



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET - 4<sup>TH</sup> 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:** 078-091-56

**Application:** 07-0534

**Item 19**

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

Members of the Commission:

On September 14, 2007, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone 17.9 acres from the Special Use (SU) zone district to the Timber Production (TP) zone district. The uses on the property consist of a residence and horse corral.

### 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)<sup>1</sup>. 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.

<sup>1</sup> 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 the 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. 07-0534 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 July 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

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WHEREAS, the Planning Commission has held a public hearing on Application No. 07-0534, involving properties located on the southwest side of Alba Road, approximately 1 mile south of the intersection with Empire Grade, and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

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

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

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by the following vote:

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

\_\_\_\_\_  
Chairperson

ATTEST: \_\_\_\_\_  
MARK DEMING, Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
COUNTY COUNSEL

ORDINANCE NO. \_\_\_\_\_

**ORDINANCE AMENDING CHAPTER 13  
OF THE SANTA CRUZ COUNTY CODE  
CHANGING FROM ONE ZONE DISTRICT TO ANOTHER**

---

The Board of Supervisors of the County of Santa Cruz ordains as follows:

**SECTION I**

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the timber resource property located on the southwest side of Alba Road, approximately 1 mile south of the intersection with Empire Grade; 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> |
|---------------------------------|-------------------------------|--------------------------|
| 078-091-56                      | Special Use<br>(SU)           | TP                       |

**SECTION IV**

This ordinance shall take effect on the 31<sup>st</sup> 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:

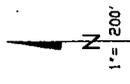
\_\_\_\_\_  
 Assistant County Counsel

Exhibit: Rezoning Map

DISTRIBUTION:   County Counsel  
                           Planning  
                           Assessor  
                           County

