



County of Santa Cruz

0295

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 3, 2000

September 14, 2000

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

Subject: Proposal to rezone Assessor's Parcel Numbers 106-181-08, 107-041-02, and 107-051-32 from the Special Use ("SU") zone district to the Timber Production ("TP") zone district. Requires a Rezoning.

APPLICATION NUMBER: 99-0790

APNs: 106-181-08, 107-041-02, and 107-051-32

APPLICANT: Land Trust of Santa Cruz County, Laura Perry

OWNER: Land Trust of Santa Cruz County

LOCATION: The property is located on the west side of Browns Valley Road (at 809 Browns Valley) about 4 miles north of the intersection of Browns Valley Road and Eureka Canyon Road, Corralitos.

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 November 29, 1999, the County Planning Department accepted this application for rezoning three parcels totaling about 318 acres currently zoned Special Use (SU) to Timber Production (TP). 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:

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 J, Attachment 6). The Timber Management Plan has been reviewed and accepted by the Planning Department as meeting minimum standards (Exhibit K, Attachment 6).
3. The parcels currently meet the timber stocking standards as set forth in Section 456 1 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 August 23, 2000, the Planning Commission heard this application at a noticed public hearing. The Planning Commission adopted Resolution 5-00 (Attachment 4) recommending approval of the conditional rezoning of the subject parcels 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 Eureka Canyon planning area with access via Browns Valley Road about 4 miles north from the intersection of Browns Valley Road and Eureka Canyon Road (Exhibit A of Attachment 6). The subject parcels are 86 acres (APN 106- 18 1-08), 195 acres (APN 107-04 1-02) and 37 acres (APN 107-051-32), respectively. The 195 acre parcel is developed with three dwellings and a barn clustered in a 2 to 3 acre area at the southern end of the property. A bypass road was constructed approximately 500 feet north of the structures under a previous harvest plan to avoid hauling next to the developed area. The other two parcels are undeveloped, except for existing logging roads and landings. The property encompasses two small valleys and one central ridge with primarily south and east facing slopes. The topography is generally moderate to steep with slopes of 20% to 70%. Approximately 200 acres of the property is dense redwood forest with another 65 acres of transitional forest of shrubs to Douglas fir and redwood. The remaining acreage is in hardwoods, mixed chaparral, and eight acres of Eucalyptus. The applicant is working to eradicate these invasive non-native eucalyptus through several methods identified in the Timber Management Plan (Exhibit J of Attachment 6)

The eastern facing portions of the property are identified by County Resource maps as water supply

watershed and ground water recharge. These portions of the site drain to Brown's Creek adjacent to Brown's Valley Road and are considered part of the Pajaro River drainage basin. There are two class III (ephemeral) watercourses and one class II (perennial) watercourse on the property which do not support fish. Both the class II and the lower class III watercourse are identified as riparian corridors according to County resource maps. The property has three springs located on it. The spring in the northern watercourse and the one just above the southern watercourse have been developed to provide water supplies for the small developed portion of the property. Well and spring flows in and around the project site are documented as low with flow rates slightly less than one acre foot per year. According to the applicant's Timber Management Plan, watercourses, springs, and downstream water resources will be protected by establishing protection zones around them where no soil disturbance or equipment operation may take place. Watercourse conditions relating to possible erosion, bank protection, and channel blockage are monitored and corrected as necessary to reduce impacts.

Correspondence was received at the August 23rd Planning Commission meeting from several neighbors voicing objections to this proposed rezoning. The key issues are related to timber harvesting effects on water quality, slope stability and the fire hazards relating to slash left behind after the harvest. This correspondence is included as Attachment 8.

This property was previously clear cut in the late 1800's, and only three small areas of old growth trees remains on the property. The subject property was selectively harvested under three separate harvest plans beginning in 1987, 1990, and 1994 (THP 1-87-306 SCR, THP 1-90-442 SCR, and THP 1-94-5 15 SC). The existing landings and skid trails should be able to accommodate any new harvesting with minimal grading. Future harvests will use the existing skid and logging roads, and no new roads are anticipated. 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 south and east by RA zoned parcels. To the north is property zoned Agriculture and to the south are two smaller properties zoned Special Use. Immediately northwest and west of the project site is a large TP zoned property which has had active timber harvesting. The Zoning Map for the subject parcels and the surrounding properties is included as Exhibit C of Attachment 6.

General Plan & Zoning Consistency

The three subject parcels have a 1994 General Plan land use designation of Mountain Residential and about one-third of the 318 acre site lies within a mapped Timber Resource designated area (Exhibit D of Attachment 6). Parcels 106-18 1-08, 107-041-02, and 107-05 1-32 are currently zoned Special Use. The Special Use and Timber Production zoning districts both implement the Mountain Residential General Plan designation, as specified in Section 13.10.170 of the County Code. The proposed Timber Production rezoning would serve to more efficiently implement the Mountain Residential General Plan designation, as identified in Section 13.10.170 of the County Code.

The existing residential development on APN 107-04 1-02 are legal, nonconforming residences. The residentially related development is clustered in a location outside of the prime timberlands and therefore compatible with the proposed timber production rezoning.

The subject lands are not visible from a 1994 General Plan designated scenic road and are not located within a mapped scenic resource area. The conditions (Attachment 2) proposed for this approval will assure 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. Condition II.F. specifies that future timber harvesting comply with current County regulations which include Chapter 13.10.695 "Locational Criteria for Timber Harvesting" which limits timber harvesting adjacent to streams.

Conclusion

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 two of the parcels are undeveloped, conditions (Attachment 2) are proposed for this approval to 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 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 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.

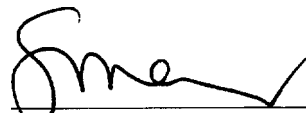
All required findings can be made to approve this application and the rezoning is consistent with the General Plan policies and land use designations, subject to the attached conditions of approval.

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 Numbers 106-l 8 l-08, 107-041-02, and 107-05 l-32 from the Special Use (SU) zone district to the Timber Production (TP) zone district (Attachment 5).

RECOMMENDED:



SUSAN A. MAURIELLO

County Administrative Officer

cc: Land Trust of Santa Cruz County, attn: Laura Perry P.O. Box 1287 Santa Cruz, CA 95061

- Attachments:
1. Findings
 2. Conditions of Approval
 - 3 CEQA Exemption
 4. Planning Commission Resolution No. 5-00
 5. Ordinance Amending Chapter 13.10 of the County Code changing properties from one zone district to another
 6. Planning Commission Staff Report of August 23, 2000
 7. Planning Commission Minutes of August 23, 2000
 8. Correspondence

SAM/ADJ/CLC 99-0790 Land Trust Bdreport.wpd

REZONING FINDINGS:

0300

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 with substantial acreage within the 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 WAS ADOPTED.

The proposed rezoning is necessary to provide for a community related use - timber harvesting, timberland management, and passive open space as a public land trust. The subject parcel is located within a Timber Resources area and contains timber stands meeting the timber stocking standards. Portions of the property were harvested in 1987, 1990, and 1994, and the rezoning will allow the continuation of harvesting and management of the timberlands on the subject parcel.

The 3 18 acre Byrne Forest was acquired by the Land Trust of Santa Cruz County through a combination gift/purchase from Carlton and Esther Byrne in December 1984. The purpose of the Land Trust ownership continues to be the preservation of the property as open space, conservative management of its forest resources, and limited public use for educational and recreational purposes.

CONDITIONS OF APPROVAL

0301

Approval No. 99-0790

Applicant: Laura Perry, Land Trust of Santa Cruz County

Property Owner: Land Trust of Santa Cruz County

Assessor's Parcel Nos. 106-181-08, 107-041-02, and 107-051-32

Property location and address: The property is located on the west side of Browns Valley Road (at 809 Browns Valley) about 4 miles north of the intersection of Browns Valley Road and Eureka Canyon Road, Corralitos.

Eureka Canyon Planning Area

Exhibit K of 8/23/00 Planning Commission Staff Report: Timber Management Plan for Byrne Forest Property dated November 1999 prepared by Stephen Staub, Registered Professional Forester

- I. This approval authorizes the rezoning of parcels 106-181-08, 107-041-02, and 107-051-32 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 APNs 106-181-08, 107-041-02, and 107-051-32 with the County Recorder. Submit proof of recordation to the Planning Department.
- II. Site Conditions.
 - A. Any future logging road constructed under a timber harvest permit is a "new road" as defined in Chapter 16.22.030 of the County Code. Any use of a new logging road, constructed under the terms of a State timber harvest permit, for a purpose connected in any way with subsequent "development", as defined by Section 13.10.700-D of the County Code, is strictly prohibited unless all required County permits are first obtained.
 - B. The access roads identified as "main roads" on APNs 106-181-08, 107-041-02, and 107-051-32, shown in Exhibit J of the 8/23/00 Planning Commission Staff

Report, are pre-existing roads. These roads will meet the definition of a “new road” and be subject to the restrictions set forth in Condition II.A. if any improvements resulting in over 100 cubic yards of grading along any 500 foot length are made to the road. 0302

- 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.

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 applicable cutting restrictions set forth in the County Code.

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 0303
 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.
-

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.

0304

Application No. 99-0790

Assessor Parcel Nos. 106- 18 1-08, 107-04 1-02, and 107-05 1-32

Project Location: The property is located on the west side of Brown's Valley Road (at 809 Brown's Valley Road) about 4 miles north of the intersection of Brown's Valley Road and Eureka Canyon Road, Corralitos.

Project Description: Proposal to rezone Assessor's Parcel Numbers 106- 18 1-08, 107-04 1-02, and 107-05 1-32 from the Special Use ("SU") zone district to the Timber Production ("TP") zone district. Requires a Rezoning.

Person or Agency Proposing Project: Laura Perry for Land Trust of Santa Cruz County

Phone Number: (83 1) 464-8788

- 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:

47 Cathleen Carr
Cathleen Carr, Project Planner

Date: 9/15/00

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

ATTACHMENT 4

RESOLUTION NO. 5-00

0305

On the motion of Commissioner **Osmer**
duly seconded by Commissioner **Holbert**
the following Resolution is adopted:

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

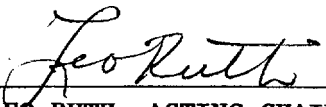
WHEREAS, the Planning Commission has held a public hearing on Application No. 99-0790, involving property located about 4 miles north of the intersection of Brown's Valley Road and Eureka Canyon Road (809 Brown's Valley Road), and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

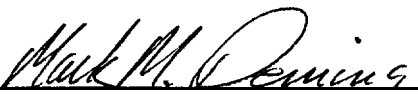
NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by conditionally changing APNs 106-18-08, 107-041-02, and 107-05-1-32 from the "SU" Special Use zone district to the "TP" Timber Production 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 23rd day of August, 2000, by the following vote:

AYES: COMMISSIONERS **OSMER, HOLBERT, MESSER, RUTH, SHEPHERD**
NOES: COMMISSIONERS **NONE**
ABSENT: COMMISSIONERS **NONE**
ABSTAIN: COMMISSIONERS **NONE**


LEO RUTH, ACTING CHAIRPERSON

ATTEST: 
MARK DEMING, Secretary/

APPROVED AS TO FORM:

COUNTY COUNSEL

0306

ORDINANCE NO. _____

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

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

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the properties located on the west side of Browns Valley Road (at 809 Browns Valley) about 4 miles north of the intersection of Browns Valley Road and Eureka Canyon Road; 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

0307

Chapter 13.10, Zoning Regulations, of the Santa Cruz County Code is hereby amended by amending the County Zoning Plan to change the following properties from the existing zone district to the new zone district as follows:

<u>Assessor's Parcel Number</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
106-181-08	"SU"	"TP"
107-041-02	"SU"	"TP"
107-05 1-32	"SU"	"TP"

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. Any future logging road constructed under a timber harvest permit is a "new road" as defined in Chapter 16.22.030 of the County Code. Any use of a new logging road, constructed under the terms of a State timber harvest permit, for a purpose connected in any way with subsequent "development", as defined by Section 13.10.700-D of the County Code, is strictly prohibited unless all required County permits are first obtained.
- B. The access roads identified as "main roads" on APNs 106-181-08, 107-041-02, and 107-05 1-32, shown in Exhibit J of the 8/23/00 Planning Commission Staff Report, are pre-existing roads. These roads will meet the definition of a "new road" and be subject to the restrictions set forth in Condition II.A. if any improvements resulting in over 100 cubic yards of grading along any 500 foot length are made to the road.
- 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.

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 03 08 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 applicable cutting restrictions set forth in the County Code.

SECTION V

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

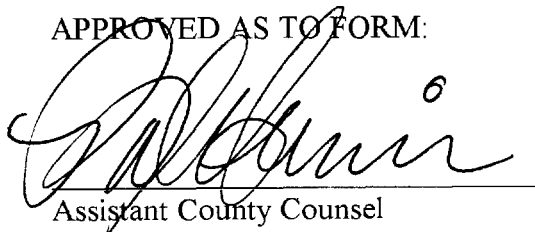
PASSED AND ADOPTED this 3rd day of October, 2000, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

MARDI WORMHOUDT
Chairperson of the Board of Supervisors

ATTEST: _____
Clerk of the Board

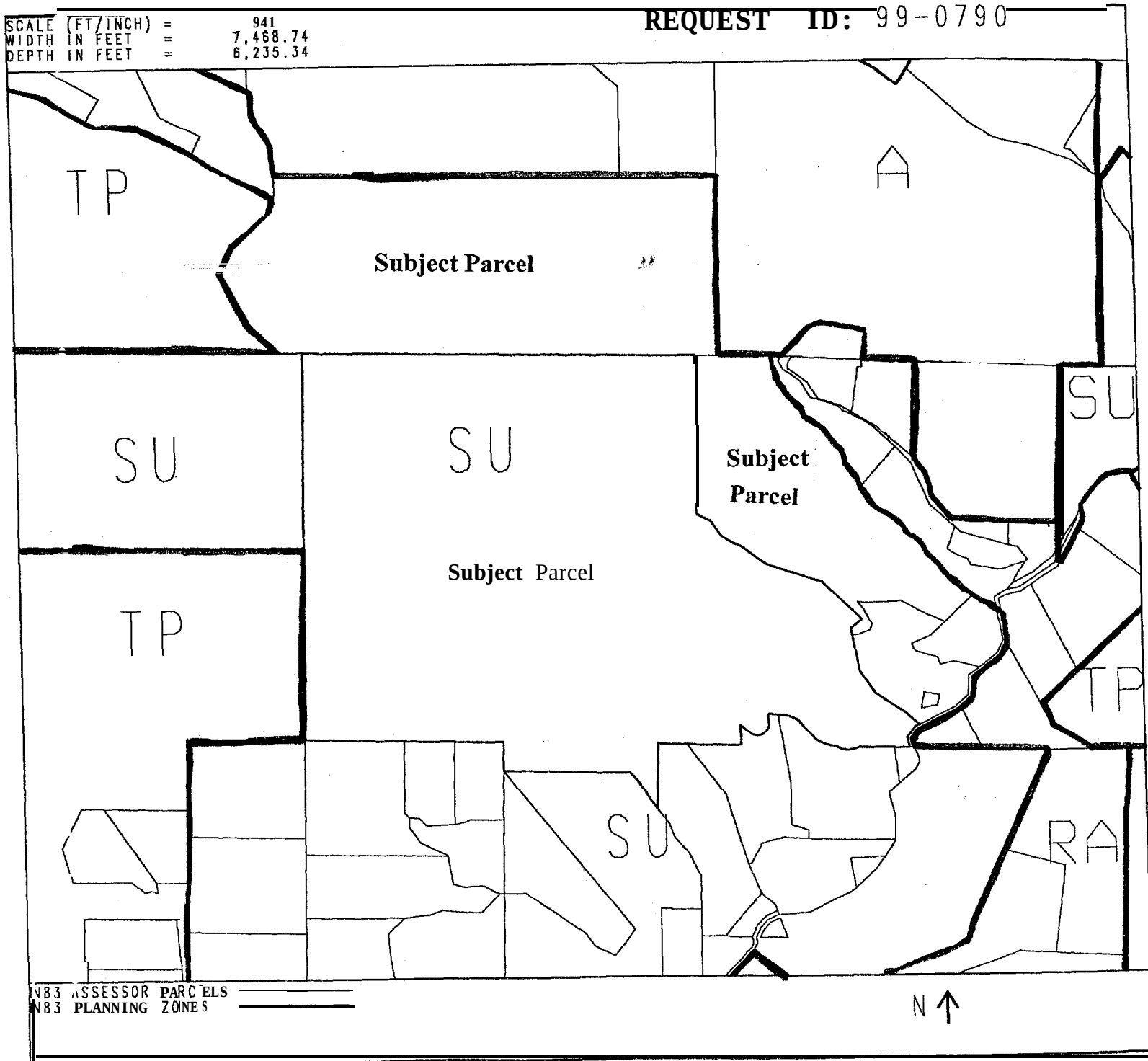
APPROVED AS TO FORM:



Assistant County Counsel

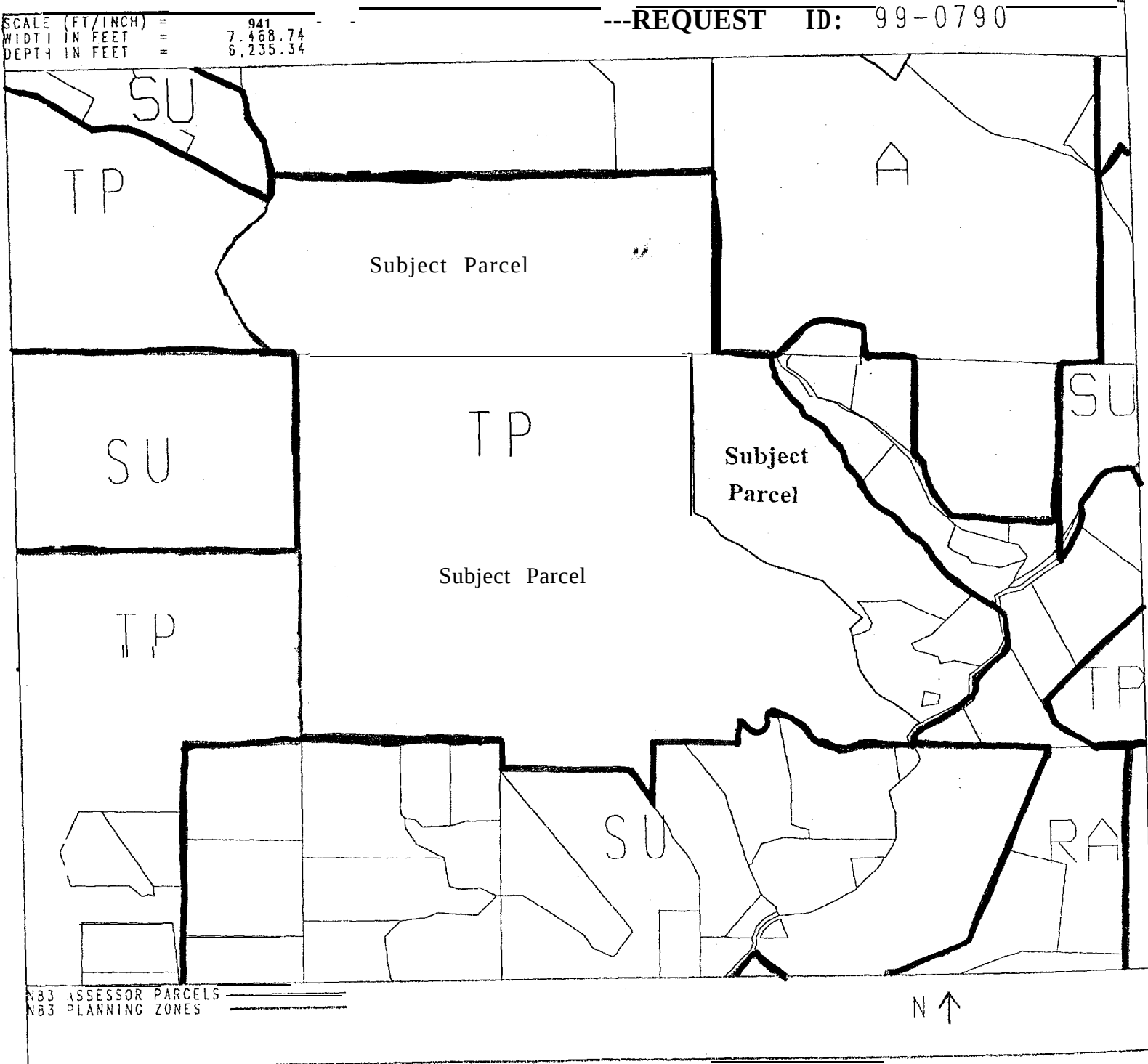
DISTRIBUTION: County Counsel
Planning- Cathleen Carr
Planning -Bernice Romero
Assessor

0309



EXISTING ZONING

0310



PROPOSED ZONING

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: August 23, 2000
Agenda Item: No. 3
Time: After 9:00 a.m.

