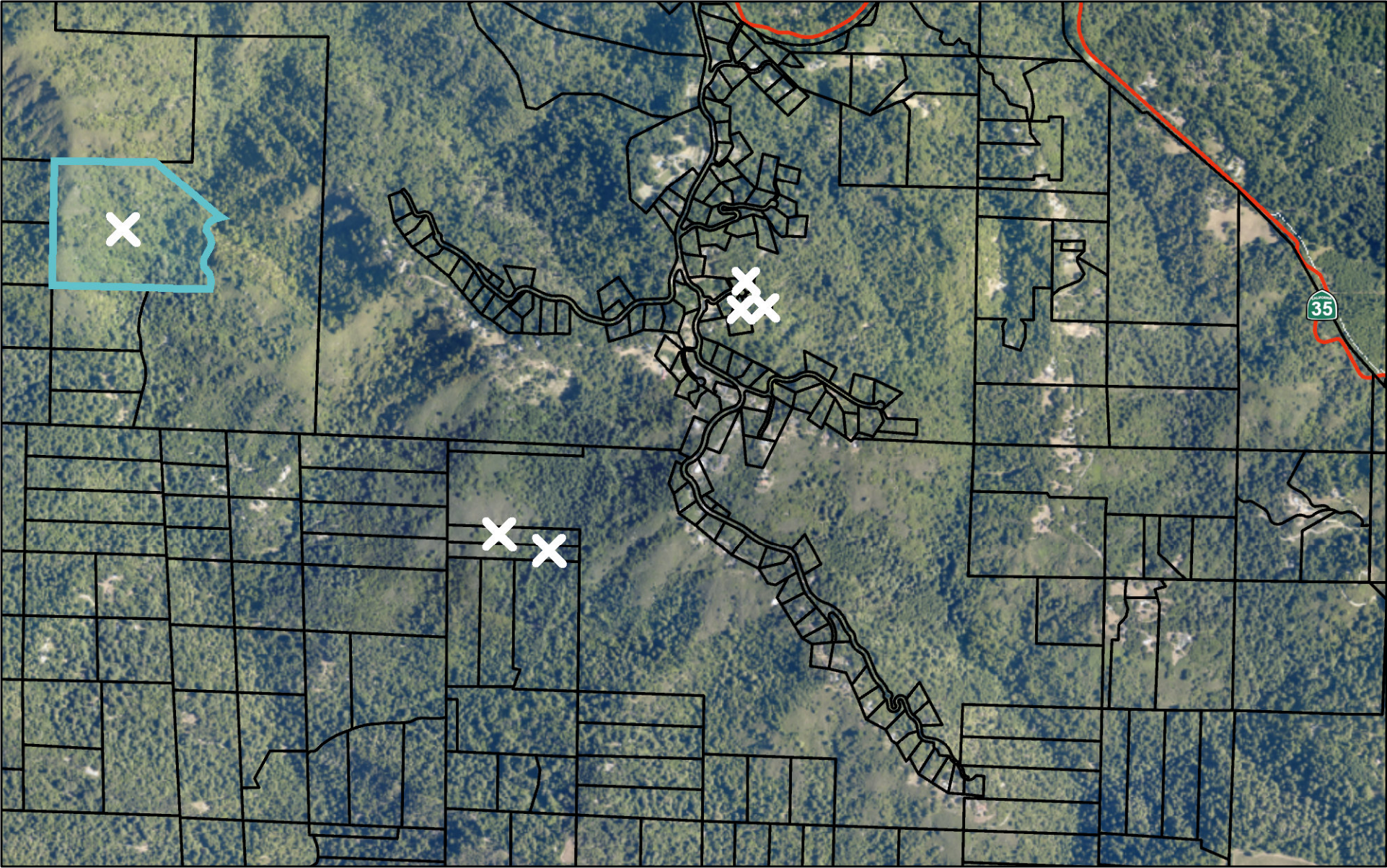

HARRY F. AUMACK, JR.
R.C.E. #8533

CERTIFICATE OF COUNTY SURVEYOR




THIS IS TO CERTIFY that the above Certificate of Correction has been examined this 2nd day of December, 1976, for conformance with the requirements of Section 8770.5 of Land Surveyors Act and Section 66469 of the Subdivision Map Act.

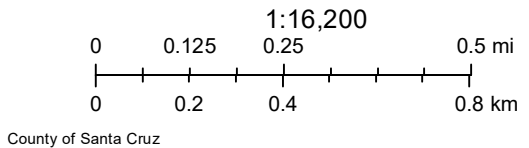

Almond A. Poust
County Surveyor RCE-7626
Title Reg No.