GIS

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2001

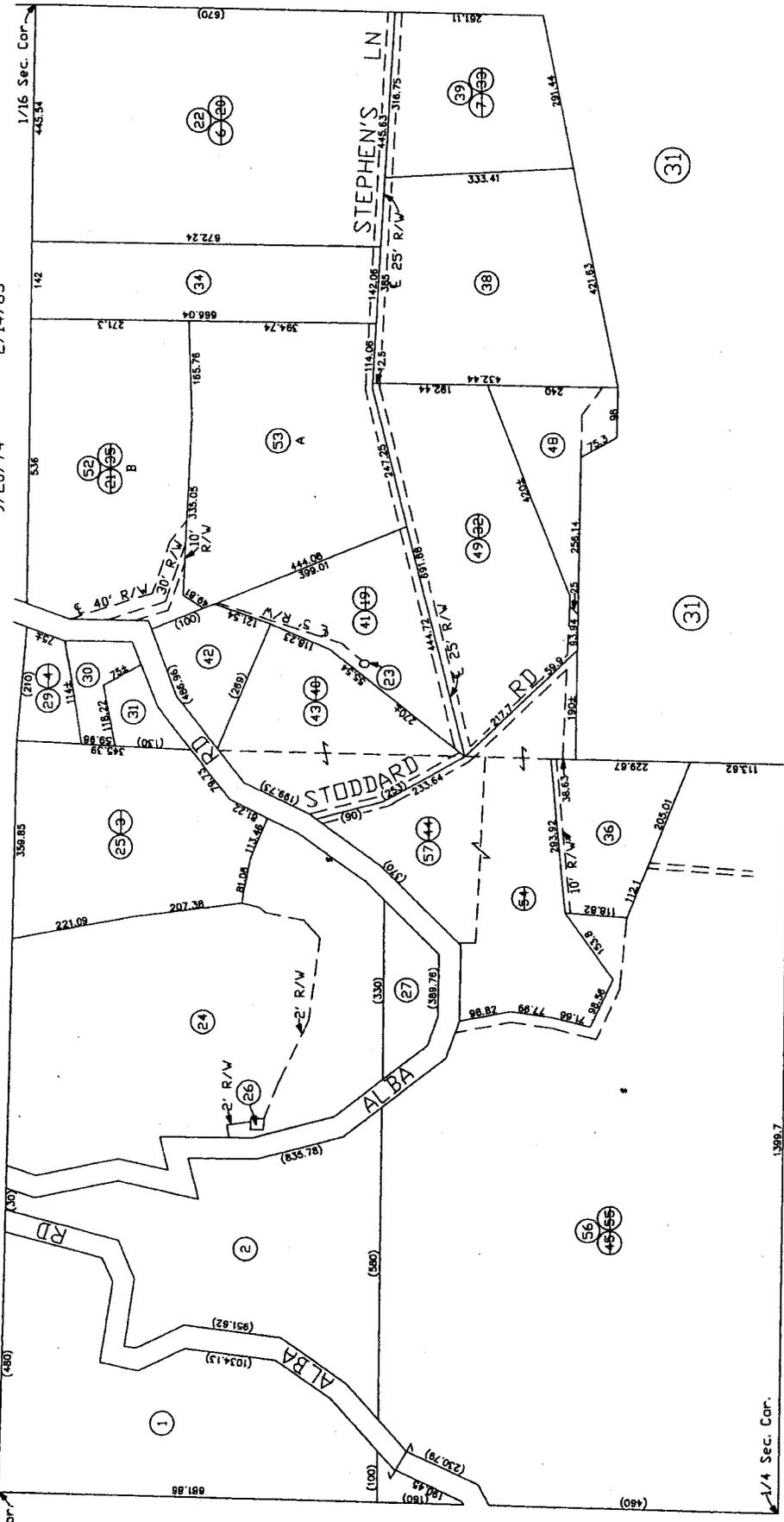


Bk.80 06

