



County of Santa Cruz

0781

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

Agenda Date: October 19, 1999

September 30, 1999

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

Subject: Proposal to rezone Assessor's Parcel Number 103-091-39 from the Residential Agriculture ("RA") zone district to the Timber Production ("TP") zone district.
Requires a Rezoning.
APPLICATION NUMBER: 98-0742
APN: 103-091-39
APPLICANT: Travis Bargsten, Webster and Associates
OWNER: Roy Webster and Sandra Marks-Webster
LOCATION: The property is located on the west side of Glen Haven Road (at 8995 Glen Haven) about 100 feet before the end of Glen Haven Road and about 4 ½ miles north from the intersection of Glen Haven and Cherryvale Roads, Soquel.

Members of the Board:

BACKGROUND

The County's General Plan Policy on Timber Resources is to "encourage timberland owners to apply for Timber Production Zoning where appropriate." Your Board adopted a resolution on April 14, 1998 establishing a flat fee of \$750 to process a rezoning to the Timber Production zone district, in order to facilitate appropriate rezoning of timberlands.

On October 20, 1998, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone an approximately 9 acre parcel from the Residential Agriculture (RA) zone district to the Timber Production (TP) designation. This project qualifies for a statutory exemption (Attachment 3) in accordance with the California Environmental Quality Act and the County Environmental Review Guidelines (Article 17, Section 1703). County Code Section 13.10.375 (c) zoning to the TP district specifies the six criteria which must be met in order to rezone to TP. The project

meets the following six criteria for rezoning to Timber Production:

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1. A map has been submitted with the legal description or assessor's parcel number of the property to be rezoned (Exhibit B, Attachment 6).
2. A Timber Management Plan prepared by a registered professional forester has been submitted for the property (Exhibit H, Attachment 6). The Timber Management Plan has been reviewed and accepted by the Planning Department as meeting minimum standards (Exhibit I, Attachment 6).
3. The parcels currently meet 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.
4. The parcels are timberland, as each parcel is capable of producing a minimum of 15 cubic feet of timber per acre annually.
5. The uses on the parcels 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.

In addition, the three required findings for rezoning can be made subject to the Conditions of Approval (Attachment 2). The findings are included with this staff report as Attachment 1.

On July 28, 1999, the Planning Commission heard this application at a noticed public hearing. The Planning Commission adopted Resolution 11-99 (Attachment 4) recommending approval of the conditional rezoning of the subject parcel to your Board. Minutes of the Planning Commission meeting can be seen as Attachment 7.

DISCUSSION

Project Setting:

The project site is located in the Summit planning area with access via Glen Haven Road just beyond the County maintained portion of the road, and about 4.5 miles from the intersection of Glen Haven and Cherryvale Roads (Exhibit A, Attachment 6). The subject parcel is roughly 9 acres and is currently undeveloped. The topography, except along the ridge line, is generally steep with slopes of 20 to 70 % . The western flanks of the ridge lie within the Soquel Creek watershed. This portion of the property is densely forested in redwood with a few scattered Douglas firs. There is one class III (ephemeral) watercourse located on the western slope, which eventually drains into Soquel Creek about one-half mile away. This drainage channel conveys runoff during rainstorms and does not support any riparian vegetation. The subject property is in area where several possible debris flows are shown on the Cooper-Clark

landslide map. Landslide materials were noted in the Timber Management Plan and small slumps, slides and debris flows were noted during staffs site visit. The eastern portion of the subject parcel is located along the western edge of a wide, level to gently sloped ridge top. This mostly level area is predominantly open meadow with patches of redwoods and native shrubs. Along the margins of the level area are invasive eucalyptus, pampas grass and french broom intermixed with tanoaks, madrones and redwoods. The Timber Management Plan has identified a potential future building site near landing B (see Exhibit J, Attachment 6). Staff has concluded that a home site could be located which would not interfere with future timber harvesting or production, due to the proposed harvesting method, tractor and skidding and adequate level to gently sloping terrain. Conditions are proposed to ensure the home placement will not hinder future timber production and harvesting (Exhibit G, Attachment 6).

This property was clear cut at the turn of the century, and no old growth trees remain on the property. The subject property and the adjacent RA parcel (APN 103-091-38 Application 98-0741 Proposal to rezone to TP), were selectively harvested under THP 1-87-20 SCR in 1987. The subject parcel was harvested using logging roads and landings on the adjacent TP parcel (APN 103-091-03) to the south as well as on the subject site. Logging roads through the subject parcel were also used to access APN 103-091-38 for harvesting. Future harvests will use the existing skid and logging roads, and no new roads are anticipated. About 8 acres of the property currently contains merchantable redwood stands. As demonstrated in the Timber Management Plan, past timber harvest activity and as verified in the field, the subject parcel is capable of producing at least 15 cubic feet of timber per acre annually, meeting the definition of timberland.

The parcel is bordered on the north by an RA zoned parcel which is proposed for rezoning to TP under application 98-0741. Immediately north of this RA parcel is a large TP property. The subject parcel is bordered on the east and south by TP zoned properties and by RA zoned properties on the west. The Zoning Map for APN 103-091-39 and the surrounding parcels is included as Exhibit C of Attachment 6.

General Plan & Zoning Consistency

The project property has a 1994 General Plan land use designation of Mountain Residential. Nearly all of the property is located within a mapped Timber Resource designated area (Exhibit D, Attachment 6). The parcel is currently zoned Residential Agriculture. The Residential Agriculture and Timber Production zoning districts implement the Mountain Residential General Plan designation, as specified in Section 13.10.170 of the County Code.

In accordance with County Code Section 13.10.375, Special Standards and Conditions for the Timber Production (TP) District, the applicant has met all of the criteria to have the property rezoned. As the property is undeveloped, conditions (Attachment 2) are proposed for this approval to ensure that any future development of the subject parcel will be compatible with a long-term timber use for which this rezoning is being proposed. Moreover, the conditions specify the uses for any new logging roads, which are allowed under and consistent with the County's ordinances and General Plan policies. Condition II.F. has been appended subsequent

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to the Planning Commission hearing to ensure compliance with the County's riparian protection policies set forth in Chapter 13.10.695 "Locational Criteria for Timber Harvesting", which specifies no cut zones within riparian corridors.

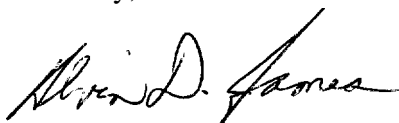
All required findings can be made to approve this application and the rezoning is consistent with the General Plan policies and land use designations, subject to the attached conditions of approval.

RECOMMENDATION

It is, therefore, RECOMMENDED that your Board, based on the attached Findings (Attachment 1) and Conditions (Attachment 2):

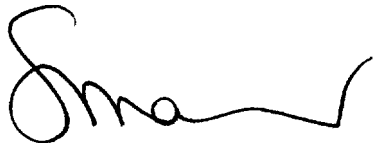
1. Approve the determination that the project is statutorily exempt from the California Environmental Quality Act (Attachment 3); and
2. Adopt the attached Ordinance amending Chapter 13.10 of the Santa Cruz County Code that Conditionally Rezones Assessor's Parcel Number 103-091-39 from the Residential Agriculture ("RA") zone district to the Timber Production ("TP") zone district (Attachment 5); and
3. Direct the Planning Department to update the General Plan Timber Resources Map to include the area within the boundaries of Assessor's Parcel Number 103-091-39 as Timber Resources.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO
County Administrative Officer

cc: Travis Bargsten, Webster and Assoc. 512 Capitola Ave. Suite 201, Capitola CA 95010
Roy Webster, Webster and Assoc. 512 Capitola Ave. Suite 201, Capitola CA 95010

- Attachments :
1. Findings
 2. Conditions of Approval
 3. CEQA Exemption
 4. Planning Commission Resolution No. 1 1-99
 5. Ordinance Amending Chapter 13.10 of the County Code changing properties from one zone district to another
 6. Planning Commission Staff Report of July 28, 1999
 7. Planning Commission Minutes of July 28, 1999

SAM/ADJ/CLC Ham-swiftBdreport-TPZ.wpd

Travis Bargsten for Webster
Application No. : 98-0742
APN: 103-091-39

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REZONING FINDINGS:

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,

As conditioned, the rezone will allow a density of development and types of uses which are consistent with the objectives and the land use designations of Mountain Residential. The uses will more closely conform with the General Plan as a result of the zoning of a parcel which lies almost entirely within a Timber Resource designation and contains timber resources meeting the timber stocking requirements.

Subject to the concurrent approval of the attached conditions, limiting the location of building sites to areas that will not interfere with future timber harvest operations the rezone will allow a density of development and types of uses which are consistent with the objectives and the land use designations of Mountain Residential. Condition II.A limits the use of these roads to those compatible with the County's General Plan policies for timber harvest roads, and requires that all County permits must be obtained prior to using these roads for any other purpose. Requiring that any dwelling be located a minimum of 300 feet from any timber landing ensures that development of a future dwelling will not preclude or interfere with any future timber harvesting use. The 300 foot distance, analogous to the Agricultural buffer requirement, allows an adequate distance for falling trees, as well as the access, staging and use of heavy equipment associated with logging and the stockpiling of logs for transportation. The uses will more closely conform with the General Plan as a result of the rezoning of a parcel which contains timber resources meeting the timber stocking requirements, which is contiguous with Timber Production zoned parcels on the south and east and has been logged in the recent past.

2. THE PROPOSED ZONE DISTRICT IS APPROPRIATE OF THE LEVEL OF UTILITIES AND COMMUNITY SERVICE AVAILABLE TO THE LAND; AND,

The proposed TP zone district is appropriate to the level of utilities and community services available to the parcel. The subject parcel is accessed via a short section of privately maintained road off of a publicly maintained road. The parcel is located outside of the Urban Services Line and is, therefore, rural in nature.

3. THE PROPOSED REZONING IS NECESSARY TO PROVIDE FOR A COMMUNITY RELATED USE WHICH WAS NOT ANTICIPATED WHEN THE ZONING PLAN

Travis Bargsten for Webster
Application No. : 98-0742
APN: 103-091-39

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WAS ADOPTED,

The proposed rezoning is necessary to provide for a community related use - timber harvesting and timberland management. Timber harvesting was permitted in the RA zone district in the past in certain circumstances under the jurisdiction of the County and later under the sole authority of the California Department of Forestry. Interim Zoning Ordinances 4476 and 4469 adopted in August 1997 no longer allow timber related uses within the Residential Agriculture zone district. The subject parcel is located almost entirely within a Timber Resources area and contains timber stands meeting the timber stocking standards. The property was harvested in 1987 and the rezoning will allow the continuation of harvesting and management of the timberlands on the subject parcel.

Permit No. 98-0742
Applicant: Bargsten for Webster
Assessor's Parcel No. 103-091-39

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CONDITIONS OF APPROVAL

Approval No. 98-0742
Applicant: Travis Bargsten, Webster and Associates
Property Owners: Roy Webster and Sandra Marks-Webster
Assessor's Parcel No. 103-091-39

Property location and address: The west side of Glen Haven Road (at 8995 Glen Haven) about 100 feet before the end of Glen Haven Road and about 4 ½ miles north from the intersection of Glen Haven and Cherryvale Roads, Soquel. No situs.
Summit Planning Area

Exhibits:

- J. Timber Management Plan prepared by Travis Bargsten, Webster and Associates Registered Professional Foresters, dated October 20, 1998
-

- I. This approval authorizes the rezoning of parcel 103-091-39 to the Timber Production zone district. Prior to revision of the Zoning Map and to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the Zoning Approval Holder shall:
- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Record the conditions of rezoning on the subject parcel. The Zoning Approval Holder shall submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 90 days of final approval of the rezoning by the Board of Supervisors.
 - C. Record a Declaration of Acknowledgment Regarding a Timber Management Plan for APN 103-091-39 with the County Recorder. Submit proof of recordation to the Planning Department.
- II. Site Conditions.
- A. The new "seasonal" roads and skid trails constructed under Timber Harvest

Permit No. 98-0742

Applicant: Bargsten for Webster

Assessor's Parcel No. 103-091-39

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Permit 1-87-20 SCR as shown in Exhibit J, with the exception of the access road to Landings B and A (on APN 103-091-38) , and any future logging roads are “new roads” as defined in Chapter 16.22.030 of the County Code. Use of these roads and any new logging road for any purpose other than timber harvesting, timber management as defined in Public Resources Code 4527, non-vehicular recreation and fire suppression is strictly prohibited unless all required County permits are obtained.

- B. The “seasonal” road leading to landings B and A as shown in Exhibit J currently does not meet the definition of a “new road” in Chapter 16.22.030. This road will meet the definition of a “new road” if any improvements resulting in over 100 cubic yards of grading along any 500 foot length are made to the road, and the usage of the road shall then be restricted to those allowed under Condition II.A.
- C. Any single family dwelling and/or other structures shall be designed and sited to be physically compatible with the growing and harvesting of a sustained yield tree crop, as well as be consistent with the purposes of the Forest Taxation Reform Act of 1976 and sections 13.10.371 to 13.10.375 of the County Code.
 - 1. Single family dwelling(s) shall not be located on or within 300 feet of any timber landing.
 - 2. Any proposed single family dwelling or other non-timber growing and harvesting use shall be consistent with any future timber harvesting or timber production use on the subject parcel.
- D. Timber stands meeting minimum stocking standards shall be maintained as required by Section 13.10.375(c)3.
- E. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the Zoning Approval Holder shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- F. Future timber harvesting shall conform with the cutting restrictions set forth in Chapter 13.10.695 “Locational Criteria for Timber Harvesting” of the County Code.

Permit No. 98-0742

Applicant: Bargsten for Webster

Assessor's Parcel No. 103-091-39

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- III. As a condition of this rezoning approval, the holder of this rezoning approval ("Zoning Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this zoning approval of the COUNTY or any subsequent amendment of this approval which is requested by the Zoning Approval Holder.
- A. COUNTY shall promptly notify the Zoning Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Zoning Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Zoning Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Zoning Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Zoning Approval Holder shall not be required to pay or perform any settlement unless such Zoning Approval Holder has approved the settlement. When representing the County, the Zoning Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the zoning approval without the prior written consent of the County.
- D. Successors Bound. "Zoning Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 90 days of the adoption of this Zoning approval, the Zoning Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement which incorporates the provisions of these conditions, or this Zoning approval shall become null and void.
-

Permit No. 98-0742

Applicant: Bargsten for Webster

Assessor's Parcel No.103-091-39

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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**NOTICE OF EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

ATTACHMENT 3

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No. 98-0742

0792

Assessor Parcel No. 103-091-39

Project Location: The west side of Glen Haven Road about 100 feet before the end of Glen Haven Road and about 4 ½ miles north from the intersection of Glen Haven and Cherryvale Roads, Soquel.

Project Description: Proposal to rezone Assessor's Parcel Number 103-091-39 from the Residential Agriculture ("RA") zone district to the Timber Production ("TP") zone district. Requires a Rezoning

Person or Agency Proposing Project: Travis Bargsten for Webster

Phone Number: (83 1) 462-6237

- A. _____ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
- B. _____ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgement.
- C. XXXX Statutory Exemption other than a Ministerial Project.
Specify type: Article 17, Section 1703. Timberland Preserves

D. Categorical Exemption

- | | |
|---|--|
| 1. Existing Facility | 17. Open Space Contracts or Easements |
| 2. Replacement or Reconstruction | 18. Designation of Wilderness Areas |
| 3. New Construction of Small Structure | 19. Annexation of Existing Facilities/Lots for Exempt Facilities |
| 4. Minor Alterations to Land | 20. Changes in Organization of Local Agencies |
| 5. Alterations in Land Use Limitations | 21. Enforcement Actions by Regulatory Agencies |
| 6. Information Collection | 22. Educational Programs |
| 7. Actions by Regulatory Agencies for Protection of the Environment | 23. Normal Operations of Facilities for Public Gatherings |
| 8. Actions by Regulatory Agencies for Protection of Nat. Resources | 24. Regulation of Working Conditions |
| 9. Inspection | 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| 10. Loans | |
| 11. Accessory Structures | 26. Acquisition of Housing for Housing Assistance Programs |
| 12. Surplus Govt. Property Sales | 27. Leasing New Facilities |
| 13. Acquisition of Land for Wild-Life Conservation Purposes | 28. Small Hydroelectric Projects at Existing Facilities |
| 14. Minor Additions to Schools | 29. Cogeneration Projects at Existing Facilities |
| 15. Minor Land Divisions | |
| 16. Transfer of Ownership of Land to Create Parks | |

E. _____ Lead Agency Other Than County:

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Cathleen Carr
Cathleen Carr, Project Planner

Date: 9/3 0/99

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 11-99

On the motion of Commissioner: **BREMNER**
duly seconded by Commissioner: **SKILLICORN**
the following Resolution is adopted:

0793

PLANNING COMMISSION RESOLUTION
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS
ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No. 98-0742, involving property located on the west side of Glen Haven Road about 100 feet before the end of Glen Haven Road and about 4 ½ miles north from the intersection of Glen Haven and Cherryvale Roads, Soquel, 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 conditionally changing property from the "RA" Residential Agriculture zone district to the "TP" Timber Production zone district.

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

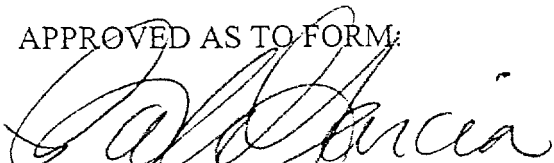
PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 28th day of July, 1999, by the following vote:

AYES: COMMISSIONERS: **BREMNER, RUTH, SKILLICORN, HOLBERT, SHEPHERD**
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS


RENEE SHEPHERD, Chairperson

ATTEST: 
MARTIN J. JACOBSON, 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**

0794

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 property located on the west side of Glen Haven Road (at 8995 Glen Haven) about 100 feet before the end of Glen Haven Road and about 4 ½ miles north from the intersection of Glen Haven and Cherryvale Roads, Soquel; finds that the zoning established herein is consistent with all elements of the Santa Cruz County General Plan; and finds and certifies that all environmental regulations specified in the California Environmental Quality Act, the State and County Environmental Guidelines, and Chapter 16.01 of the County Code have been complied with by the preparation and approval of a Statutory Environmental Exemption for the project.

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Zoning Plan amendment as described in Section III, and adopts their findings in support thereof without modification as set forth below:

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
2. The proposed zone district is appropriate of the level of utilities and community services available to the land; and
3. ☐ a) 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; or
☒ b) The proposed rezoning is necessary to provide for a community related use which was not anticipated when the zoning plan was adopted; or
☐ c) The present zoning is the result of an error; or
☐ d) The present zoning is consistent with the designation shown on the General Plan.

SECTION III

Chapter 13.10, Zoning Regulations, of the Santa Cruz County Code is hereby amended by amending the County Zoning Plan to change the following property 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>
103-091-39	"RA"	"TP"

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SECTION IV

The rezoning which results from this ordinance shall not become operative until and unless: (1) a Declaration of Restrictions for the property, reviewed and approved by the County Planning Director, has been duly executed and recorded; and (2) the recording of said Declaration of Restrictions takes place within 90 days following the date that the Board of Supervisors adopts this ordinance. This ordinance shall be null and void if said Declaration of Restrictions is not recorded in the manner, and by the time required by this section. The Declaration of Restrictions shall contain the following provisions:

- A. The new "seasonal" roads and skid trails constructed under Timber Harvest Permit 1-87-20 SCR as shown in the Timber Management Plan (dated October 20, 1998 prepared by Travis Bargsten of Webster and Associates), with the exception of the access road to Landings B and A (on APN 103-091-38) , and any future logging roads are "new roads" as defined in Chapter 16.22.030 of the County Code. Use of these roads and any new logging road for any purpose other than timber harvesting, timber management as defined in Public Resources Code 4527, non-vehicular recreation and fire suppression is strictly prohibited unless all required County permits are obtained.
- B. The "seasonal" road leading to landings B and A as shown in the Timber Management Plan (dated October 20, 1998 prepared by Travis Bargsten of Webster and Associates) currently does not meet the definition of a "new road" in Chapter 16.22.030. This road will meet the definition of a "new road" if any improvements resulting in over 100 cubic yards of grading along any 500 foot length are made to the road, and the usage of the road shall then be restricted to those allowed under Condition II.A.
- C. Any single family dwelling and/or other structures shall be designed and sited to be physically compatible with the growing and harvesting of a sustained yield tree crop, as well as be consistent with the purposes of the Forest Taxation Reform Act of 1976 and sections 13.10.371 to 13.10.375 of the County Code.
 1. Single family dwelling(s) shall not be located on or within 300 feet of any timber landing.

2. Any proposed single family dwelling or other non-timber growing and harvesting use shall be consistent with any future timber harvesting or timber production use on the subject parcel.
- D. Timber stands meeting minimum stocking standards shall be maintained as required by Section 13.10.375(c)3.
 - E. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the Zoning Approval Holder shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
 - F. Future timber harvesting shall conform with the cutting restrictions set forth in Chapter 13.10.695 "Locational Criteria for Timber Harvesting" of the County Code.

SECTION V

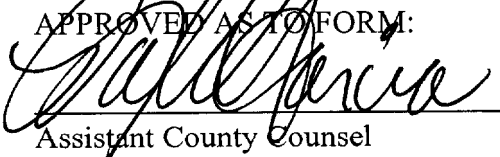
This ordinance shall take effect on the 31st day after the date of final passage.