0311

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO.: 99-0790 APN: 106-181-08, 107-041-02, 107-051-32
APPLICANT: Land Trust of Santa Cruz County, Laura Perry
OWNERS: Land Trust of Santa Cruz County
PROJECT DESCRIPTION: Proposal to rezone Assessor's Parcel Numbers 106-181-08, 107-041-02, and 107-051-32 from the Special Use ("SU") zone district to the Timber Production ("TP") zone district. Requires a Rezoning.
LOCATION: The west side of Browns Valley Road (at 809 Browns Valley) about 4 miles north of the intersection of Browns Valley Road and Eureka Canyon Road, Corralitos.
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 XXno APPEALABLE TO CCC: yes XXno

PARCEL INFORMATION

PARCEL SIZES:	106-181-08	86 acres	
	107-041-02	195 acres	
	107-051-32	37 acres	(County EMIS estimates)

EXISTING LAND USE: Open space, rural residential, recreation, and timber production
SURROUNDING: Timber production, vacant rural, and rural residential
PROJECT ACCESS: Private right-of-way off of Brown's Valley Road
PLANNING AREA: Eureka Canyon Planning Area
LAND USE DESIGNATION: "R-M" Mountain Residential
ZONING DISTRICT: "SU" Special Use District
SUPERVISORIAL DISTRICT: Second

ENVIRONMENTAL INFORMATION

<u>Item</u>	<u>Comments</u>
a. Geologic Hazards	a. Suspected debris flows mapped, landslide materials noted in TMP **
b. Soils	b. Ben Lomond-Felton, Nisene-Aptos, and Lompico-Felton complexes. Mix of sandy loams and loams.
c. Fire Hazard	c. Portions of the project site are mapped as critical fire hazard
d. Slopes	d. 5 to 75%
e. Env. Sen. Habitat	e. The two larger valleys on the site contain mapped riparian corridors (Northern Class II watercourse - perennial, Southern Class III watercourse - intermittent)
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. Water supply watershed, groundwater recharge. Brown's Creek watershed - Pajaro River drainage basin |
| j. Traffic | j. N/A |
| k. Roads | k. Logging roads in place, no new roads proposed. |
| l. Parks | l. N/A |
| m. Sewer Availability | m. N/A |
| n. Water Availability | n. N/A |
| o. Archeology | o. Mapped in Archeologic Resource Area, several archeologic records checks and site reconnaissances were conducted (1987, 1990, and 1994) - no sites noted. |

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

SERVICES INFORMATION

W/in Urban Services Line: - y e s XX n o

Water Supply: Private Well

Sewage Disposal: Septic

Fire District: Pajaro Valley Fire District

Drainage District: Pajaro River Drainage Basin, Flood Control Zone 7

ANALYSIS & DISCUSSION

Background

On November 29, 1999, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone three parcels of land totaling approximately 318 acres from the Special Use (SU) zone district to the Timber Production (TP) designation under County Code Section 13.10.375 (c).

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).

Project Setting

The project site is located in the Eureka Canyon planning area with access via Browns Valley Road about 4 miles north from the intersection of Browns Valley Road and Eureka Canyon Road (Exhibit A).

The subject parcel is roughly 318 acres and is comprised of two smaller valleys and one central ridge with primarily south and east facing slopes. The topography of the site is generally steep with slopes of 20% to 70%. The majority of the property, approximately 200 acres, is covered in stands of Redwood with smaller acreage in hardwoods, mixed chaparral, and transition areas

where Douglas-Fir and Oak are re-establishing. The site is also home to approximately eight acres of Eucalyptus which the applicant is working to reduce in scale through identified eradication options. Several small burn areas were seen by staff during the site visit. While there is wildlife use of the Eucalyptus, it tends to provide less valuable habitat than the native forests they have replaced.

The eastern facing portions of the property are identified by County Resource maps as water supply watershed and ground water recharge. These portions of the site drain to Brown's Creek adjacent to Brown's Valley Road and are considered part of the Pajaro River drainage basin. There are two class III (ephemeral) watercourses and one class II (perennial) watercourse on the property which do not support fish. Both the class II and the lower class III watercourse are identified as riparian corridors according to County resource maps. The property has three springs located on it. The spring in the northern watercourse and the one just above the southern watercourse have been developed to provide water supplies for the small developed portion of the property. Well and spring flows in and around the project site are documented as low with flow rates slightly less than one acre foot per year. According to the applicant's Timber Harvest Plan, watercourses, springs, and downstream water resources will be protected by establishing protection zones around them where no soil disturbance or equipment operation may take place. Watercourse conditions relating to possible erosion, bank protection, and channel blockage are monitored and corrected as necessary to reduce impacts.

The existing roadway system appears adequate to access nearly all of the proposed timber areas on the site. More remote sites located on the north side of the Class II watercourse will be cable harvested according to the Yarding Method map included with the Timber Management Plan. The forest roadway system is unsurfaced except for portions which share access with the residences. According to the Timber Management Plan, the roadway systems are drained using a combination of waterbars and rolling dips which are maintained and improved on an annual basis. Portions of the roadways which provide access to the residential structures on the property have improved watercourse culverts. One location which provides primary residential access is culverted and completely rocked for erosion stability along that particular Class III watercourse. The Land Trust employs a full time, resident caretaker who monitors erosion control structures during the winter months in addition to inspections by a Licensed Timber Operator. According to the Timber Management Plan, there are currently no significant erosion problem areas on the Byrne Forest property. Future timber harvesting should have minimal affect on groundwater recharge on this property

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 site contains three existing habitable structures and a barn clustered in a 2 acre area at the southern end of the property. A bypass road was constructed approximately 500 feet north of the structures under a previous harvest plan to avoid hauling next to the developed area. The

existing developed area is located so as not to interfere with future timber harvesting or production, due to the proposed harvesting method, tractor, skidding, and ground-and-cable yarding and the clustered existing structures. Conditions are proposed to ensure that any future home placement will not hinder future timber production and harvesting (Exhibit G).

This property was previously clear cut in the late 1800's, and only three small areas of old growth trees remains on the property. The subject property was selectively harvested under three separate harvest plans beginning in 1987, 1990, and 1994 (THP 1-87-306 SCR, THP 1-90-442 SCR, and THP 1-94-515 SC). The existing landings and skid trails should be able to accommodate any new harvesting with minimal grading and roadwork. Future harvests will use the existing skid and logging roads, and no new roads are anticipated. 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 south and east by RA zoned parcels. To the north is property zoned Agriculture and to the south are two smaller properties zoned Special Use. Immediately northwest and west of the project site is a large TP zoned property which has had active timber harvesting.

General Plan & Zoning Consistency

The three parcels which make up the project site have a 1994 General Plan land use designation of Mountain Residential. Nearly one-third of the 318 acre site is located within a mapped Timber Resource designated area (Exhibit D). The parcel is currently zoned Special Use. The SU zoning designation is consistent with the Mountain Residential General Plan Designation. The proposed Timber Production rezoning would serve to more efficiently implement the Mountain Residential General Plan designation, as identified 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 November 1999, 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, identified as such by being 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 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. 99-0790 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 and General Plan Map
- D. Timber Resource Map
- E. Water Resources Map (Groundwater recharge/Water Supply Watershed)
- F. Findings
- G. Conditions of Approval

Laura Perry for Land Trust of Santa Cruz County
Application No. : 99-0790
APN: 106-181-08, 107-041-02, 107-051-32

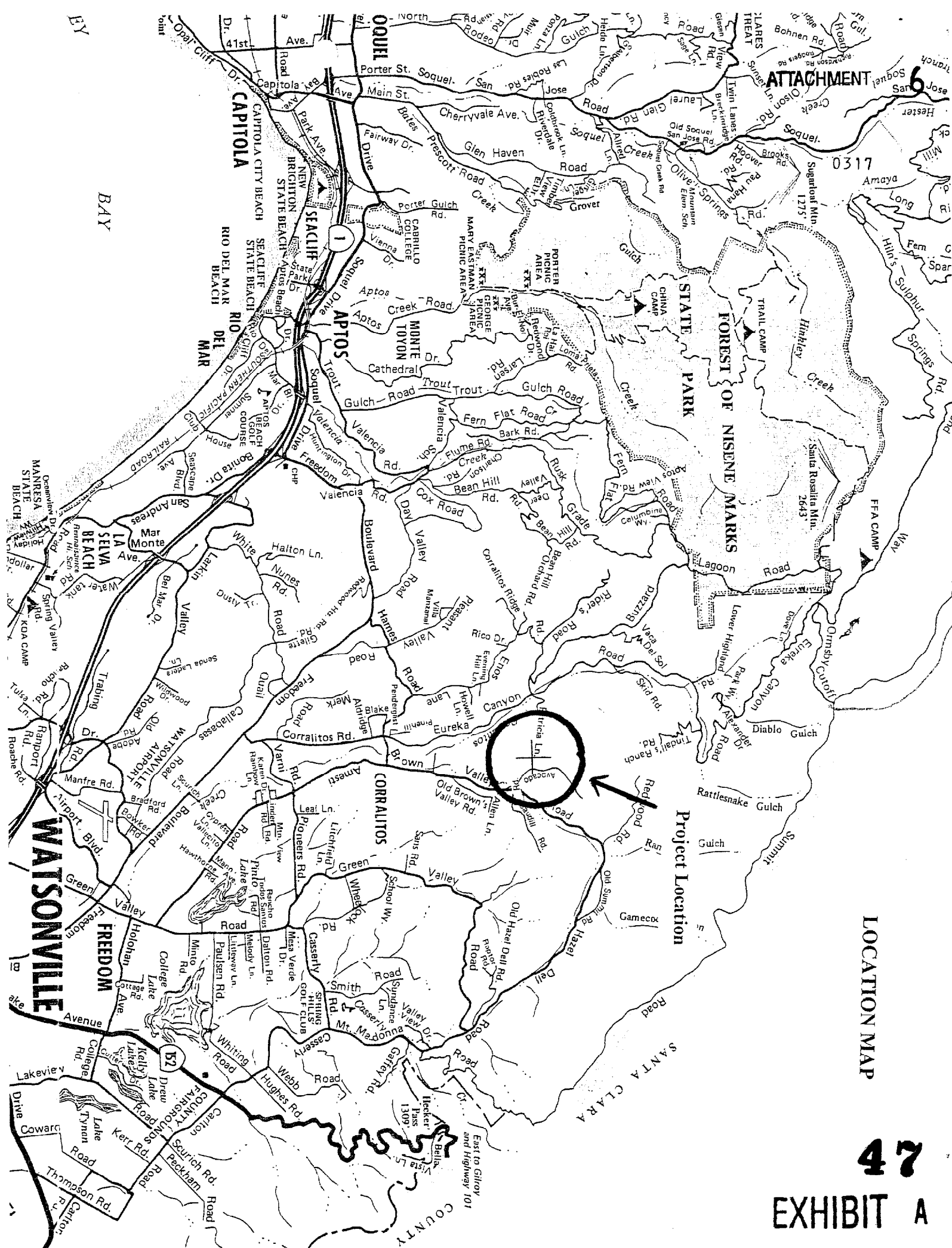
0316

- H. Notice of Exemption from CEQA
- I. Planning Commission Resolution
- J. Timber Management Plan by Stephen Staub, Forester and Environmental Consultant, dated November 1999.
- K. TMP Review Memo, Application 99-0790

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: David Barbary
David Barbary
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (83 1) 454-3226, 454-3225

Report reviewed by: Cathy Graves
Cathy Graves
Planner IV
Development Review



LOCATION MAP

0318

PDR. SEC. 31, T.10S., R.2E., M.D.B. & M.

Tax Area Code
69-143

107-04

EXHIBIT B

ASSESSOR'S PARCEL MAP

Subject Parcel

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

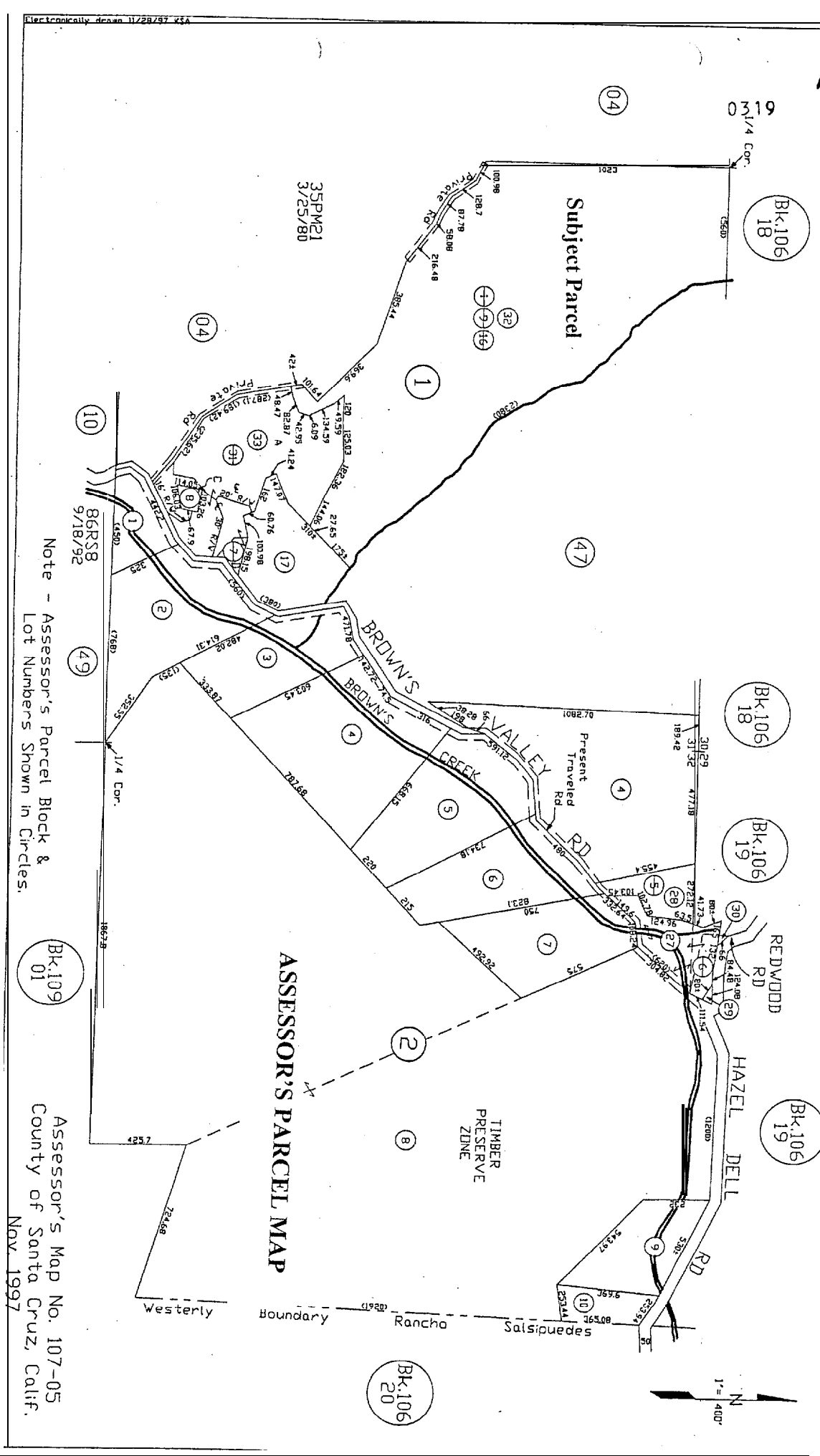
Assessor's Map No. 107-04
County of Santa Cruz, Calif.
Nov. 1997

Nov. 1997

47

THE ASPEN

Tax Area Code 107-05
69-143



ATTACHMENT

FOR TAX PURPOSES ONLY
ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

PDR. SEC. 30, R.2E., &
PDR. SEC. 25, R.1E., T.10S., M.D.B. & M.