Bk.79 01

Bk.80 16

Bk.80 09



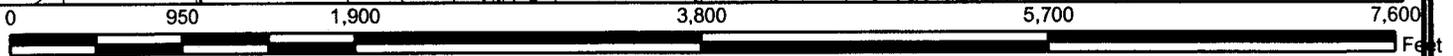
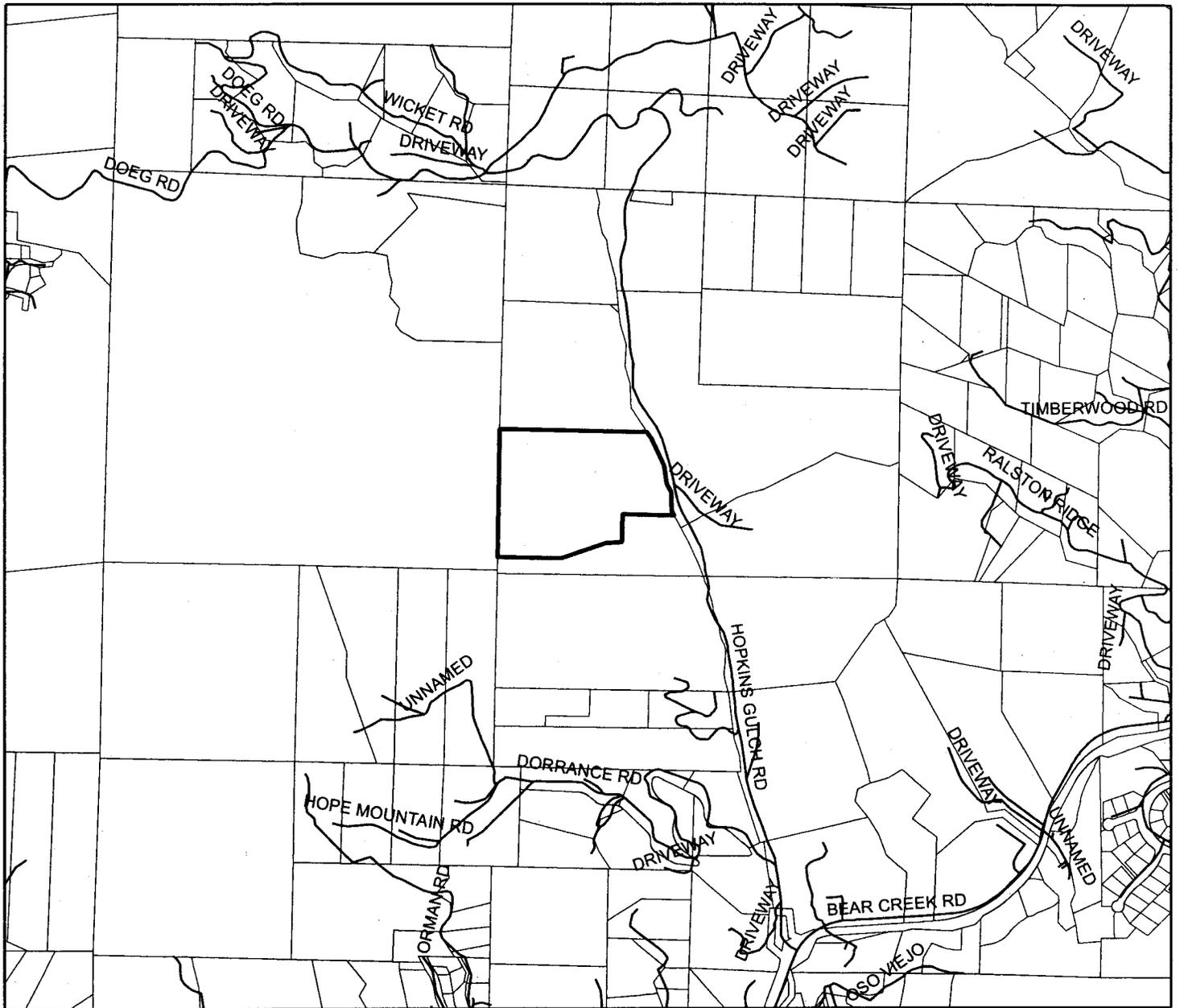
# EXHIBIT B