PASSED AND ADOPTED this 19th day of October, 1999, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
 NOES: SUPERVISORS
 ABSENT: SUPERVISORS
 ABSTAIN: SUPERVISORS

 JEFF ALMQUIST
 Chairperson of the Board of Supervisors

ATTEST: _____
 Clerk of the Board

APPROVED AS TO FORM:

 Assistant County Counsel

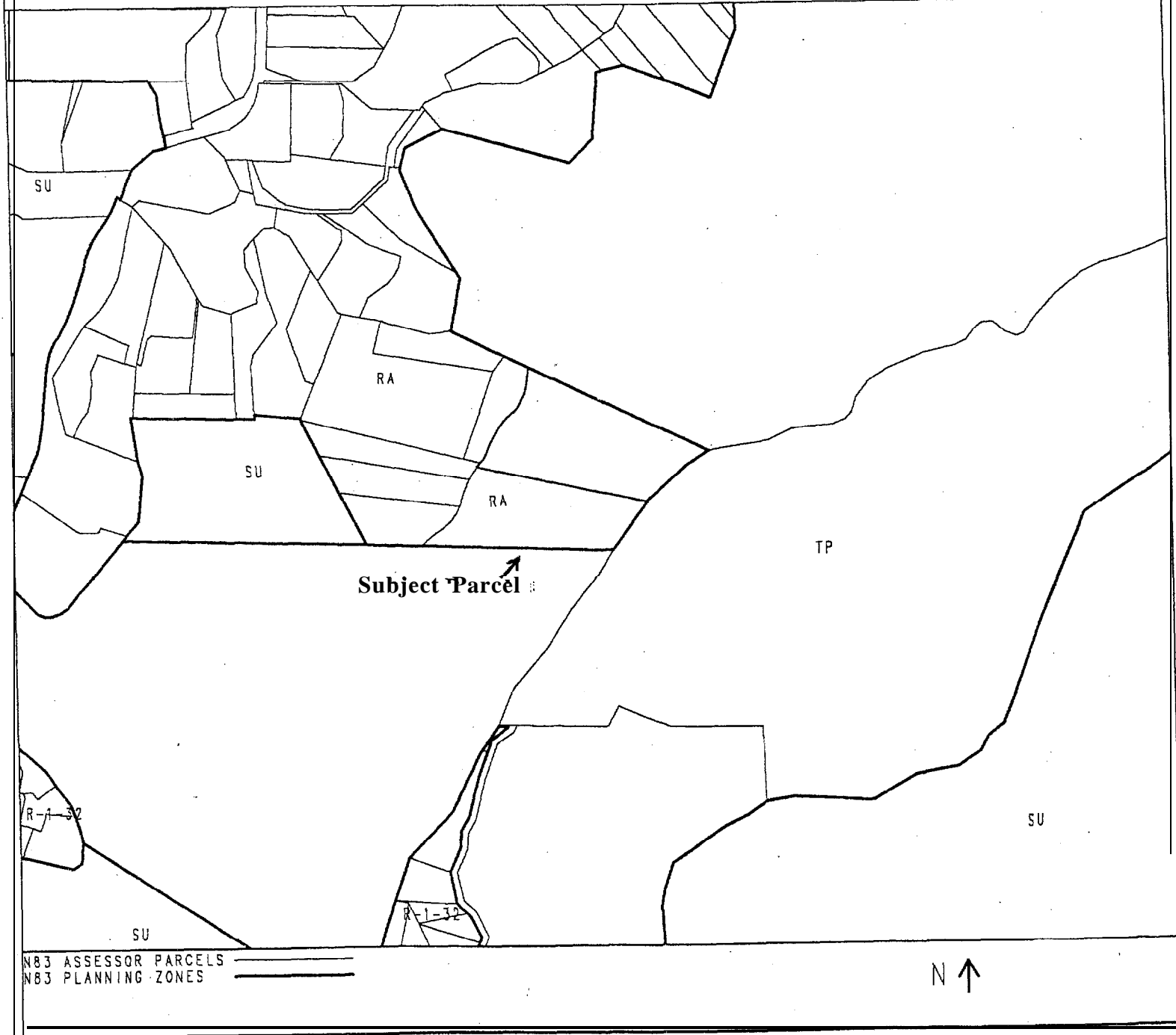
DISTRIBUTION: County Counsel
 Planning- Cathleen Carr
 Planning -Bernice Romero
 Assessor

0797

ATTACHMENT 5

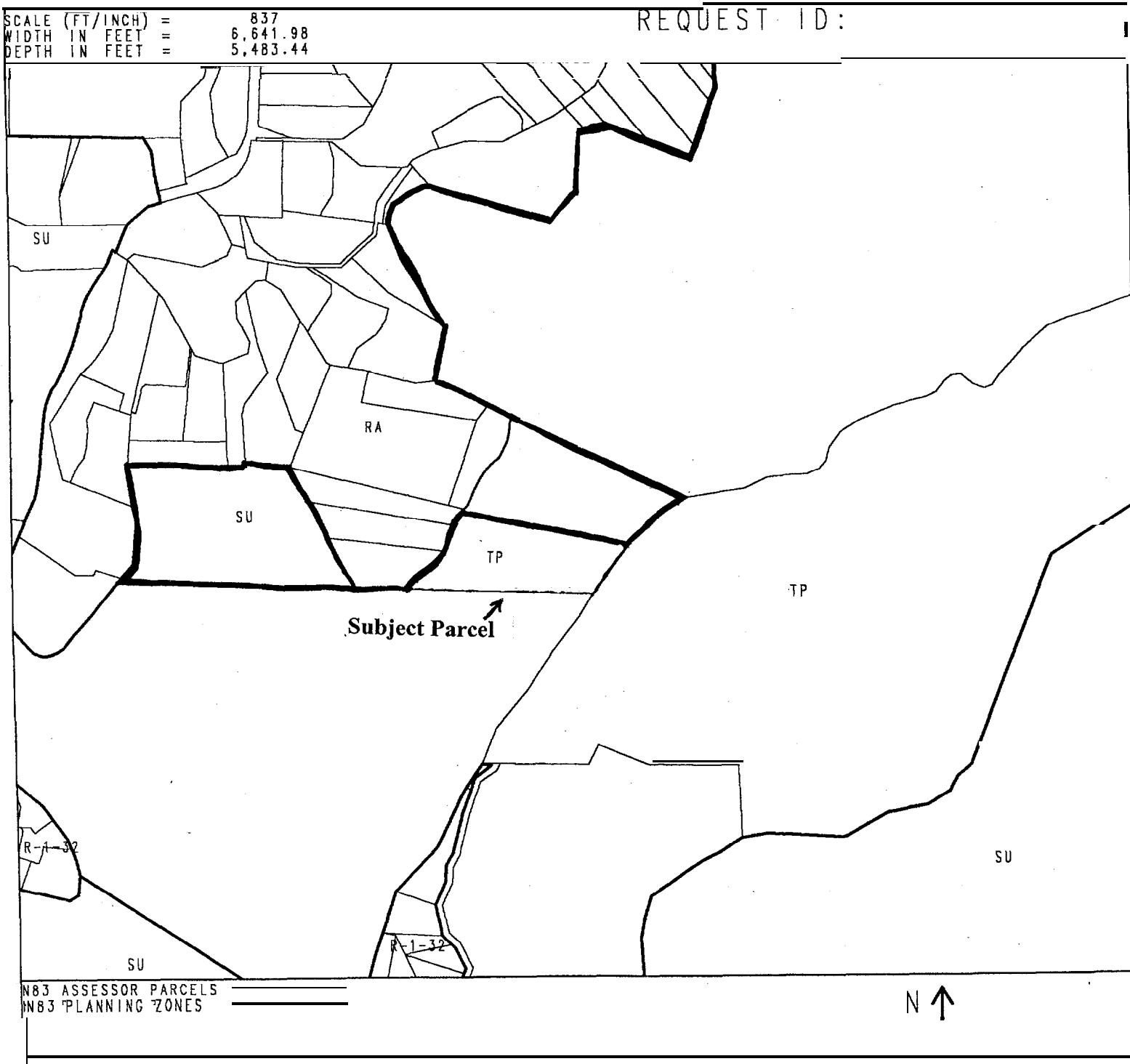
SCALE (FT/INCH) = 837
WIDTH IN FEET = 6,641.98
DEPTH IN FEET = 5,483.44

REQUEST ID:



EXISTING ZONING

0798



PROPOSED ZONING

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: July 28, 1999
Agenda Item: No. 4
Time: After 9:00 a.m.

0799

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO. : 98-0742

APN: 103-091-39

APPLICANT: Travis Bargsten, Webster and Associates

OWNERS: Roy Webster and Sandra Marks-Webster

PROJECT DESCRIPTION: Proposal to rezone Assessor's Parcel Number 103-091-39 from the Residential Agriculture ("RA") zone district to the Timber Production ("TP") zone district. Requires a Rezoning,

LOCATION: The west side of Glen Haven Road (at 8995 Glen Haven) about 100 feet before the end of Glen Haven Road and about 4 ½ miles north from the intersection of Glen Haven and Cherryvale Roads, Soquel.

FINAL ACTION DATE: Exempt from the Permit Streamlining Act (Legislative Action)

PERMITS REQUIRED: Zoning Ordinance Amendment

ENVIRONMENTAL DETERMINATION: Statutory exemption from CEQA per section 1703

COASTAL ZONE: yes XX no APPEALABLE TO CCC: y e s X X n o

PARCEL INFORMATION

PARCEL SIZES: 103-091-39 9.2 acres

EXISTING LAND USE: PARCEL: Vacant rural and timber production

SURROUNDING: Timber production, vacant rural, organized camps and rural residential

PROJECT ACCESS: Glen Haven Road

PLANNING AREA: Summit Planning Area

LAND USE DESIGNATION: "R-M" Mountain Residential

ZONING DISTRICT: "RA" Residential Agriculture

SUPERVISORIAL DISTRICT: First

ENVIRONMENTAL INFORMATION

<u>Item</u>	<u>Comments</u>
a. Geologic Hazards	a. Suspected debris flows mapped, landslide materials noted in TMP **
b. Soils	b. Nisene-Aptos complex,
c. Fire Hazard	c. None mapped
d. Slopes	d. 5 to 75%
e. Env. Sen. Habitat	e. None mapped
f. Grading	f. None proposed - existing logging roads and skid trails **
g. Tree Removal	g. Future Timber Harvest Proposed **
h. Scenic	h. Not located in a designated scenic area
i. Drainage	i. N/A
j. Traffic	j. N/A
k. Roads	k. N/A

Travis Bargsten for Webster
 Application No. : 98-0742
 APN: 103-091-39

-
- | | |
|-----------------------|--|
| 1. Parks | 1. N/A |
| m. Sewer Availability | m. N/A |
| n. Water Availability | n. N/A |
| o. Archeology | o. Mapped in Archeologic Resource Area, an archeologic records check was completed as part of Timber Harvest 1-87-20 SCR - no sites noted. |

** Report was required - Timber Management Plan (Exhibit J)

SERVICES INFORMATION

W/in Urban Services Line: y e s X X n o
 Water Supply: Private Well
 Sewage Disposal: Septic
 Fire District: Central Fire District
 Drainage District: None

ANALYSIS & DISCUSSION

Background

In August 1997, the Board of Supervisors was informed that the County had the authority to regulate the location of timber harvesting through its zoning ordinance. As a result, the Board adopted Interim Ordinances 4476 and 4469 allowing timber harvesting only in the following zone districts: Timber Production (TP), Park and Recreation (PR), Mineral Extraction (M-3), and Special Use (SU) provided the SU zoned property is also located within a designated Timber Resource area. As a result of these actions, a number of properties with commercially viable timber resources could not be managed and harvested as timber producing properties. The County's General Plan Policy on Timber Resources is to "encourage timberland owners to apply for Timber Production Zoning where appropriate." In order to facilitate rezoning timberlands in non-timber harvesting zone districts to Timber Production, the Board of Supervisors adopted a resolution on April 14, 1998 establishing a flat fee of \$750 to process a rezoning to the Timber Production zone district.

On October 20, 1998, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone an approximately 9 acre parcel from the Residential Agriculture (RA) zone district to the Timber Production (TP) designation. County Code Section 13.10.375 (c) zoning to the TP district specifies the six criteria which must be met in order to rezone to TP. This project qualifies for a statutory exemption (Exhibit H) in accordance with the California Environmental Quality Act and the County Environmental Review Guidelines (Article 17, Section 1703).

Travis Bargsten for Webster
Application No. : 98-0742
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Project Setting.

The project site is located in the Summit planning area with access via Glen Haven Road just beyond the County maintained portion of the road, and about 4.5 miles from the intersection of Glen Haven and Cherryvale Roads (Exhibit A). The subject parcel is roughly 9 acres and is currently undeveloped. The topography, except along the ridge line, is generally steep with slopes of 20 to 70%. The western flanks of the ridge lie within the Soquel Creek watershed. This portion of the property is densely forested in redwood with a few scattered Douglas firs. There is one class III (ephemeral) watercourse located on the western slope, which eventually drains into Soquel Creek about one-half mile away. This drainage channel conveys runoff during rainstorms and does not support any riparian vegetation. The subject property is in area where several possible debris flows are shown on the Cooper-Clark landslide map. Landslide materials were noted in the Timber Management Plan and small slumps, slides and debris flows were noted during staff's site visit. The eastern portion of the subject parcel is located along the western edge of a wide, level to gently sloped ridge top. This mostly level area is predominantly open meadow with patches of redwoods and native shrubs. Along the margins of the level area are invasive eucalyptus, pampas grass and french broom intermixed with tanoaks, madrones and redwoods. The Timber Management Plan has identified a potential future building site near landing B (see Exhibit J). Staff has concluded that a home site could be located which would not interfere with future timber harvesting or production, due to the proposed harvesting method, tractor and skidding and adequate level to gently sloping terrain. Conditions are proposed to ensure the home placement will not hinder future timber production and harvesting (Exhibit G).

This property was clear cut at the turn of the century, and no old growth trees remain on the property. The subject property and the adjacent RA parcel (APN 103-091-38 Application 98-0741 Proposal to rezone to TP), were selectively harvested under THP 1-87-20 SCR in 1987. The subject parcel was harvested using logging roads and landings on the adjacent TP parcel (APN 103-091-03) to the south as well as on the subject site. Logging roads through the subject parcel were also used to access APN 103-091-38 for harvesting. Future harvests will use the existing skid and logging roads, and no new roads are anticipated. About 8 acres of the property currently contains merchantable redwood stands. As demonstrated in the Timber Management Plan, past timber harvest activity and as verified in the field, the subject parcel is capable of producing at least 15 cubic feet of timber per acre annually, meeting the definition of timberland.

The parcel is bordered on the north by an RA zoned parcel which is proposed for rezoning to TP under application 98-0741. Immediately north of this RA parcel is a large TP property. The subject parcel is bordered on the east and south by TP zoned properties and by RA zoned properties on the west. The Zoning Map for APN 103-091-39 and the surrounding parcels is included as Exhibit C.

General Plan & Zoning Consistency

The project property has a 1994 General Plan land use designation of Mountain Residential. Nearly all of the property is located within a mapped Timber Resource designated area (Exhibit D). The parcel is currently zoned Residential Agriculture. The Residential Agriculture and Timber Production zoning districts implement the Mountain Residential General Plan designation, as specified in Section 13.10.170 of the County Code.

In accordance with County Code Section 13.10.375, Special Standards and Conditions for the Timber Production (TP) District, 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 (Exhibit B).
2. A Timber Management Plan, dated October 20, 1998, prepared by a registered professional forester has been submitted for the property (Exhibit J). The Timber Management Plan has been reviewed and accepted by the Planning Department as meeting minimum standards (Exhibit K).
3. The property 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.
4. The property is timberland, as this area is capable of producing a minimum of 15 cubic feet of timber per acre annually and nearly all of the parcel is 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,

The subject lands are not located within a designated scenic corridor or visible from a County General Plan designated scenic road. Nisene Marks State Park is located within ½ mile of the subject parcel, but is situated on the opposite side of the ridge. The western edge of the subject parcel is located within a groundwater recharge area according to the County's GIS system (see Exhibit E). Future timber harvesting should have minimal affect on groundwater

Travis Bargsten for Webster
Application No. : 98-0742
APN: 103-091-39

0803

recharge on this parcel.

The conditions (Exhibit G) proposed for this approval will ensure that any future development of the subject parcels will be compatible with a long-term timber use for which this rezoning is being proposed. Moreover, the conditions specify the uses for the logging roads, which are allowed under and consistent with the County's ordinances and General Plan policies.

Conclusion

All of the criteria have been met for rezoning the northern portion of the subject parcels to the Timber Production zoning designation. All required findings can be made to approve this application and the rezoning is consistent with the General Plan policies and land use designations, subject to the attached conditions of approval (Exhibit G).

Please see Exhibit F ("Findings") for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION:

Staff recommends that your Commission adopt the attached Resolution (Exhibit I), sending a recommendation to the Board of Supervisors for approval of Application No. 98-0742 based on the attached findings (Exhibit F) and subject to the attached conditions (Exhibit G), and the approval of the determination that the project is statutorily exempt from CEQA (Exhibit H).

EXHIBITS

- A. Location Map
- B. Assessor's Parcel Map
- C. Zoning Map
- D. Timber Resource Map
- E. Groundwater Recharge Map
- F. Findings
- G. Conditions of Approval
- H. Notice of Exemption from CEQA
- I. Planning Commission Resolution
- J. Timber Management Plan by Travis Bargsten, Webster and Associates Professional Foresters, dated October 20, 1998
- K. TMP Review Memo dated June 9, 1999

Travis Bargsten for Webster
Application No. : 98-0742
APN: 103-091-39

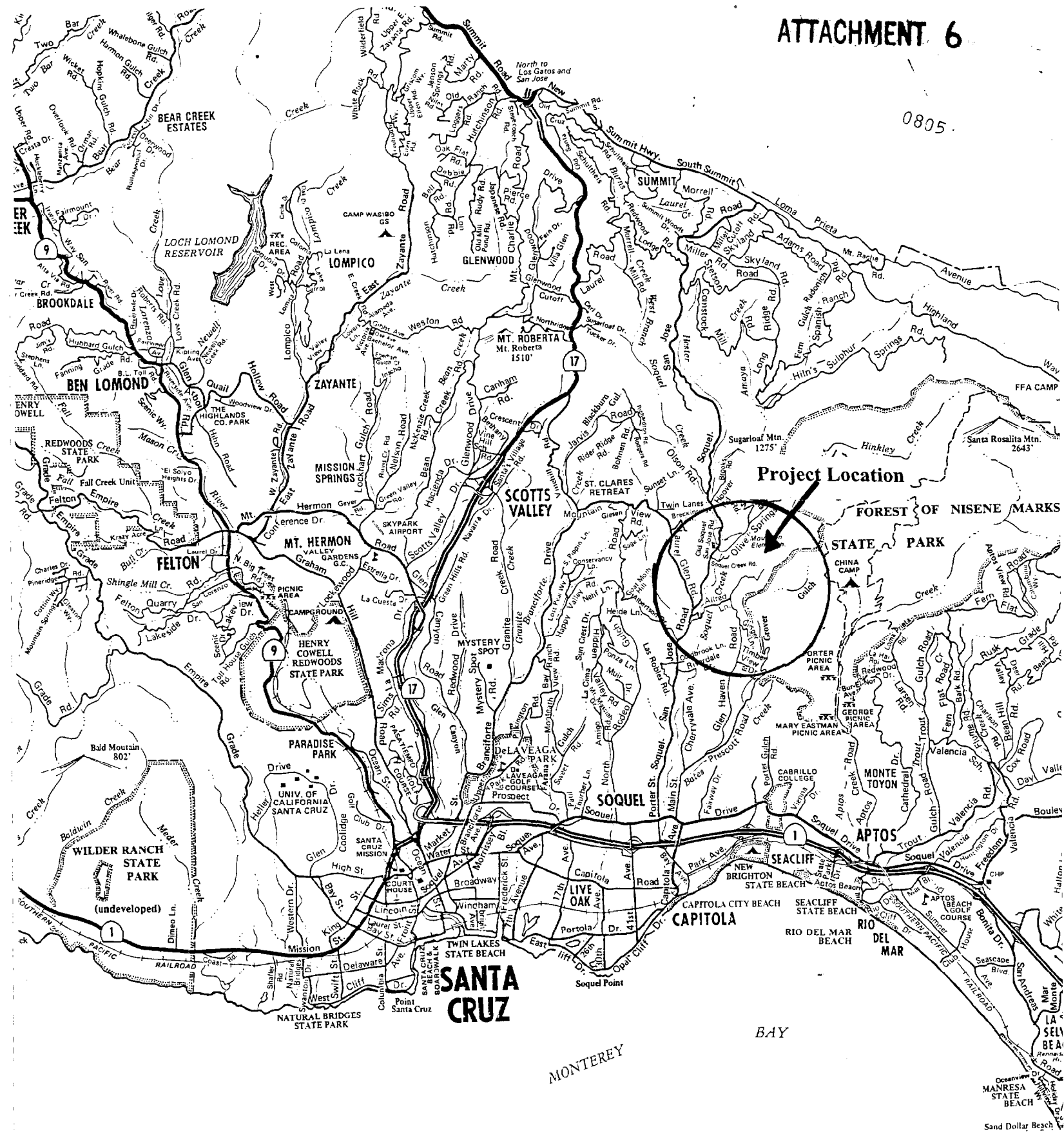
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SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

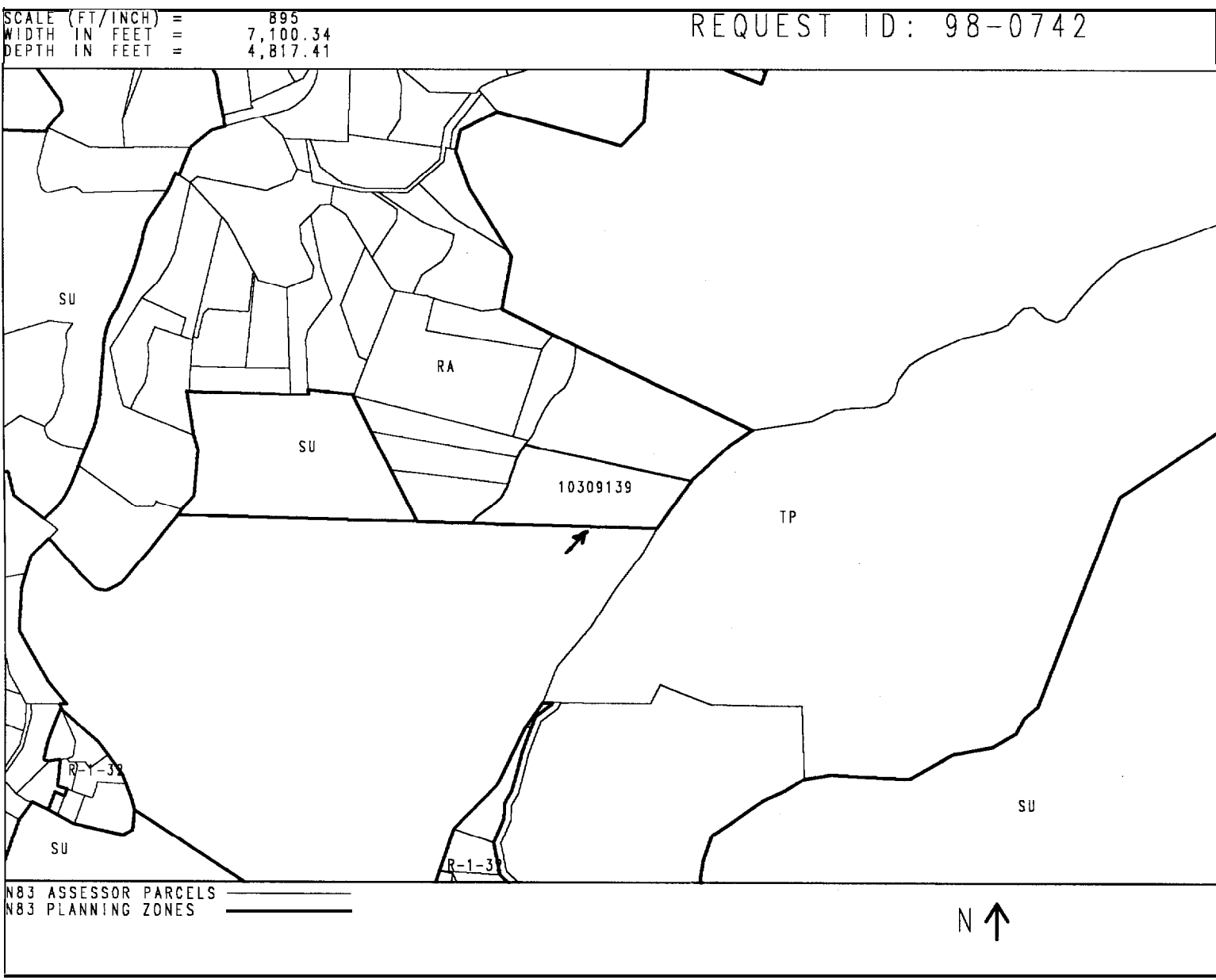
Report Prepared By: Cathleen Carr
Cathleen Carr
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (408) 454-3225

Report reviewed by: Martin J. Jacobson
Martin J. Jacobson, AICP
Principal Planner
Development Review