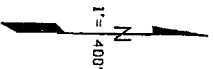
Tax Area Code
69-070

106-18

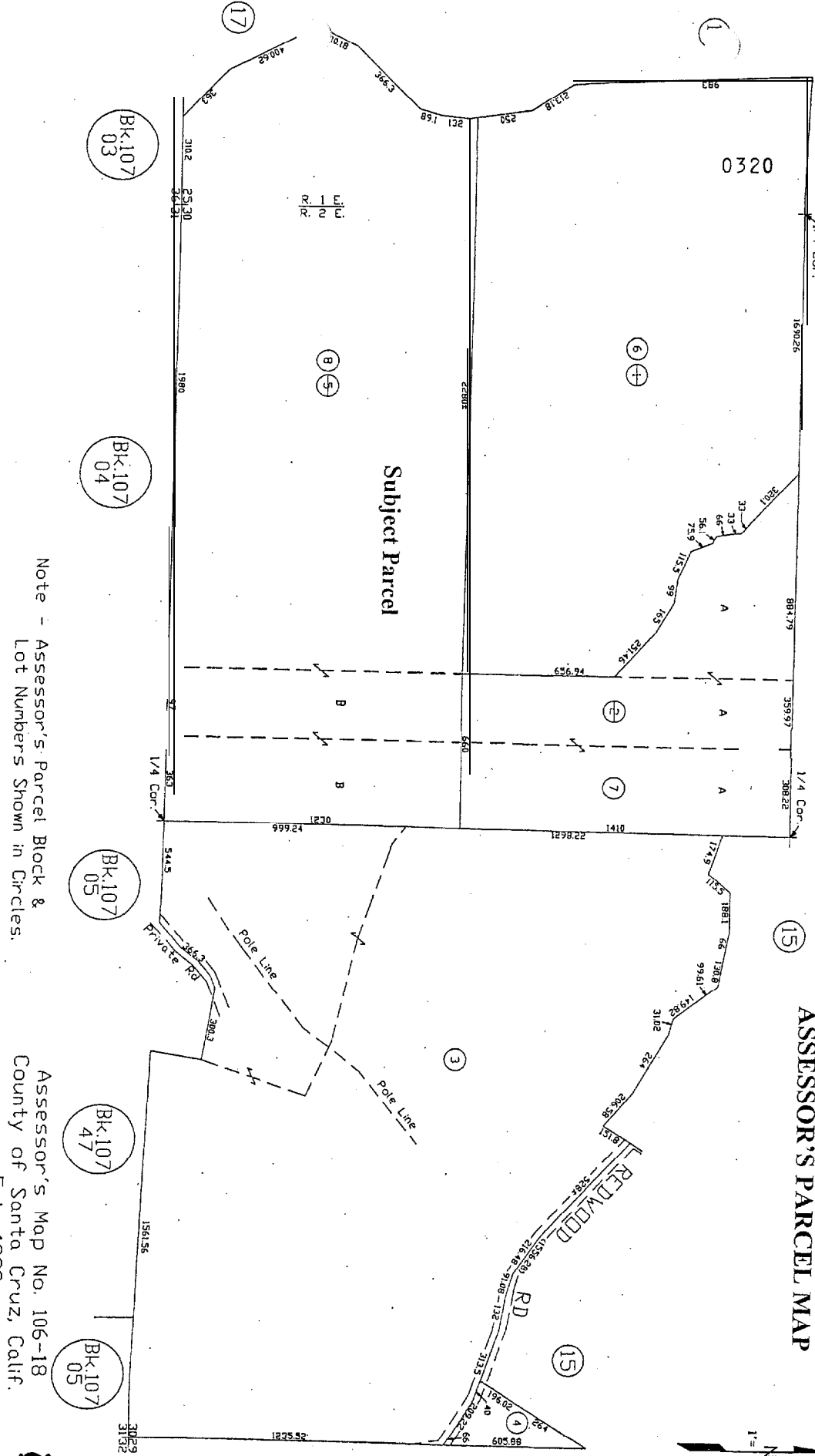
14 15

14PM54
3/1/74

ASSESSOR'S PARCEL MAP

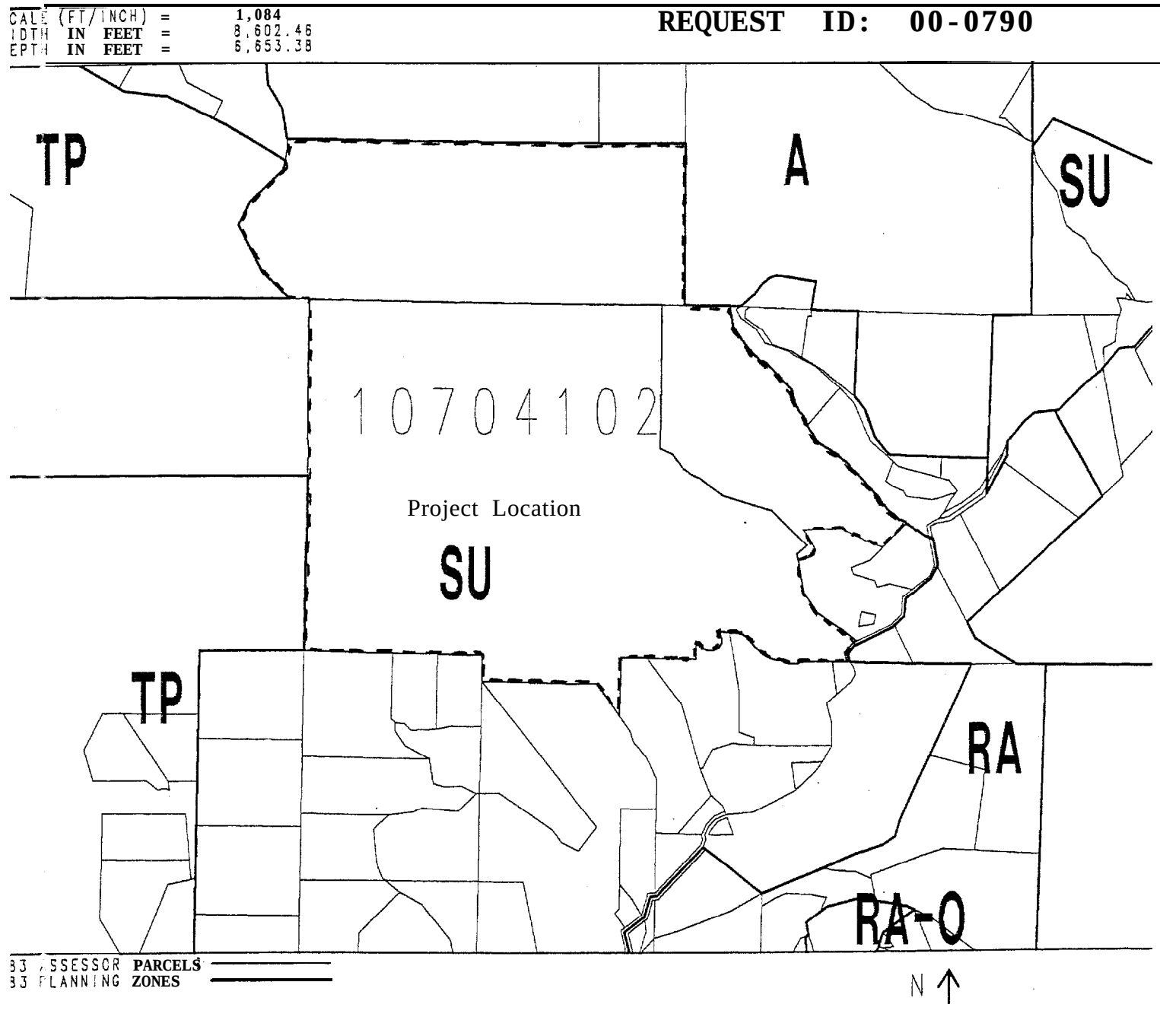


Electronically drawn 2/17/98 XSA



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

Assessor's Map No. 106-18
County of Santa Cruz, Calif.
Feb. 1998



SCALE (FT/INCH) = 1,084
WIDTH IN FEET = 8,602.46
DEPTH IN FEET = 6,653.38

REQUEST ID: 00-0790

R-M

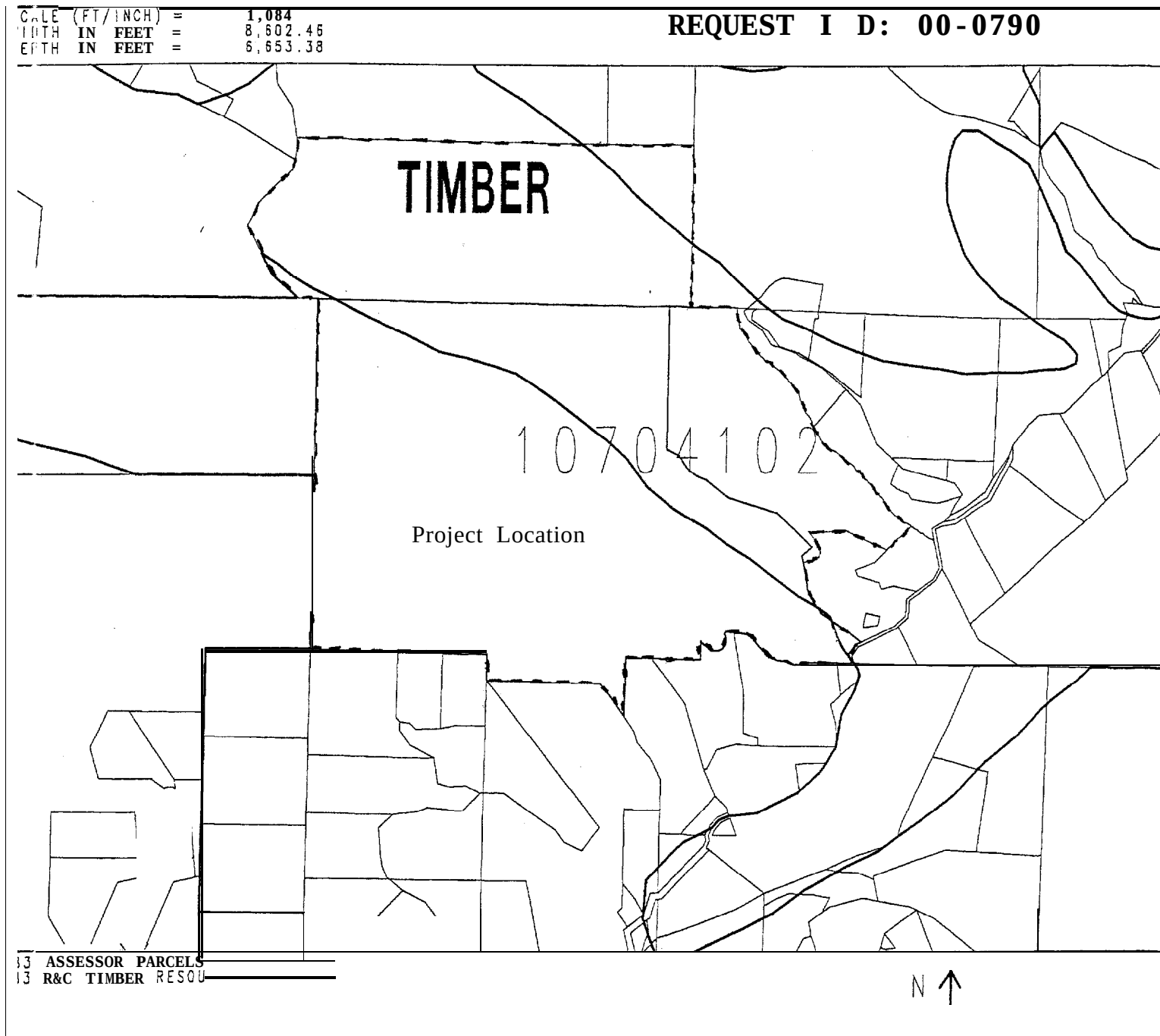
AG

10704102

Project Location

N83 ASSESSOR PARCELS
N83 G P BASE LAYER

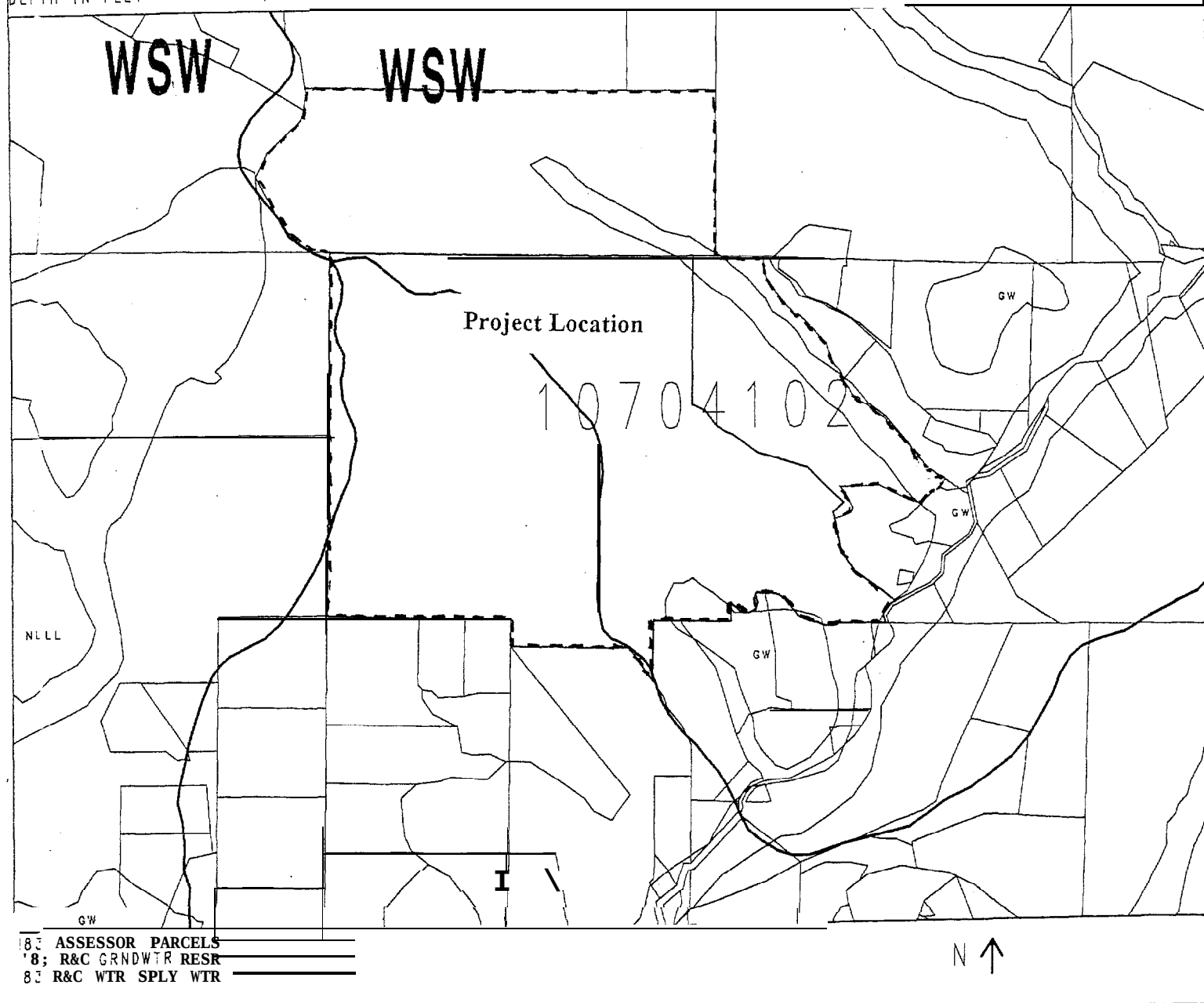
N ↑



ATTACHMENT 6

SCALE (FT/INCH)	=	1,064
WIDTH IN FEET	=	8,602.46
DEPTH IN FEET	=	6,653.38

REQUEST ID: 00-0790



GROUNDWATER RECHARGE (GW)
WATER SUPPLY WATERSHED (WSW)

CONDITIONS OF APPROVAL

Approval No. 99-0790

Applicant: Laura Perry, Land Trust of Santa Cruz County

Property Owner: Land Trust of Santa Cruz County

Assessor's Parcel Nos. 106-181-08, 107-041-02, and 107-051-32

Property location and address: The property is located
Eureka Canyon Planning Area

Exhibits: K. Timber Harvest Plan for Byrne Forest Property dated November 1999
prepared by Stephen Staub, Registered Professional Forester

- I. This approval authorizes the rezoning of parcels 106-181-08, 107-041-02, and 107-051-32 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 APNs 106-181-08, 107-041-02, and 107-051-32 with the County Recorder. Submit proof of recordation to the Planning Department.
- II. Site Conditions.
 - A. Any future logging road constructed under a timber harvest permit is a "new road" as defined in Chapter 16.22.030 of the County Code. Any use of a new logging road, constructed under the terms of a State timber harvest permit, for a purpose connected in any way with subsequent "development", as defined by Section 13.10.700-D of the County Code, is strictly prohibited unless all required County permits are first obtained.
 - B. The access roads identified as "main roads" on APNs 106-181-08, 107-041-02, and 107-051-32 shown in Exhibit J are pre-existing roads. These roads will meet the definition of a "new road" and be subject to the restrictions set forth in Condition II.A. if any improvements resulting in over 100 cubic yards of grading along any 500 foot length are made to the road.

47

EXHIBIT G

Laura Perry for Land Trust of Santa Cruz County
Application No.: 99-0790
APNS: 106-181-08, 107-041-02, and 107-051-32

0326

- 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.

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 applicable cutting restrictions set forth in Chapter 13.10.695 "Locational Criteria for Timber Harvesting" of the County Code.

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:

Laura Perry for Land Trust of Santa Cruz County
Application No.: 99-0790
APNS: 106-181-08, 107-041-02, and 107-051-32

0327

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.

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.