Assessor's Map No. 78-09  
County of Santa Cruz, Calif.  
Feb., 2001

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

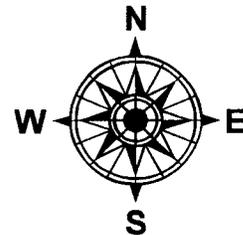


# Location Map



## LEGEND

-  APN: 089-081-09
-  Assessors Parcels
-  Streets

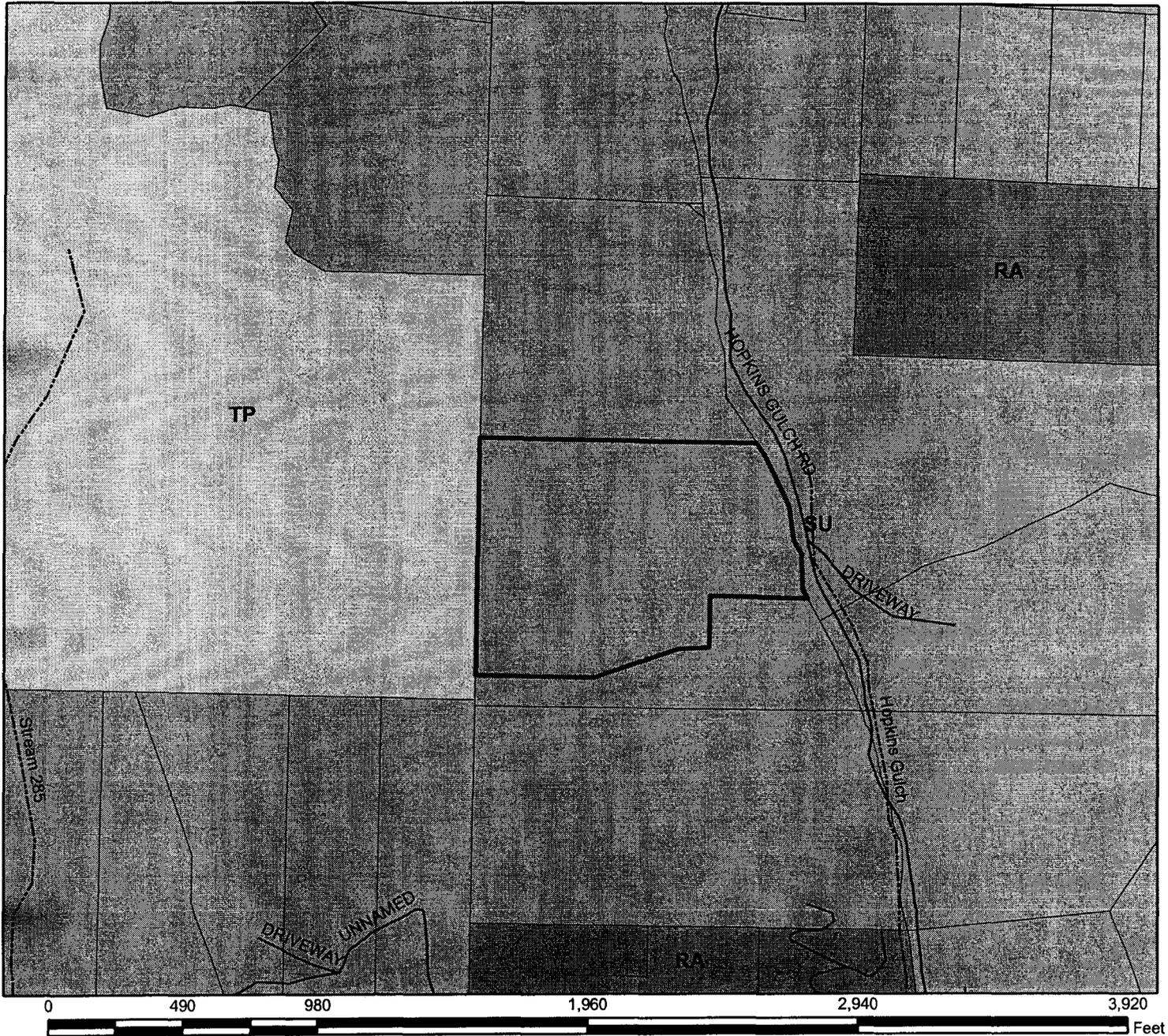


Map created by  
 County of Santa Cruz  
 Planning Department  
 August 2007

**EXHIBIT C**

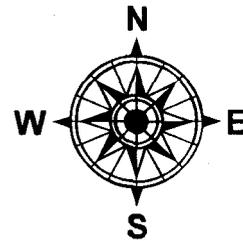


# Zoning Map



## LEGEND

- APN: 089-081-09
- Assessors Parcels
- Streets
- STREAMTYPE**
- PERENNIAL
- INTERMITTENT
- AGRICULTURE RESIDENTIAL
- SPECIAL USE
- TIMBER PRODUCTION