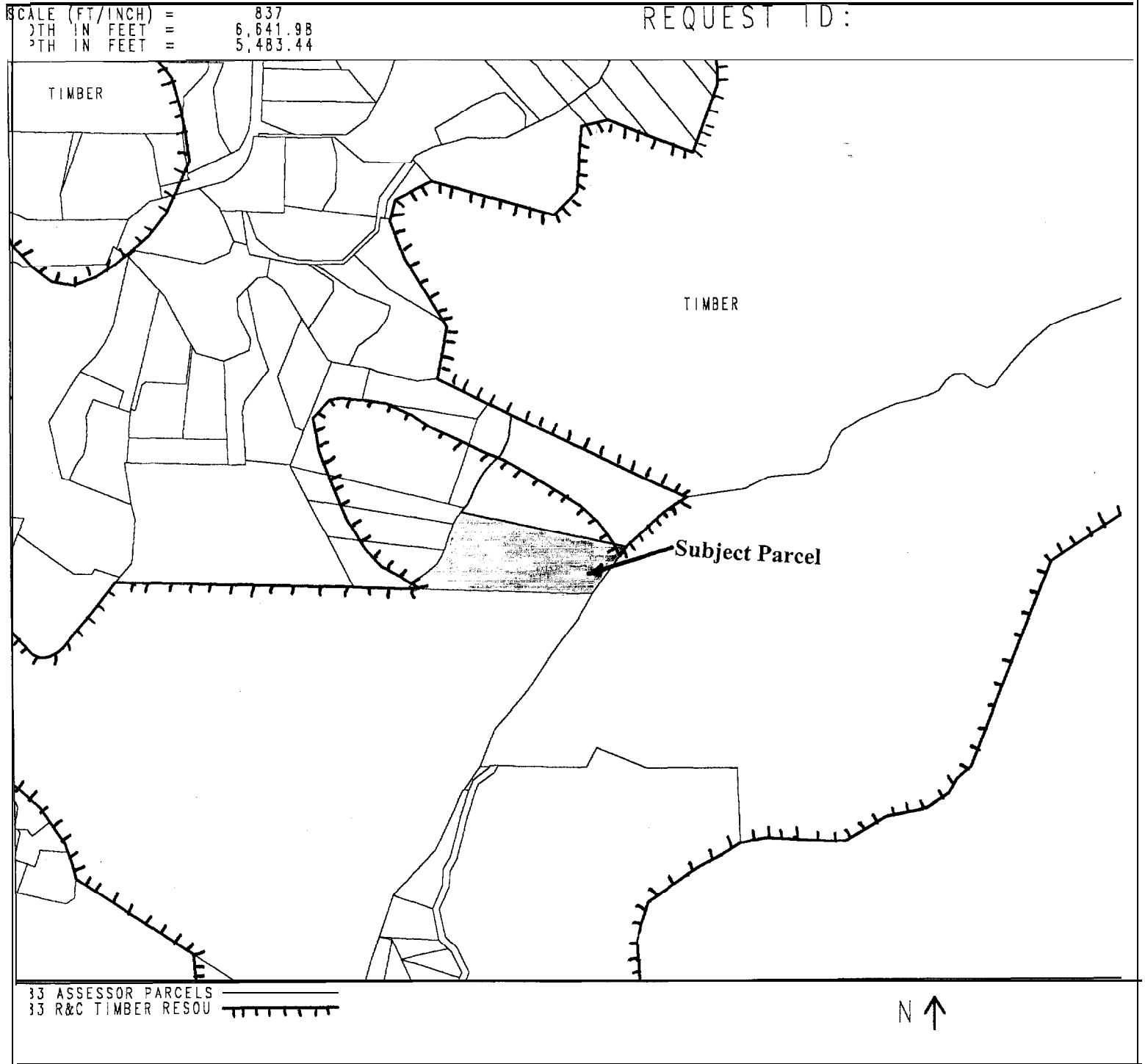
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0807



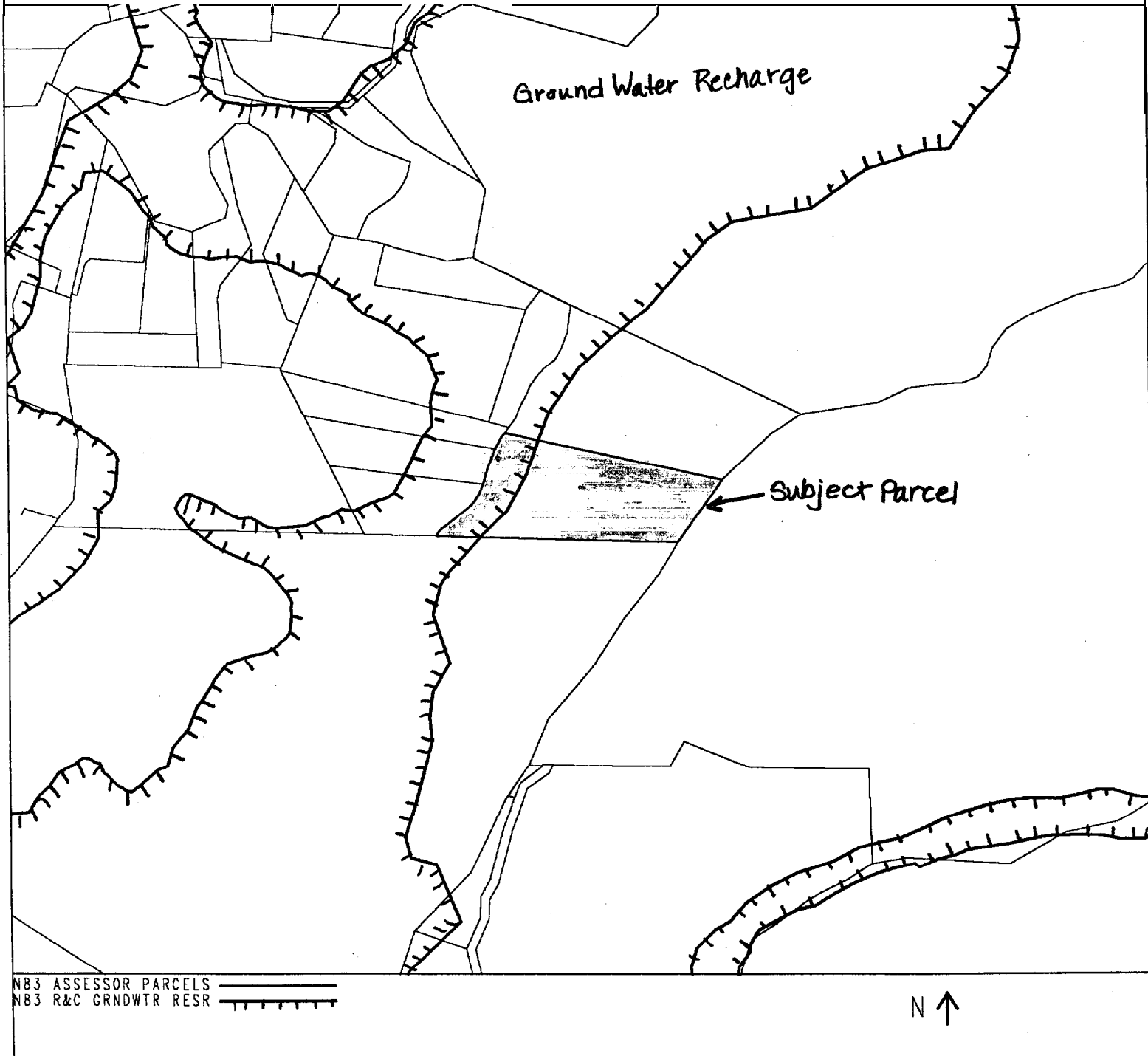
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0809

SCALE (FT/INCH) = 645
WIDTH IN FEET = 5,122.55
DEPTH IN FEET = 4,446.13

REQUEST ID:



EMIS Ground Water Recharge Map

EXHIBIT E
68

0810

Timber Management Plan

**Webster Glen Haven Tract
APN 103-091-39**

**Estimated Portions of Sections 23 & 26
Shoquel Augmentation
Township 10 South, Range 1 West,
Mount Diablo Base & Meridian**

Prepared For: Roy Webster

**Prepared By: Travis Bargsten
Webster & Associates Professional Foresters
512 Capitola Avenue, Suite 201
Capitola, CA 95010**

October 20, 1998

0811

Purpose Of This Timber Management Plan

1. To serve as one portion of an application for the rezoning of property: APN 103-091-39 (*per* Chapter 13.10.375 (c) of the Santa **Cruz** County Code).
2. To provide the landowner with current data regarding the productivity and accessibility of the timber resources present on the above property.

Goals and Objectives

0812

GOALS

1. To realize Maximum Sustained Production (**MSP**) of high-quality timber products, as given by the State of California Forest Practice Rules (14 CCR 9 13.11 (c)).
2. To manage the property so as to provide for eventual optimization of the location as a homesite for habitation.

OBJECTIVES

1. Produce 4800 board feet of timber per acre every 10 years (realizing growth potential), while maintaining a **sustainable** harvest of 4800 board feet per acre each stand rotation (10 years), thereby balancing growth and harvest over time.
2. **Maintain** existing forest values, such as recreation, watershed, wildlife, fisheries, regional economic vitality, and aesthetic enjoyment values.
3. Maintain good stand vigor as measured by low incidence of cull logs, and provide for adequate regeneration of commercial conifer species.
4. Maintain or improve road and trail access to property
5. Reduce **wildland fire** hazard near eventual home building sites.

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MAPS CONTAINED IN THIS PLAN

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LOCATION AND OWNERSHIPLOCATION

The property APN 103-09 1-39 is located near the end of the Glen Haven Road in Santa Cruz County, California. The property boundaries lie adjacent to the west side of the Glen Haven Road, approximately 3 miles north of the town of **Soquel**, California. The **legal** description of the property is: Portions of Section 23 & 26 (estimated), **Shoquel** Augmentation, Township 10 South, Range 1 West, of Mount Diablo Base & Meridian (See Page 2).

The parcel APN 103-09 1-39 is comprised of 9 acres. The parcel lies along the face of a northwest-facing slope extending down towards the **Soquel** Creek Valley. This parcel is currently zoned as Residential Agriculture (See Page 3).

OWNERSHIP

APN 103-091-39: Roy Webster and Sandra Marks-Webster
3 144 North **Main Street**
Soquel, CA 95073

TIMBER MANAGEMENT PLAN (TMP) SUBMITTAL

This **TMP** is being submitted separately but coincident with the **Cury** TMP, APN# 103 -09 1-38. The Cury property lies immediately north and adjacent to the Webster property APN#103-091-39. Because of their proximity, and because of the **connectivity** of access to these properties, this **plan** will include many of the same aspects and references, and the maps contained within this document will exhibit both properties.

MAP OF PARCELS:

APN 103-091-38

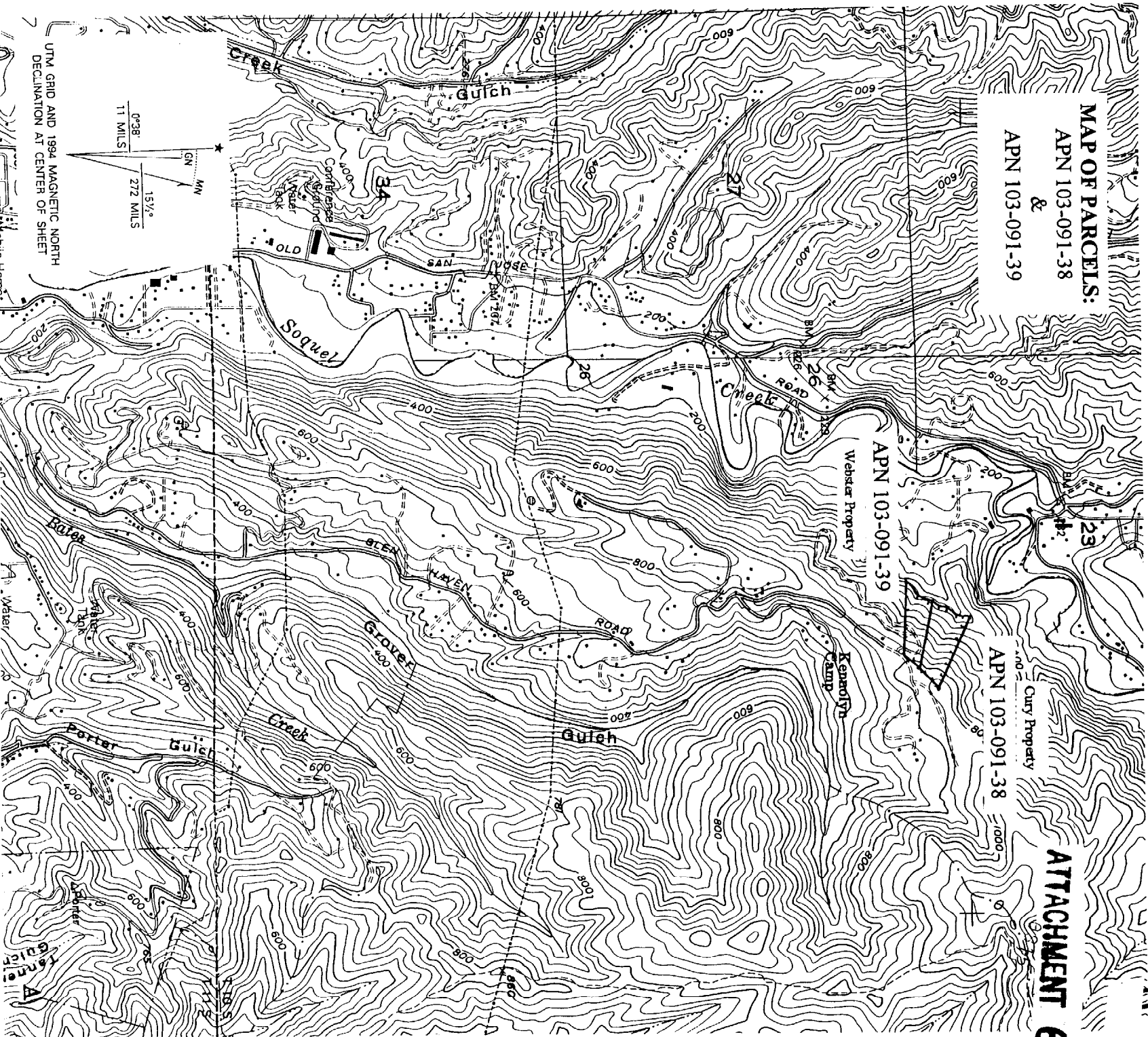
&

APN 103-091-39

ATTACHMENT 6

APN 103-091-38

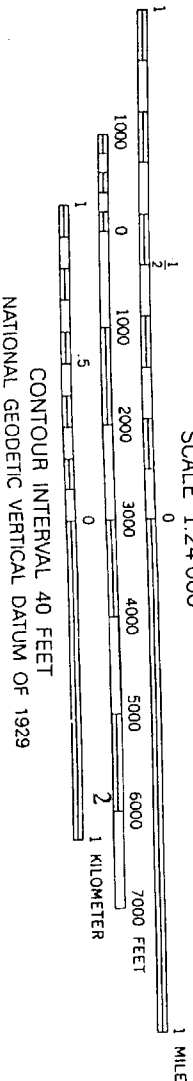
APN 103-091-39



UTM GRID AND 1994 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

Portions of Sections (Estimated) 23 & 26, T 10 S, R 1 W,
Mount Diablo Base & Meridian (Santa Cruz County)
Laurel 7.5" USGS Quadrangle

SCALE 1:24 000



Property Boundaries

Webster-Cury TMP

Webster & Associates Professional Foresters
512 Capitola Ave., Suite 201
Capitola, CA 95010
(831) 462-6237

EXHIBIT 68








COUNTY OF SANTA CRUZ MAP OF PARCEL ZONING

Summit Planning Area


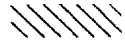

ATTACHMENT 6

0816

ZONING

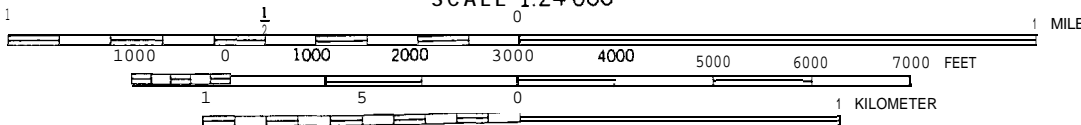
-  Timber Production
-  Special Use
-  Rural Residential
-  Agricultural
-  Commercial Agricultural
-  Residential Agricultural
-  Parks, Recreational Areas and Open Space

Other Deliniations

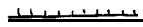
-  Public Lands
-  Timber Resources
-  Coastal Zone Boundary

UTM GRID AND 1994 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

SCALE 1:24 000



Property Boundaries



68

Map Drafted By Santa Cruz Co. GIS
September, 1997

Webster-Cur-y TMP
Webster & Associates Professional Foresters
512 Capitola Ave., Suite 201
Capitola, CA 950 10
(831) 462-6237

EXHIBIT J

0817

MANAGEMENT HISTORYPAST HARVESTING AND LAND-USE ACTIVITIES

This property was harvested for sale of timber products (sawlogs) in 1987, using selective harvesting methods. Harvest operations were completed the same year. The entire property was tractor-skidded, with all logs trucked on Glen Haven Road. At the time of harvest, it was noted that there was a **10-12%** rate of defect. Most likely, the property was also harvested around the turn of the century. No old-growth redwoods have remained after this late-1800's harvest.

During the current tenure of ownership, the property has been used for the production of high-quality timber products. Recreational use of the property has been limited, occurring only as the use of an existing landing on the upper portion of the tract for occasional **RV-camping**. The trails and roads accessing the property have had little to no use as recreational thoroughfares.

While any activity involving tree removal, road maintenance, and heavy machinery has an impact on the environment, such impacts can be mitigated through the thoughtful **planning** that protects the inherent land-based resource values. The intent of this plan is to comply with the best management practices, to meet all requirements of the Forest Practices Act, and to adopt a **sustainable** and ecologically responsible approach to the practice of forestry.

PREVIOUS AND PENDING THP'S, TMP'S, AND NTMP'S

There are no other Timber Harvest Plans (THP), Timber Management Plans, or Non-Industrial Timber Management Plans (NTMP) currently pending with the County of Santa Cruz nor with the California Department of Forestry and Fire Protection (CDF) for this property.

A list of past **THP's** registered within the last ten years at the local CDF office (in **Felton, CA**) for the Lower Branch Soquel Watershed (inclusive of the property subject to this TMP) follows:

THP #	ACRES	LOGGING METHOD	STATUS
1-92-237SCR	70	TRACTOR	COMPLETED
I-93-193 SCR	27	TRACTOR	COMPLETED
I-94-201 SCR	16	CABLE	COMPLETED
I-94-202 SCR	23	TRACTOR & CABLE	COMPLETED
1-94-347 SCR	90	TRACTOR	COMPLETED
I-95433 SCR	100	TRACTOR & CABLE	COMPLETED
1-95-242SCR	36	TRACTOR	COMPLETED
1-96-031 SCR	9	TRACTOR	COMPLETED,
1-95-312 SCR	53	TRACTOR & CABLE	COMPLETED
1-97-122 SCR	a7	TRACTOR	ACTIVE
I-94-202 SCR Amend. #5	5	CABLE	COMPLETED
I-97-043 SCR	17	TRACTOR	COMPLETED
1-98-058 SCR	145	TRACTOR & CABLE	ACTIVE
1-98-221 SCR	56	TRACTOR	APPROVED
1-90-735 SCR	53	TRACTOR	COMPLETED

SITE GEOLOGY, SOILS, AND WATERSHED

0818

GEOLOGY

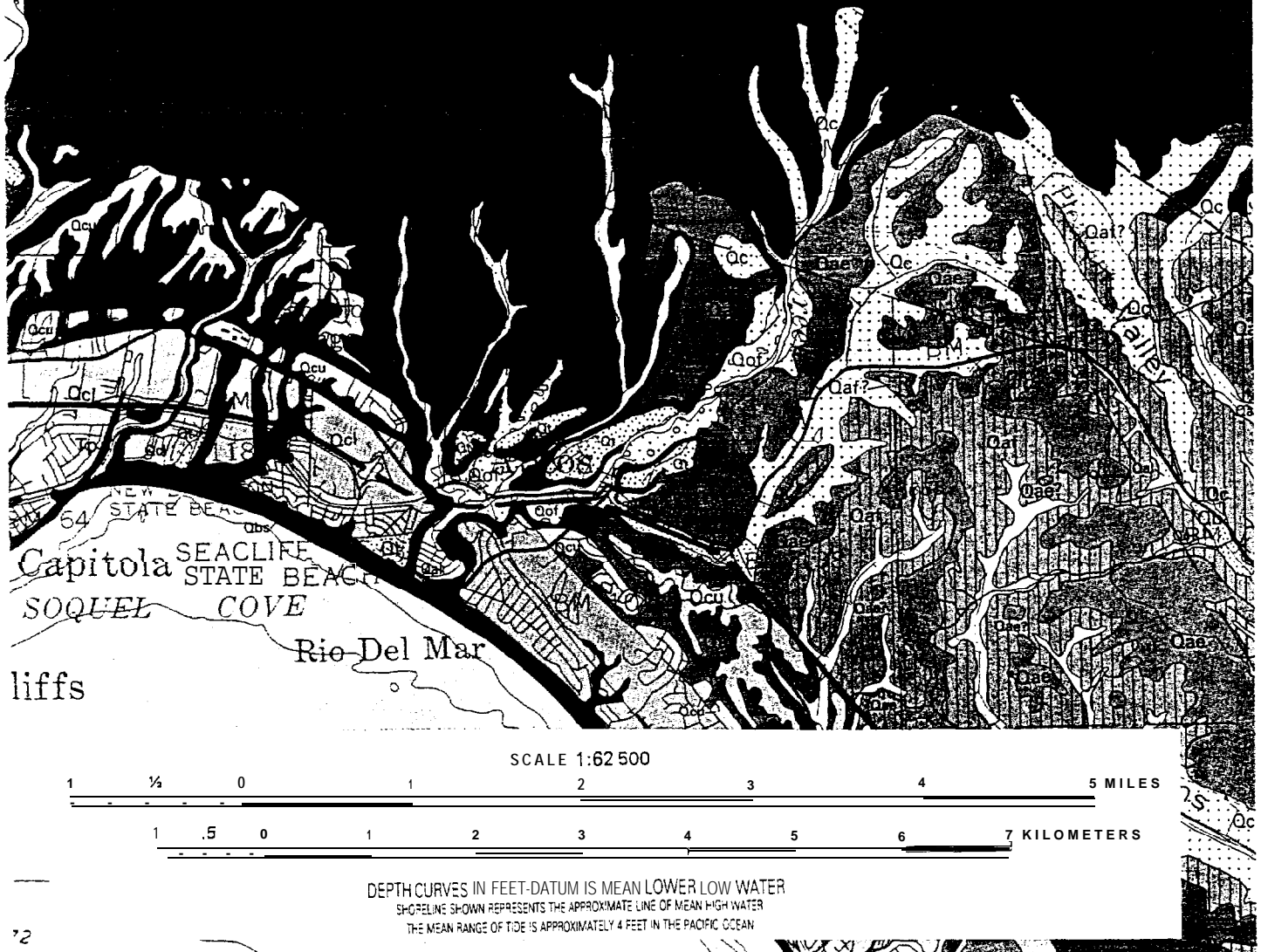
The site geology is primarily comprised of alluvial deposits with an underlying formation of siltstone and sandstone (USGS, 1989). There are seven types of surficial deposits which predominate in occurrence in or around the Trout Gulch Creek watershed (See Page 6). The seven deposits and their characteristics are:

- Qa: Aromas Sand undivided (Pleistocene). A heterogeneous sequence of mainly eolian and fluvial sand silt, clay, and gravel. Several angular unconformities are present in this unit, with older deposits more complexly jointed, folded, and faulted than younger deposits. Total thickness may be 800 feet. This unit is divided locally into Qae and Qal (data follows).
- Qae: Eolian lithofacies. Moderately well sorted eolian sand Highly variable degree of consolidation due to differential weathering. May be as much as 200 feet thick without intervening fluvial deposits. Several sequences may be present, separated by paleosols. Upper 10 to 20 feet of each dune sequence is oxidized and relatively indurated with all primary structures destroyed by weathering. Lower part of each dune sequence below weathering zone may be essentially unconsolidated.
- Qal: Alluvial deposits, undifferentiated (Holocene). Unconsolidated, heterogeneous, moderately sorted silt and sand containing discontinuous lenses of clay and silty clay. Locally includes large amounts of gravel. May include deposits equivalent to both younger (Qyf) and older (Qof) flood-plain deposits in areas where these were not differentiated. Thickness highly variable; may be as much as 90 feet thick underlying some sloughs.
- Qc: Colluvium (Holocene). Unconsolidated heterogeneous deposits of moderately to poorly sorted silt, sand and gravel. Deposited by slope wash and mass movement. Minor fluvial reworking. Locally includes numerous landslide deposits and small alluvial fans. Contacts generally gradational. Locally grades into fluvial deposits. Generally more than 5 feet thick.
- Qcu: Coastal terrace deposits, undifferentiated (Pleistocene). Semiconsolidated, moderately well sorted marine sand with thin discontinuous gravel-rich layers. May be overlain by poorly sorted fluvial and colluvial silt, sand and gravel. Thickness variable; generally less than 20 feet thick. May be relatively well indurated in upper part of weathered zone
- Qof: Older flood-plain deposits (Holocene). Unconsolidated fine-grained sand silt, and clay. More than 200 feet thick beneath parts of the Pajaro and San Lorenzo River flood plain. Lower parts of these thick fluvial aggradational deposits include large amounts of gravel, and serve a major ground-water aquifer beneath the Pajaro Valley.
- Qt: Terrace deposits, undifferentiated (Pleistocene). Weakly consolidated to semiconsolidated heterogeneous deposits of moderately to poorly sorted silt, silty clay, sand and gravel. Mostly deposited in a fluvial environment. Thickness highly variable; locally as much as 60 feet thick. Some of the deposits are relatively well indurated in upper 10 feet of weathered zone.