FOREST MANAGEMENT PLAN

FOR THE BYRNE FOREST PROPERTY

OF THE LAND TRUST OF SANTA CRUZ COUNTY

PREPARED BY

STAUB FORESTRY AND ENVIRONMENTAL CONSULTING

NOVEMBER, 1999

TABLE OF CONTENTS

Forest Management Plan TPZ Information

Conceptual Forest Management Plan

Introduction and Objectives	Page 1
1. Prehistoric and Cultural Resources	Page 2
2. Geology and Soils	Page 2
3. Water Resources	Page 3
4. Vegetation and Wildlife	Page 4
Vegetation Cover Types	Page 5
Fish and Wildlife	Page 7
Special Status Species	Page 8
5. Land Management	Page 9
Management Emphasis by Area	Page 9
Silviculture and Growth	Page 13
Timber Harvest Planning	Page 15
Forest Health	Page 16
6. Education, Recreation and Aesthetics	Page 17
Conclusion	Page 19
Map Attachments	
Water Resources and Old-growth Type Map	
Roads, Features and Yarding Methods Map	
Vegetation Types	
Management Units	
Harvest History Map	
Soils Map	
Geologic Features Map	
Plants of Special Interest	

FOREST MANAGEMENT PLAN TPZ INFORMATION FOR THE BYRNE FOREST

0330

APN's, ZONING, AND ACREAGE:

<u>Santa Cruz Assessor's Parcel Number</u>	<u>Zoning</u>	<u>Approximate Acreage</u>
107-041-02	SU	196
107-05 1-32	s u	37
106-181-08	s u	87

RECENT MANAGEMENT HISTORY:

Three portions of the property have been selectively harvested under individual timber harvest plans (THPs) starting in 1987. The THPs were #1-87-306 SCR, #1-90-442 SCR, and #1-94-514 SCR. Each THP harvest area is shown on the attached Harvest History Map. Timber stand improvement and planting operations followed each timber harvest.

DEVELOPMENT AND ACCESS:

The Byrne Forest property contains three habitable structures and a barn. These buildings existed at the time of the Land Trust's acquisition of the property in 1984 and are centered at the south end of the property as shown on the Roads, Features, and Yarding Methods Map. The buildings are clustered in an open area occupying less than 2 acres on a south facing slope whose native cover was live oak woodland and coastal scrub. A bypass road (located +/- 500' north of the clustered development) was constructed under THP #1-94-5 14 SCR to avoid hauling next to the developed area. In short, the limited development on the Land Trust is by design, very compatible with long-term timber management.

Land Trust ownership of the Byrne Forest is subject to former owner Carlton Byrne's provision of a Declaration of Covenants, Conditions, and Restrictions. This document requires that the entire property be held, sold and managed for its open space, scenic, and ecological values. As a means of maintaining these values, the CC&R's direct development of a forest management plan to implement sustainable selective timber harvesting. Also included are restrictions on development and/or subdivision of the property.

The opening 1000' of road leading up and away from Brown's Valley Road is a jointly maintained private road which crosses a single ownership. The Land Trust has a deeded right of way over the route, and is aware of its obligation to maintain the road in as good or better condition following any given timber harvest. This road was used for log hauling during each of the last three timber harvests on the Byrne Forest with no problems. Cooperative arrangements have and will continue to be the preferred method of dealing with this section of road. Maintenance and repair costs associated with both residential and timber harvest traffic are commensurate with use. Prior to any given timber harvest, the pre-existing condition of the road

is documented. Upon completion of hauling operations, the post-operational condition of the road is noted, and any necessary repairs are made.

0331

During active timber harvesting, when loaded and unloaded log trucks utilize the main drive between Browns Valley and one of the two internal haul road junctions, "Caution Log Truck" signs are posted at the gated entrance to the Land Trust (near "Roses of Yesterday") and at several locations along the drive, visible to both directions of traffic. Additionally, tenants living in the three Land Trust dwellings described above are notified of the approximate duration and timing of hauling operations. Log truck drivers are required not to exceed 10 MPH when traveling on the drive.

EROSION HAZARD INVENTORY AND EROSION CONTROL PLAN:

The Byrne Forest road system accesses nearly all portions of the property and is currently in very good condition. The shared and residential driveway is a combination of asphaltic, oil and screen, and rock surfacing. It is well drained using a combination of outsloping, permanent waterbars, and a few cross drain culverts. A cutbank slide which occurred during the El Nino winter has been stabilized and retained with rock rip rap. The forest road system is unsurfaced and drained using a combination of waterbars and rolling dips which are maintained and improved on an annual basis. The Land Trust employs a full time, resident caretaker who monitors erosion control structures during the winter months in addition to ongoing inspections and maintenance by a Licensed Timber Operator. Cutbank weeps which occur only during saturated soil conditions have been flagged and waterbarred at the point of initial occurrence to prevent erosive impacts. Two cutbank failures have occurred on the forest road system in recent years, both during the El Nino winter, and appear to have been stabilized by incorporating failed toe material into the road prism as much as possible.

Considering the size of the property, the entire road system is remarkably remote from significant watercourses. There are only three watercourse culverts on the Byrne Forest property and all drain relatively marginal class 3 watercourses. One of these is located along the main drive to drain a marginal class 3 watercourse and inside ditch, and is necessary for all-weather, residential access. The road is completely rocked at this location. Each of the three culverts is fitted with a trash rack and is monitored throughout the winter,

In summary, there are currently no significant erosion problem areas on the Byrne Forest property. However, the same kind of conscientious and responsive maintenance will be required in the future to keep the road system in its current exemplary condition.

CONCEPTUAL FOREST MANAGEMENT PLAN FOR THE BYRNE FOREST prepared in 1994 follows and completes this Forest Management Plan for purposes of rezoning into TPZ. Maps attached at the end of CFMP have been updated and supplemented per standards discussed with County Planner and RPF Dave Hope.

47

EXHIBIT G

Conceptual Management Plan
for the
BYRNE FOREST
Land Trust of Santa Cruz County

Prepared by Stephen R. Staub
Forester and Environmental Consultant

November 1994

0333

Table of Contents

Introduction and Objectives	1
1. Prehistoric and Cultural Resources	2
2. Geology and Soils	2
3. Water Resources	3
4. Vegetation and Wildlife	4
Vegetatiuon Cover Types	5
Fish and Wildlife	7
Special Status Species	8
5. Land Management	9
Management Emphasis by Area	9
Silviculture and Growth	13
Timber Harvest Planning	15
Forest Health	16
6. Education, Recreation and Aesthetics	17
Conclusion	19
Maps:	
Water Resources	
Roads and Features	
Management Units	

Conceptual Land Management Plan for the Byrne Forest

0334

Land Trust of Santa Cruz County**Introduction and Objectives**

The 322 acre Byrne Forest was acquired by the Land Trust of Santa Cruz County through a combination gift/purchase from Carlton and Esther Byrne in December, 1984. The property lies within the Brown's Creek watershed 2 miles north of the town of Corralitos. The purpose of Land Trust ownership has been clear from the outset: preservation of the property as open space, conservative management of its forest resources, and limited public use for educational and recreational purposes.

In the 10 years since its acquisition, the Land Trust has made the property available to numerous community and educational groups. A forest management plan was prepared in 1986 and demonstration selective timber harvests were done in 1987 and 1990. In the 1990s, the property has been the subject of a series of reports by University of California at Santa Cruz students in environmental studies.

The purpose of this plan is to consolidate what has been learned from the past 10 years of activities on the forest and develop guidelines for management that conserve its unique mix of wildland resources for public use and benefit. In format, the plan follows an outline adapted from the Forest Stewardship Plans of the California Forest Stewardship Program to document and conserve the following resources:

1. Prehistoric and Cultural Resources
2. Soils
3. Water Resources
4. Vegetation and Wildlife
 - a. Vegetation Cover Types
 - b. Fish and Wildlife Habitats
 - c. Special Status Wildlife Species
5. Forest Management
 - a. Management Emphasis by Area
 - b. Silviculture and Growth
 - c. Timber Harvest Planning
 - d. Forest Health
6. Education, Recreation and Aesthetics

1. Prehistoric and Cultural Resources

0335

Although the property was within the range inhabited by the Coastanoan tribes, no signs or artifacts of their presence have been found on the property nor discovered during records checks with the Northwest Information Center of the California Archaeological Inventory. Reconnaissance surveys were done of forested areas in 1987, 1990 and early 1994. Surveys directed by Cabrillo College Professor of Archaeology Rob Edwards in June 1994 also failed to find any indication of significant prehistoric cultural resources on the property.

An old deed and General Land Office plats indicate that logging of the property had begun by at least 1883. The property has been used for grazing and fruit and vegetable crops at times during this century. The reconnaissance surveys conducted in June 1994 found two historic items: 1) an abandoned pre-WWII automobile, and 2) a redwood stake fence constructed with cut nails located along the Public Lands Survey Section line near a timber staging area. A primary record form has been filed with the Northwest Information Center of the Historical Resources Information System for the historic fence.

Since the reconnaissance report notes that "archival research and the surface reconnaissance do not indicate the presence of a prehistoric archeological site on the subject parcel," no protection measures are necessary at this time. No protection measures are recommended at this time for the two historic items as no project that might impact them is currently planned for their locations. As noted, a selective timber harvest was completed in the vicinity of the historic fence without causing significant harm. Should a project that might adversely impact these items occur in future, a further evaluation of significance and the need, if any, for prescribed mitigation measures should be undertaken by an archaeologist. Similarly, should any other cultural artifacts be discovered in future, they should be preserved and protected until their possible significance and the need, if any, for long term protection measures have been evaluated by an archaeologist or other qualified professional.

2. Geology and Soils

Soils on the property are primarily derived from the underlying bedrock of the Purisima Formation. The geology of the property has been reviewed by Thomas Spittler, an engineering geologist with the State Division of Mines and Geology. His report indicates that the Purisima Formation is composed of massive to thick bedded marine sediments deposited 5 to 1.5

million years ago. The dominant rock-types are silty sandstones (often fractured), siltstones and a few shale interbeds. Landslide activity is evident throughout the property. Most features suggest that they were formed hundreds to thousands of years ago during a much wetter period. However, some of the smaller features are more recent. Soil cracking along ridgelines occurred in a number of places during the 1989 Loma Prieta earthquake, whose epicenter was less than 6 miles away. The property adjoins the San Andreas Fault Rift Zone. 0336

All but an acre or two of the property has been classified as having forest soils by the 1979 SCS-USDA Soil Survey of Santa Cruz County. The three main soil complexes are the Ben Lomond-Felton complex, the Lompico-Felton complex, and the Nisene-Aptos complex. These forest soils are a mix of sandy loams and loams with the Lompico soil being the least productive of the group and tending to support a higher proportion of hardwood cover.

The soils are moderately permeable for the most part and are recognized as being susceptible to erosion where slopes exceed 50% and protective cover is lost. Therefore, any activities should expose a minimum of bare soil. Where exposed soils exceed 800 square feet, they should be mulched for protection. Erosion control devices must continue to be installed and maintained wherever needed. Equipment will not be operated on landslides or unstable areas unless there are no other feasible alternatives and site specific construction and stabilization measures are prescribed and approved after appropriate geologic review.

3. Water Resources

The property lies within the northwestern boundary of the Brown's Creek watershed, which itself is part of the Pajaro River drainage basin. The two major draws on the property, which are separated by a broad sloping ridgeline, drain to the southeast. There are three springs on the property. (1) One spring is located within the channel of the northern draw, (2) The second spring is located on a flat above the northern draw. Rights to the water from this spring are deeded to an adjoining property owner, and all water currently developed from the spring is piped off the property. (3) The third spring is located in the slope immediately above the southern draw as it reaches the southern property line. Effectively none of the water from springs (2) and (3) reaches the watercourses below them

The northern watercourse is designated using the California Board of Forestry Watercourse Classifications as class 2 below the spring. In class 2

watercourses, water may be present year-round and some habitat for non-fish aquatic species is present. Above the spring and in other watercourses on the rest of the property, water flow is entirely seasonal, occurring only during wet winters when surrounding soils become supersaturated. Such watercourses are designated as class 3. 0337

Watercourses, springs, and downstream water resources have been and will be protected by establishing protection zones around them where no soil disturbance or equipment operation may take place. The size of protection zones will increase as slopes become steeper. The protection zones will ensure that currently intact streamside vegetation and cover remain in good condition. Regular maintenance of existing and new road drainage facilities and culverts will continue to stabilize slopes and soil and minimize erosion. Any areas bared near streams will be mulched to provide protection from erosion. It should be noted that many watercourse banks are naturally unstable where they are steep or undercut or where past bank failures or windfalls have occurred. Watercourse conditions will be monitored and channels cleared or banks stabilized if appropriate.

The spring in the northern watercourse and the one just above the southern watercourse have been developed to provide water supplies for the small developed portion of the property. Flow from the northern spring is estimated to average one gallon per one minute and 4.5 seconds, a flow rate of slightly less than one acre foot per year. Winter flows are higher. Water from the north canyon spring is piped to and stored in tanks above the three houses and two fire hydrants which are supplied by gravity feed.

The spring by the southern draw is located below the three houses very near the property line. Its flow is estimated to average 0.3 gallons per minute and is used to irrigate the orchard and the garden, although it could be adapted for domestic use.

In spite of the presence of these small springs, subsurface water does not appear to be plentiful in the area. Wells on properties immediately to the north are reported to produce only 6 to 7 gallons per minute at depths of 160, 225, and more than 400 feet.

4. Vegetation and Wildlife

In spite of the relative lack of significant water resources on the property, the temperate regional climate modified by diverse topographic,

microclimatic and soil conditions has combined with past land uses to create a diverse mosaic of plant and animal habitats. Vegetation on the property ranges from cool creekside redwood forest to hot chaparral shrubfields on extremely steep slopes. The different vegetative communities create a corresponding variety of animal habitats. Therefore this section begins with a discussion of vegetation types, then discusses wildlife, and concludes with information on threatened or endangered species.

Vegetation Cover Types

Native forests cover 70% of the property, most of it redwood dominated. Roughly 20% of the property is a mixture of trees, shrubs, vines, forbs and grasses which are in varying stages of succession back to tree dominated cover after the cessation of past clearing activities. Chaparral dominates two remote areas that comprise 6% of the property. Non-native forest, principally eucalyptus plus a bit of acacia, covers close to 3% of the property. Just under 1% of the area is effectively devoted to residential uses including roads and appurtenant structures.

There has been remarkable agreement among past reports regarding overall vegetation classification, though there has been some difference in nomenclature. Subject to future refinement, the vegetation types can be categorized as follows:

Redwood Forest	200 acres
Hardwood Forest	25 acres
Shrub to Tree Transition	65 acres
Mixed Chaparral	20 acres
Exotic. Forest	9 acres
<u>Residential</u>	<u>3 acres</u>
Total	322 acres

Redwood Forest (RWD):

The degree of dominance of redwood within this broad forest type varies from nearly 100% of the canopy area in the densest areas to less than 30% in the open areas. A past inventory of the property indicated that growing site quality within the redwood forest type is split between good, classified as Site II, and moderate, classified as Site III. The Byrne Forest is unusual in having a significant amount of Site II land, as the great majority of Santa Cruz Mountain redwood forestlands are Site III or lower, where

hardwoods become increasingly dominant. Understory plant composition varies along with site quality and other factors, often reflecting the degree of redwood dominance. Sword fern and sorrel are characteristic of 0339 moister, more fertile sites. Grasses, sedges, blackberry and poison oak vines as well as forbs such as hedge nettle and hounds tongue become more frequent on more open sites with a larger hardwood component.

Hardwood Forest (HWD):

This type could be further broken down into mixed evergreen hardwood: a mixture of madrone, tanoak and live oak, and a smaller amount of live oak dominated coastal oak woodland. Sporadic conifers may be included within this type. Hazelnut shrubs, blackberry vines, some bedstraw mixed with a variety of other forbs and grasses are common understory plants.

Shrub to Tree Transition (STT):

This type is experiencing the greatest rate of change as natural oak regeneration combines with emerging Douglas-fir saplings and poles to create increasing amounts of young forest out of what had recently seemed a relatively undifferentiated sea of shrubs. Greasewood, ceanothus, monkey flower and deerweed are characteristic shrubs. Grasses occur sporadically within the type. This process of vegetative change from one mix of species to another is known as succession.

Mixed Chaparral (MCH):

This type occurs on steep, south-facing slopes in three distinct spots: the northeasterly corner, the central ridge, and the southwestern corner. Chamise and manzanita dominate the type with lesser amounts of yerba santa, toyon and other shrubs. The type is adapted to fire and generally occurs on shallow soils. Unlike the shrub to tree transition type, mixed chaparral tends to be a relatively vegetative type and not a successional community leading to hardwood or redwood forest.

Exotic Forest (EF) :

Eucalyptus trees, most of which are second or third generation trees by now, dominate nearly all of this type, which occurs in three locations. Apparently planted in the first half of the century in a couple parts of what is now the STT type, it is expanding its territory by seeding and suckering into portions of adjoining hardwood and redwood forests. Acacia occurs in a couple patches near the houses.

Residential (R):

0340

This type has varying degrees of landscaping and includes the orchard and garden areas.

Fish and Wildlife

Although there is no fish habitat to consider due to lack of water, preliminary reports indicate a wide variety of animal and bird species use the various habitats available on the property. An inventory of bird species and comparative study of birds using different forest habitats was conducted by Brock Dolman, a UCSC student, in 1992. Wildlife biologist David Suddjian conducted a reconnaissance level survey in June 1994 and prepared a summary of species known or expected to occur, as well as several species which potentially occur at the Byrne Forest. The list includes nine species of amphibians, 16 species of reptiles, 93 species of birds, and 33 species of mammals.

Management of the vegetation types should be based on an understanding of successional patterns and be done in a way that conserves wildlife habitat values. Suddjian (1994) makes a number of recommendations that are worth restating here:

1. Preserve the late successional characteristics of the redwood forest in the northern draw bottom area.
2. Retain selected larger trees, including hardwood trees, in managed forest areas.
3. Consciously recruit hardwood trees into older age classes in managed forest areas.
4. Retain larger snags (dead trees) and snag-topped trees.
5. Maintain and, in places, encourage the Douglas-fir component in view of its relative scarcity and high wildlife value.
6. Retain fire-hollowed redwoods which may provide roost sites for bats.
7. Retain large, fire-hollowed stumps which provide denning sites for mammals and nest sites for certain birds.
8. Identify and conserve acorn granary trees.
9. Encourage natural expansion of oak woodland in the STT type.
10. Encourage Douglas-firs and retain them in clumped distribution in the STT type.
11. Maintain a scrub mosaic within the STT type even while encouraging the oaks and Douglas-firs.