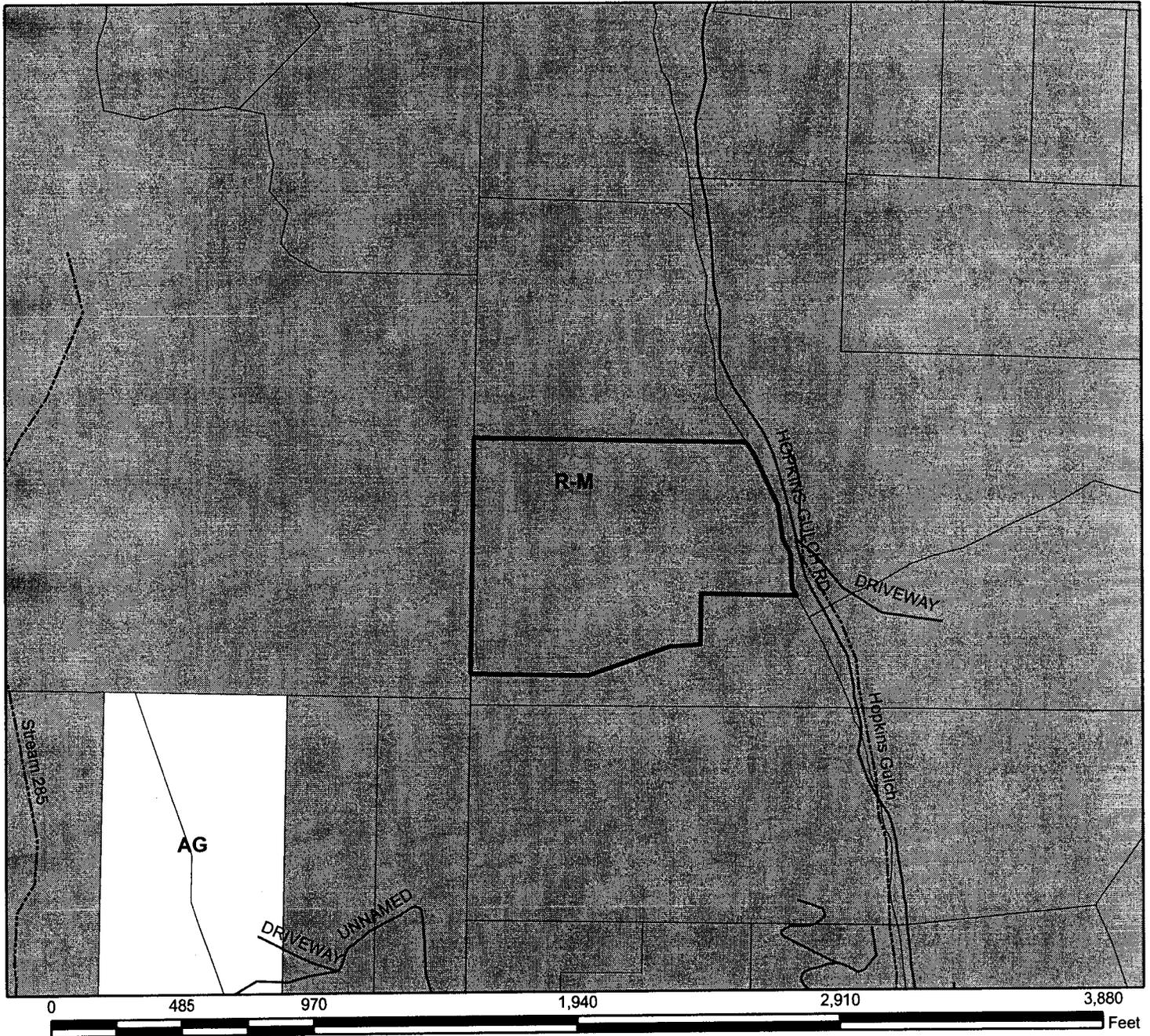


Map created by  
 County of Santa Cruz  
 Planning Department  
 August 2007

**EXHIBIT C**

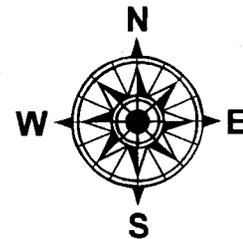


# General Plan Designation Map



## LEGEND

-  APN: 089-081-09
-  Assessors Parcels
-  Streets
- STREAMTYPE**
-  PERENNIAL
-  INTERMITTENT
-  Agriculture
-  Residential-Mountain



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: 07-0534

Assessor Parcel Number: 078-091-56

Project Location: Property located on southwest side of Alba Road, approximately 1 mile south of the intersection with Empire Grade.

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

**Person or Agency Proposing Project: Joe Culver**

**Contact Phone Number: (831) 359-5989**

- A.  The proposed activity is not a project under CEQA Guidelines Section 15378.
- B.  The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C.  **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D.  **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285). [Section 1703]

In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Maria Porcila Perez, Project Planner

Date: \_\_\_\_\_

**Timber Management Plan**

**Lands of Meschi  
12655 Alba Road  
Santa Cruz County**

**APN #078-091-56  
Portion of Section 6  
Township 10 South  
Range 2 West  
Mount Diablo Base & Meridian**

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

## **PREFACE**

In June 2007, Joseph Culver, Consulting Forester, was commissioned by Cynthia Meschi to prepare a Timber Management Plan (TMP) for parcel 078-091-56. The parcel is 17.9 acres in size according to Santa Cruz County Assessor records. Ms. Meschi would like to rezone the property to Timber Production and the TMP will be part of the application packet submitted to the County of Santa Cruz. The management plan incorporates information from the previous timber harvest plan, field work and currently available resource data.

## **GENERAL PROPERTY DESCRIPTION**

The property is located off of Alba Road within the San Lorenzo River watershed. The legal description of the property is Township 10 South, Range 2 West, portion of section 6. The southern boundary of the property is shared with Henry Cowell Redwoods State Park, Fall Creek Unit. The property generally slopes to the northeast. The property has gentle slopes in the eastern portion of less than 30% but steepens towards the west with slopes up to 70%. Property elevation ranges from 1,800 feet to 2,100 feet.

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

Approximately 12 acres of the parcel is comprised of second growth redwood forest. As the parcel was selectively harvested approximately 10 years ago the forest consists primarily of well spaced redwood and Douglas-fir trees. Other tree species present in the redwood forest include tanoak, live oak, madrone and bay.

The majority of the conifer component dies out on three acres of upper slopes on the western end of the property. The forest cover on these upper slopes is primarily live oak, madrone, tanoak and the occasional scattered Douglas-fir. The remaining 2.9 acres of the property is comprised of the home site, lawn, a horse corral and cleared areas around the home.

## **TIMBER HARVEST HISTORY**

The old-growth redwood logging in the Santa Cruz area, including this property, occurred around the turn of the century. As was common throughout the area, this clearcut logging was often followed by fire, usually intentionally set to burn bark and slash. Fire scars on the old-growth stumps are evidence of this fire activity.