GEOLOGY MAP

OF THE TROUT GULCH CREEK REGION,
INCLUSIVE OF APN 103-091-38/39

ATTACHMENT 6



DATA FROM USGS 1.5" MAP I-1905,
MISC. INVESTIGATION SERIES
GEOLOGIC MAP OF SANTA CRUZ CO.

LEGEND

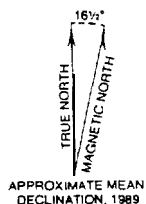
SURFICIAL DEPOSITS

Qa	Aromas Sand, undivided (Pleistocene)
Qae	Eolian lithofacies
Qal	Alluvial deposits, undifferentiated (Holocene)
Qc	Colluvium (Holocene)
Qcu	Coastal terrace deposits, undifferentiated (Pleistocene)
Qof	Older flood-plain deposits (Holocene)
Qt	Terrace deposits, undifferentiated (Pleistocene)

SEDIMENTARY AND VOLCANIC ROCK

Tp	Purisma Formation (Pliocene and Upper Miocene)
----	--

PROPERTY LOCATION



Webster-Cury TMP's
Webster & Associates Professional Foresters
512 Capitola Ave., Suite 201
Capitola, CA 95010
(831) 462-6237

EXHIBIT J

No mass wasting or slumping of material has occurred recently on this site. There is **undifferentiated** landslide material along the slope extending across the property, (See Page 8) indicating low-level movement common to the regional precipitation-topography-geology regime (Clark-Cooper Data, 1954). 0820

SOILS

The Natural Resources Conservation Service soil unit which underlies the property proposed for rezoning is a Nisene-Aptos Complex, comprised primarily of Aptos fine sandy loam and Nisene loam (See Page 9). Average annual precipitation is 40+ inches, arriving as high-intensity, seasonal rainfall. The Erosion **Hazard** Rating for this site is high (See Appendix A).

Included with this complex are areas of Ben Lomond sandy loam **Felton** sandy loam, and **Lompico** loam. Small protrusions of Catelli sandy loam, **Maymen** stony loam and Zayante coarse sand exist in some areas.

The Nisene soil is deep and **well-drained**. The surface layer is about 10 inches thick with a clay- and **gravelly**-loam subsurface about 48 inches thick. Weathered, fine-grained sandstone is at a depth of about 58 inches. Permeability is moderate, and the hazard of erosion is typically moderate or high, to very high on steeper slopes.

The Aptos soil is moderately deep and well-drained. The surface layer is typically about 23 inches thick, with a clay loam subsurface about 6 inches thick. Weathered fine-grained sandstone is at a depth of about 29 inches. Permeability of the Aptos soil is moderate, and the hazard of erosion is moderate, to very high on steeper slopes.

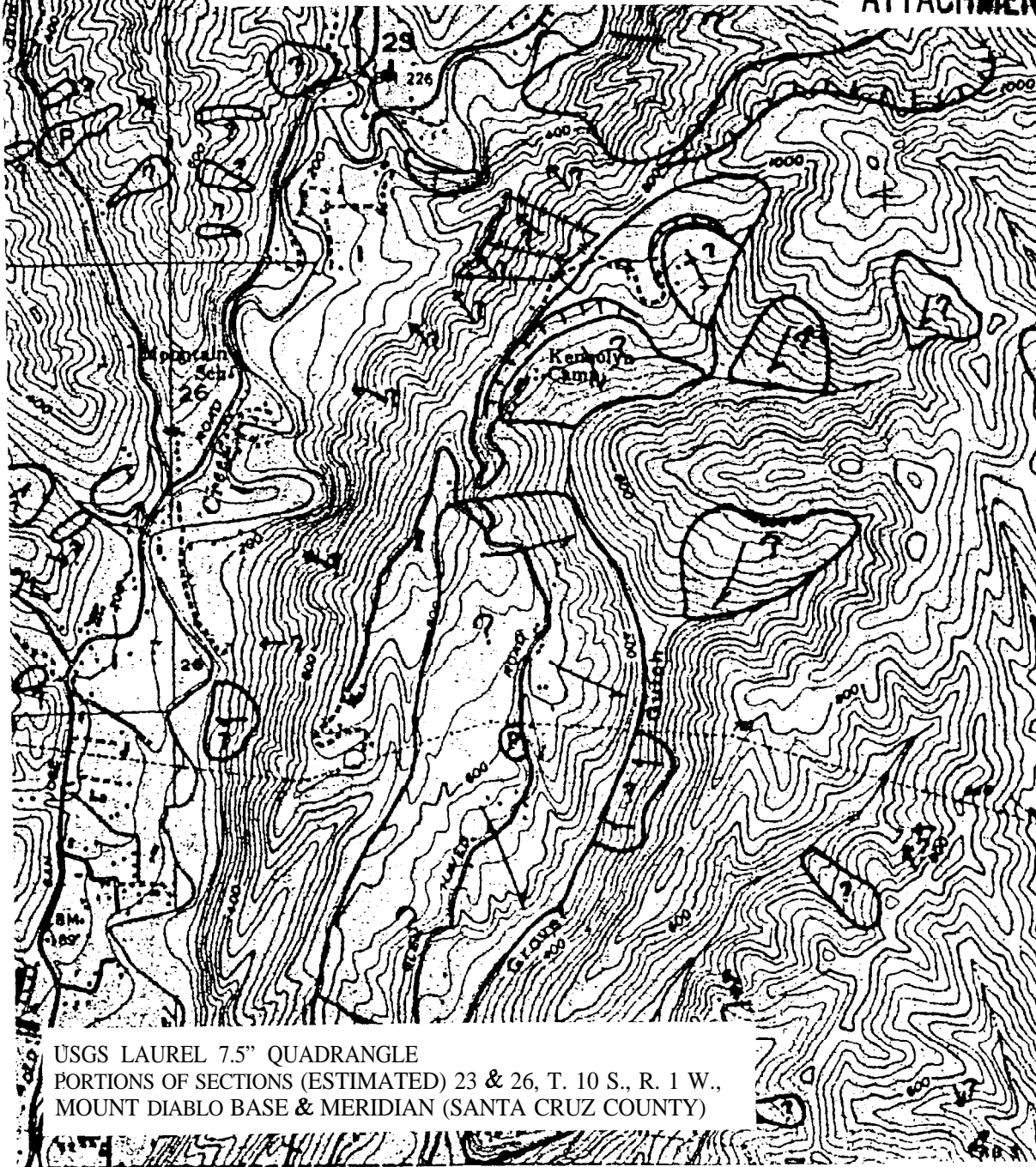
WATERSHED

This property is located within the Lower Branch of the Soquel Creek Watershed, which is comprised of 5600 acres (See Page 10). There is one unnamed Class III watercourse located on the property, a tributary of Soquel Creek. Slopes on the property range from 10% to 70%. **The** upper portion of the property has relatively gentle slopes (0-10%), specifically around the existing landing near the eastern boundary of the property. The elevation of the property is between 660 feet and 800 feet.

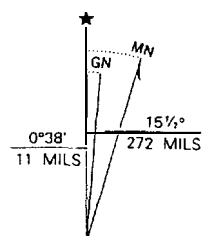
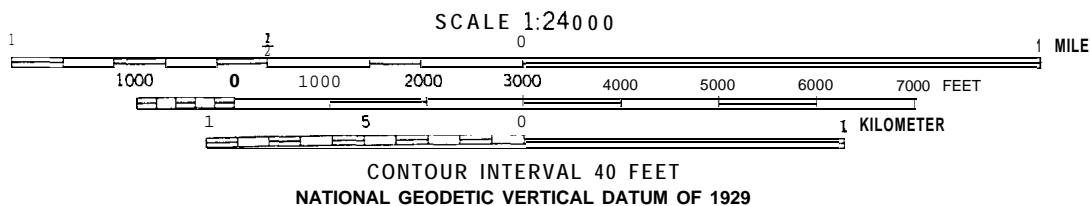
**COOPER-CLARK LANDSLIDE MAP
OF THE TROUT GULCH CREEK AREA
INCLUSIVE OF AF'N 103-091-38/39**

ATTACHMENT 6

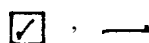
0821



DATA FROM COOPER-CLARK 1955 SURVEY



POSSIBLE EXISTING LANDSLIDE AREA



PROPERTY BOUNDARY



Webster-Cury TMP's
Webster & Associates Professional Engineers
512 Capitola Ave., Suite 201
Capitola, CA 95010
(831) 462-6237 Phone
(831) 462-6233 Fax

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EXHIBIT

SOILS MAP

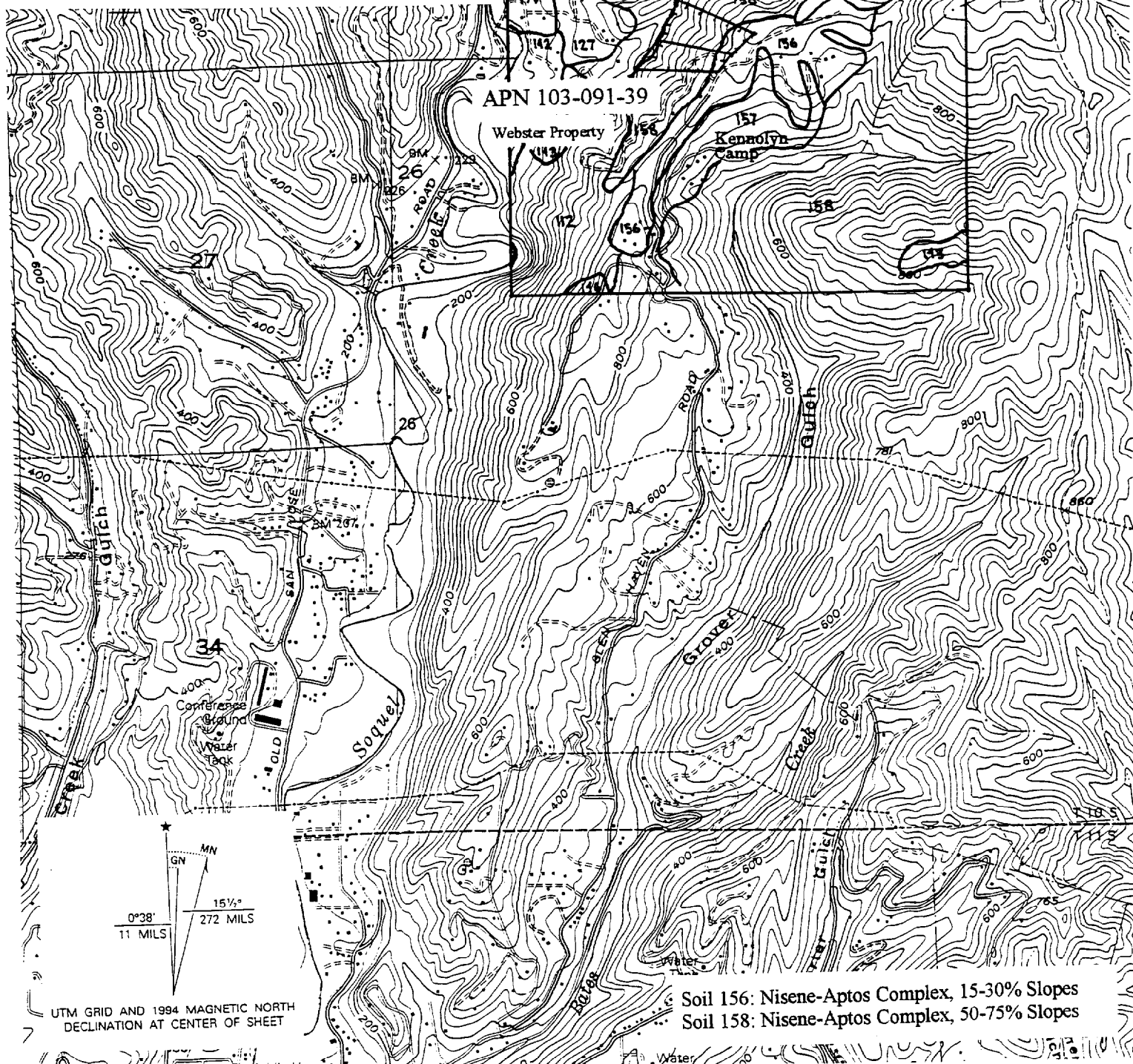
INCLUSIVE OF PARCELS APN 103-091-38/39

DATA FROM

USDA NATURAL RESOURCES CONSERVATION SERVICE

AUGUST, 1980

ATTACHMENT 6

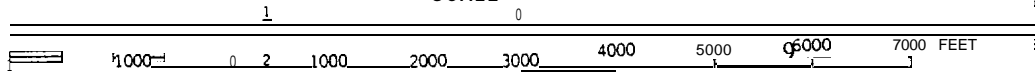


Portions of Sections (Estimated) 23 & 26, T. 10 S., R 1 W.,
Mount Diablo Base & Meridian (Santa Cruz County)
Laurel 7.5" USGS Quadrangle

Property Boundaries

SCALE 1:24 000

1 MILE



68

NATIONAL GEODETIC VERTICAL DATUM OF 1929

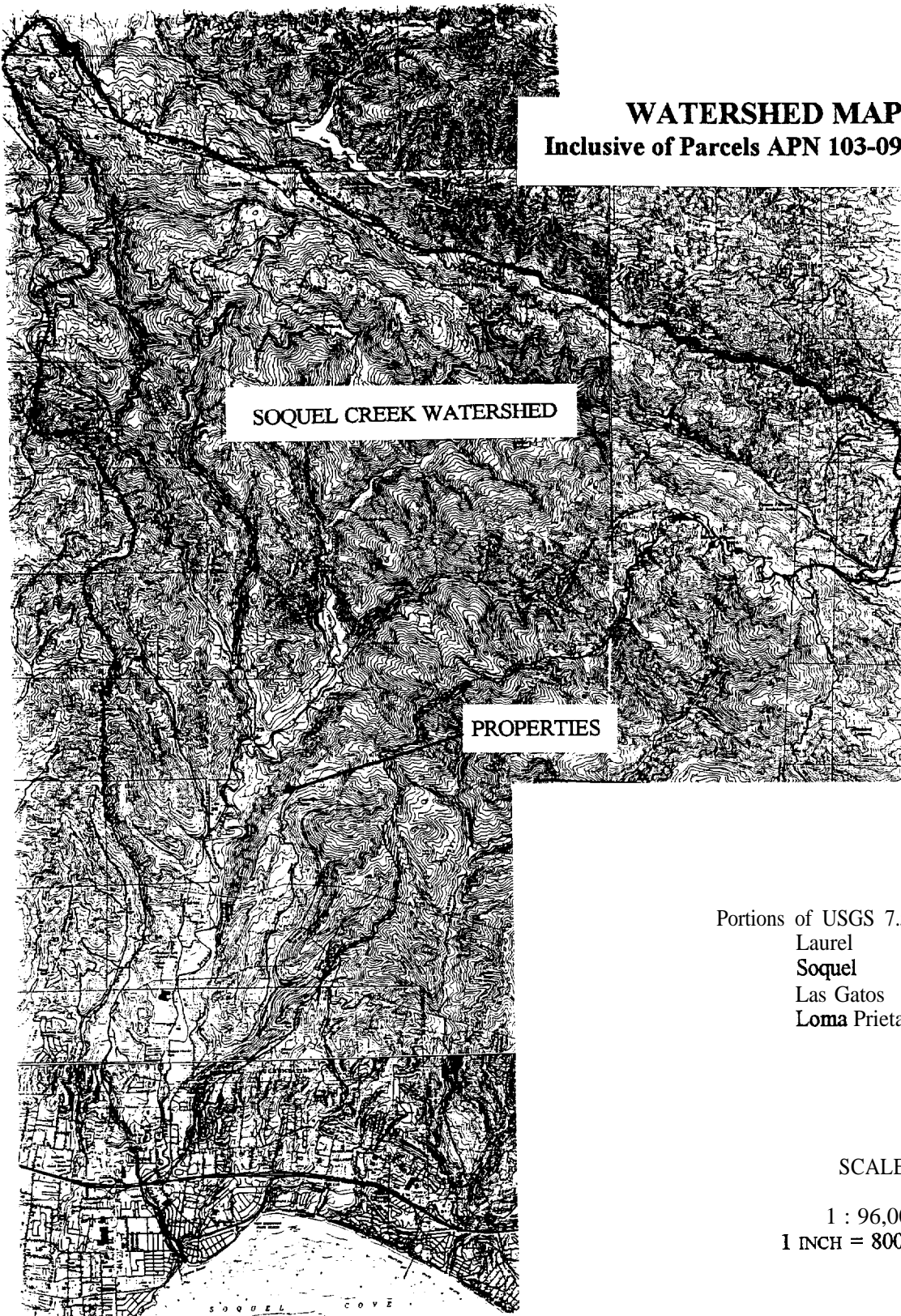
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EXHIBIT J

WATERSHED MAP
Inclusive of Parcels APN 103-091-38/39

0823



Portions of USGS 7.5" Quadrangles:

Laurel
Soquel
Las Gatos
Loma Prieta

SCALE

1 : 96,000
1 INCH = 8000 FEET



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EXHIBIT J

SITE ECOLOGICAL CHARACTERISTICS

0824
The property is composed of 8.5 acres of Site Class III redwood (*Sequoia sempervirens*) timberland with interspersed Douglas-fir (*Pseudotsuga menziesii*). This area also contains patches of hardwoods, mostly tanoak (*Lithocarpus densiflorus*), madrone (*Arbutus menziesii*), live oak (*Quercus agrifolia*), and laurel (*Umbellularia californica*). There is only a small area (<1 acre) that is unforested and which retains a cover of mixed-species shrubland and annual grasses (See Page 12).

Establishment and subsequent competition of various shrubby and herbaceous species has created a large understory component to the redwood-Douglas-fir forest. The inherent patchiness of resources for plant growth and of stump distribution has given rise to a patchy spatial distribution of both the second-growth tree stems and understory regeneration. In general, canopy competition by conifers is at a stage where canopy closure is beginning to occur, and the competition for light resources is increasing.

Lastly, of specific ecological interest, various non-native invasive species are located on some portions of the property, such as Pampas grass, French broom, and tarweed. The extent of spread is limited to small areas where the soil has been recently disturbed.

MAP OF NATURAL AND CULTURAL FEATURES

APN 103-091-B

APN 103-091-39

ATTACHMENT 6

APN 103-091-38

APN 103-091-39

Kennolyn Camp

VEGETATION TYPES AND SITE CLASSIFICATION

Portions of Sections (Estimated) 23 & 26, T. 10 S., R. 1 W.;
Mount Diablo Base & Meridian (Santa Cruz County)

Laurel 7.5" USGS Quadrangle

SCALE

1 INCH = 400 FEET
1 : 4800



LEGEND

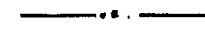
ROADS & LANDINGS

EXISTING SEASONAL ROAD
EXISTING PERMANENT ROAD
EXISTING SKID TRAIL
EXISTING LANDING



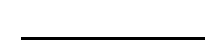
WATERCOURSES

CLASS III WATERCOURSE



BOUNDARIES & DELINEATIONS

PROPERTY BOUNDARY

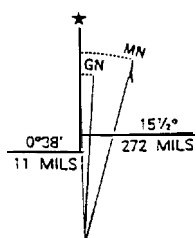
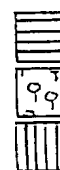


VEGETATION TYPES

REDWOOD—DOUGLAS-FIR CONIFER FOREST

TANOAK—LAUREL DECIDUOUS FOREST

MIXED-SPECIES SHRUBLAND



UTM GRID AND 1994 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

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EXHIBIT J

PROPERTY INVENTORY OF NATURAL AND ANTHROPOGENIC RESOURCES

0826

PROCEDURES

A field survey was conducted during late August of 1998, in order to determine: (1) present conifer timber stocking and volumes, (2) present stand growth rates, (3) stand conditions, and (4) regeneration rates of conifers. The field survey included an evaluation of current access to the timber contained on the property.

Four **1/5th-acre** sampling plots were established using a uniform grid to establish plot centers. This timber cruise represented a -7% cruise of the total area of the parcel. The plot centers were located by using a compass **and** pacing. The plot center was flagged, and all commercial-sized conifer trees within the plot were tallied and measured for Diameter at Breast Height (**DBH** in **2-inch** classes), height to **6-inch** top, and any deviations in tree growth or health were noted. A single tree from each of the following age classes (using diameter as a surrogate for correlated age) was selected:

Age/Diameter Classes (inches)

16-20
22-26
28-32
34-38+

These individuals were then increment-bored at a 4-foot height and the amount of growth within the past ten years was measured, in inches. When no tree was present from an existing age class, that age class was not used in determining stand growth. As well, at each plot center a 1/100*-acre plot was established, and all conifer sprouts or seedlings were counted. During the course of the timber cruise, general stand productivity was noted. All cruise data was evaluated using CRUSTALI software.

In the course of walking the property, all existing roads, trails, and land-improvements (fencing, water developments, etc.) were noted and mapped specifically in regards to their utility for harvesting activities and fire protection. A brief check for the existence of any archeological resources, ancient trees, and standing snags was conducted.

RESULTS

The results of the timber cruise as evaluated by CRUSTALI are contained in Appendix B. The results indicate that the property has 133.5 A.' basal **area/acre**, and 2 1,493 board feet/acre of redwood commercial-sized (≥ 18 " DBH) timber. Using **Scribner** 2-inch log rules, it is estimated that the property contains 176,246 board feet of **commercial-sized** timber. The average tree has a **25.8-inch** DBH, and contains 586.18 board feet.

The projected growth data is displayed in the stand and stock tables for this tract (See Appendix C). The relationship between DBH and volume was calculated from CRUSTALI, and graphed (See Appendix C). There is a slight **difference** between the projected volumes of timber as evaluated by CRUSTALI versus by the Stand and Stock Table (176,246 BF vs. 173,600 **BF**), due to the use of the estimated average board-foot tree volumes in the stand and stock tables. This discrepancy is wholly attributable to this difference in estimated average tree volume values, and remains less than a 1.5% difference. With the projected growth of volume, a harvesting schedule was created, using a 10-year harvesting rotation (See **RECOMMENDATIONS**).