12. Control and convert as feasible areas of invasive exotic plants. 0341
13. Develop a biological monitoring program.
14. Harvest in late summer and fall to minimize the potential for wildlife impacts.

Special Status Species

PLANTS: An Initial Plant Inventory conducted by botanist Randall Morgan in April of 1990 concluded that there were no rare, threatened or endangered plant species on the Byrne Forest. The inventory included a short list of locally unusual specimens of special conservation interest. An informal map of locations and recommendations will be submitted separately.

WILDLIFE: Suddjian (1994) assessed the available habitat and likelihood of finding special status (rare, threatened, endangered or listed as sensitive or of special concern) wildlife species on the Byrne Forest. He concluded that eight special status wildlife species are known or potential users of the Byrne Forest and that another has known habitat within the range of potential influence though there is not viable habitat on the property itself. The species are California red-legged frog, southwestern pond turtle, , sharp-shinned hawk, 'Cooper's hawk, golden eagle, merlin, long-eared owl, and yellow warbler. Foothill yellow-legged frog has nearby habitat in Browns Creek.

Habitat for California red-legged frog and southwestern pond turtle is marginal on the Byrne Forest but the presence of a large pond near the northeastern boundary provides suitable habitat within excursion range of the property. Although no specimens were observed, a more definitive survey would be required to rule out the possibility of their occurrence.

A Cooper's hawk was observed on the property, and the forest provides suitable habitat for sharp-shinned hawks. Cooper's hawk is considered to have a higher possibility of nesting on the property. Determination of nesting could be determined by appropriately timed surveys.

Golden eagles have been seen soaring over the property but no likely nesting locations were observed. It appears much more likely that they nest elsewhere in the region and that the forest is simply part of their home range. Patterns of use can be confirmed by raptor surveys as noted above for the hawks.

Merlin, long-eared owl, and yellow warbler are quite rare in the vicinity of

the Byrne Forest and there is a low likelihood that they use the area for nesting. Surveys for long-eared 'owls are recommended if activities would occur during the breeding season (February to July). Suitable mitigations are available if a nest is found.

5. Land Management

The foregoing inventory of biological resources combined with the Land Trust's conservation goals suggest a land management strategy that is based on the opportunities and dynamics of the different vegetation and habitat types. This section begins with a discussion of how individual areas selected primarily on the basis of natural features lend themselves to specific management emphases. Because selection forest management of the property was envisioned as an ongoing demonstration by the donors and its implementation has already begun as guided by the 1986 Forest Management Plan, forest management and timber harvest planning are discussed at length.

Management Emphasis by Area

Mixed Chaparral (MCH)

20 acres

The objective of management is to maintain the type for its watershed and wildlife value as a natural part of the vegetative mosaic, while limiting its potentially hazardous fuel loading. This native shrub type is a dense, fairly stable association that resists invasion by other vegetation types and is not usually successional to tree cover. The shrubs provide good cover and protect the watershed against erosion on what are very harsh, exposed growing sites. Because this type is adapted to regeneration by fire, maintaining this type in other than a decadent, highly fire prone condition will require either periodic cutting by hand or, possibly, use of prescribed fires to reduce fuel levels and rejuvenate the stand, increasing its value as wildlife habitat. However, using prescribed fire for such small, isolated areas on steep slopes is almost certain to be cost (and probably risk) prohibitive. Using a combination of hand cutting and piling for later burning under appropriate conditions to create a variety of shrub groups of different maturities is the recommended management method for this type.

Shrub to Tree Transition (STT)

65 acres

Management in this unit should focus on enhancement of wildlife habitats and providing research and educational opportunities. A number of

recommendations for wildlife management in this area are contained in the wildlife section earlier. The successional vegetation change in this unit⁰³⁴³ as it moves from past clearing for agricultural uses back to tree dominated cover makes it a prime candidate for research projects, ongoing monitoring, and ecological education. The primary management task is to encourage a diverse mixture of oaks, Douglas-firs and shrubs both by simply allowing them to grow and by releasing desired plants from excessive competition through carefully designed cutting and/or spraying operations. Although merchantable trees may be harvested from time to time, management for wildlife habitat is the principal objective over most of the unit. Some less exposed portions of the type are suitable for growing redwood, and may ultimately be included in adjacent redwood forest units. Because of the large shrub component, operations will also be needed to control fire hazard. Little if any planting is expected to be needed as volunteer oaks and Douglas-firs planted in the late 1970s and early 80s appear to be distributed in adequate numbers and 'patterns through the area. Control of invasive exotic plants like eucalyptus, french broom and pampas grass will be needed on an annual basis to be effective.

Exotic Forest (EF):

9 acres

Control and reduction of the area occupied by eucalyptus and acacia is the management objective for this type. While there is wildlife use of this type, it generally provides less valuable habitat than the native forests it has replaced, and it continues to displace adjoining native plant communities. Perimeter containment by complete removal is the highest priority. Because eucalyptus is considered a Group B commercial species, plans for its removal should be included in any timber harvest plans prepared for the property. Should control costs be excessive, coppice management on a commercial basis of a limited area remains a viable option as long as there is annual eradication of eucalyptus outside the managed group. A variety of eradication options, already implemented on an experimental plot, are suggested in the 1992 UCSC group senior thesis, "A Limited-Area Management Plan for the Byrne Forest Property."

Residential (R)

3 acres

Maintenance of the rural residential landscape at current standards by caretaker Jeff Helmer and other tenants, including care and upgrading of the existing orchard and garden areas, is recommended. Control of vinca and ivy where it spreads into the native forest south and west of the two rental houses is also recommended.

47

Native Forest of Redwood (RWD) 200 acres 0344

and of Hardwood (HWD) 25 acres

The two native forest types occur in combination within 5 geographic units that have differing management objectives.

Multiple Use #1 (MU-1) 50 acres

Multiple use commercial forest management with a strong recreation/aesthetics emphasis is the focus for this area. The major portion of the most frequently used loop road on the property runs through the middle of this unit. This was the first unit selectively harvested for the Land Trust in 1987. Future harvests will be designed to promote sustained yield and retain specimen trees having particular visual and wildlife value.

Multiple Use #2 (MU-2) 60 acres

The multiple use commercial forest management emphasis in this unit will be on demonstrating state of the art methods of achieving sustained yield goals. This was the second unit selectively harvested for the Land Trust in 1990. Future harvests will be designed to achieve optimal current forest growth while establishing vigorous reproduction for the next generation. Protection of the water and biological resources of the class 2 watercourse that is the northern property and unit boundary is considered paramount.

Multiple Use #3 (MU-3) 45 acres

Management in this unit will combine some of the recreation/aesthetics emphasis of MU-1 with a demonstration of cable yarding technologies. Harvest planning for this unit should include upgrading of the existing road system and extension of road access to the southwestern ridgetop, if possible, to provide fire protection at the top of the slope of mixed chaparral. Eucalyptus removal at the eastern edge of the unit just above the residential area should also be proposed in any harvest plan for this unit. Recreational emphasis comes both from frequent use of the existing road that leads to the residential area and the potential for establishing a hiking trail that runs the length of the draw bottom and connects to the existing road as it switches back to the central ridge. A site on the bench of large live oaks in the north central

portion of the unit by that same switchback had been considered for recreational use, perhaps even campground development, in the 1986 Forest Management Plan. Suddjian's wildlife report recommended against any extensive alteration of that site because of its high value for wildlife and the relative scarcity of that habitat on the Byrne Forest as a whole. Cable yarding is proposed to provide superior protection for the seasonal watercourse in the valley bottom. The feasibility of developing a hiking trail without adversely impacting the watercourse should be evaluated prior to the first timber harvest in the unit since its presence would influence cable corridor layout and tree marking decisions to some degree.

Late Successional (LS)

40 acres

Management of this creek bottom area of large, densely stocked redwood and Douglas-fir trees will have development and maintenance of late successional habitat characteristics as its overriding objective. The area was cited in Suddjian's report (1994) as being uniquely suited for this purpose and already having many late successional habitat elements: large snags, well distributed large downed wood, and a moist microclimate created by being in a deep canyon with a closed canopy and dense foliage of large trees. Having these characteristics also gives the area special aesthetic and recreational value. A ten year period of monitoring is recommended prior to undertaking any management activities, except for minor stream channel clearing and stabilization projects that may come up. Future management will be designed to maintain and enhance habitat values by thinning (primarily from below) to speed growth of large trees and create more vertical canopy diversity.

Adaptive Management (AM)

30 acres

The immediate management objective in this unit will be rehabilitation of a stand that suffered significant fire damage roughly forty years ago and a poorly managed selective cut some 30 years ago. Because of the unusual stand conditions, it will be an area where a number of experimental silvicultural strategies can be tried. At the same time, past events have created some wildlife habitat features worth preserving as enumerated in Suddjian (1992) and restated in the wildlife section of this plan. The idea behind adaptive management is to make the most of natural variations in stand structure and habitat quality. Management strategies are driven by on-the-ground conditions and opportunities rather than a single

overarching objective.

0346

Silviculture and Growth

Silviculture is forestry jargon for growing trees. Its goal is to base management activities on an understanding of tree physiology and ecology. The primary factors governing silviculture of redwood forests are:

- 1) Redwood's need for light to establish healthy regeneration from sprouts and seeds.
- 2) Redwood's ability to dramatically increase its growth rate if there is an increase in light, water and nutrients.
- 3) Redwood's high resistance to insect and disease problems.

Silviculture uses an understanding of how these factors fit in with the overall ecology of the area to guide forest growth in a variety of directions. Its key concerns are to keep a forest healthy and' to have the forest regenerate itself over time.

The current forest is an even-aged young growth stand that regenerated following clearcut logging in the late 1800s. The widespread regeneration that has grown into today's beautiful forest confirms how well redwood is adapted to reestablishing itself in conditions of full sun. In unmanaged forests, however, natural openings were rarely as large as those created by the kind of clearcutting practiced at the turn of the century. Normally redwood regenerated whenever openings with enough light occurred. This was usually after a natural disturbance such as a fire, flood, landslide, or even the blowing over of a tree or group of trees during a storm. Over a period of many years, the patchwork of disturbance and subsequent regeneration became a mixed forest of different sizes and ages all growing together. The selection silvicultural system mimics the natural pattern with partial cuts that control shade and growing space to both encourage establishment of a new generation of trees and to increase the growth of the uncut trees. Only the selection system is permitted on the Byrne Forest.

Trees and forests grow differently at different ages. For the first 20 years or more in a tree's life, nearly all of its growth goes into leaves and limbs with very little volume accumulating in the trunk, even though the tree may reach 40 feet or more in height. As the trees in an even-aged stand continue to grow, the volume grown per year increases steadily until the trees are roughly 60 to 70 years old. Volume grown per year declines somewhat after that, but can continue at high rates for many years in a

long lived tree like redwood. Regeneration does not occur in an even-aged stand until disturbances of one kind or another break up the dense canopy of overhead shade. The paradox of forest growth in a well stocked stand is that regeneration comes at the expense of current growth; there must be enough room and light at the forest floor to grow sprouts, seedlings and saplings.

Where trees are competing for growing space, however, there may be no significant loss of overall growth when trees die or are cut if neighboring trees can use the extra light, water and nutrients for their own growth. Because of its resistance to pests and disease and because of its great vigor, redwood's response to increased growing space is almost invariably a big increase in growth. As the crowns of surrounding trees fill that' growing space over the years, growth of the individual trees begins to slow again.

A useful measure of growth response to changes in growing space is percent growth. Percent growth expresses annual growth as a percentage of current volume. Percent growth varies with age, vigor and density of the trees in a stand. In the 90 to 100 year even-aged forest of the Byrne Forest, growth sampling in the dense second growth stands indicates that current growth is approximately 2%. By creating more growing space, a selective harvest allows redwood to increase its growth to 3.5%, 4% or even higher with little change in total volume growth. That is, less volume growing at a faster rate after a selective harvest can produce the same volume growth as a stand with more volume and a slower growth rate before harvest. This response, known as release growth, is occurring in the areas harvested in 1987 and 1990.

Growth samples taken across a range of crown class and slope conditions indicate that current conifer growth averages roughly 800 board feet per acre per year in the redwood forest. Taking into account release growth on future harvests, this growth rate can be maintained for another two or more cutting cycles. However, as regeneration that replaces harvested trees becomes a larger component of the stand, this current average growth rate will move closer to the roughly 450 board feet per acre per year average growth rate of the stand since it became established 100 years ago. This settling of growth toward its long term average will be offset in part or in whole by increasing tree growth in the Shrub/Tree Transition Unit and maintenance of higher growth rates in the Late Successional Unit, where there is relatively little concern about regeneration.

Timber Harvest Planning

0348

In the 1980 Timber Harvest Plan prepared for him, Carleton Byrne stated that "the property will continue to be managed as a sustained yield tree farm." Although limited commercial harvesting will occur in both the Late Successional and Shrub/Tree Transition units consistent with their principal objectives, Carleton's sustained yield management objective will primarily be fulfilled by periodic harvest and management operations in the three Multiple Use Units and the Adaptive Management Unit described above. Periodic selective cuts are necessary to keep the balanced cycling of forest growth going by providing more light for regeneration and room for release growth as the stand becomes too crowded and shady again. Experience shows that a balance between growth and harvest can best be achieved by selectively harvesting a stand once every ten to fifteen years. Harvesting each of the four sustained yield units once over a 12 to 16 year cutting cycle means that a harvest would occur on the Forest once every three or four years.

Harvesting on the current cycle is half completed and began with the 1987 and 1990 harvests in Multiple Use Units 1 & 2. Harvesting Multiple Use Unit 3 in 1995 and the Adaptive Management Unit in 1998 or 1999 would complete the first cycle as projected. (The 1995 harvest is projected to be roughly 500,000 board feet; the 1998-9 harvest 250-300,000 board feet.) The second cycle will begin by returning to Multiple Use Unit 1 between 2001 and 2003, and so on. Analysis of past and projected harvest and growth volumes indicate that total tree volume in the Forest at the start of the second cycle will be comparable or slightly larger than it was when it came under Land Trust ownership in 1984. Growing conditions and tree health should be evaluated in each unit and marking prescriptions that implement the unit's management emphasis decided upon before harvesting in any unit. Inventory and growth should be reviewed at the end of each cutting cycle to assure that sustained yield goals are being met. Sustained yield harvest volumes per cutting cycle over the next two cycles are projected to run between 1.6 million board feet and 2.4 million board feet, an average of some 500,000 board feet per harvest operation.

Once results from the initial monitoring period in the Late Successional Unit have been obtained, detailed prescriptions for management activities can be made. Late successional silvicultural prescriptions generally involve promotion of large tree habitat by thinnings of generally smaller trees to concentrate growth upon selected, large habitat trees. Additional activities may include creation of additional snag habitat, stream channel clearing, stream bank stabilization, and creation or enhancement of special

0349

habitat features. Harvesting within the unit should be coordinated with one of the regular operations in the sustained yield units, preferably with operations in the adjoining MU-1 Unit, or perhaps when cable yarding equipment is on-site for use in MU-3.

Nearly 10 acres of the 200 acres of redwood forest, principally in Multiple Use Units 2 and 3, are not considered available for harvesting due to topographic inaccessibility or potential for adverse impacts. The Adaptive Management Unit is both smaller and less well stocked than the other units. To equalize management unit sizes, the boundary between AM and MU-1 could be adjusted to decrease the size of MU-1 from 45 to 40 acres and increase the the size of AM from 30 to 35 acres.

Forest Health

The forest is very healthy generally, although native pathogens are present as expected. Given redwood's inherent resistance to attacks by bugs or disease, significant losses are not likely. Some *Poria sequoiae*, a brown cubical butt rot, has been noted in trees affected by fire. Douglas-fir, which comprises less than 3% of the conifer volume, is more subject to such losses, particularly from *Fomes pini*, commonly known as white pocket rot, which is present in the stand. Its incidence is limited, however, and within what would be considered the normal range. The same is true for agents affecting other trees on the property. *Armillaria mellea*, a stringy root rot that is endemic in practically all stands of California oaks, has been noted by the presence of its characteristic light brown to honey colored mushrooms. Oak moths can be expected to defoliate many of the oaks on their normal cycle of once roughly every seven years. Some madrones have been affected by a blight, occasionally called fire blight, that turns limbs and tops black, and can eventually kill the tree. None of these factors is considered a serious threat and no control measures are planned or needed. Forest health will be monitored and control measures planned if significant problems should arise.

In a wider context, tree-attacking bugs and diseases can be considered normal ecological factors that help to create special niches within the forest environment. Suddjian's wildlife recommendations emphasize the desirability of having more snags and downed wood than are currently found in what could be considered an unusually healthy forest. "Normal" losses to forest pathogens will enrich habitat diversity for amphibians, small mammals, and a host of insects and decay organisms with significant roles to play in the food web and nutrient cycling processes of the forest ecosystem.

47

EXHIBIT G

0350

Establishing healthy regeneration and maintaining good growth of sapling and pole sized trees under the selection system sometimes requires timber stand improvement operations to provide proper growing space for the young trees. Such operations can be especially important in redwood clumps to assure that unmerchantable suppressed and malformed suckers do not prevent development of healthy sprouts, the primary component of regeneration. Optimal timing for these precommercial thinnings and clean and release modifications of young conifers and hardwoods is immediately following completion of a selective harvest. Similarly, limited interplanting of conifer seedlings in openings after harvest operations is recommended to enhance conifer stocking. Both timber stand improvement and planting operations are done most economically as part of government cost share programs such as the Stewardship Incentive Program (SIP) or the California Forest Improvement Program (CFIP), under which work was done after previous harvests.

Loss of native vegetation to encroaching non-native plants, principally eucalyptus and acacia plus some genista (french broom) and scattered pampas grass is a significant forest health problem. Recommended management is contained in the Management Emphasis section on the Exotic Forest Unit.

Preventing damage from fire is a major objective and will be accomplished through both active management of fire prone vegetation as discussed above for the Mixed Chaparral and Shrub/Tree Transition Units and maintenance of fire breaks and a comprehensive road network. Fire clearance will be maintained around the structures on the property. Ongoing fuel treatment in accordance with forest practice rules will be conducted to abate potential hazard of post harvesting fuel loading.