Under the ownership of the previous owner the property was next harvested in 1997. This selective harvest appears to have removed approximately 40-45% of the larger second growth trees.

## **MANAGEMENT OBJECTIVES AND GOALS**

Ms. Meschi intends to continue to manage the property for high quality forest products, while enhancing the related values of aesthetics, wildlife, and recreation. As the previous selective harvest occurred 10 years ago the next harvest should occur within the ten years. Although State law allows for a harvest every 10 years, due to the small size of the timbered area it is recommended that the cutting cycle be maintained at a 15-20 year cycle to maximize the volume removed in each cycle, and to minimize neighborhood impacts and damage to planted seedlings. Future harvests should focus on the following objectives:

1. Prescribe and implement a forest improvement program to improve stocking, increase tree vigor and maximize growth.
2. Maintain a healthy and vigorous forest of well-spaced trees growing at the highest rates feasible considering the other values of the forest.
3. Maintain a high degree of aesthetic consideration during all aspects of forest management.
4. Improve wildlife habitat as part of continuing forest management.

## **RECOMMENDED LOGGING SYSTEM**

The recommended logging system for this property is to use ground based logging equipment such as tractors and log skidders. The road and trail system is already in place from the previous harvests. Very little, if any, infrastructure is required to continue timber management on this property.

## **PRESENT AND FUTURE STAND CONDITIONS**

On June 23, 2007 a 10% timber inventory was conducted on the property to determine conifer volume per acre, species composition, basal area, stocking levels and stand growth. Based on the stand data gathered from the inventory, the 12 acres of forestland have the following approximate stand conditions:

|                                 |                              |
|---------------------------------|------------------------------|
| Species Composition             | 90% redwood, 10% Douglas-fir |
| Basal Area                      | 119 square feet per acre     |
| Gross Volume/acre (redwood)     | 20,075 board feet            |
| Gross Volume/acre (Douglas-fir) | 2,230 board feet             |
| Gross Overall property volume   | 267,660 board feet           |

The volume per acre and overall property volume stated above are gross volumes. In general, the net volume for redwood will be about 8% 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 244,640 board feet.

Increment boring data gathered during the timber inventory combined with general tree growth rates in the Santa Cruz Mountains indicate that the redwood forest is growing at an approximate rate of 3.0% per year. The trees are well spaced and in good growing condition due to the previous selective harvest 10 years ago. A growth rate of 3.0% per year equates to an annual increase in the forest resource of 8,030 board feet over the entire property. Converting this figure to cubic feet gives a current growth rate of 669 cubic feet over the entire property, or 37 cubic feet per acre per year. This well exceeds the required average of 15 cubic feet per acre per year to classify a property as timberland.

*\*Limitation: This data is based on a 10% field sample and an estimated growth rate for the previous ten years. This data should only be used as a guide for management purposes, and should not be extended or taken out of context for other purposes.*

## **OTHER PROPERTY USES**

The property serves as the primary residence for Mr. and Ms. Meschi. A horse corral is located near the home site. The Meschi's gather their domestic water from a spring source located in the western portion of the property.

## **CONCLUSION**

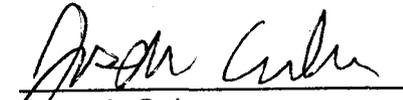
The property is well suited for timber management into the future. The property was selectively harvested ten years ago and the forest resource is currently healthy and experiencing a high growth rate. Ms. Meschi has indicated that she wants to continue to manage the timber resource and stand conditions warrant another harvest in the next ten years.

**TIMBER STOCKING:** To rezone a property to the "Timber Production" zoning a property must meet the timber stocking standards set forth in Section 4561 of the Public Resources Code. Section 4561 states in part that "The average residual basal area, measured in stems one inch or larger in diameter is at least 85 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 119 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 growing an annual average volume of wood fiber of 37 cubic feet per acre and therefore meets the definition of timberland.