Regeneration results for this property are exhibited in the following table:

REGENERATION CLASS	# COUNTED	#/ACRE	MEAN, STD. DEVIATION
1", roots	51	1700	17 IO.01 ac., 21
1", Woody Stem	7	233	9.7 IO.01 ac., 15.6
2", Woody Stem	1	33	0.3 IO.01 ac., 0.6
3", Woody Stem	1	33	0.3 IO.01 ac., 0.6
Seedlings			0,0

0827

Regeneration is at good levels for stand replacement. Regeneration is largely comprised of stump-sprouts resulting from the 1987 harvest, and the sprouts and saplings **will** be allowed to self-thin to a level of adequate **stocking**.

All existing roads, **trails**, landings, and developments found on the property were mapped (See Rage 15). The roads remain in good condition, with erosion controls still effectively mitigating the chance of accelerated erosion. Accessibility to the **property** and to the resources contained on the property is good, with several routes of entry and well-dispersed trails throughout the property. The route used to access the upper landing (Landing B) is direct from County Road (Glen Haven Road), using an existing right-of-way. In order to access the lower landing (Landing D), the use of the existing right-of-way across the parcel immediately south of the property is required (See Rage 15). The unpaved road used to access the property from Glen Haven Road is privately maintained. However, it requires minimal maintenance by the landowners.

The Class III watercourse present on the property was mapped and adjacent possible sources for sedimentation were evaluated.

No snags were encountered during the **cruise**. The amount of downed, woody debris was found to be moderate, typically as moderately decayed branch material. No ancient trees were encountered during the cruise.

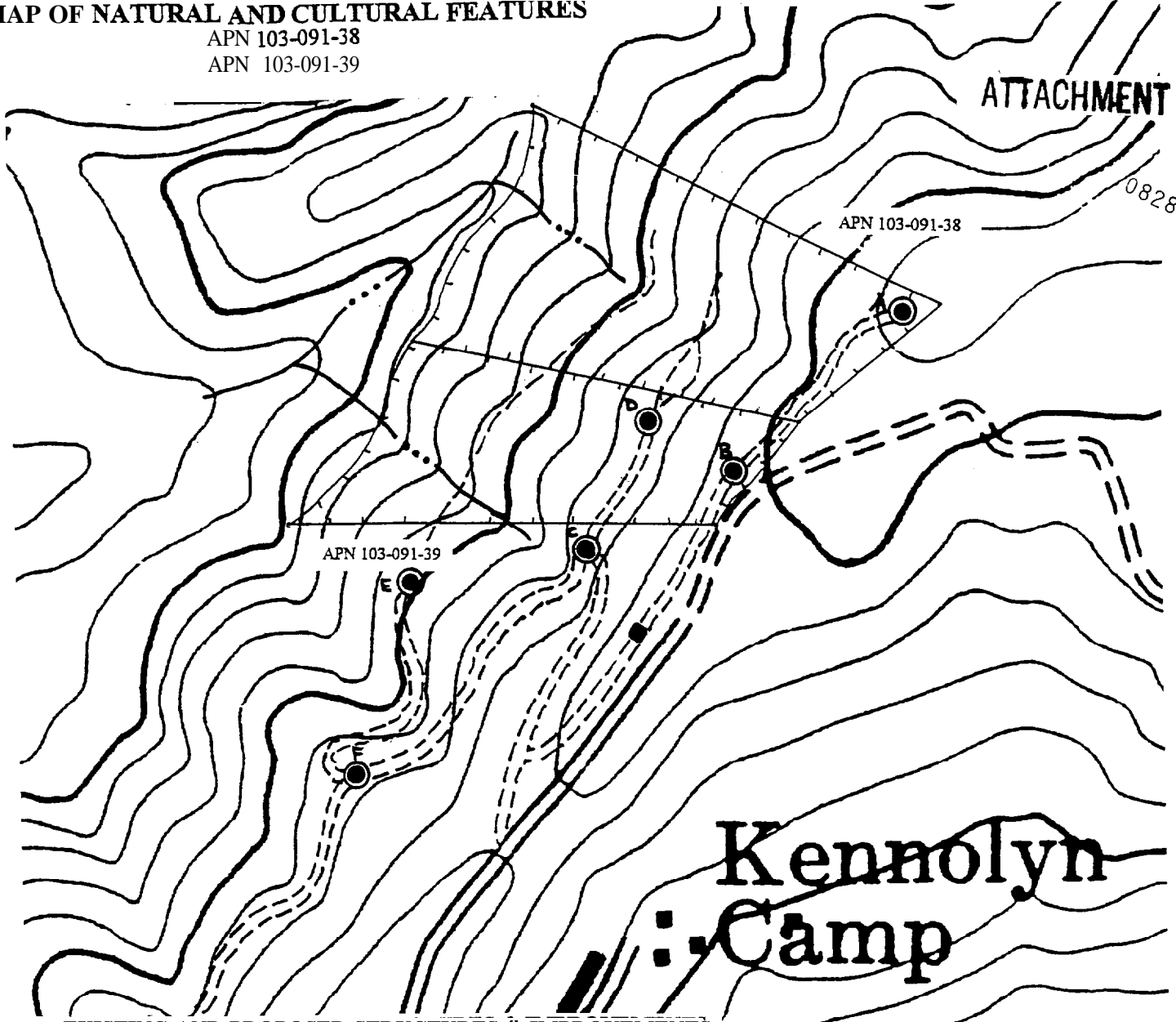
No archeological or cultural resources were discovered on the property during the course of the timber cruise. The landowner does not **know** of any archeological sites located on the property. As a requisite for timber **harvest** plan submittal, an archeological records check would **be** conducted through the California Historical Resources Information System and the Native American Heritage **affiliate** for the region. Any archeological site information is held confidentially, and it would not be accessible public information from the 1987 THP.

MAP OF NATURAL AND CULTURAL FEATURES

APN 103-091-38

APN 103-091-39

ATTACHMENT 6



EXISTING AND PROPOSED STRUCTURES & IMPROVEMENTS

Portions of Sections (Estimated) 23 & 26, T. 10 S., R. 1 W.,
Mount Diablo Base & Meridian (Santa Cruz County)
Laurel 7.5" USGS Quadrangle

SCALE

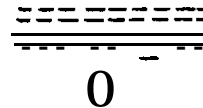
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1:4800



LEGEND

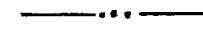
ROADS & LANDINGS

EXISTING SEASONAL ROAD
EXISTING PERMANENT ROAD
EXISTING SKID TRAIL
EXISTING LANDING



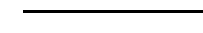
WATERCOURSES

CLASS III WATERCOURSE



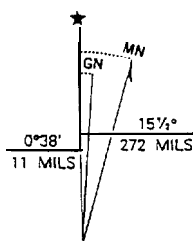
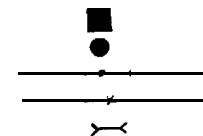
BOUNDARIES & DELINEATIONS

PROPERTY BOUNDARY



STRUCTURES & IMPROVEMENTS

OUTBUILDING
WATER TANK
WATER PIPE
FENCE
GATE



UTM GRID AND 1594 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

68

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EXHIBIT J

ANALYSIS

0829

TIMBER RESOURCES*PRESENT STAND CONDITIONS*

The stand is currently well-stocked, and contains over 130 ft^2 of basal area per acre, well above the required 75 ft^2 per acre deemed necessary for timberland by the State of California and the County of Santa Cruz. Annual growth is 40 $\text{ft}^3/\text{acre}/\text{year}$ (4800 board $\text{feet}/\text{acre}/10$ years), again well above the requirement of 15 $\text{ft}^3/\text{acre}/\text{year}$ as deemed necessary by the County of Santa Cruz (set forth in Chapter 13.10.375 of SC Co. Code). Thus, the property meets the timber stocking standards for rezoning to timberland production

The accessibility of the timber is fairly good, as the property has good access to all portions of the tract, making tractor-skidding the most reasonable **method** of extracting felled timber. The amount of growth during the past eleven years (since the 1987 harvest) has given rise to a timber stand with good stocking and **volume** levels. Thus it may be assumed that a harvest of this growth will replicate the stand conditions conducive to the same growth **rate**.

FUTURE STAND CONDITIONS

Data **from** the stand and stock tables indicates that the timber stand will continue to grow vigorously. There are no problems with insect or disease pathogens, and past harvesting has selected a crop of trees with high relative vigor. Future stand conditions **will** largely be determined by timber harvest operations conducted in the future. Thus, timber marking goals would be established with future desired stand conditions in mind, as elucidated later in this plan (See **RECOMMENDATIONS**, FUTURE TIMBER MANAGEMENT OPERATIONS, HARVEST METHODS).

ECOSYSTEM RESOURCES

The manipulation of plant-resources on the property could allow for maximum sustained growth rates of commercial conifer species. This could be achieved by selecting trees for harvest so as to maximize the receipt and uptake of light- and moisture-resources within the stand. Proper tree spacing would thus encourage maximum sustained **growth**.

No standing snags were encountered on the property during the cruise conducted in 1998. Future harvests would give consideration to the wildlife resources snags provide, and encountered snags would be retained for their wildlife benefits wherever safe harvesting practices allow. The amount of downed woody debris is moderate over the property, and the presence and amount of downed woody debris would be considered during the planning and operation of any harvesting activities.

No ancient trees were found on the property (200+ years), nor would one expect to find any on this parcel, primarily due to the harvesting activities near the turn of the century, and the proximity of this parcel to the Soquel Creek Valley.

The Class III which leaves the property on the western boundary was found to have no obvious sources of accelerated sedimentation. The draw down which the Class III incises has a high relative amount of ground-cover, and old accumulations of woody debris provide for good energy dissipation along the length of the watercourse.

DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed development of the property for an eventual homesite would involve limited management in the short term (please refer to Page NC-SI, Landing B for the proposed homesite location). **Specifically**, this would involve (1) manipulation of the fuels near the proposed homesite so as to minimize the possibility of eventual wildfire damage, and (2) limited improvement of road access to the building site. It is the landowner's objective to keep road development minimal in the short-term.

0830

This eventual building site will be entirely located on the non-timbered portion of the property, and would involve no boundary adjustments. The size of the lot, and the lots surrounding the property, ensure that the extent of **clustering** would be minimal.

The road giving access to the property would approach the homesite from the south, crossing property APN **103-091-01**. The road is currently a well-compacted dirt track with old erosion control measures still effective in **minimizing** accelerated erosion. It may be improved with rock or screened gravel, but this is unnecessary at this time.

The arterial roads leading to the property are in good condition, having minimal slopes and undergoing consistent maintenance by County Public Works.

The marking of trees within the area of close proximity to the proposed homesite would emphasize the removal of trees adjacent to the *proposed* building site, as a measure for *fire* protection (*See FIRE PROTECTION AND FUELS MANAGEMENT*). Trees with important aesthetic values would be left unmarked to facilitate the goal of optimizing the Unit for eventual homesite construction

RECOMMENDATIONS

0831

FUTURE TIMBER MANAGEMENT OPERATIONSMANAGEMENT UNITS

This tract can be divided into two management units. Management Unit 1 may be designated land for production and manipulation of forest-resources. Management Unit 2 may be designated land for **future** development of the proposed homesite, emphasizing the maintenance of aesthetic values and the decrease in susceptibility to **wildland** fires (See Page 19). The boundary between the two units was established, as will **later** be explained in greater detail (See **FIRE PROTECTION AND MANAGEMENT OF FUELS**), in accordance with State recommendations for **wildland** fire defensibility of structures and improvements. The recommended **100-foot** zone of fuels management was drawn from the existing road accessing Landing B, thereby encompassing the proposed development.

HARVEST METHODS

Methods of harvest for this tract would emulate that of past harvests, using selective harvesting of **conifers** and tractor skidding. Forest improvements would be made through the use of harvests, whereby poor-quality stems would be selected for removal during commercial harvests. Hardwoods cut during the course of **harvest** operations would be removed, in order to maintain a stand with similar diversity as currently exists. The Licensed Timber Operator (**LTO**) would follow specific guidelines as set forth by a State-approved **THP**, subject to review by the applicable land-use agencies. **Watercourse** protection would be conducted as required by any State-approved plan.

In order to facilitate forest productivity and condition, several marking goals will be established:

1. Mark to release young-generation sprouts (common as evidenced by regeneration data results)
2. Remove defective trees
3. Generate adequate spacing in redwood groves
4. **Harvest** trees at a sustainable rate

To implement these marking goals, the following, **specific** marking objectives will **be** used:

- a) removals in the 16"-20" diameter classes will be limited to defective stems and removal to generate spacing conducive to overall plan goals.
- b) Removal of trees in the 22"+ diameter classes will be emphasized in harvesting activities

Post-operation management would include the mitigation of sediment sources and the establishment and maintenance of erosion control structures on roads used during harvest operations. Skid trails would be slash-packed and closed out. Any landings used would be **outsloped** and all yarded unusable material would be strewn over bare soil. Short-term maintenance of erosion control structures (through the first winter following the harvest), would be conducted by the LTO, and then after by the landowner.

Logs would be hauled out from the property, onto Glen Haven Road, to Old Main, turning onto **Soquel** Drive, to Porter Avenue, and from there onto Highway 1, where the logs would be directed to the mill designated within the **THP**. The projected harvest would produce 38,000 board feet every ten years. Assuming an average load of 5,000 board feet/log truck the harvest would require eight loads to remove the timber. Since this harvest would occur over a week or

MAP OF NATURAL AND CULTURAL FEATURES

APN 103-091-38

APN 103-091-39

ATTACHMENT 6

APN 103-091-38

APN 103-091-39

Kennolyn Camp

MANAGEMENT UNITS & OPERATION RECOMMENDATIONS

Portions of Sections (Estimated) 23 & 26, T. 10 S., R. 1 W.,
Mount Diablo Base & Meridian (Santa Cruz County)
Laurel 7.5" USGS Quadrangle

SCALE

1 INCH = 400 FEET
1:4800

CONTOUR INTERVAL 40 FEET

400 300 200 100 0 400 FEET

LEGEND

ROADS & LANDINGS

EXISTING SEASONAL ROAD
EXISTING PERMANENT ROAD
EXISTING SKID TRAIL
EXISTING LANDING



WATERCOURSES

CLASS III WATERCOURSE



BOUNDARIES & DELINEATIONS

PROPERTY BOUNDARY

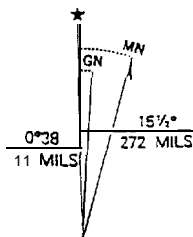


MANAGEMENT UNIT DELINEATIONS

MANAGEMENT UNIT 1



MANAGEMENT UNIT 2



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UTM GRID AND 1994 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

EXHIBIT J

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so, the maximum number of truck loads/day would be around 4. Average Daily Traffic (ADT) counts conducted by the Santa Cruz County Regional Transportation Commission give the following measured vehicle counts at the intersections that would be **affected** by any harvesting activities on the Webster property:

0.833

MAJOR INTERSECTION	ADT TRAFFIC VOLUMES	DATE MEASURED
Old Main & Soquel Dr.	12,338	May, 1993
Soquel Dr. & Porter St.	10,203	September, 1996
Porter St. & Hwy. 1	No data available	N/A

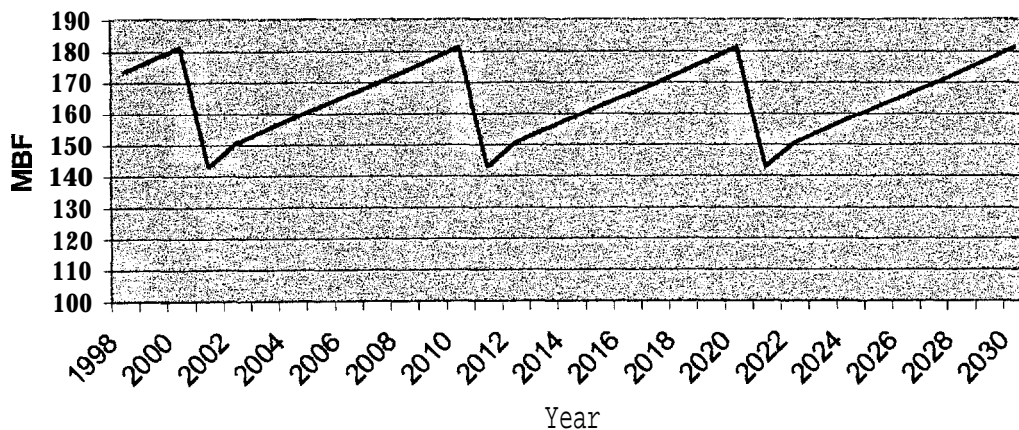
SOURCE: Santa Cruz County Regional Transportation Commission (1998)

With this relatively high volume of traffic at intersections along the proposed haul route, it is estimated that the addition of a maximum of 4 log trucks/day at off-peak hours would have little effect.

HARVESTING CYCLES

The following harvesting rotation was created using the data from the stand and stock tables:

Timber Stand Volume (MBF)



Approximately 38.3 MBF of timber would be harvested every 10 years, leaving an estimated 143 MBF of residual volume. The amount of harvest would be 2 1% of the residual volume after harvest. This rotation would maintain an average volume of around 160 MBF on the property.

Maximum Sustained Production (MSP) of high quality timber products will be achieved by following the guidelines of this plan. The standards for MSP, as outlined in the Forest Practice Rules (14 CCR 9 13.11 (c)(2)) state that MSP has been achieved when: (1) eight or more trees/acre, of 18 inches DBH or greater, of full crown capable of seed production, and representative of the best phenotypes available in the preharvest stand are left **after** harvest, (2) minimum stocking and basal area standards for the selective silvicultural system will be met with **primary** stand species, and (3) all associated forestland resources such as air, soil, fish wildlife, water, and other public trust resources are protected through the application and adherence to the Forest Practice Rules and the additional measures specified in the plan (State of Calif. CDF 1998). **MSP** can be achieved when harvesting occurs as **specified** in this plan Forestland

resources would be protected and unproved as a result of mitigation measures employed within this plan and subsequent THP's.

FISH AND WILDLIFE MANAGEMENT

The wildlife species of primary concern regarding timber activities at this site are:

1. Red-legged frog (*Rana aurora draytoni*), a Federally- and State-listed Threatened species under the Endangered Species Act (ESA)
2. Coho salmon (*Oncorhynchus kisutch*), a Federally-listed Threatened species under the ESA
3. Steelhead salmon (*Oncorhynchus mykiss*), a Federally-listed Threatened species under the ESA

Using the California Natural Diversity Database maps, published by California Fish & Game (1997), a list of species having Threatened, Endangered, or Species of Concern status from the County and State, and a local compendium of Red-legged frog observations, a search for any Federally-, State-, or County-listed Threatened or Endangered species within a 1-mile radius of the property boundary was conducted. As well, any species affected by transport of effects from the watershed were examined. The 3 species listed above were the only species found during this search.

One sighting of a Red-legged frog was noted, approximately 1 mile from the property and downstream (within the Soquel Creek Valley). The presence of this County-listed Species of Concern and the species' relative motility, will warrant consideration during the preparation and submittal of a THP. Typically, this would require the mitigation of any likelihood that timber harvest activities may result in a take of the species. Guidelines for assessing the likelihood of take during THP activities, as proposed by the CDF, would be followed subject to review team meetings and input.

The possibility of effects on the two remaining species, Coho salmon and Steelhead salmon, would be successfully mitigated through the adherence to CDF Forest Practice Rules. A list of County-listed Threatened Endangered or of Special Concern animals is included in Appendix E.

RECREATIONAL & VISUAL IMPACT ASSESSMENT

The amount of recreational use that the property receives is minimal. Harvest activities would negligibly affect the recreational utility of the property. Any effects would be realized only by the landowner, as no public recreation occurs on or adjacent to the property.

The visual impacts associated with any harvesting and development activities would be noticeable only at locations within the Soquel Creek Valley, specifically homesites located on the east-facing slope of the Soquel Creek Valley and travelers on the Old San Jose Road. The selective method of harvesting would ensure that a continuous forest canopy remains, with minimal visual alteration.

FIRE PROTECTION AND MANAGEMENT OF FUELS

FIRE PROTECTION PLAN FOR MANAGEMENT UNIT 1

During harvest operations, each piece of heavy equipment will have a fire-fighting shovel, and each chain saw will be accompanied by a fire extinguisher or shovel. Fire suppression tool boxes will be located on each active landing, and contain shovels, McLeod's, and a water-filled extinguisher. The logging foreman will observe the active logging

area for signs of ignition. If a fire is ignited during timber operations, one employee will be deployed to contact the CDF Fire Protection Station, and all available personnel and equipment will work to extinguish the fire.

0835

FIRE PROTECTION PLAN FOR MANAGEMENT UNIT 2

Historical fire intervals in **redwood** forests range from 6.2 to 23.0 years (**Finney** and Martin 1992). Because of the probability of **fire** occurrences where dwelling structures are built in close proximity to forestland, the need for fuels management for **fire** protection arises. CDF suggests all new-home building be evaluated and conducted in accordance with State regulations regarding **fire** protection elements such as evacuation routes, peak load water supplies, minimum road widths, and clearances around structures.

The CDF **Burrel** Guard Station (25050 Highland Way) provides fire protection services for this site. This station is located on Summit Road approximately 14.0 miles from the property.

The proposed development at Landing B requires specific manipulation of **fuels** surrounding the site, and thus a CDF-recommended **100-foot** zone was drawn around the proposed development site & routes, to be managed in these regards as Management Unit 2. The general standards for fire protection that would be addressed during all development operations are:

- Road Standards for Fire Equipment Access
- Standards for Signing Streets, Roads, and Buildings
- Minimum Private Water Supply Reserves for Emergency Use
- Fuel **Modifications**

The existing public roads accessing the property are constructed with proper road widths, ingress & egress routes, surfaces, grades, and radii to allow for accessibility from **fire** protection equipment. Currently, the road is passable by fire protection equipment, and is kept free of overhanging brush and limbs by frequent use. The road providing access to Landing B is less than 400 feet long well under the maximum length of dead-end roads for a **9-acre** parcel of 2640 feet (State of **Ca.** CDF 1993). The driveway and gate entrance would as well, meet CDF recommendations. At the time of development, proper street signing would be installed in order to direct CDF equipment.

The water supply to this site is currently undeveloped, and the access to water would be further developed in conjunction with eventual homesite construction.

Fuel modifications would be completed during the harvest operations. A **100-foot** zone of fuels management would be constructed with the following zones being used to minimize the potential for ignition, **spread**, and loss of property or life:

<i>FIRE PROTECTION ZONE</i>	<i>DISTANCE FROM STRUCTURE OR IMPROVEMENT (FEET)</i>	<i>CHARACTERISTICS</i>
HOME SITE	0-30	No trees, landscaping with irrigated low-growing plants
ADJACENT ZONE	30-70	Individual trees and medium-height shrubs, removal of ladder fuels
FOREST INTERFACE	70-100	Selectively thinned trees

These zones would be implemented during harvests, and maintained once development begins. The construction and subsequent maintenance of these zones would minimize the possibility of any **wildland** fire hazards.

0836

0837

LITERATURE/SOURCES CITED AND REFERENCED

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Clark-Cooper Geologic Resources Map. 1954.

Finney, M A, and R E. Martin. 1992. Short fire intervals recorded by redwoods at Anadel State Park, California. *Madrono*. Vol. **39:4**, pp. 251-262.

Santa **Cruz** County Regional Transportation Commission. 1998. Santa **Cruz** County Minor Arterial Average Daily **Traffic**. **Traffic** Monitoring **Program**, 1990-1997.

State of **California**, Department of Forestry and Fire Protection. 1993. Fire Safe Guides For Residential Development in California. 97 pp.

State of California, Department of Forestry and Fire Protection. 1998. Forest Practice Rules, 14 CCR Chapters 4 & 4.5. 292 pp.