6. Education, Recreation and Aesthetics

The educational and recreational opportunities afforded by the beauty and diversity of the Byrne Forest are central to the Land Trust's stewardship mission and part of Carleton and Esther Byrne's vision for the property. Education and recreation overlap to a great extent because the land, its resources and its history are the primary focus of both kinds of activities. Because of constraints on access and available water, and in order to regulate user impacts, public use must necessarily continue to be limited to responsible groups with advance reservations.

Educational opportunities are of two principal types: (1) Making the

property available as an outdoor education center for all kinds of local schools and groups, and (2) Using it as a place to conduct environmental research projects. Both kinds of educational use of the property have been increasing in recent years. Local schools have scheduled visits and been led on hikes over the extensive road and trail system to learn about the forest, streams and wildlife of the area. Several UCSC student theses have developed a great deal of useful information about the property.

To expand educational use, the following steps are recommended:

- 1) Formalize current scheduling and contact procedures. Prepare and circulate to desired groups a paper or brochure listing:
 - who and when to call to reserve use of the property.
 - location, access, driving time, parking, maximum group size.
 - a description of what is available: length of roads and trails, types of vegetation, stream, views, demonstration forest management, etc.
 - availability of caretaker/guide
- 2) Establish user criteria regarding intensity of use and appropriate activities so that a group's request can be evaluated by its likely impact on the land and surrounding neighbors with the goal being minimal impact and maximum public benefit.
- 3) Prepare site specific educational materials for use by incoming groups. First choice is to have one or more self-guiding trails. The main road loop that receives the most use is the highest priority.
- 4) If use warrants, make available an on-site chemical or composting toilet and possibly a covered or enclosed meeting area/class room.
- 5) Pursue contacts with UCSC Environmental Studies program and establish contacts with Cabrillo College, San Jose State, and UC Berkeley.

Continuing to develop more detailed information about the property and its resources is important both to assure the best management and protection of resources and to enhance educational opportunities. To assure prompt and effective initiation of this objective, the Land Trust should engage qualified plant and wildlife specialists experienced with Santa Cruz County resources to develop an ongoing monitoring program for the Forest. The Land Trust should discuss with the professionals developing the program how much funding will be available annually to support it. The monitoring program should be designed so that it can be implemented by students or other volunteers, thereby providing learning opportunities, as well as cost effective monitoring for the Land Trust. A particularly effective form of monitoring that has been discussed for some time and would be an invaluable educational tool is the establishment of a

series of permanently fixed photo points to give the Land Trust a reliable visual record of landscape change. Other monitoring suggestions are contained in previous reports on the Forest.

Although recreational use must be limited to a reservation-only basis, the variety of scenes traversed by the existing network of roads and trails make the Byrne Forest an outstanding recreational resource. Recreational use naturally centers around the property's inherent aesthetic quality and its natural resource values. All management activities and property improvements must be undertaken with an eye to preserve the beauty and natural amenities of the property. Hiking will continue to be the dominant form of recreation, and will encourage interest in the management demonstrations and educational opportunities the Land Trust will offer on the Forest. Recreational use can be both encouraged and screened by preparing and using the informational paper/brochure for the property and collateral materials recommended above.

Overnight camping by reservation has long been considered an appropriate form of recreation for the Byrne Forest. With the improvements made in the road system over the last decade, camping at unimproved sites can be offered now, at least on a trial basis. Obviously suitable arrangements must be made to handle fire safety, water availability, and toilet facility concerns. A number of existing log landing sites within the redwood forest already have adequate fire clearance and could be used immediately if water were brought in and latrines or portable toilets available. No fires should be permitted under any circumstances during high fire danger conditions. The recommended location for development of a permanent campsite is along the central ridge west of AJ's Point where dense groups of young trees can be thinned to create a minimum impact, well screened small group site. Any campsite refuse should be temporarily stored in animal-proof containers and removed promptly for disposal elsewhere. Food should not be offered or left where it will be accessible to wildlife.

Conclusion

The Land Trust has made slow but steady progress over the last decade in realizing Carleton and Esther Byrne's desire to have their beautiful, and permanently preserved, legacy of open space managed for the benefit of limited public use. The initial steps in a long term demonstration of sustainable forestry have been taken. Innumerable property improvements have been made, chief among them the upgrading of both the main access road and water system. Construction of connecting road links and permanent maintenance measures have created a road network

0353

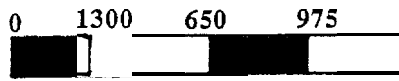
that dramatically enhances recreational opportunities and decreases danger from wildfire. With caretaker Jeff Helmer's help, the Byrne Forest has become a recognized educational resource.

With the goals of stewardship clearly articulated and all these preliminary steps taken, the Land Trust is ready to have its management of the Byrne Forest become a routine function. The parameters of the demonstration forestry program and the direction for educational and recreational use are well established. Effective implementation of this conceptual management plan rests primarily upon the Land Trust's development of stable administrative and funding mechanisms for the property. Once they are established, planning can move from concepts to specifications for and scheduling of projects that will carry out the management strategies of this plan.

November, 1994.

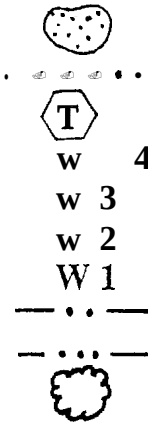
WATER RESOURCES AND OLD-GROWTH TYPE MAP⁰³⁵⁴

CONTOUR INTERVAL 40 FEET



SCALE

1 INCH = 650 FEET



POND

WATER LINE

WATER TANK

ABANDONED SPRING

NEIGHBOR'S SPRING

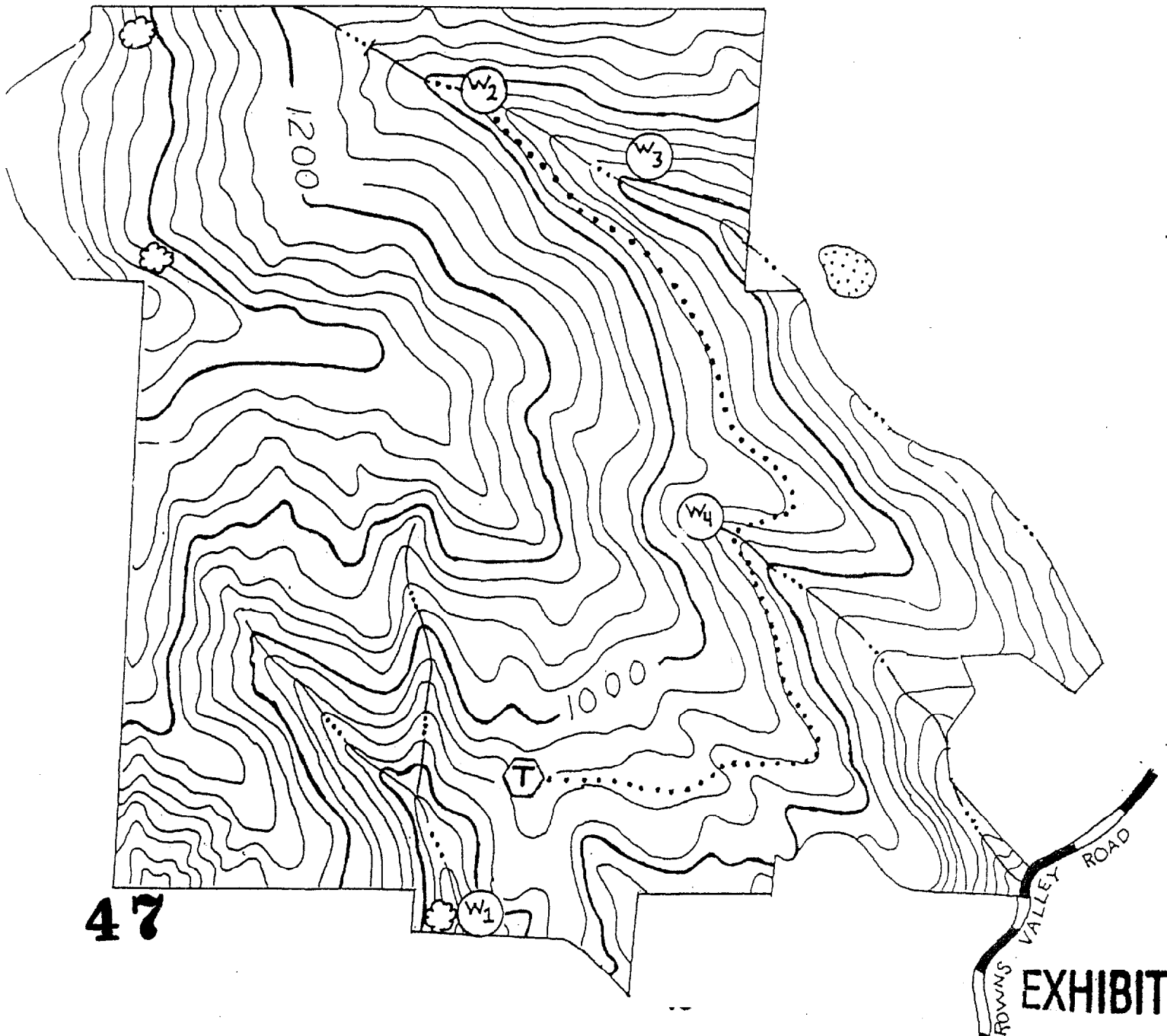
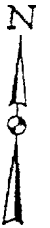
INSTREAM INTAKE

DEVELOPED SPRING

CLASS II WATERCOURSE

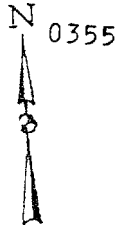
CLASS III WATERCOURSE

OLD-GROWTH SPECIMENS

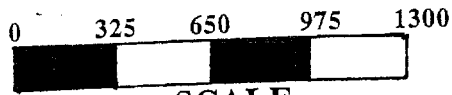


LAND TRUST OF SANTA CRUZ COUNTY
THE BYRNE FOREST

ROADS, FEATURES, AND YARDING METHODS MAP



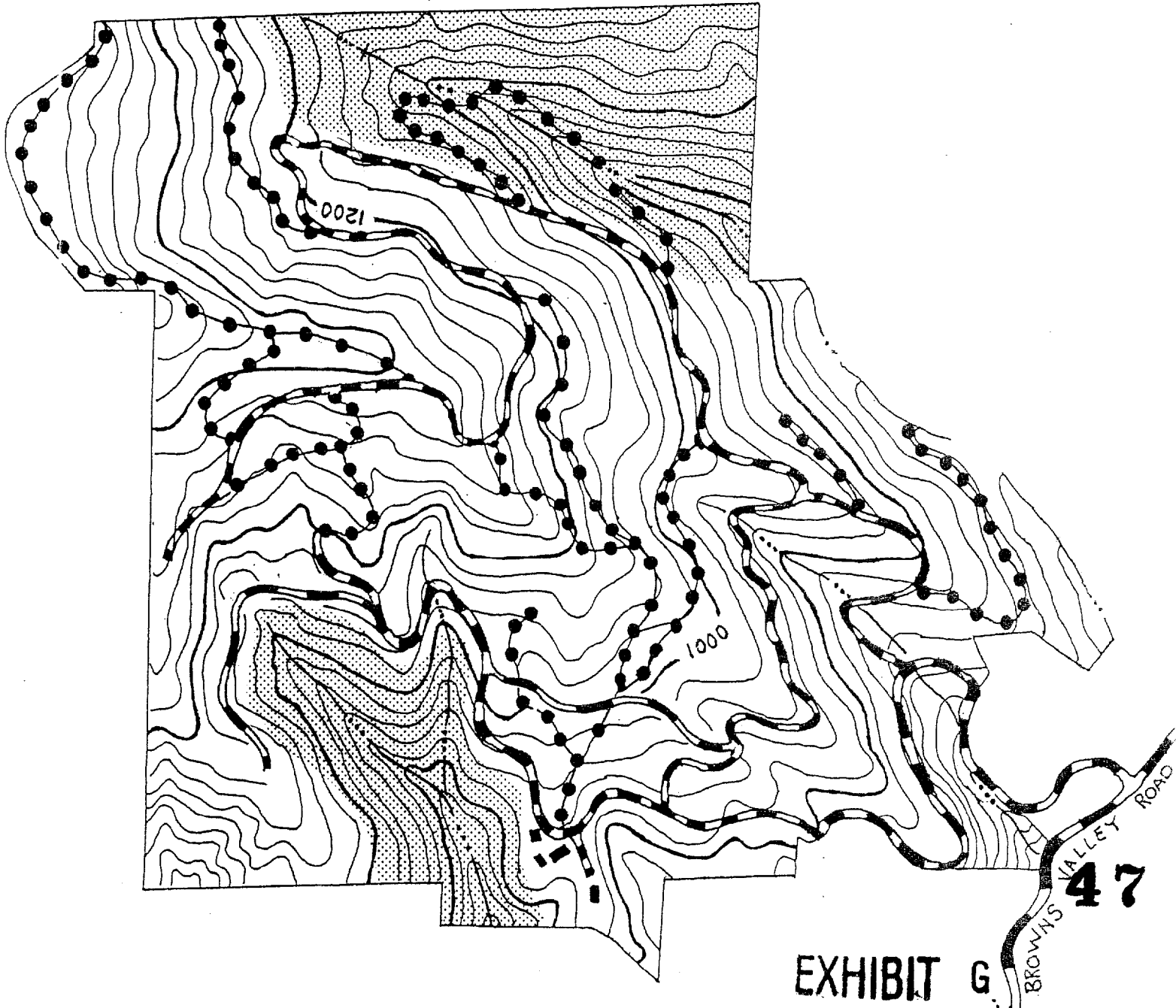
CONTOUR INTERVAL 40 FEET

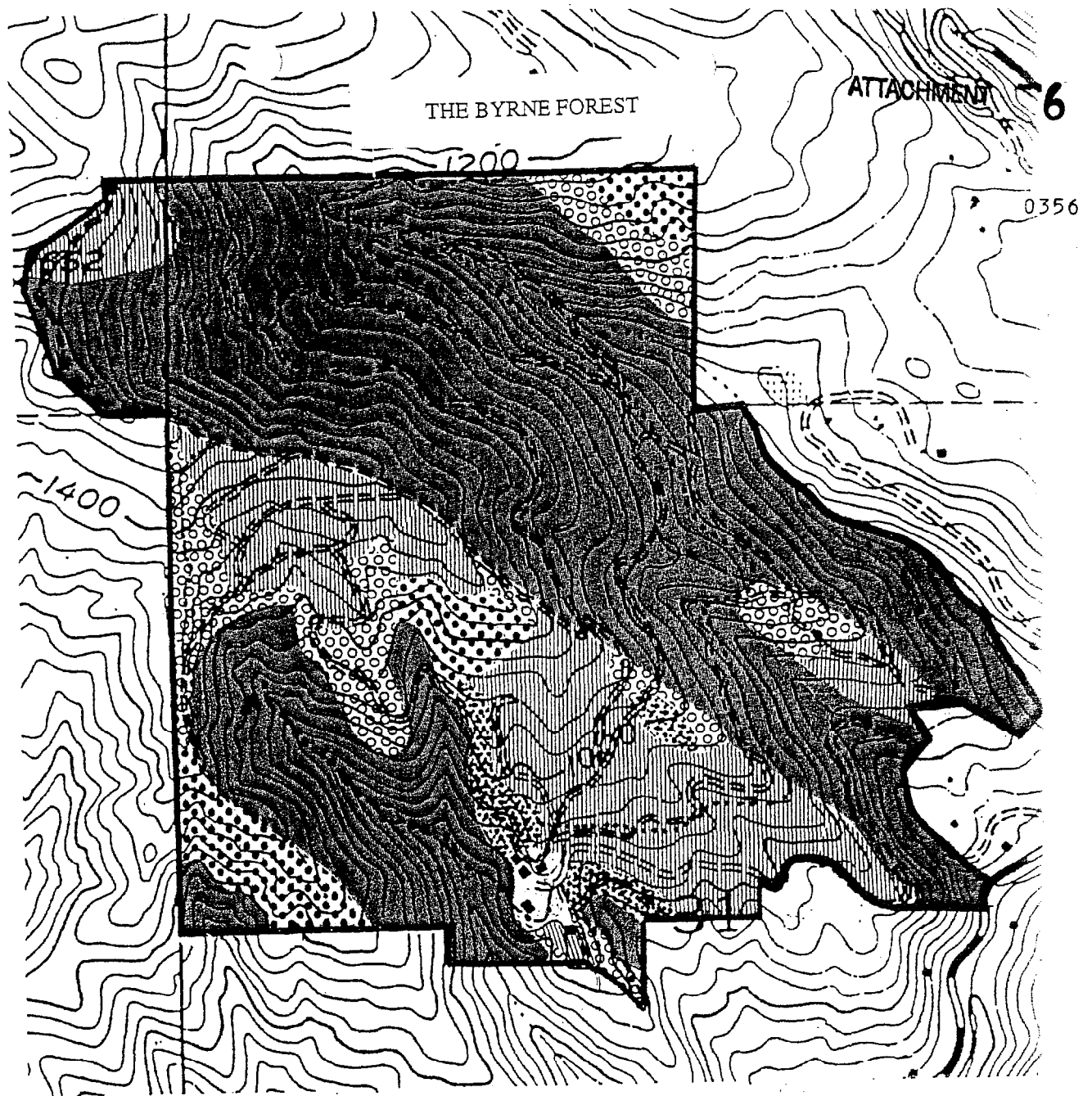


SCALE

1 INCH = 650 FEET

- | | |
|--|-----------------------|
| | MAIN ROAD |
| | JEEP ROAD |
| | BUILDING |
| | CLASS II WATERCOURSE |
| | CLASS III WATERCOURSE |
| | CABLE YARDING |
| | GROUND-LEAD SKIDDING |





Portion Sec. 30 & 31, T. 10 S., R. 2 E.
and Portion Sec. 25, T. 10 S., R. 1 E., M. D. B. & M.