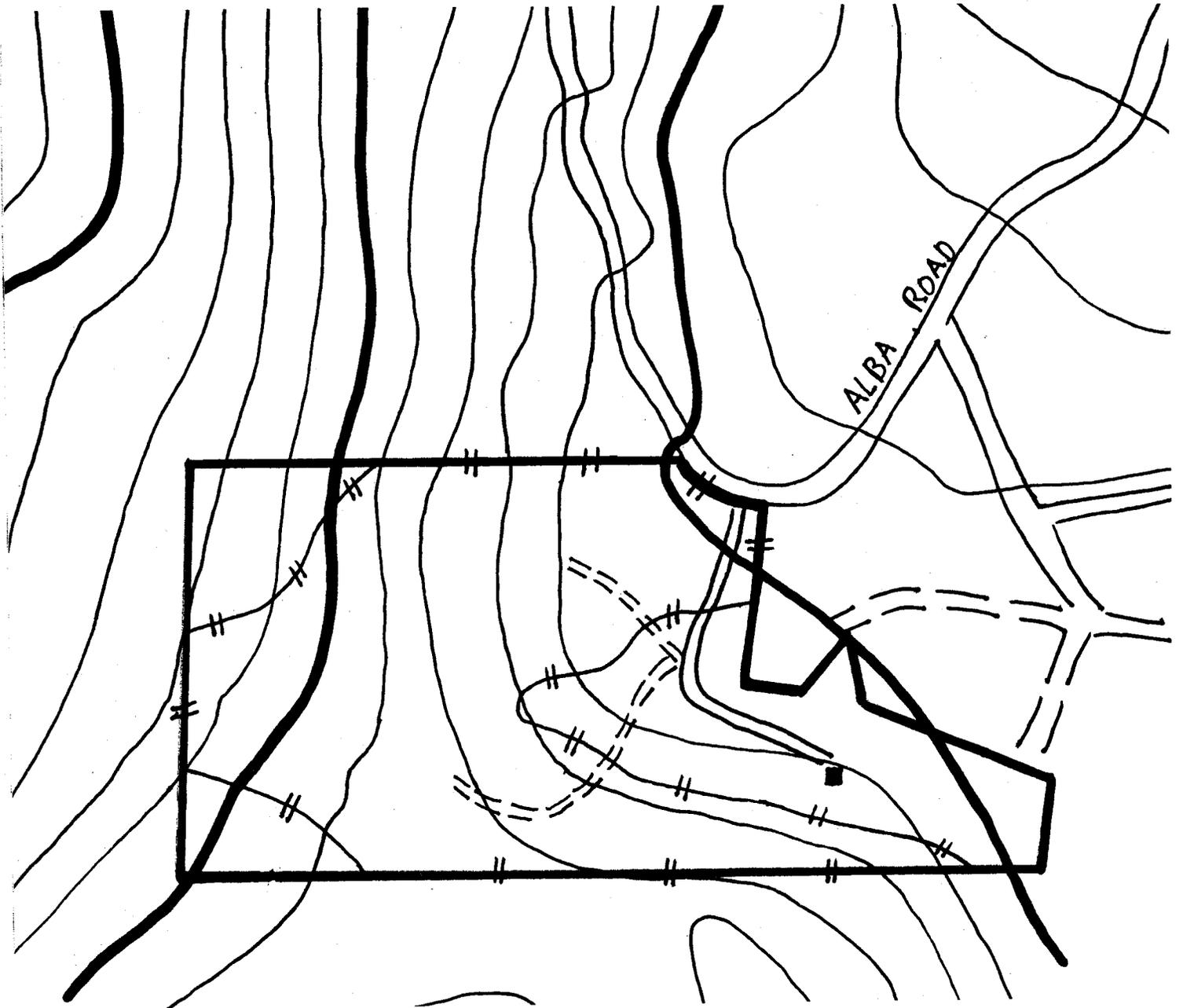
**COMPATIBLE USE:** Existing infrastructure on the property does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber.

Timber Management Plan Prepared By:

  
\_\_\_\_\_  
Joseph Culver  
Registered Professional Forester #2674

7/12/07  
Date

**LANDS OF MESCHI  
 PLAN AREA MAP  
 SANTA CRUZ COUNTY  
 T10S, R2W, SEC. 6, MDB&M**



**LEGEND**

- PROPERTY BOUNDARY
- CONIFEROUS FOREST
- PERMANENT ROAD
- SEASONAL ROAD
- STRUCTURE



SCALE: 1 INCH = 250 FEET

CONTOUR INTERVAL = 40 FEET



**EXHIBIT "A"**

The land referred to herein is described as follows:

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

**PARCEL ONE:**

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 6 OF TOWNSHIP 10 SOUTH, RANGE 2 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING EASTERLY OF THE CENTERLINE OF THE STODDARD ROAD, CONVEYED IN THE DEED FROM GEORGE COOPER, ET AL., TO E. R. HERBERT STODDARD, RECORDED SEPTEMBER 30, 1892, IN VOLUME 89 OF DEEDS, PAGE 286, RECORDS OF SANTA CRUZ COUNTY.