U.S. Department of Interior, Fish & Wildlife Service. 1996. Interim Guidelines for Determining Protective Measures for **Timber** harvest Plans to Avoid Take of the California Red-legged Frog.

U.S.D.A Natural Resources Conservation Service. 1980. Soil **Survey** for Santa **Cruz** County.

Webster, Roy. Personal Communication, September 1998.

APPENDICES

I. SOIL FACTORS

A. Soil Texture ('I)

Detachability
rating:

Permeability
rating:

B. Depth to Restrictive Bedrock

inches:

rating:

C. Percent Surface Coarse Fragments >2 mm in size

%

rating:

II. SLOPE FACTOR

rating:

III. PROTECTIVE VEGETATIVE COVER REMAINING AFTER DISTURBANCE

%

rating:

IV. 2-YEAR, 1-HOUR PPT. INTENSITY

1/100 in.

rating:

EROSION HAZARD RATING

	TEXTURE	DETACH. RATING	PERM. FACTOR
*1:	sand	30	1
	loamy sand	27	1
	sandy loam	23	1
	fine sandy loam	20	1
	loamy sand	17	2-3
	silt loam	14	2-3
	silty clay loam	11	2-3
	clay loam	8	4-5
	clay loam	5	4-5
	fine clay	1	4-5

LOW	MODERATE	RAPID		
I-Q	IQ-18	1 Q-30		
SLOW	MODERATE	RAPID		
5-4	3-2	1		
SHALLOW	MODERATE	DEEP		
1-19	20-39	40-60		
15-0	8-4	3-1		
LOW	MODERATE	HIGH		
10-639	60-70	2-1100		
5.15% 1-3	1 e-30% 4-6	31-40% 7-10	41-50% 11-15	51-70% 18-25
LOW	MODERATE	HIGH		
0-40	41-80	81-100		
15-8	7-4	3-1		
LOW	MODERATE	HIGH		
<30-39	40-59	60-69		
1-3	4-7	8-11		
LOW	MODERATE	HIGH		
<50	50-65	66-75		

EROSION HAZARD RATING IS: HIGH

APPENDIX A (EROSION HAZARD RATING)

ATTACHMENT 6

0839

EXHIBIT 68

WEBSTER GLEN HAVEN CRUISE RESULTS (SEPTEMBER 1998)REDWOOD-SAWTIMBER
SCRIBNER FC BD.FT. -V INCH TOP

(0.20 ACRE PLOT CRUISE)

0840

PER ACRE

8 ACRES

DBH	TREES	BASAL AREA	BOARD FEET		TREES	BOARD FEET
18	3.3	5.9	382.95		27	3140.18
20	5.0	10.9	1084.28		41	8891.12
22	8.3	22.0	2976.26		68	24405.31
24	5.0	15.7	2422.76		41	19866.67
26	1.7	6.1	913.83		14	7493.44
28	3.3	14.3	2333.25		27	19132.68
30	5.0	24.5	4375.99		41	35883.09
32	0.0	0.0	0.00		0	0.00
34	1.7	10.5	2198.31		14	18026.17
36	3.3	23.6	4805.80		27	39407.54
TOTAL	36.7	133.5	21493.44		301	176246.20

PLOT CRUISE VOLUME SUMMARY

	PER VOLUME	ACRE TREES	PER BA	8 VOLUME	ACRES TREES	AVG. VOLUME	TREE DBH
REDWOOD	21493.44	37	134	176246	301	586.18	25.8

3 0.20 ACRE PLOTS/8 ACRES=> 7.50% CRUISE

STAND & STOCK TABLES PER ACRE CALCULATIONS
10-YEAR PROJECTIONS, WITH HARVEST OCCURRING ON YEAR 10
WEBSTER TMP
STAND: GLEN HAVEN, MGT. UNIT 1

<u>COLUMN</u>	<u>a</u>	<u>3</u>	<u>4</u>	<u>5</u> <u>6</u> <u>7</u> PERCENTAGE OF TREES MOVING			<u>8</u> <u>9</u> <u>10</u> NUMBERS OF TREES MOVING		
DBH CLASS INCHES	NUMBER OF TREES/ACRE	AVG. 10-YR. DBH INCREMENT INCHES	MOVEMENT RATIO	0 CLASSES	1 CLASS	2 CLASSES	0 CLASSES	1 CLASS	2 CLASSES
16.00	1.70	1.13	56.50	43.00	57.00		0.73	0.97	0.00
18.00	3.30	1.13	56.50	43.00	57.00		1.42	1.88	0.00
20.00	5.00	1.13	56.50	43.00	57.00		2.15	2.85	0.00
22.00	8.30	1.64	82.00	18.00	82.00		1.48	6.81	0.00
24.00	5.00	1.64	82.00	18.00	82.00		0.90	4.10	0.03
26.00	1.70	1.64	82.00	18.00	82.00		0.31	1.39	0.00
28.00	3.30	1.80	90.00	10.00	90.00		0.33	2.97	0.00
30.00	5.00	1.80	90.00	10.00	90.00		0.50	4.50	0.00
32.00	0.00						0.00	0.00	0.00
34.00	1.70	3.35	167.50		32.00	66.00	0.00	0.54	1.16
36.00	3.30	3.35	167.50		32.00	68.00	0.00	1.06	2.24
38.00	0.00						0.00	0.00	0.00
40.00	0.00						0.00	0.00	0.00

TOTAL= 38.30

* With a harvest in 10 years of commercial-sized timber (>18 inch DBH)

EXPLANATION OF CALCULATIONS:

- COLUMN 1: Diameter classes used in the cruise
2: Data from CRUSTALI results (software program used to evaluate cruise data collected in field)
3: Data collected in field during cruise
4: Assuming a uniform dispersion within a diameter class, a percentage of trees moving from one diameter class to another. Thus, this value is equal to (Column 3) / 2 x 100.
5: This value is calculated from the Movement Ratio (Column 4). The Movement Ratio determines what proportion of trees will move up one or more diameter classes.
6: This value is calculated from the Movement Ratio (Column 4). The Movement Ratio determines what proportion of trees will move up one or more diameter classes.
7: This value is calculated from the Movement Ratio (Column 4). The Movement Ratio determines what proportion of trees will move up one or more diameter classes.
8: Column 5 value x Column 2 value
9: Column 6 value x Column 2 value
10: Column 7 value x Column 2 value

11	12	13	14	15	16	17	18	19	20	21
DBH CLASS INCHES	# TREES AFTER MOVEMENT	# MORTALITY TREES	# HARVEST TREES	RESIDUAL STAND'	VOL./TREE BD.FT.	INITIAL STAND VOLUME	STAND GROWTH VOLUME	MORT. VOLUME	HARVEST VOLUME	RESIDUAL VOLUME
16.00	0.73	0.02	N/A	0.71	103.86	176.56	N/A	1.85	N/A	74.07
18.00	2.39	0.05	0.44	1.90	116.05	382.97	-105.84	5.88	50.54	220.72
20.00	4.03	0.07	0.73	3.22	216.86	1084.30	-210.35	15.73	159.37	898.84
22.00	4.34	0.06	0.79	3.48	358.59	2976.30	-1420.02	23.34	283.80	1249.44
24.00	7.71	0.09	1.41	6.21	484.55	2422.75	1313.13	43.34	681.28	3011.27
26.00	4.41	0.04	0.80	3.57	537.55	913.84	1456.76	19.91	432.30	1918.38
28.00	1.72	0.01	0.31	1.40	707.05	2333.27	-1117.14	6.32	221.77	988.03
30.00	3.47	0.01	0.63	2.83	875.20	4376.00	-1339.06	6.07	553.82	2477.05
32.00	4.50	0.00	0.82	3.68	1058.00	0.00	4761.00	0.00	868.22	3892.78
34.00	0.00	0.00	0.00	0.00	1293.12	2198.30	-2198.30	0.00	0.00	0.00
36.00	0.54	0.00	0.10	0.45	1456.30	4805.79	-4019.39	-5.98	143.41	648.97
38.00	2.23	0.00	0.41	1.82	1643.00	0.00	3663.89	0.00	668.15	2995.74
4D.w	2.24	0.00	0.41	1.83	1790.00	0.00	4009.60	0.00	731.19	3278.41

TOTAL **38.31**

TOTAL/ACRE (BF)
 TOTAL/ACRE (MBF)
 TOTAL/STAND (MBF)

21670	4794	116.16	4794	21454
21.70	4.79	0.12	4.79	21.45
173.60	38.32	0.96	38.32	171.60

EXPLANATION OF CALCULATIONS:

- COLUMN 11: Diameter classes used in the cruise
- 12: Sum of trees in each class after growth. Example :# trees in 24"DBH class= trees that moved up one class from 22"DBH class, + trees that remained in 24"DBH class.
- 13: Number of stems after growth x mortality rate *M* (*M* = 5%), weighted to increase mortality as age class increases. (Column 12) x 0.05-[0.0016 x (DBH class, in inches)].
- 14: Derived from harvest prescription (40% of stems 18 inches or over). (Column 12 x 0.4).
- 15: (Column 12 - Column 13 - Column 14).
- 16: Estimated volumes/tree in each size class.
(Column 2 x Column 16).
- 17: [(Column 12 x Column 16) - (Column 2 x Column 16)]. A negative value implies that more trees are exiting the size class than entering.
- 18: (Column 13 x Column 16). Negative mortality volume is insignificant (An unavoidable result of assumptions).
- 19: (Column 14 x Column 16).
- 20: (Column 15 x Column 16).
- 21: (Column 15 x Column 16).

WEBSTER TMP DBH-VOLUME CURVE

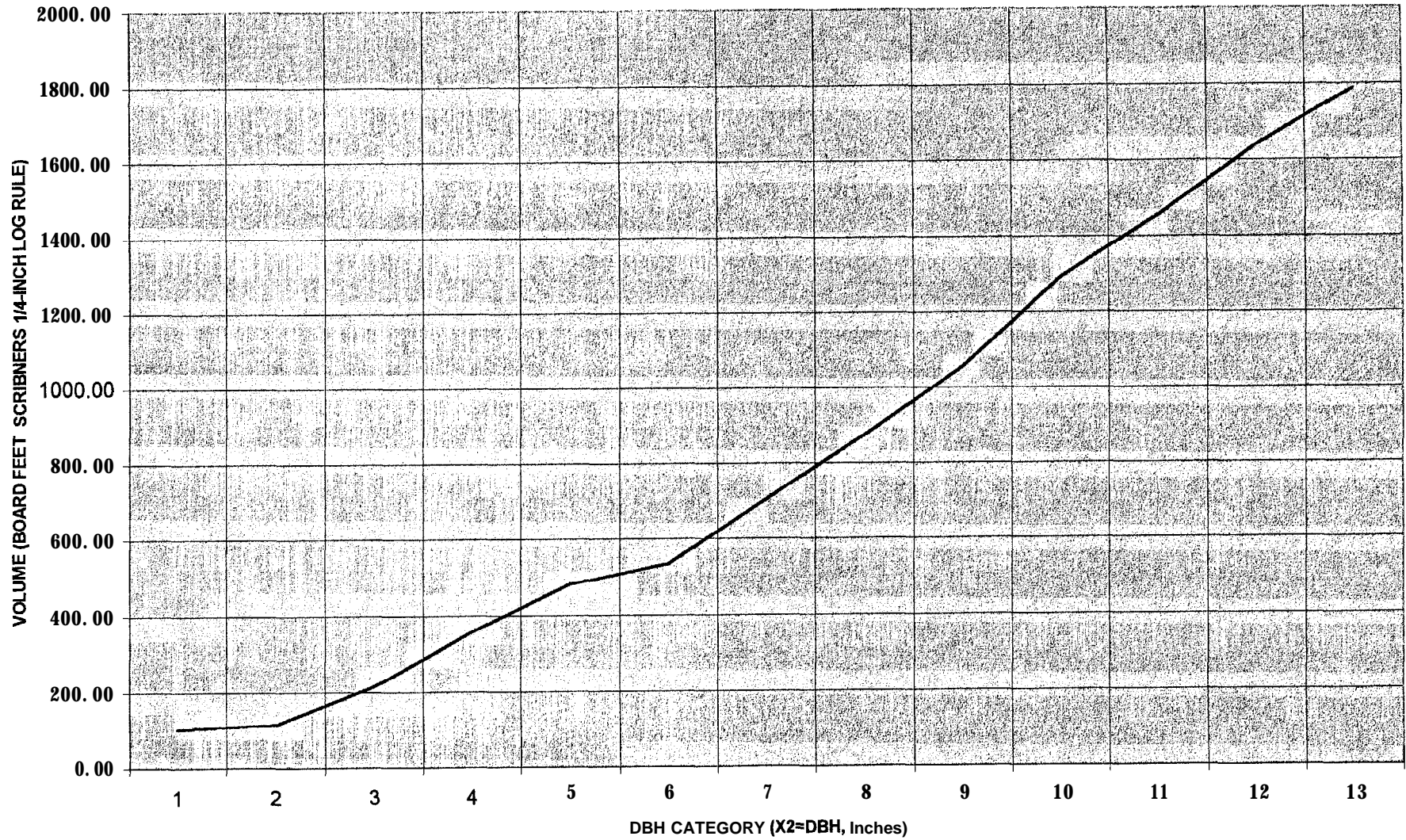


EXHIBIT 68

ATTACHMENT 6

0843

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Appendix D consists of lists of plants and animals (and their habitats) which are described in Section 5.1 of the General Plan and Local Coastal Program Land Use Plan. This appendix contains a series of lists which collectively address all the plant and animal species and their associated habitats which are to be protected in Santa Cruz county. As state and federal lists change, this catalogue will be amended to reflect the most current information. Updates can be made without General Plan/LCP amendments or certification by the California Coastal Commission.

THREATENED, ENDANGERED OR ANIMALS OF SPECIAL CONCERN IN SANTA CRUZ COUNTY

Updated 3/1/94

SPECIES	STATE/FEDERAL LISTING	SPECIES OF SPECIAL CONCERN	KEY
SPIDERS AND RELATIVES			STATE
Dolloff Cave Spider	C2		SE State listed Endangered
Santa Cruz Teleman Spider	c2		ST State listed Threatened
Empire Cave Pseudoscorpion	C2		SCE State candidate Endangered
GASTROPODS			SCT State candidate Threatened
California Brackish Water Snail	C2		
INSECTS			FEDERAL
Barbate (Mt. Herman) June Beetle	C2		FE Federally listed Endangered
Opler's Longhorn Moth	2R		FT Federally listed Threatened
Monarch Butterfly (wintering sites)	†		FPE Federally proposed Endangered
FISHES			FPT Federally proposed Threatened
Coho (Silver) Salmon		Yes	
Tidewater Goby	C2	Yes	C1 Sufficient data to support Federal listing
AMPHIBIANS AND REPTILES			C2 Listing may be warranted, but data insufficient to support Federal listing.
Santa Cruz Long-toed Salamander	SE/FE		
California Red-legged Frog	C2	Yes	1R Recommended for C1 status by U.S. Fish and Wildlife Service (USFWS).
Western Pond Turtle		Yes	2R Recommended for C2 status by USFWS
San Francisco Garter Snake	SE/FE		
Horned Lizard		Yes	
BIRDS			† Species fall into one or more categories:
Bank Swallow	ST		• Biologically rare-very restricted in distribution or declining throughout their range.
Black-crowned Night Heron		Yes	• Species closely associated with a habitat that is rapidly declining in California.
Black-shinned Hawk		Yes	• California population(s) are threatened with extirpation.
Black Swift		Yes	
Brown Pelican	SVFE		
Burrowing Owl		Yes	
California Least Tern	SE/FE		
Cooper's Hawk		Yes	
Double Crested Cormorant		Yes	
Golden Eagle		Yes	
Ferruginous Hawk		Yes	
Marbled Murrelet	SCT/FPT		
Merlin		Yes	
Osprey		Yes	
Peregrine Falcon	SE/FE		
Purple Martin		Yes	
Sharp-shinned Hawk		Yes	
Spotted Owl		Yes	
Tricolored Blackbird	c2	Yes	
Western Snowy Plover	Fr	Yes	
Western Yellow Billed Cuckoo	SE		
Willow Flycatcher	SCE		
Yellow Breasted Chat		Yes	
Yellow Warbler		Yes	
MAMMALS			
American Badger		Yes	
Monterey Ornate Shrew	c2	Yes	
Northern (Stellar) Sea Lion	FT		
Santa Cruz Harvest Mouse	c2	Yes	
Southern Sea Otter	FT		

CALI

SCIENTI

Agrostis

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Amaur

Arabis

Arctost

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Arctost

X7 Arctost

E Arctost

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Camp

Castill

Caanc

Chlor

harwa

Chori

punga

Chori

robust

E Chori

harm

KEY E = E

X = E

† = E

ATTACHMENT 6

CALIFORNIA STATE PLANT SPECIES OF CONCERN FOUND IN SANTA CRUZ COUNTY - RARE AND/OR ENDANGERED
Updated 3/1/94

	SCIENTIFIC NAME	COMMON NAME	STATE FEDERAL STATUS	LOCATION	THREAT
	<i>Agrostis agrostigiumis</i>	Awned bentgrass	C1	Small colony on bluff near Greyhound Rock	
	<i>Agrostis blasdalei</i>	Blasdale's bentgrass	C2	Few colonies in coastal grasslands, mostly Swanton/Greyhound Rock areas.	Threatened in part by agricultural conversion.
	<i>Amalnicia lunaris</i>	Bent-flowered fiddleneck		Small colonies on slopes in Swanton area.	No immediate threat?
	<i>Arabis blepharophylla</i>	Coast rock cress	C3c	One colony near Eagle Rock, purchased by Sempervivum Fund.	No immediate threat.
	<i>Arctostaphylos glutinosa</i>	Schreiber's manzanita	c2	Chalk ridges NE of Swanton, most of habitat owned by Lockheed.	Up to 1/3 population removed for fire suppression. Possible long-term threat from fire suppression.
	<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i>	Hooker's manzanita		Maritime chaparral in San Andreas/Calabasas area.	Threatened by residential development and competing exotics, especially Eucalyptus.
X7	<i>Arctostaphylos pajaroensis</i>	Pajaro manzanita		Collected in same area as <i>A. hookeri</i> , probably always rare in Santa Cruz Co.	Threats same as <i>A. hookeri</i> if not already extirpated in Santa Cruz County.
E	<i>Arctostaphylos silvicola</i>	Silver leaved manzanita	CE/C2	Zayante sandhills and Bonny Doon	Residential development and sand quarrying. Large population in Bonny Doon protected.
X	<i>Arenaria paludicola</i>	Marsh sandwort	CE/C1	Only colony at Camp Evers marsh in Scotts Valley habitat destroyed for golf course and trailer park.	Habitat destroyed.
	<i>Calyptridium parryi</i> var. <i>hesseae</i>	Santa Cruz Mtn pussypaws		Rare, few locations in sandy chaparral north of Watsonville, reported in Ben Lomond Mtn and Zayante sandhills.	More information needed on occurrences and threats
X	<i>Campanula californica</i>	Swamp harebell	C2	Only colony at Camp Evers marsh in Scotts Valley habitat destroyed for golf course and trailer park.	Habitat destroyed.
	<i>Campanula exigua</i>	Chaparral harebell		Two small colonies in Zayante sandhills.	No immediate threat?
	<i>Castilleja latifolia</i>	Monterey Indian paintbrush		Coastal dunes at Sunset Beach State Park and Pajaro Dunes.	Most of population removed by residential development. Threatened by invasive exotics - European beachgrass and iceplant.
	<i>Ceanothus rigidus</i>	Monterey ceanothus	C2	Few plants in maritime chaparral in Calabasas area.	Threatened by residential development, competing exotics and fire suppression.
	<i>Chorizanthe pungens</i> var. <i>hartwegiana</i>	Ben Lomond Spineflower	FE	Zayante sandhills and Bonny Doon	Mining
	<i>Chorizanthe pungens</i> var. <i>pungens</i>	Monterey spineflower	C1	Sunset Beach and probably a few other sandy areas in south County but no recent collections.	More information needed on occurrences.
	<i>Chorizanthe robusta</i> var. <i>robusta</i>	Robust spineflower	FE	Found in a few sandy places in midcounty and Sunset Beach areas.	No immediate threat?
E	<i>Chorizanthe robusta</i> var. <i>hartwegii</i>	Hartweg's spineflower	C1	Restricted to a few flower fields in Scotts Valley	Threatened by proposed housing and golf course development.

KEY E = Endemic to Santa Cruz County

X = Extirpated in Santa Cruz County

† = Presumed extinct

STATE/
FEDERAL
STATUS:

CE = State listed as Endangered

CR = State listed as Rare

CC = Candidate for State listing

PE = Proposed as Endangered

FE = Federally listed as Endangered

C1 = Sufficient data to support federal listing

C2 = Threat and/or distribution data insufficient to support federal listing

C3c = Determined to be widespread and/or not threatened for federal listing

CALIFORNIA STATE PLANT SPECIES OF CONCERN FOUND IN SANTA CRUZ COUNTY - RARE AND/OR ENDANGERED
Updated 3/1/94

	SCIENTIFIC NAME	COMMON NAME	STATE/ FEDERAL STATUS	LOCATION	THREAT
	<i>Collinsia franciscana</i>	San Francisco collinsia		A few colonies on slopes in Greyhound Rock and Swanton areas.	No immediate threat.
	<i>Cupressus abramsiana</i>	Santa Cruz cypress	CE/FE	Isolated groves in chaparral at Bonny Doon, Eagle Rock, Bracken Brae and above Smith Grade.	Some loss due to residential and vineyard development. Two colonies are publicly owned.
X?	<i>Cypripedium fasciculatum</i>	Clustered lady's slipper	C3c	Formerly reported near Glenwood and Boulder Creek. No recent records.	Presumed extirpated in Santa Cruz County, possibly due to collecting.
	<i>Elymus californicus</i>	California bottlebrush grass	C3c	Isolated colonies in openings in woodlands in Swanton area and a few mid county areas.	Most colonies not threatened at this time.
E	<i>Erigonum nudum decurrens</i>	Zayante buckwheat		Zayante sandhills and a few sandy areas in south county.	Reduced by mining and residential development, but common in remaining habitat.
	<i>Erysimum amorphilum</i>	Coast wallflower	c2	Secondary coastal dunes at Sunset Beach and south to Monterey Co.	Threatened by iceplant
	<i>Erysimum franciscanum</i>	San Francisco wallflower	c2	Few small colonies on sandy muffs in Greyhound Rock area: population is at the southern limit of its range.	Threatened by competition from iceplant
E	<i>Erysimum teretifolium</i>	Santa Cruz wallflower	CE/C1	Zayante sandhills and a small colony in Bonny Doon	Significantly reduced by quarrying. 2-3 populations protected, but largest population threatened by quarrying.
X?	<i>Fritillaria</i> ● <i>gmth</i>	Stinkbells	C3c	Reported between Santa Cruz and Soquel, no recent records.	Probably lost long ago to agricultural and urban development.
	<i>Grindelia latifolia latifolia</i>	Coastal gumplant		Common in saltmarsh at Pajaro estuary and other places along the coast.	More common than originally considered; may be candidate for delisting.
E	<i>Graphalium zayanteense</i>	Zayante everlasting		Zayante sandhills	Probably much reduced by quarrying
	<i>Holocarpha macradenia</i>	Santa Cruz tarplant	CE/C1	A few colonies remaining in Watsonville area, Soquel/Live Oak area and at Graham Hill Rd.	Possibly all are currently or potentially threatened by various developments.
	<i>Horkelia cuneata ssp sericea</i>	Wedge leaved horkelia	C2	Coastal grasslands in Greyhound Rock area and possibly elsewhere	Probably much reduced by agriculture
	<i>Horkelia marinensis</i>	Pt. Reyes horkelia	C2	Native grasslands along Empire Grade	No immediate threat?
X?	<i>Lilium rubescens</i>	Redwood lily		Reported to occur south to Santa Cruz County. No recent records.	
	<i>Lomatium parvifolium</i>	small leaved lomatium		A few found in maritime chaparral NW of Watsonville	Still extant? Possible threat from residential development.
	<i>Malacothamnus arcuatus</i>	Arcuate bushmallow		Few in chaparral near Big Basin	No immediate threats?
	<i>Microseris decipiens</i>	Santa Cruz microseris	C2	Few colonies in Greyhound Rock/Swanton area.	No immediate threats?