VEGETATION TYPES

	Redwood Forest	 200 acres
	Evergreen Hardwood	 23 acres
	Manzanita/Chamise Brush	 23 acres
	Brush/Weeds/Grass	 66 acres
	Eucalyptus	 8 acres
	Cleared Residential	 2 acres

N



SCALE 0' 56.5' 1130'

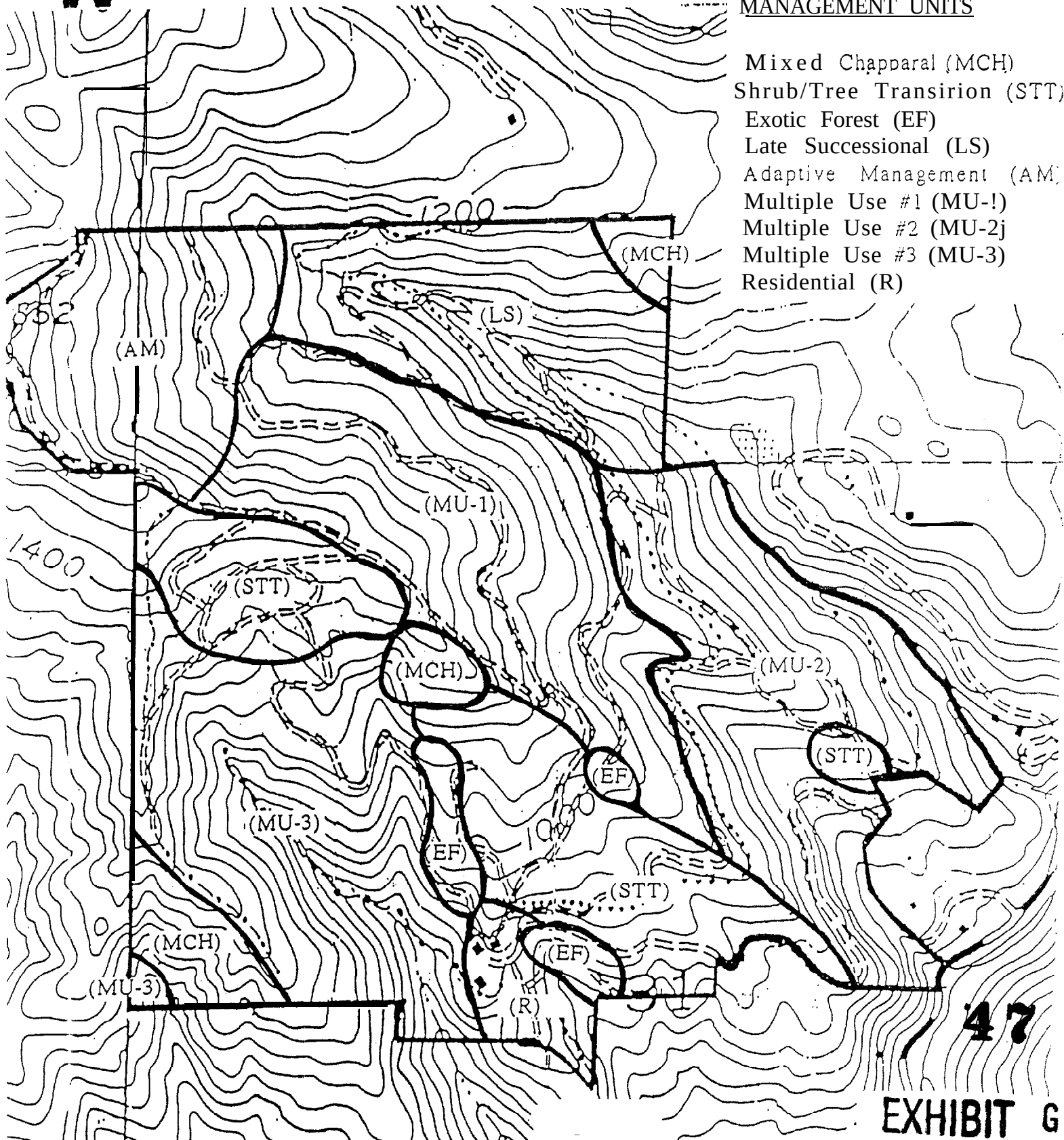
47

EXHIBIT G

0357

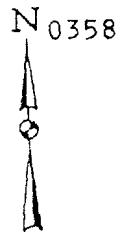
LAND TRUST OF SANTA CRUZ COUNTY
THE BYRNE FORESTMANAGEMENT UNITS

Mixed Chapparral (MCH)
Shrub/Tree Transirion (STT)
Exotic Forest (EF)
Late Successional (LS)
Adaptive Management (AM)
Multiple Use #1 (MU-1)
Multiple Use #2 (MU-2)
Multiple Use #3 (MU-3)
Residential (R)



LANDTRUST OF SANTA CRUZ COUNTY
THE BYRNE FOREST

HARVEST HISTORY MAP



CONTOUR INTERVAL 40 FEET



SCALE

1 INCH = 650 FEET



MAIN ROAD



JEEP ROAD



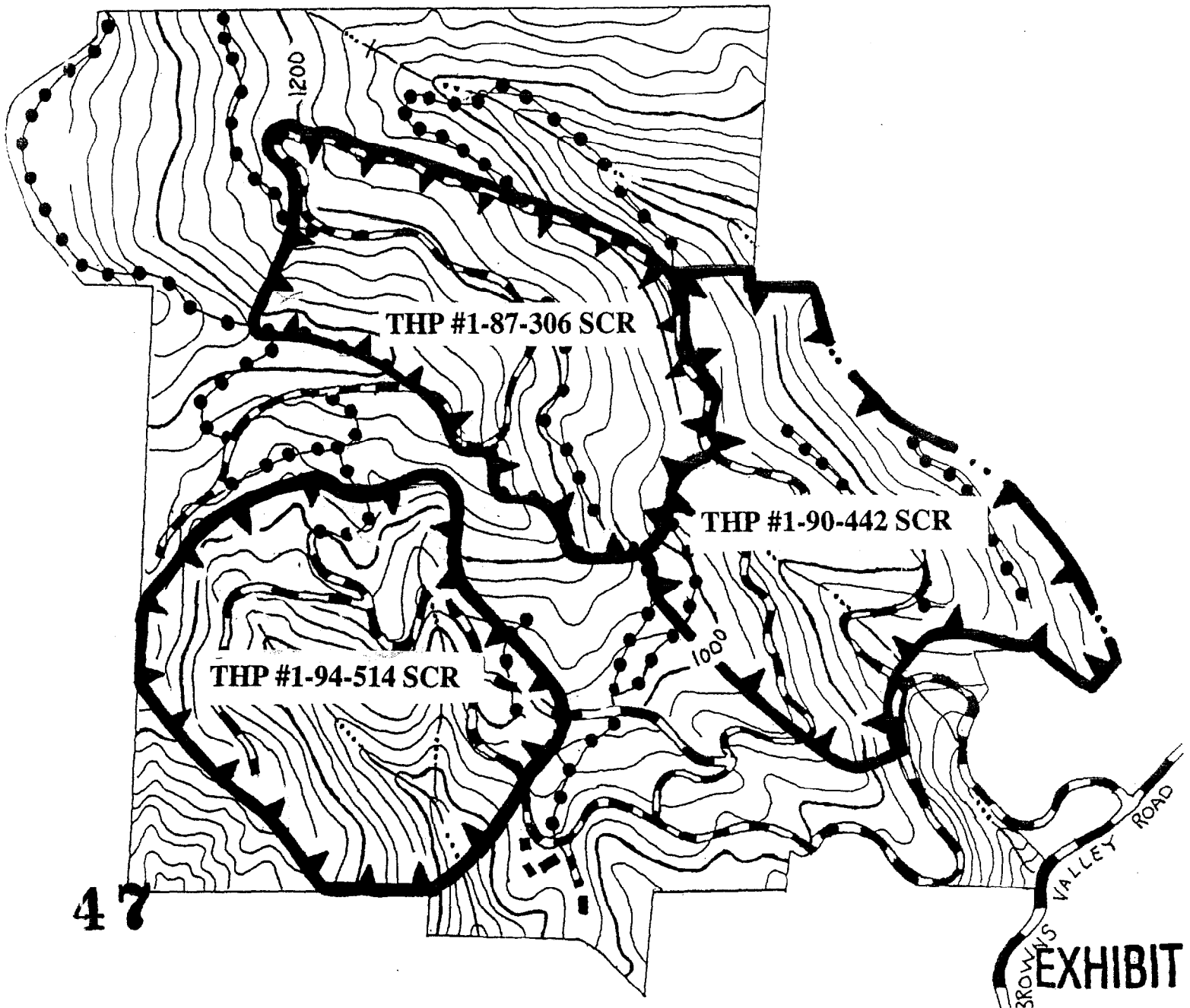
THP #1-94-514 SCR



THP #1-87-306 SCR

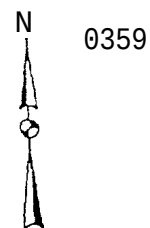


THP #1-90-442 SCR

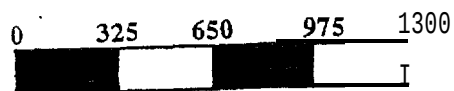


LAND TRUST OF SANTA CRUZ COUNTY
THE BYRNE FOREST

SOILS MAP



CONTOUR INTERVAL 40 FEET



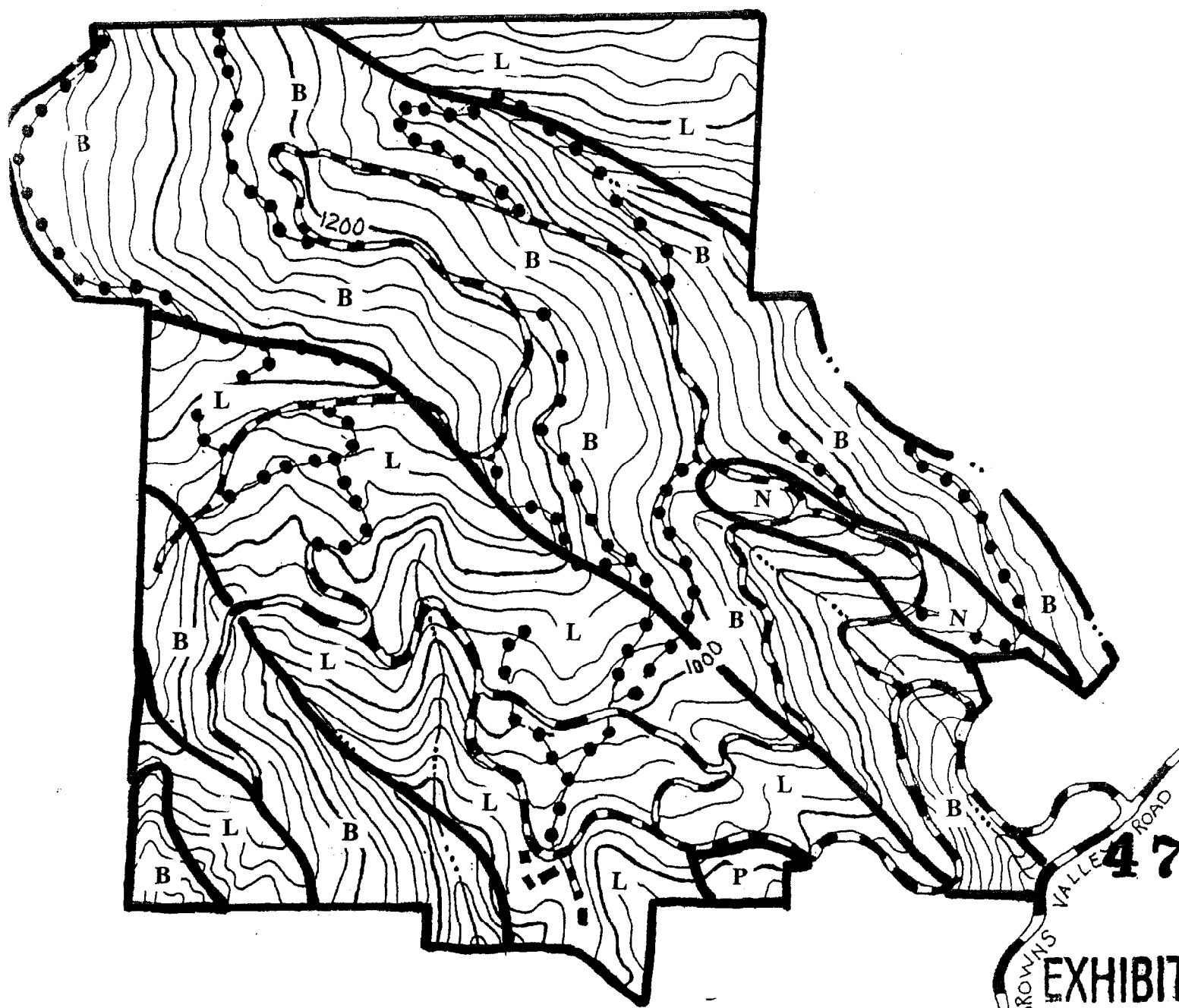
SCALE
1 INCH = 650 FEET



MAIN ROAD
JEEP ROAD

Soil Types

- B (Ben Lomond-Felton Complex, 30-75 % Slopes)
- L (Lompico-Felton Complex, 5-75 % Slopes)
- N (Nisene-Aptos Complex, 15-30 % Slopes)
- P (Pfeiffer Gravelly Sandy Loam, 30-40 % Slopes)



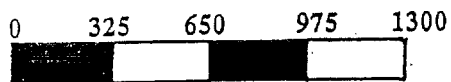
EXHIBIT

3360

LAND TRUST OF SANTA CRUZ COUNTY
THE BYRNE FOREST

GEOLOGIC FEATURES

CONTOUR INTERVAL 40 FEET



SCALE
1 INCH = 650 FEET

- | | |
|-----|-----------------------|
| Tp | PURISIMA FORMATION |
| Qls | QUATERNARY LANDSLIDE |
| D | DEFINITE LANDSLIDE |
| ↓ | SMALL LANDSLIDE |
| ? | PROBABLE LANDSLIDE |
| --- | CLASS II WATERCOURSE |
| --- | CLASS III WATERCOURSE |
| | MAIN ROAD |

Landslides from Cooper-Clarke and Associates (1975)
Bedrock geology from McLaughlin and others (1988)

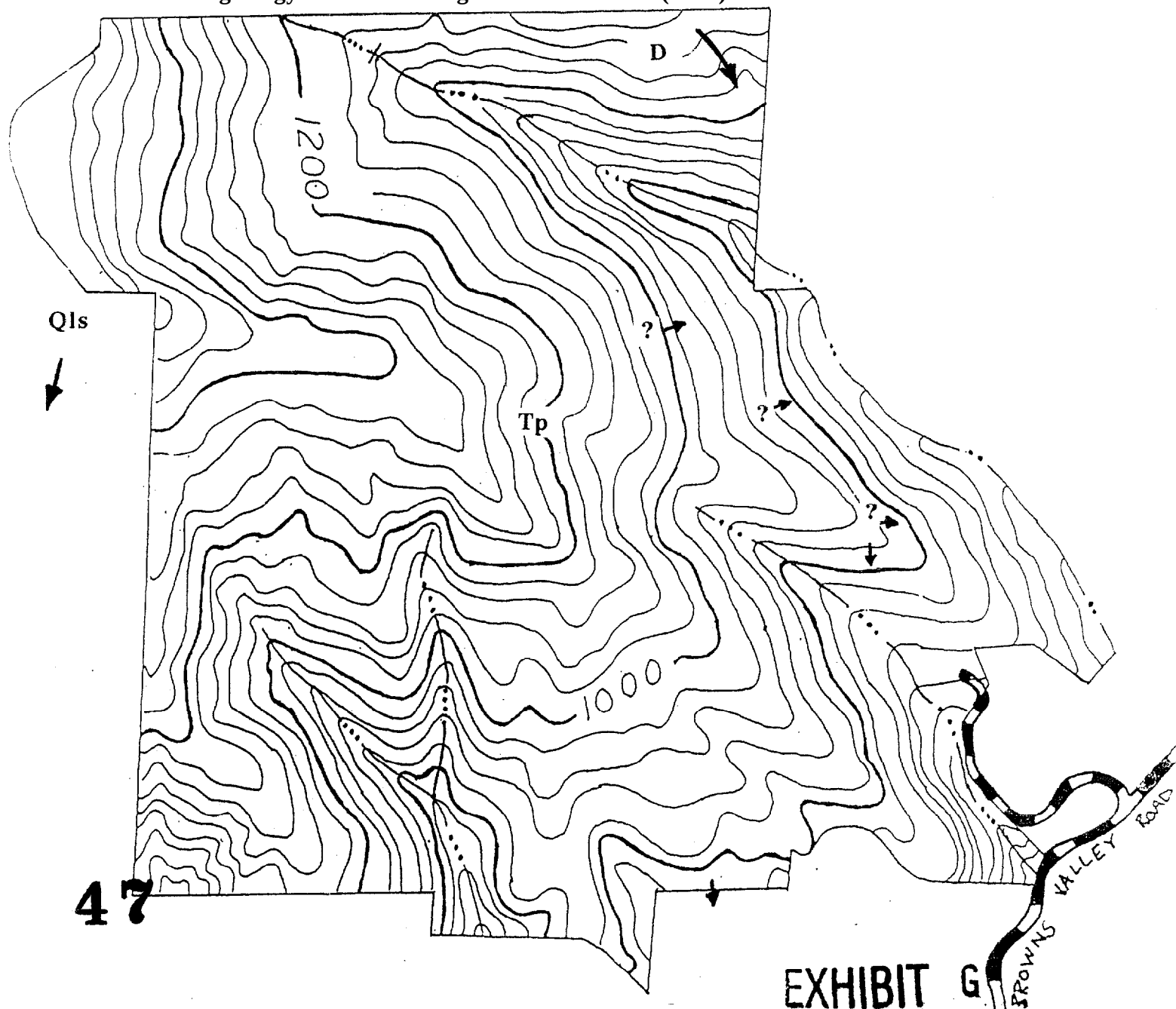
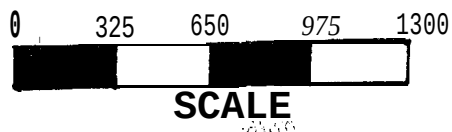


EXHIBIT G

LAND TRUST OF SANTA CRUZ COUNTY THE BYRNE FOREST

Plants of Special Interest

CONTOUR INTERVAL 40 FEET



indicates species as shown in legend below. Locations are approximate. ? indicates location is uncertain but worth checking.