ALSO EXCEPTING THEREFROM THE LANDS DESCRIBED IN THE DEED FROM MARGARET H. NERNEY TO JOHN H. NERNEY, RECORDED APRIL 16, 1963, IN VOLUME 1534, PAGE 646, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

ALSO EXCEPTING THEREFROM THE LANDS DESCRIBED IN THE DEED FROM MARGARET H. NERNEY TO RICHARD C. KRYST, ET UX., RECORDED FEBRUARY 18, 1966, IN VOLUME 1747, PAGE 412, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

ALSO EXCEPTING THEREFROM THE LANDS DESCRIBED IN THE DEED FROM MARGARET H. NERNEY TO JAMES C. NERNEY, ET UX., RECORDED MAY 18, 1970 IN VOLUME 2018, PAGE 391, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

ALSO EXCEPTING THEREFROM THE LANDS DESCRIBED IN THE DEED FROM MARGARET H. NERNEY TO JEROME NERNEY, RECORDED NOVEMBER 12, 1982, IN VOLUME 3501, PAGE 526, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

**PARCEL TWO:**

BEING A PART OF THE LANDS CONVEYED TO JEROME NERNEY BY DEED RECORDED NOVEMBER 12, 1982, IN VOLUME 3501, PAGE 526, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN CORNER OF THE LANDS CONVEYED TO RICHARD C. KRYST, ET UX., BY DEED RECORDED IN VOLUME 1747, PAGE 412, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERN AND WESTERN BOUNDARIES OF SAID LANDS CONVEYED TO JEROME NERNEY, NORTH 84 DEGREES 04' WEST, 136.14 FEET TO A 1/2 INCH PIPE; THENCE NORTH 66 DEGREES 37' WEST, 103.59 FEET TO A 1/2 INCH PIPE; THENCE NORTH 13 DEGREES 22' EAST, 87.45 FEET TO A 1/2 INCH PIPE; THENCE NORTH 07 DEGREES 43' EAST, 73.57 FEET TO A 1/2 INCH PIPE; THENCE NORTH 11 DEGREES 45' WEST, 100.08 FEET TO A 1/2 INCH PIPE; THENCE NORTH 14 DEGREES 32' EAST 61.48 FEET TO THE NORTHWESTERN CORNER OF SAID LANDS

PARCEL TWO CONTINUED:

CONVEYED TO JEROME NERNEY IN THE MIDDLE OF ALBA ROAD (A COUNTY ROAD); THENCE ALONG THE NORTHERN BOUNDARY OF SAID LANDS CONVEYED TO JEROME NERNEY, SOUTH 77 DEGREES 31' EAST 20.01 FEET TO A STATION THAT IS DISTANT EASTERLY (MEASURED AT RIGHT ANGLES) 20.00 FEET DISTANT; THENCE LEAVING SAID NORTHERN BOUNDARY PARALLEL WITH AND DISTANT EASTERLY 20.00 FEET FROM SAID WESTERN AND SOUTHERN BOUNDARIES OF SAID LANDS CONVEYED TO JEROME NERNEY, SOUTH 14 DEGREES 32' WEST, 57.53 FEET; THENCE SOUTH 11 DEGREES 45' EAST, 98.82 FEET TO A 1/2 INCH PIPE; THENCE SOUTH 7 DEGREES 43' WEST, 77.99 FEET TO A 1/2 INCH PIPE; THENCE SOUTH 13 DEGREES 22' WEST, 71.66 FEET TO A 1/2 INCH PIPE; THENCE SOUTH 65 DEGREES 37' EAST, 98.56 FEET TO A STATION; THENCE LEAVING SAID PARALLEL LINE NORTH 53 DEGREES 48' EAST, 153.80 FEET TO THE NORTHWESTERN CORNER OF SAID LAND CONVEYED TO KRYST, ET UX., THENCE ALONG THE WESTERN BOUNDARY OF SAID LAST MENTIONED LANDS SOUTH 3 DEGREES 35' WEST, 118.52 FEET TO THE PLACE OF BEGINNING.

APN: 078-091-56