KEY E = Endemic to Santa Cruz County
X = Extirpated in Santa Cruz County
† = Presumed extinct

STATE/
FEDERAL
STATUS:

CE = State listed as Endangered
CR = State listed as Rare
CC = Candidate for State listing

FE = Federally listed as Endangered
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C3c = Determined too widespread and/or not threatened for federal listing

KEY E.
X.
†.

ATTACHMENT 6

CALIFORNIA STATE PLANT SPECIES OF CONCERN FOUND IN SANTA CRUZ COUNTY - RARE AND/OR ENDANGERED
Updated 3/1/94

0843

SCIENTIFIC NAME	COMMON NAME	STATE/ FEDERAL STATUS	LOCATION	THREAT
E? <i>Mimulus rattanii</i> ssp <i>secutatus</i>	Santa Cruz County monkeyflower		Chaparral borders in Zayante sandhills	Probably reduced by mining and residential development.
<i>Monardella undulata</i> var <i>undulata</i>	Curly leaved covote mint		Zayante sandhills	Much reduced by mining and residential development.
X? <i>Pedicularis dudleyi</i>	Dudley's housewort	CR/C3c	Reported from redwood forest at San Lorenzo River and Aptos, but no recent records.	
<i>Penstemon rattanii</i> ssp <i>ledei</i>	Santa Cruz Mountains beardtongue		Few small populations in Nisene Marks State Park and Ben Lomond Mountain.	No immediate threats?
<i>Pentstemon bellidiflora</i>	White rayed pentstemon	CC/C2	Big Basin Quadrangle	
<i>Perideridia gairdneri</i> ssp <i>gairdneri</i>	Gairdner's yampoh	C2	Colonies on native terrace grasslands, mostly midcounty area, some in Swanton area	Much reduced by agriculture and urban development; remaining colonies threatened
<i>Pinus radiata</i>	Monterey pine		Only native groves in Swanton area.	Possible threats due to disease and genetic pollution by artificially planted hybrids
<i>Piperia elongata</i> ssp <i>michaelsii</i>	Michael's rein orchid		Few colonies along north coast.	Some reduction due to trampling, otherwise numbers mysteriously decreasing
<i>Plagiobothrys chorisianus</i> var <i>chorisianus</i>	Chorist's popcornflower		Scattered colonies in wet places, north coast grasslands, etc.	
† <i>Plagiobothrys diffusus</i>	San Francisco popcornflower	CE/C2	Presumed extinct, since rediscovered in grassland near Swanton and other places near Santa Cruz and Scotts Valley	Most colonies threatened by housing development.
<i>Quercus lobata</i>	Valley oak		Best grove near corner of Zayante and Quail Hollow Rds, small groves and individual trees scattered throughout San Lorenzo Valley and other areas	Future of main grove is under rain
X? <i>Ranunculus lobbii</i>	Lobb's aquatic buttercup		Reported to be found in ponds and marshes south to central Santa Cruz County. No recent records.	
<i>Ribes divaricatum</i> var <i>pubiflorum</i>	Straggly gooseberry		Fairly common in moist, brushy areas	No significant threats
<i>Sarcocolla hoffmannii</i>	Hoffmann's sanicle	C3c	Several colonies in Last Chance Rd area	No immediate threats?
<i>Silene veracunda</i> ssp <i>veracunda</i>	San Francisco campion	C2	Mudstone outcrops in Greyhound Rock area.	No immediate threats?
<i>Stylocline amphibolia</i>	Mt Diablo cottonweed		Scattered colonies on mudstone outcrops mostly in Greyhound Rock area, some in Scotts Valley area.	Scotts Valley colonies threatened by housing and golf course development.
<i>Trifolium grayi</i>	West's clover		Colonies at isolated grasslands at Scotts Valley and a few other inland areas.	Threatened by housing and golf course development.

KEY E = Endemic to Santa Cruz County

X = Extirpated in Santa Cruz County

† = Presumed extinct

STATE/
FEDERAL
STATUS:

CE = State listed as Endangered

CR = State listed as Rare

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C3c = Determined too widespread and/or not threatened for federal listing

5/24/94

STATE OF CALIFORNIA
DEPARTMENT OF FORESTRY
RM-63(6/86)

APPENDIX E
THP #1-87-20 SCR
TIMBER HARVESTING PLAN

ATTACHMENT 6
(FOR ADMINISTRATIVE USE MY
(THP No. L-87-20 SCR
(Date Recd JAN 16 1987
(Date Filed JAN 26 1987
(Date Apprvd MAR 17 1987
(=====

This Timber Harvesting Plan (THP) form, when properly completed, i
(FPA) and Board of Forestry rules. See separate instructions for information
must be printed legibly in ink or typewritten.

comply with the Forest Practice Act
NOTE: The form

1. TIMBER OWNER(S): Name Mr. and Mrs. Roy Webster

Address 9920 Monroe Ave.

City Aptos State CA Zip 95003 Phone 688-3760

2. TIMBERLAND OWNER(S): Name Same

Address

City State Zip Phone

3. TIMBER OPERATOR(S): Name Roy Webster

Address same as above License # A7779

City State Zip Phone

4. PLAN SUBMITTER(S): Name Roy Webster

If the plan submitter is different from 1, 2, or 3 explain authority to submit plan:

5. Person to contact on-site who is responsible for the conduct of the operation:

Name Roy Webster

Address Same as above

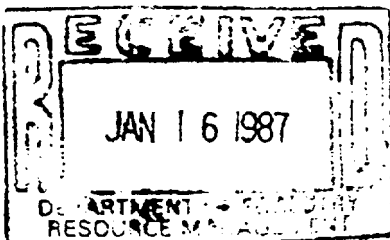
City State Zip Phone

6. RPF preparing the THP: Name Roy Webster

Address Same as above Registration Number 1765

City State Zip Phone

CDF STOCK NO. 7540-130-0063



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EXHIBIT J

7. Expected commencement date of timber operations: upon approval of THP

8. Expected completion date of timber operations: 3 years hence 3-17-90

9. Forest products to be harvested: sawlogs and fuelwood

10. The timber operation is to be within: (check the appropriate boxes)

1. ☒ Coast Forest District2. ☐ Northern Forest District3. ☐ Southern Forest District4. ☒ Southern Subdistrict of the Coast Forest District5. ☐ High-Use Subdistrict of the Southern Forest District

11. Location of the timber operation by legal description:

Base and Meridian: ☒ Mount Diablo, ☐ Humboldt, ☐ San Bernardino

Section	Township	Range	Approximate Acreage	County	(Optional, Assessors Parcel No.1)
23&26	10 S.	1 W	20	Santa Cruz	103-091-38&39
		-a-			
		-e-			
TOTAL ACREAGE			20		

Portions of:

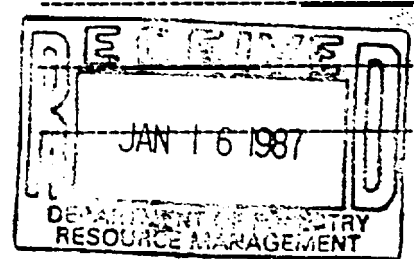
23&26 10 S. 1 W 20 Santa Cruz 103-091-38&39

-a-

-e-

TOTAL ACREAGE 20

NOTE: Additional sheets may be necessary.

12. ☐ Yes ☒ No Is a timberland conversion permit in effect? If yes, list permit number and date of expiration:13. ☐ Yes ☒ No Is there a THP on file with CDF for any portion of the plan area for which a report of satisfactory stocking has not been issued by CDF?

If yes, identify the THP number:

14. ☒ Yes ☐ No Is any part of the plan within a special treatment area, Tahoe Regional Planning Agency jurisdiction, or a county which has special rules?

If yes, identify the special area: Santa Cruz County

SILVICULTURE

15. Check the method or treatments which are to be applied, and provide any other information required by the rules in an addendum:

1 ☐ Clearcutting2 ☐ Shelterwood, preparatory step3 ☐ Shelterwood, seed step4 ☐ Shelterwood, removal stepSC ☐ Seed tree, seed tree step6 ☐ Seed tree, seed tree removal step7 ☒ Selection - designate basal area stocking standards to be met: 913.8 a 1 - site 3DC ☐ Commercial thinning - designate basal area stocking standards to be met:9 ☐ Sanitation salvage - when will stocking be met:10 ☐ Special treatment areas 11 ☐ Rehabilitation of understocked areas12 ☐ Alternative prescription 13 ☐ Transition ☐ method

NOTE: Where the level of stocking is based upon timberland site, timberland sites must be shown on the map.

16.a. ☐ Yes ☒ No Are any exceptions to the standard silvicultural methods or treatments permitted in the rules proposed for this plan? If yes, explain and justify the exception in an addendum.

b. ☐ Yes ☒ No Will artificial regeneration be required to restock the logged area?

17. ☐ Yes ☒ No Are broadleaf or optional species proposed for management? See item 18.

18. ☐ Yes ☒ No Are broadleaf or optional species to be used to meet stocking standards?

If the answer to items 17 or 18 is yes, list the species and provide the information required by the rules:

HARVESTING PRACTICES AND EROSION CONTROL

19. Indicate type of yarding systems to be used this plan:

☒ Tractor, skidder, forwader
4 ☐ Cable, high-lead

2 ☐ Balloon, helicopter
SC ☐ Cable, skyline

3 ☐ Cable, ground-lead
6 ☐ Animal

7 ☐ Other: -----

20. ☐ Yes ☒ No Will tractor constructed layouts be used?

21. ☒ Yes ☐ No Will tractors be used for directional tree pulling?

Check items 22 through 25 that apply to the use of tractors.

22. ☐ Yes ☒ No Operations on unstable soils or slide areas?

23. ☐ Yes ☒ No Operations on slopes over 65%?

24. ☐ Yes ☒ No Operations on slopes over SD% with high or extreme EHR?

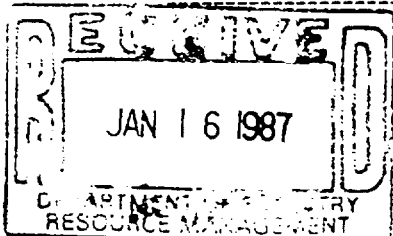
25. ☐ Yes ☒ No Operations within cable yarding areas?

If any of items 22 through 25 are answered yes, explain and justify as required by the rules:

26. Indicate erosion hazard ratings present on this THP:

☐ Low, ☒ Moderate, ☐ High, ☐ Extreme

27. Describe soil stabilization measures to be implemented or any additional erosion control measures proposed in this THP where required by the rules:



1987

EXHIBIT 6

28. ☐ Yes ☒ No Are any alternative practices or exceptions to the standard harvesting or erosion control practices **permitted** in the rules proposed for this plan? If **yes**, explain and justify: 0852

29. ☒ Yes ☐ No Are timber operations proposed for the winter period? If **yes**, provide a winter period plan in an addendum or specify compliance with 14 CAC 914.7(c), 934.7(c) or 954.7(c). No winter period plan is needed for **cable, helicopter, or balloon** yarding.

ROADS AND LANDINGS

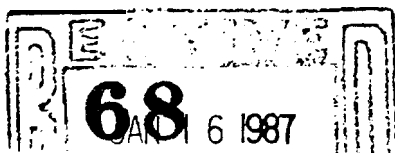
30. ☒ Yes ☐ No Will any roads or landings be constructed **or** reconstructed?
If **yes**, check **items** 31 through 37 that apply:
31. ☐ Yes ☒ No Will **new** roads be **wider** than single lane with turnouts?
32. ☐ Yes ☒ No Will any landings exceed the **maximum** size specified in the rules?
33. ☐ Yes ☒ No Are logging roads or landings proposed in areas of unstable soils or known slide-prone areas?
34. ☐ Yes ☒ No Will new roads exceed a grade of **15%** or pitches of 20% for distance greater than 500 feet?
35. ☐ Yes ☒ No Are roads to be constructed other than crossings, within the watercourse and lake **protection** zone of a class I or II watercourse?
36. ☐ Yes ☒ No Will roads or landings longer than **100** feet in length be located on slopes over **65%**, or on slopes over 50% which are within 100 feet of the boundary of a watercourse **or** lake protection zone?
37. ☐ Yes ☒ No Are exemptions proposed for flagging or **otherwise** identifying the location of roads to be constructed?
38. If any of items 31 through 37 are **answered yes**, explain, **justify**, and give site-specific **measures** to reduce adverse **impacts** **or**, if there is any additional or special **information** concerning the construction and/or **maintenance** of roads or landings, if required by the rules, Provide necessary information in an addendum.

WATERCOURSE AND LAKES

39. ☒ Yes ☐ No Are there any **watercourses** **or** lakes which contain class I through IV **waters** on or adjacent to the plan area? If **yes**, complete items 40 through 50.
40. ☐ Yes ☒ No Are any in-lieu practices and/or alternative practices proposed **for** watercourse or lake protection? If **yes**, explain and justify:

Are any exceptions proposed for the **following** watercourse and lake protection zone practices? Check **items** 41 through 48 that apply.

41. ☐ Yes ☒ No Exclusion of the use of watercourses, **marshes**, wet **meadows**, and other wet **areas**, for **landings**, roads, or tractor roads?
42. ☐ Yes ☒ No Retention of non-commercial vegetation bordering and covering meadows and **wet** areas?



43. ☐ Yes ☒ No Directional felling of trees within the zone away from the watercourse or lake?

44. ☐ Yes ☒ No Increase or decrease of width(s) of the zone(s)?

45. ☐ Yes ☒ No Protection of watercourses which conduct class IV waters?

46. ☐ Yes ☒ No Exclusion of heavy equipment from the zone?

47. ☐ Yes ☒ No Retention of 50% of the overstory canopy in the zone?

48. ☐ Yes ☒ No Retention of 50% of the understory in the zone?

If any of items 41 through 48 are answered yes, explain and justify if required by the rules and provide necessary information in an addendum.

49. ☐ Yes ☒ No Are residual trees or harvest trees going to be marked within the watercourse or lake protection zone? If no, explain:

There are no watercourse and lake protection zones present.

SD. In an addendum describe the protective measures and zone widths for the watercourse and lake protection zones that are in the plan area.

WILDLIFE

51. ☐ Yes ☒ No Are any known rare or endangered species or species of special concern, including key habitat, associated with the THP area? If yes, in an addendum identify the species and the provisions to be taken for protection of the species.

52. ☐ Yes ☒ No Are there any snags which must be felled for fire protection or other reasons? If yes, describe which snags are going to be felled:

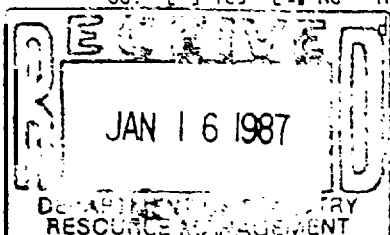
53. ☐ Yes ☒ No Are any other provisions for wildlife protection required by the rules? If yes, describe provisions:

CULTURAL RESOURCES

54.a. ☒ Yes ☐ No Has an archaeological survey been made of the areas to be harvested?

b. ☒ Yes ☐ No Have the California Archaeological Inventory records been checked for any recorded archaeological or historical sites located in the area to be harvested?

55. ☐ Yes ☒ No Are there any archaeological or historical sites located in the area to be harvested? If yes, describe in an addendum how the sites are to be protected.



ATTACHMENT 6
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EXHIBIT J

HAZARD REDUCTION

56. What type of slash treatment will be used in the fire protection zone?

1[] 3 Pile and burn, 2[1] Lopping, 3[] Other: _____
 4[X] Not applicable no fire protection zone present

57. [] Yes [] No If the clearcutting method is used, will broadcast burning be used for site preparation? N/A

58. If piling and burning is to be used for hazard reduction, who will be responsible for compliance? N/A

1[] Timber owner, 2[1] Timber Operator, 3[] Timberland owner

PUBLIC NOTICE

59. [X] Yes [] No Are there any **ownerships within 300** feet of the plan boundary which are owned by persons other than the persons **executing** this plan? If **yes**, a list of the names and addresses of the adjacent property **owners** and a Notice of Intent to Harvest Timber must be included with the plan.

PESTS

60. [] Yes [X] No Are there any adverse **insect, disease, or pest** problems of significance in the plan area? If **yes**, describe the **litigation measures, if any**, to improve the health and productivity of the stand in an **addendum**.

OTHER INFORMATION

61. Are there any other existing or planned land use activities **including** but not **limited** to other **THPs** in the area of the proposed **THP** which may **combine** with the effects of your timber harvesting operation to cause significant adverse **cumulative** environmental effects? [] Yes, [X] No If **yes**, please describe the other land **use(s)** and the likely **effect** as well as any mitigation which would reduce the negative effect in an addendum.

ATTACHMENTS

62. Check if the **attachments** listed are included with the plan:

1[] 3 Notice of Stream Bed Alteration to Department of Fish and Game (A copy of this notice is attached to the instructions for your use.)

2[X] Estimated Surface Soil Erosion Hazard Calculations

3[X] Notice of Intent to Harvest Timber and a **list** of **names** and addresses of adjacent property **owners**

4[X] Maps

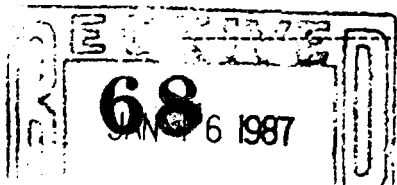
5[] Addendum for silviculture information

6[] Written notice of plan to the timber **operator, timber land owner, or timber owner** that did not sign the **THP**.

REGISTERED PROFESSIONAL FORESTER

63. I have the **following authority, responsibilities, and limitation** for preparation or administration of the **THP** and timber operation:

R.P.F. is responsible for preparation and administration of Timber
Harvest Plan and woods operation.



0855

ATTACHMENT 6

64. I have notified the timber owner and the timberland owner, in writing, of their responsibilities for:

1. ☒ Yes ☐ No The stocking requirements of the rules
2. ☒ Yes ☐ No The maintenance of erosion control structures requirements of the rules
3. ☒ Yes ☐ No The marking requirements contained in the rules

65. ☒ Yes ☐ No I will provide the timber operator with a copy of the approved THP.

66. After considering the rules of the Board of Forestry and the mitigation measures I have proposed I have determined that the timber operation:

☐ will have a significant adverse impact on the environment

☒ will not have a significant adverse impact on the environment.

If the operation will have a significant adverse impact on the environment, in an addendum explain why any alternatives or additional mitigation measures that would reduce the impact are not feasible.

67. Registered Professional Forester: I certify that I, or my designee) personally inspected the plan area, and the plan complies with the Forest Practice Act and the Forest practice rules.

Signature: Roy Webster Date 1/9/87

68. CERTIFICATION

The above conforms to my/our plan and, upon filing, I/we agree to conduct harvesting in accordance therewith. Consent is hereby given to the Director of Forestry, his agents and employees, to enter the premises to inspect timber operations to compliance with the Forest Practice Act and forest practice rules.

Timber Owner: Roy Webster / Sandra Marks-Webster

Signature: Roy Webster S. Marks-Webster Date 1-9-87

Printed Name: Roy Webster / Sandra Marks-Webster

Timberland Owner: Same as timber owner

Signature: _____ Date _____

Printed Name: _____

Timber Operator: Roy Webster

Signature: Roy Webster Date 1-9-87

Printed Name: Roy Webster

DIRECTOR OF FORESTRY

This Timber Harvesting Plan conforms to the rules and regulations of the Board of Forestry and with the Forest Practice Act.

8: Leonard Thomas
(Signature)

ORIGINAL SIGNED BY:
Leonard Thomas

3/17/87
(Date)

(Printed Name)

RESOURCE MANAGER
(Title)

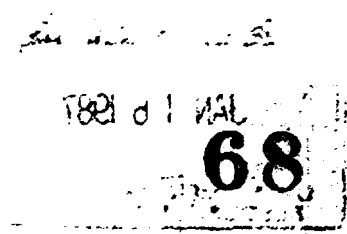
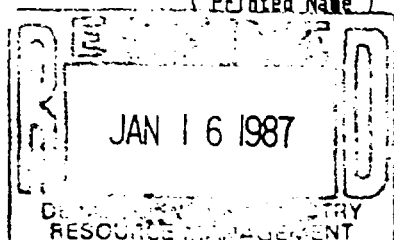


EXHIBIT J

0856

TIMBER HARVESTING PLAN OR AMENDMENT NUMBER 1-87-20 SCR-----

ATTACHMENT 6

f&WE_ OF INTENT TO HARVEST TIMBER

A Timber Harvesting Plan or an amendment to an existing plan that may be of interest to you has been submitted to the California Department of Forestry for a determination as to whether the timber operation described in the plan or amendment complies with state laws and rules. The following briefly describes the timber operation, where and how to obtain more details of the operation) and to whom and by when documents concerning the timber operation should be submitted. Questions about the plan or amendment or the California Forest Practice Act should be made to the following office(s):

[x] California Department of Forestry
135 Ridgeway Avenue
P.O. Box 670
Santa Rosa, California 95402
(707) 576-2275

[1 California Department of Forestry
6105 Airport Road
Redding, California 96002
(916) 225-2445

[3 California Department of Forestry
1234 East Shaw Avenue
Fresno, California 93710
(209) 222-3714

[1 California Department of Forestry
2524 Mulberry Street
Riverside, California 92501
(714) 781-4140

A copy of the plan may be obtained for \$1.00 from the Department of Forestry. The following is a summary of the information contained in the plan or amendment: PLEASE REFERENCE THE THP NUMBER ABOVE.

1. Plan Submitter: Roy Webster
2. Timberland Owner: Roy Webster/Sandra Marks-Webster
3. Location of the plan area (county, section, township and range, and approximate direction and distance to the plan area from the nearest community or well-known landmark):
Santa Cruz County, portions of Sections 23 & 26, Township 10 South,
Range 1 West; Parcel boundary is located approximately 400 feet
North of the North end of Glen Haven Road.
4. Name of nearest perennial stream flowing through or downstream from plan area:
Soquel Creek
5. Acres on plan: 20
6. Proposed harvesting method or treatment: Selection per C.A.C. 913.8a1
7. The earliest estimated date for the Director's determination on the plan is March 7, 1987
(This is 15 days from the date of receipt of the plan by the Department. Depending on the review required, the Director's determination on the plan will probably be made 20 to 25 days from the date of receipt of the plan by the Department. Date of receipt was: JAN 16 1987. Check with the Department for the date of decision.