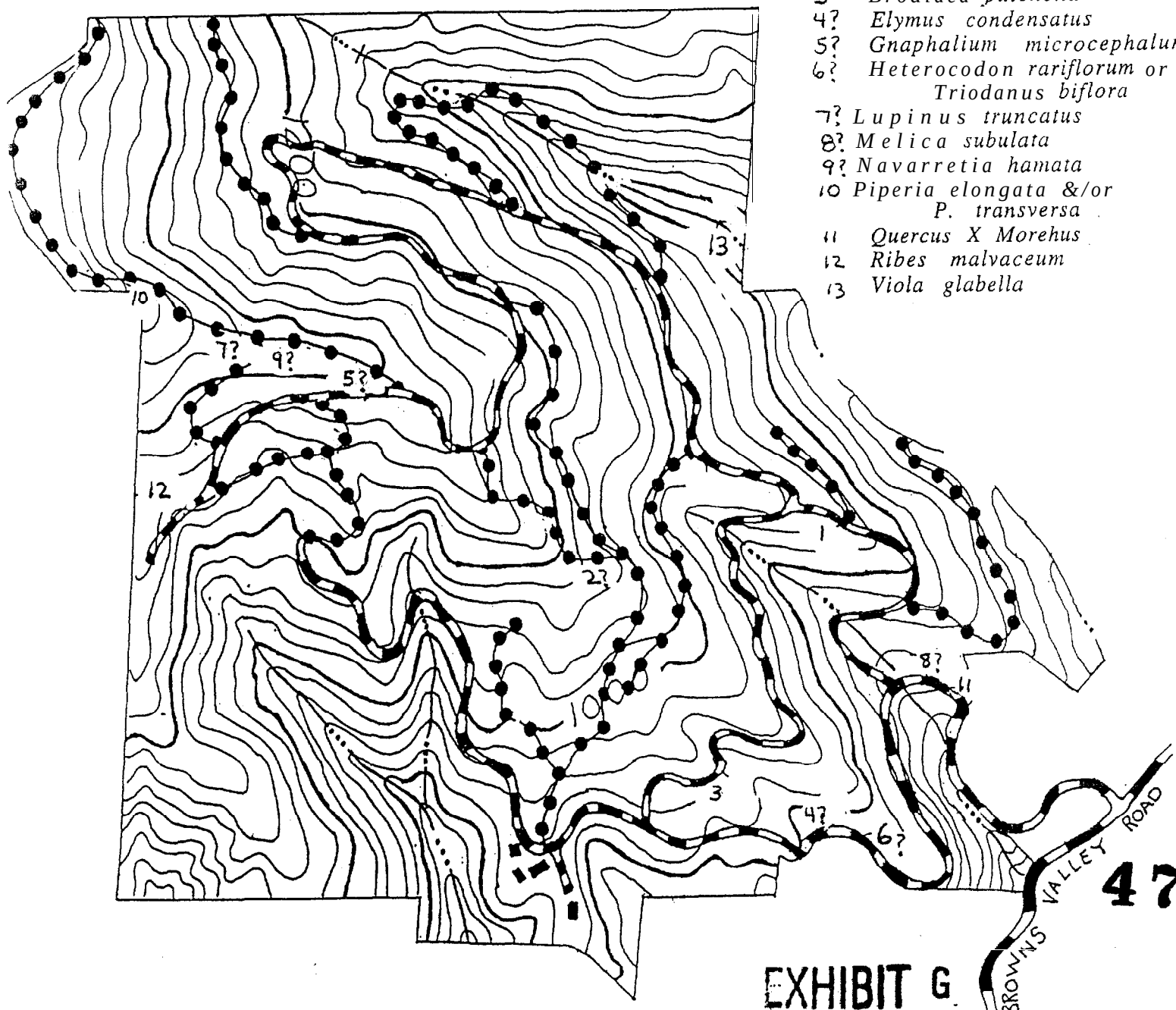
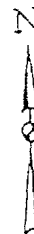


EXHIBIT G



County of Santa Cruz

ATTACHMENT

6

0036 0367

PLANNING DEPARTMENT

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

Project Planner: Cathleen Carr

Subject APN: 107-041-02, 107-051-32, 106-181-08

Application# 99-0790

Timber Management Plan for the Byrne Forest Property

This Timber Management Plan meets the requirements by the County of Santa Cruz. I have seen this property on numerous site visits over the last 10 years. The management of this property, including erosion control and forestry operations have always been state of the art. I believe this parcel is a good candidate property to be zoned for Timber Production.

If you have any questions please feel free to contact **me** at 831-454-3096.

Sincerely

Dave Hope RPF #2614 CPESC #466
Resource Planner IV

COUNTY OF SANTA CRUZ PLANNING COMMISSION ATTACHMENT MINUTES

0363

DATE: August 23, 2000

PLACE: Board of Supervisors Chambers, Room 525
County Government Center, 701 Ocean Street, Santa Cruz, CA

COMMISSIONERS PRESENT: BREMNER (CHAIRPERSON), RUTH, HOLBERT, OSMER, SHEPHERD, ALTERNATE COMMISSIONER MESSER

STAFF MEMBERS PRESENT: CATHY GRAVES, CATHLEEN CARR, MARK DEMING, JACKIE YOUNG, RACHÉL LATHER (PLANNING); DIANE EVANS, JOHN RICKER (ENVIRONMENTAL HEALTH)

COUNTY COUNSEL PRESENT: DANA McRAE, HARRY OBERHELMAN

All legal requirements for items set for public hearing on the Santa Cruz County Planning Commission agenda for this meeting have been fulfilled before the hearing including publication, mailing and posting as applicable.

- A. **ROLL CALL:** BREMNER, RUTH, HOLBERT, OSMER, SHEPHERD present at 9:00 a.m. Commissioner Messer stepped in for Commissioner Bremner beginning with item G- 1
- B. **PLANNING DIRECTOR'S REPORT:** None.
- C. **COUNTY COUNSEL'S REPORT:** None.
- D. **ADDITIONS AND CORRECTIONS TO THE AGENDA:** None.
- E. **ORAL COMMUNICATIONS:** None.
- F. **CONSENT ITEMS:**

ITEM F-1

Minor Variation to Wilder Quarry Certificate of Compliance #92-033 1 to allow truck shipments to begin at 3:00 a.m.; to allow additional truck shipments to occur between 7:00 a.m. and 9:00 a.m. for Mission Street paving; and to allow the use of backhaul trucks from the Davenport Cement Plant.

MOTION

COMMISSIONER RENEE SHEPHERD MOVED TO APPROVE. SECONDED BY COMMISSIONER DENISE HOLBERT.

VOICE VOTE.

MOTION CARRIED AND SO ORDERED. PASSED 5-O.

ITEM H-2

Five year review of mining operations of the Olympia Quarry. Property located at the east side of Zayante Road, approximately 2200' north of the Mt. Hermon Road overpass.

OWNER: LONE STAR AGGREGATES
APPLICANT: RMC LONESTAR
SUPERVISORIAL DIST: 5
PROJECT PLANNER: JOSEPH HANNA, 454-3 175

MOTION

COMMISSIONER DENISE HOLBERT MOVED TO CONTINUE THIS ITEM TO OCTOBER 11, 2000. SECONDED BY COMMISSIONER DENNIS OSMER.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-O.

ITEM H-3

Proposal to rezone three parcels, totaling approximately 3 18 acres, from the "SU" Special Use to the "TP" Timber Production Zone District. Requires a Rezoning. Property is located at 809 Browns Valley Road, Corralitos.

OWNER: LAND TRUST OF SANTA CRUZ COUNTY
APPLICANT: LAND TRUST OF SANTA CRUZ COUNTY, ATTN: LAURA PERRY
SUPERVISORIAL DIST: 2
PROJECT PLANNER: CATHLEEN CARR, 454-3225

Cathleen Carr

- timber management plan prepared by Steve Staub
- approximately 3 18 acres — 200 acres in redwoods, 65 acres in transition, rest in chaparral, oak

woodland, eucalyptus

- 3 residences and outbuildings — legal non-conforming use
- approximately 2 acres in residential development
- one home, full-time caretaker
- three different areas harvested in 1987, 1990, 1994
- roads in previously, new road to bypass existing residential development, no new roads anticipated
- one perennial stream - spring fed, no fish

0365

PUBLIC HEARING OPENED

Laura Perry

- implementation of deed restriction for this gift
- forest management and selective harvesting, sustained levels
- requested to make change to condition II.F. to read “future timber harvesting shall conform with applicable cutting restrictions set forth in the County Code”

PUBLIC HEARING CLOSED

MOTION

COMMISSIONER DENNIS OSMER MOVED TO APPROVE WITH CHANGED CONDITION REQUESTED BY LAURA PERRY. SECONDED BY COMMISSIONER DENISE HOLBERT.

VOICE VOTE.

MOTION CARRIED AND SO ORDERED. PASSED 5-0

ITEM H-4

Proposal to create three, single-family residential parcels; construct three, new single-family dwellings; and demolish one, existing single-family dwelling. Requires a Minor Land Division, a Roadway/Roadside Exception, approval to remove significant trees, a Biotic Review (nearby monarch butterfly habitat), a Coastal Development Permit, and a preliminary Grading Permit to cut 182 cubic yards. Property is located on the north side of East Cliff Drive (at 2-2811 East Cliff Drive), between East Cliff Drive and Moran Way.

OWNER: COSTELLO, SCOTT TRUSTEE
APPLICANT: COSTELLO, SCOTT TRUSTEE
SUPERVISORIAL DIST: 1
PROJECT PLANNER: JACKIE YOUNG, 454-3181

MOTION

Dear Ms. Cathleen Carr:

Re: Application # 99-0790, Land Trust of Santa Cruz County
Rezoning from Mountain Residential to Timber Production.

We have some serious objections to the re-zoning of this property. We bought our adjacent property (845 Browns Valley Road) in March of 1993 with the knowledge of having the Land Trust as our neighbor and knowing that our water supply (spring) originated on that property. One of the primary reasons for us buying this property was its isolation and natural beauty. We felt that having the Land Trust as a neighbor would guarantee stable conditions of the Forest in terms of scenic values, watershed conditions and noise levels. Now we find that those conditions are in flux, we have serious concerns.

Below are listed our objections based on the information provided by the County:

- Staff Report to the Planning Commission —
- Page 2: Why did the plan qualify for a Statutory Exemption from the Calif Environmental Quality Act and what does that mean? (Exhibit H)
- Page 4: How does Timber Production rezoning "more efficiently implement the Mountain Residential General Plan" designation?
- Conditions of Approval — Exhibit K
- II A states that new roads are prohibited "unless" permits are obtained. Does This allow more road building?
- II C Does This section allow for new single family dwellings

0367

- Forest Management Plan TPZ Information for the Byrne Forest —

Where in The Declaration of Covenants, Conditions and Restrictions does it state that they should be harvesting timber? Myself and other neighbors would like to see this document. Does it explicitly state that logging take place, or is that an interpretation of the document?

- Conceptual Land Management Plan for the Byrne Forest —

2. Geology and Soils (page 3) "Equipment will not be operated on landslides or unstable areas unless there are no other feasible alternatives..." This area is very prone to landslides. Has the alternative of no logging been considered?

4. Vegetation and Wildlife (page 8) Special Status Species David Suddjian made a survey in 1994 and stated that Long-eared owls were rare on the property. Resident, Jeff Marker (845 Browns Valley Rd), observed a Long Eared Owl on two occasions in the Spring of 2000 while checking on the spring (Referred to as (W3) on the map). Mr. Marker is a bird watcher of 30 years experience.

5. Land Management - Shrub to Tree Transition (STT) Page 10. "The Primary management task is to encourage a diverse mixture of oaks, Douglas-firs and shrubs ... by releasing desired plants ... through carefully designed cutting and/or spraying..." We have tremendous concern over any spraying within or near the watershed. Spray can drift, percolate and even move uphill by capillary action. Our spring is our life line. If it is damaged or corrupted in any way we may be forced to leave our property. We do not trust that spraying operations can be done safely and object to these practices anywhere.

0368

Page 12 Late successional

What in the Timber Management Plans holds them to only "minor stream channel clearing and stabilization projects that may come up."? We have questions about how thinning to speed growth will maintain and enhance habitat values.

6. Education, Recreation and Aesthetics

Page 19 — We object to overnight camping. Non-residents would have little compunction to stay on the land and we worry about trash, human waste disturbance of wildlife and water courses.

— Water Resources Old Growth Type Map —

This map shows our spring (W-3) but does not show our waterline. The waterline should be on the map to be accurate.

I, Jeff Manker, have a Bachelor of Science in Resource Planning from Humboldt State University. Although it may seem heresy to suggest this to a professional forester, I believe that forests can be healthy without logging.

We were disturbed by the original "Experimental" logging and are especially concerned that now it may become institutionalized. Not to be flippant, but we see logging and Land Trust and being oxymoronic and out of character. We see changing the zoning of this land as a threat to our neighborhood and the character of our living conditions. We want it known that we object in the strongest terms to the rezoning of this land.

Signed,

Jeff R. Manker

845 Browns Valley Rd
(831) 763-0725

Anne Ratto

To Ms KATHLEEN CARR
Re: Application # 99-0790
LAND TRUST

0369

My greatest concern about this change in zoning has to do with the section of the property called (LS) LATE SUCCESSIONAL. So far this section has not been logged and I believe it should not be included in the rezoning to TP.

It is at the headwaters of the springs that feed the homes on the LAND Trust property and other homes downstream. If the LAND Trust cares for the educational aspects of land management and stewardship of the land it owns, it should accept this request.

Big Creek has been a responsible local logging company and I would think they would agree to appease the concerns of the neighbors who have opposed the timber rezoning.

GORDON GEESEY
801 BROWNS VALLEY RD
WATSONVILLE CA

761 0972

August 18, 2000

County of Santa Cruz Planning Commission
Concerning rezoning 809 Browns Valley Road

Dear Sirs:

About 10 years ago, the Byrne Forest adjacent to my property was logged. The hillside is still covered with slash from that logging. This is a serious and continuing fire hazard. If they must log, they should be required to clean up their slash or at least shred it; so it can compost itself.

They have done a good job along roads and trails that people see. However, this hillside that most people never see, is a serious fire hazard.

They also logged all around my water intake. I tried to prevent this, but was unable to. My water supply should be as well protected as there is.

Sincerely yours,
Ruth E. Hamilton

Bretzitta Eggs
843 Browns Valley Rd
Camaritos CA 95076
(831) 763-7796

ATTACHMENT

8

0371

August 23rd

To whom it may concern:

I'm including some pictures that I took while hiking through the forest with Ruth Hamilton. And I have to say that, in areas that are not visible from the main trails - the logging company has left slash to cover the ground... Besides being ugly, this presents a major fire danger. We expect this act to happen again.

A general concern: cutting trees seems to be an old fashioned, out dated way to make money off a property like that. Have you spent any time to think creatively about better alternatives? I would be happy to join with ideas!

This forest harbors so many, partly endangered, species of animals. Even selective logging is a very disturbing, destructive activity for the ecosystem!

→ I live adjacent to this land - it has become a major place of recreation for me - it is a pristine piece of forest. I'm always surprised to find out how few people know about it. What about making it more

47

public - sharing it with the community?
 Finding ways to generate income on that
 land?

0372

Sharing it to school kids and their
 parents and teachers.

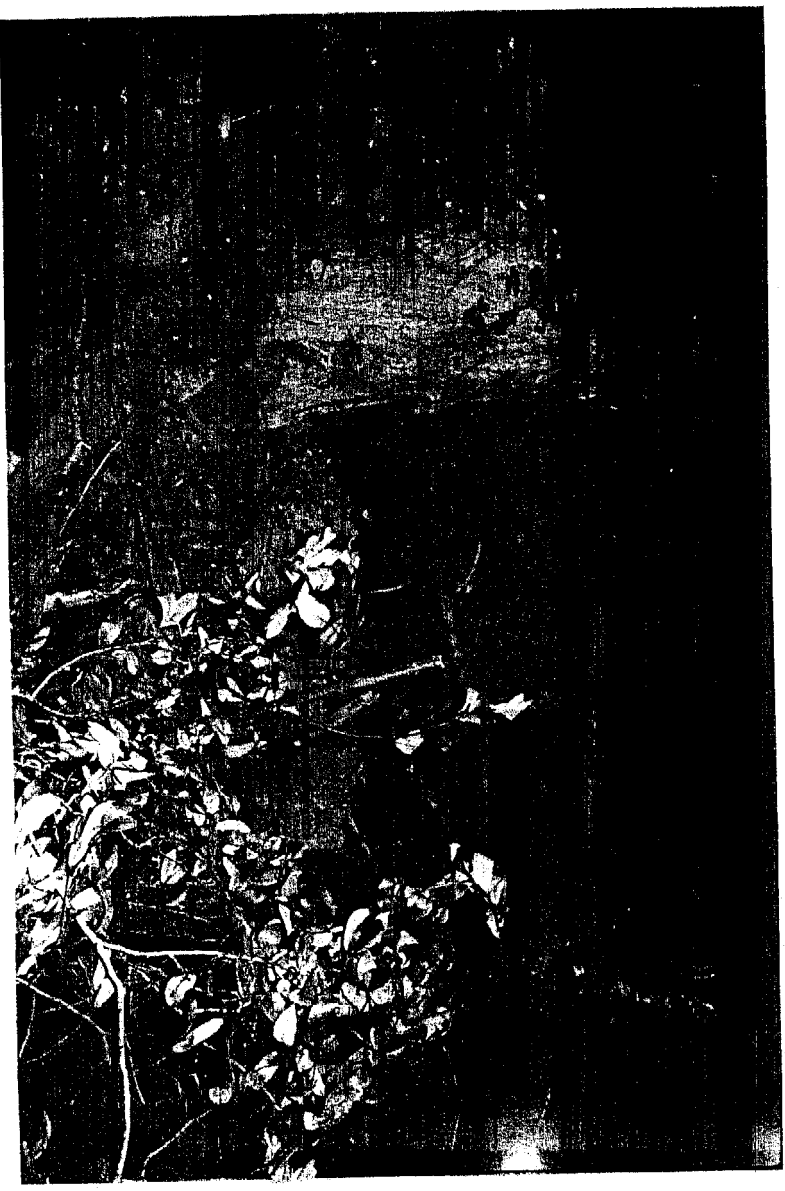
Hiking trips, maybe even supervised
 camping?

Please do consider this: every logging is
 a very very disturbing procedure.

Can we not leave any piece of forest intact -
 wildlife -
 for people to experience intact forest??

Sincerely

Prasanna Pappu



0374