Location Map - Application 231323

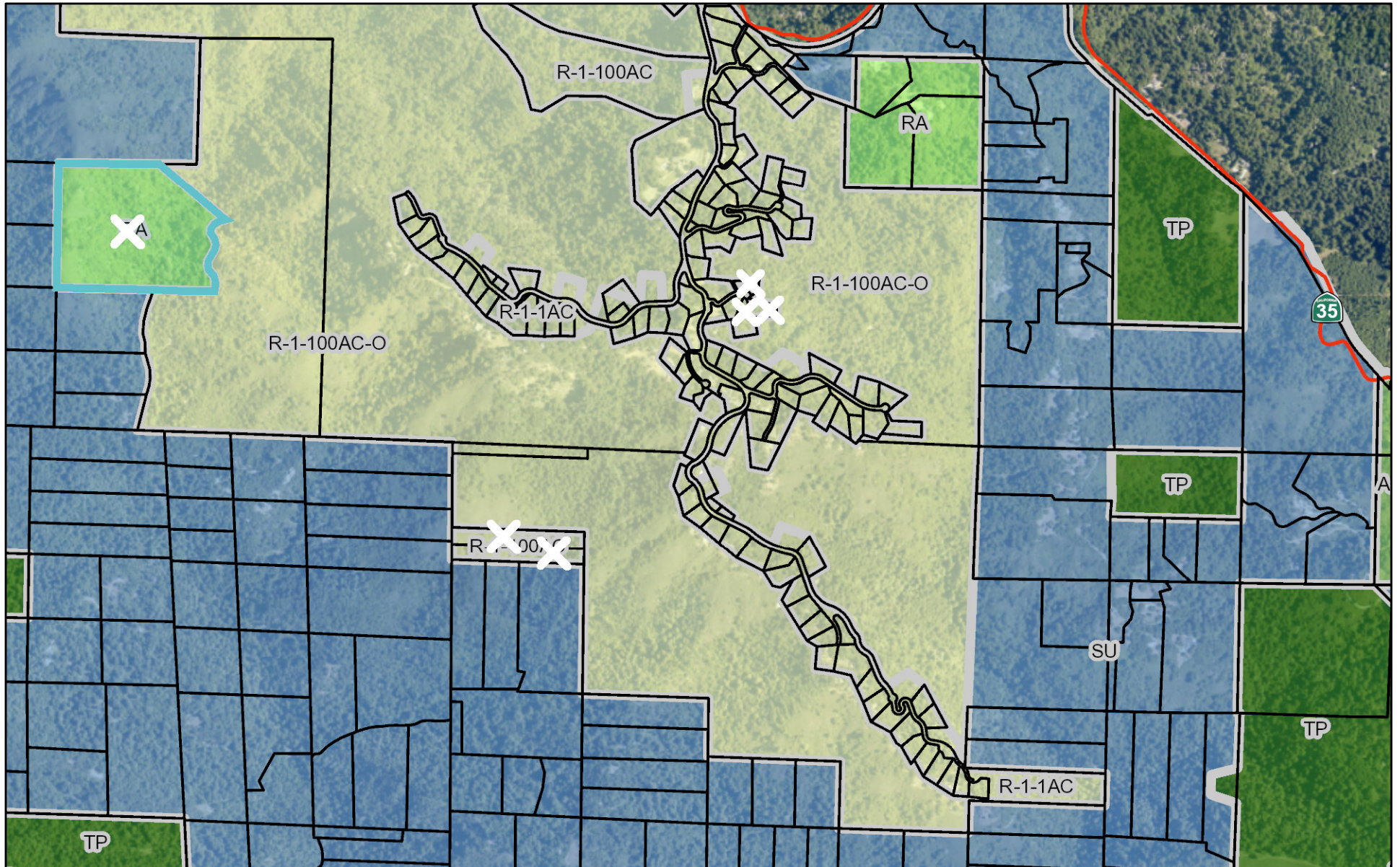


November 7, 2024

Parcels	State Highways	Major Roads
 Parcels	 State Highways	 Major Roads



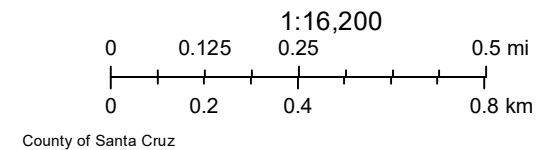
Zoning Designations - Application 231323



November 7, 2024

Parcels **State Highways** **Major Roads** **Zoning (text)**

□ Parcels — State Highways — Major Roads □ Zoning (text)



General Plan Designations - Application 231323



November 7, 2024

Parcels	State Highways	Major Roads	Gen'l Plan (BW text)
Parcels	State Highways	Major Roads	Gen'l Plan (BW text)