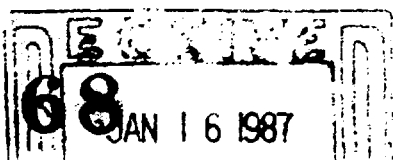


EXHIBIT J

ESTIMATED SURFACE SOIL EROSION HAZARD

RM 8

Webster THP

STATE OF CALIFORNIA
BOARD OF FORESTRY

I. SOIL FACTORS				FACTOR RATING BY AREA		
Nisene-Aptos complex soils						
A. SOIL TEXTURE	Fine	Medium	Coarse	A	B	C
1. DETACHABILITY	Low	Moderate	High			
Rating	1-9	10-18	19-30	20		
2. PERMEABILITY	Slow	Moderate	Rapid			
Rating	5-4	3-2	1	1		

B. DEPTH TO RESTRICTIVE LAYER OR BEDROCK

	shallow	Moderate	Deep			
	1"-19"	20"-39"	40"-60" (+)			
Rating	15-9	8-4	3-1	3		

C. PERCENT SURFACE COARSE FRAGMENTS GREATER THAN 2 MM IN SIZE INCLUDING ROCKS OR STONES

	Low	Moderate	High				FACTOR RATING BY AREA		
	(-) 10-39%	40-70%	71-100%						
Rating	10-6	5-3	2-1	5			A	B	C
SUBTOTAL							29		

II. SLOPE FACTOR

Slope	5-15%	16-30%	31-40%	41-50%	51-70%	71-80% (+)			
Rating	1-3	4-6	7-10	11-15	16-25	26-35	13		

III. PROTECTIVE VEGETATIVE COVER REMAINING AFTER DISTURBANCE

	Low	Moderate	High			
	0-40%	41-80%	81-100%			
Rating	14-8	7-4	3-1	4		

IV. TWO-YEAR, ONE-HOUR RAINFALL INTENSITY (Hundredths Inch)

	Low	Moderate	High	Extreme			
	(-) 30-39	40-59	60-69	70-80 (+)			
Rating	1-3	4-7	8-11	12-15	15		
TOTAL SUM OF FACTORS					61		

EROSION HAZARD RATING

<50	50-65 44	66-75	>75
LOW (L)	MODERATE (M)	HIGH (H)	EXTREME (E)

M 68

THE DETERMINATION IS

EXHIBIT 1

Addendum

29. Since **the plan** will not be approved until the beginning of March, near the end of the- winter period, winter operations are only proposed if there are significant periods of dry weather at that time. That is, no operations will occur unless the long range forecast by the U.S. Weather Service is for at least 7 days of dry weather. It is not the intent to work intermittently between periodic, closely spaced storms. Also, winter operations will only occur with the prior approval of the local Forest Practice Officer for any start up.

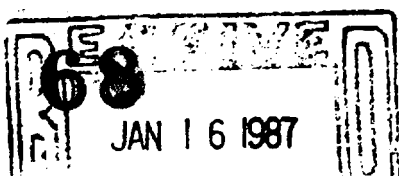
Tractor operations will only occur during dry, rainless periods where soils are not saturated. Erosion control structures shall be installed on all trails and roads prior to the end of the day if the U.S. Weather Service forecast is a "**chance**" (30% or more) of rain before the next day, and prior to weekend or other shutdown periods.

Additional Information :

a, All procedures of C.A.C. 924.1 and 926.3 relative to noticing have been complied with in preparing this plan. In addition to the notification list, the following have also been sent Notices of Intent : Robley Levy, Supervisor, Santa **Cruz** County; Santa Cruz : County Superintendent of Schools; Santa Cruz High School District; Soquel High; Soquel Elementary School District; Soquel Creek **Water** - District.

b. The proposed skid trail shown on the **THP** map will be a minimum width to allow safe passage of tractors. Upon completion of use the portion of the trail immediately down slope from the slide on the adjacent property will be outsloped rather than waterbarred. The rest will be waterbarred.

c. The landowner to the South, Park Place Enterprises, is allowing : access to this parcel across their property for this harvest operation.



Webster THP

Notification List

The following are the names and addresses of property owners within 300 feet of the parcel boundaries of this THP :

Park Place Enterprises
200 Seventh Ave.
Santa Cruz 95062

Robert & Debra Barry
40 Cutter Dr.
Watsonville 95076

Todd & Abigail Brown
c/o Brown Bulb Ranch
Capitola 95010

William & Jeanne Roths
13365 Via Rancho Dr.
Saratoga 95070

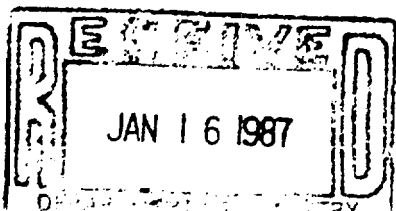
Edwin & Susan Musselwhite
4168 Old San Jose Road
Santa Cruz 95065

Morton & Elaine Levine
22800 Prospect Road
Cupertino 95014

Mae Schrank
11255 Mt. Hamilton Road
San Jose 95140

Pelican Timber Co.
c/o Keenan Land Co.
3000 Sand Hill Rd. 2-190
Menlo Park 94025

Elizabeth R. Jennings
425 Vassar Ave.
Berkeley 94708



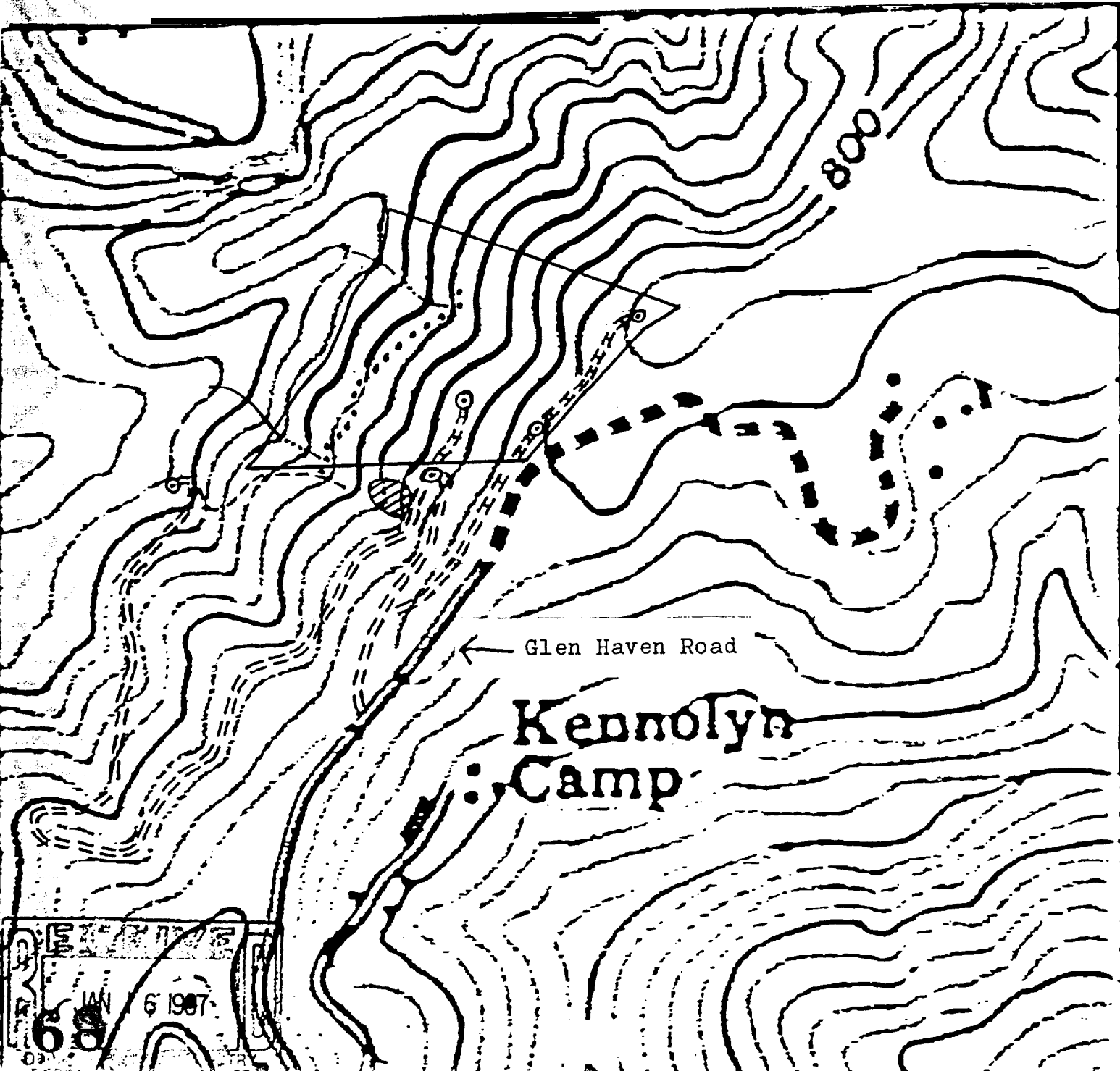
ATTACHMENT 6

Webster Tract
Portions of Sections 23&26
T 10 S R 1 W
Santa Cruz County
1"=500'
Contour Interval 40'

by R.W. Webster
R.P.F.#1765
1-9-87

property lines/ ————
harvest boundary ————
roads:
existing permanent ————
proposed permanent ————
landing ————
class 3 watercourse ————
slide ————
existing skid trail ————
proposed skid trail

0860



6 JAN 6 1987

EXHIBIT J

THP 1-87-20 SCR

Webster THP

Location Map

ATTACHMENT 6

Portions of Sec. 23 & 26

T 10 S R 1 W

Santa Cruz County

Laurel Quad

← Timber Harvest Area

Kennel
Camp

Mountain
Sch

ROAD
Creek

ROAD

Quich

Grover

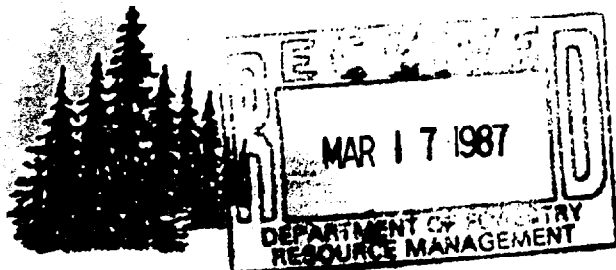
Creek

Creek

JAN 1987

68

ENCLOSURE



unit. 3-17-87
0862
Part of Plan
ATTACHMENT 6

9920 MONROE AVENUE
APTOS, CALIFORNIA 95003
408-688-3760

ROY WEBSTER

**REGISTERED PROFESSIONAL FORESTER
LICENSE #1765**

3-16-87

C.D.F.&F.P.
Forest Practices
P.O. Box 670
Santa Rosa, CA. 95402

Ref : THP#1-87-20SCR, lands of Webster

Gentlemen :

I hereby accept the Review Team Chairpersons Recommendations for the above referenced THP.

Also enclosed is a copy of the Archaeological Records Check.

Sincerely,

Roy Webster

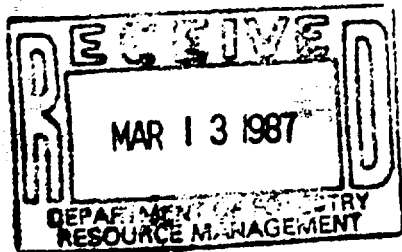
Roy Webster
R.P.F.#1765

Felt on 3-13-87,

0063

Part of Plan

ATTACHMENT 6



March 11, 1987

California Department of Forestry
Forest Practices
P.O. Box 670
Santa Rosa, CA 95402

Re : THP#1-87-20SCR, lands of Webster

To Whom It May Concern :

Mr. and Mrs. Webster hereby have permission to construct new road -
and a landing on my property as outlined in the amendment request
of March 2, 1987.

Sincerely,

David Cury
partner, Park Place Enterprises

EXHIBIT J 68

Part of Plan

0864
ATTACHMENT 6

REVIEW TEAM CHAIRPERSON'S RECOMMENDATIONS
THP 1-87-20SCR
Page 2

Review Team Members present:

February 23, 1987 - Office Review - K. Hart, D. Hope (County of Santa Cruz, Planning); D. Eimoto (CDF&G); E. Jankauski (CRWQCB); J. Erler, N. Drinkard (CDF).

March 11, 1987 - Field Review - R. Webster (RPF); T. Spittler (CDM&G); S. Staub (RPF); N. Drinkard (RPF).

RECOMMENDATIONS:

1. Representatives of the Santa Cruz County Planning Department (K. Hart, D. Hope) have been granted permission by the landowner to accompany CDF during inspections of this THP.
2. Erosion control structures shall be designed and installed to divert water on the main haul road away from the mapped slide. Similarly, water shall be diverted away from the old debris flow slide located adjacent to the new road construction.

Nancy Drinkard

Nancy Drinkard
Forest Practice Officer
RPF #1979

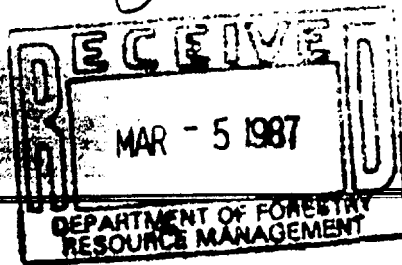
me
cc: Fish & Game
Water Quality
County Planning
Soquel Creek County Water District
RPF
Sacramento
File

ATTACHMENT 6

0865

9920 MONROE AVENUE
APTOS, CALIFORNIA 95003
408-688-3760

ROY WEBSTER



REGISTERED PROFESSIONAL FORESTER
LICENSE #1765

March 2, 1987

California Department of Forestry
Forest Practices
P.O. Box 670
Santa Rosa, CA. 95402

Re : THP # 1-87-20SCR, lands of Roy and Sandra Webster

To Whom It May Concern :

I wish to make the following amendments to the above referenced.
Timber Harvest Plan (see amended map) :

Add an additional 750 feet of new road construction and a new landing located on the adjacent Cury/Park Place Enterprises tract. They have given their permission for this new construction to facilitate my harvest (see letter already in THP file).

Persuant to C.A.C. 1104.1a I am proposing a single conversion of approximately one acre immediately surrounding the most southeasterly landing on my property.

Sincerely,

Roy Webster

Roy Webster
R.P.F.#1765

cc N. Drinkard

EXHIBIT J
68

Webster Tract
Portions of Sections 23&26
T 10 S R 1 W
Santa Cruz County
1"=500'
Contour Interval 40'

by R.W. Webster
R.P.F.#1765
1-9-87
amended 3-2-87

property line /
harvest boundary

roads:

existing permanent

proposed permanent

landing

class 3 watercourse

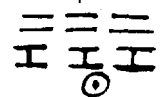
slide

existing skid trail

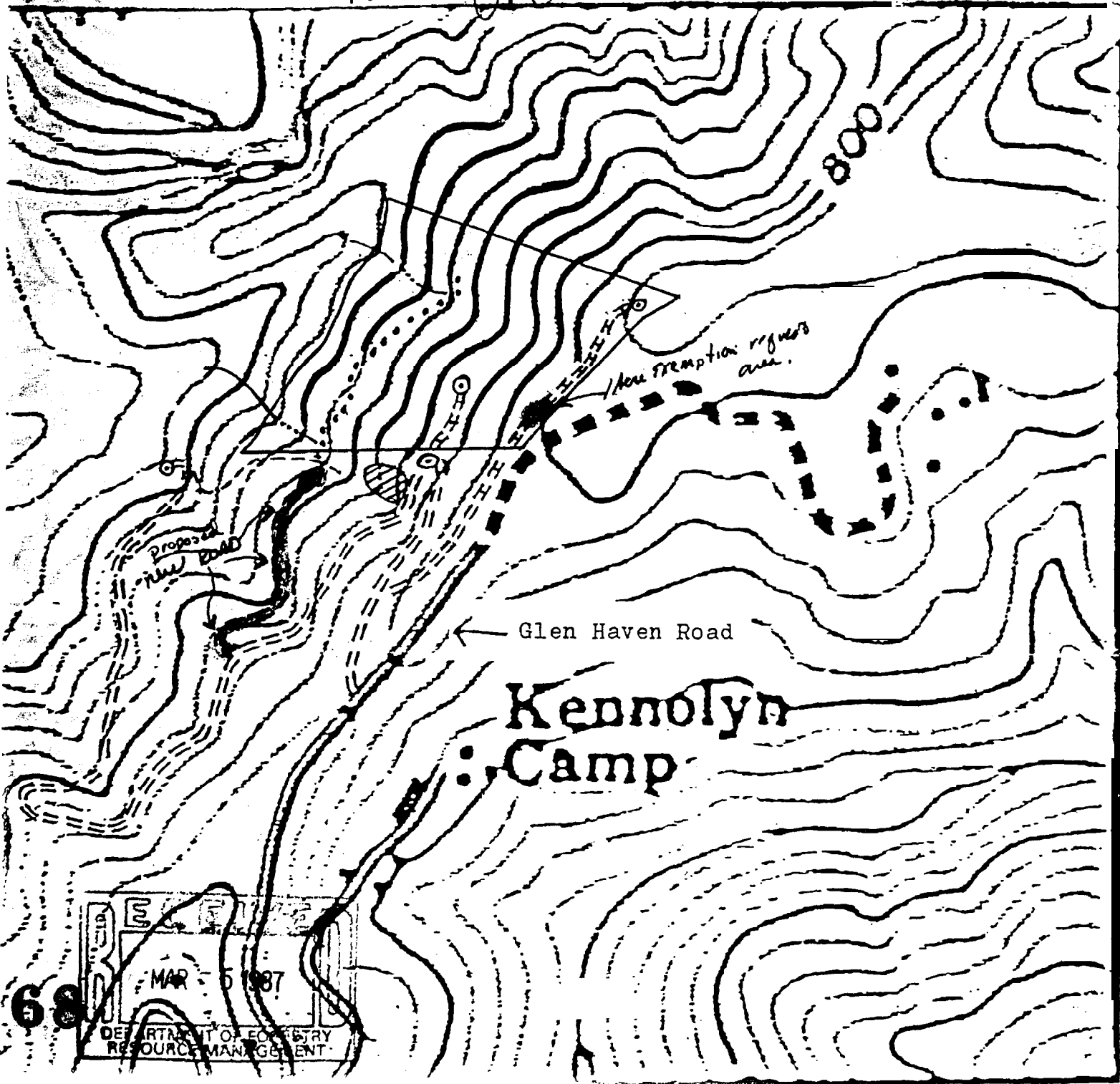
proposed skid trail

ATTACHMENT 6

0866



Part of Plan



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COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: June 9, 1999

TO: Cathleen Carr, Project Planner

FROM: Dave Hope, Senior Resource Planner 

SUBJECT: Proposal to Rezone Webster and Cury (RA) parcels to TPZ APP# 98-0741 and 98-0742

0367
ATTACHMENT 6

The Timber Management Plans (TMP) submitted for these applications meets the minimum standards for management plans set by the County of Santa Cruz.

Both properties meet the growing standards for timber of at least 15 cubic feet per acre per year.

EXHIBIT K 68

COMMISSIONER HOLBERT: Major gripe with architectural plans; plans are not for this project but were designed for another project in Watsonville; they need to be revised; we can't approve them in their current form. Application should be continued until revised plans can be provided.

COMMISSIONER BREMNER: Agrees with Commissioner Holbert; elevations for one of the homes is rotated 90 degrees; also has a concern for proposed drainage from project site to existing pipes. More needs to be done.

BARBARA JOHNSON: submitted a letter from a neighbor.

COMMISSIONER SHEPHERD: Doesn't need to read the letter at this time. Drainage issue does need to be looked at before the Commission takes any action..

MOTION

COMMISSIONER BREMNER MOVED TO CONTINUE TO SEPTEMBER 8, 1999. SECONDED BY COMMISSIONER HOLBERT.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-0.

ITEMS H-3 & H-4 WERE HEARD TOGETHER

ITEM H-3

PROPOSAL TO REZONE A PARCEL FROM THE "RA" RESIDENTIAL AGRICULTURE ZONE DISTRICT TO THE "TP" TIMBER PRODUCTION ZONE DISTRICT. REQUIRES A REZONING. LOCATED ON THE WEST SIDE OF GLEN HAVEN ROAD, ABOUT 100-FEET BEFORE THE END OF GLEN HAVEN ROAD AND ABOUT 4-1/2 MILES NORTH FROM THE INTERSECTION OF GLEN HAVEN AND CHERRYVALE ROADS.

OWNER: CURY DAVID D U/M

APPLICANT: CURY DAVID D U/M

SUPER VISORIAL DIST: 1

PROJECT PLANNER: CATHLEEN CARR, 454-3225

CATHLEEN CARR: Gave staff presentation for items H-3 and H-4 including describing the physical characteristics of each parcel, steep slopes, densely forested, water courses on property, landslides, noted past timber harvests on the parcels, discussed Timber Management Plan, surrounding parcels and their zoning. Showed slides of the properties. Gave recommendation for action.

COMMISSIONER BREMNER: Were these properties logged in the past and were there any⁰⁸⁶⁹ problems?

CATHLEEN CARR: Went to the site with County forester; no problems were observed.

COMMISSIONER RUTH: Any studies on pollution into Soquel Creek?

CATHLEEN CARR: Study has not been performed. Erosion control is part of the timber harvest plan.

COMMISSIONER BREMNER: This is information we should have in determining if rezoning is appropriate.

CATHLEEN CARR: New County ordinance will require stricter monitoring of harvesting.

COMMISSIONER HOLBERT: Was Soquel Creek Water District notified of this application?

CATHLEEN CARR: Yes; no comments were received from the District.

OPENED HEARING

CLOSED HEARING

COMMISSIONER SKILLICORN: Support for project; no response from the Water District satisfies him.

MOTION

COMMISSIONER BREMNER MOVED TO APPROVE STAFF RECOMMENDATION.
SECONDED BY COMMISSIONER RUTH.

VOICE VOTE
MOTION CARRIED AND SO ORDERED. PASSED 5-0

ITEM H-4

PROPOSAL TO REZONE A PARCEL FROM THE "RA" RESIDENTIAL AGRICULTURE ZONE DISTRICT TO THE "TP" TIMBER PRODUCTION ZONE DISTRICT. REQUIRES A REZONING. LOCATED ON THE WEST SIDE OF GLEN HAVEN ROAD (AT 8955 GLEN HAVEN ROAD), ABOUT 100-FEET BEFORE THE END OF GLEN HAVEN ROAD AND ABOUT 4-1/2 MILES NORTH FROM THE INTERSECTION OF GLEN HAVEN AND CHERRYVALE ROADS.

OWNER: WEBSTER ROY H/W ETAL JT
APPLICANT: WEBSTER ROY H/W ETAL JT, ATTN: TRAVIS BARGSTEN
SUPERVISORIAL DIST: 1
PROJECT PLANNER: CATHLEEN CARR, 454-3225

MOTION

COMMISSIONER BREMNER MOVED TO APPROVE STAFF RECOMMENDATION.
SECONDED BY COMMISSIONER SKILLICORN.

VOICE VOTE **5-0**

MOTION CARRIED AND SO ORDERED.

THE FOLLOWING ITEM WAS HEARD AFTER 1:30 P.M.

ITEM H-5

PROPOSAL TO RECOGNIZE THE CONVERSION AND MODIFICATION OF A NON-HABITABLE ACCESSORY STRUCTURE TO A HABITABLE STRUCTURE, INCLUDING RECOGNITION OF AN ACCESSORY BUILDING USED FOR A GREENHOUSE, TOOLSHED, AND SHOP. REQUIRES AN AGRICULTURAL BUFFER SETBACK DETERMINATION TO REDUCE THE REQUIRED 200-FOOT BUFFER SETBACK FROM COMMERCIAL AGRICULTURAL ZONED PROPERTY TO ABOUT 'LO- FEET ON THE NORTH SIDE, A COASTAL DEVELOPMENT PERMIT, AND AN AMENDMENT TO AN OPEN SPACE EASEMENT CONTRACT. LOCATED ON THE WEST SIDE OF LILLY WAY (AT 77 LILLY WAY), ABOUT 1/4-MILE NORTH OF NORTH OF ZILS ROAD.

OWNER: SACHS MARSHALL & MARILYN TRUSTEES
APPLICANT: ELDON SHERWOOD
SUPERVISORIAL DIST: 2
PROJECT PLANNER: ROBERT STAKEM, 454-3 190

ROBERT STAKEM: Gave staff presentation including discussion of open space easement ordinance, details of the proposal, physical characteristics of the subject property, existing improvements, history of property development--with and without building permits; Agricultural buffer issues, does not require APAC review, recommended reduction, showed slides of property, noted General Plan designation and zoning of the property, and gave recommendation for action.

COMMISSIONER HOLBERT: Asked about buffer determination and advertising.

ROBERT STAKEM: Noted that the Commission will need to make the determination.