



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

October 31, 2006

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Agenda Date: December 13, 2006
APN: 100-091-17
Application: 99-0774
Item: 16

Subject: A public hearing to consider a proposal to rezone a single lot of record from the Agriculture (A) zone district to the Timber Production (TP) zone district.

Members of the Commission:

On November 19, 1999, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone a 10.13 acre parcel from the Agriculture (A) zone district to the Timber Production (TP) designation. The uses on the property consist of a single family residence.

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

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

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

(1) A map shall be prepared showing the legal description or the assessor's parcel number of the property desired to be zoned.

(2) A plan for forest management shall be prepared or approved as to content, for the property by a registered professional forester.

The plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the plan.

(3) (A) The parcel shall currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the forest practice rules adopted by the State Board of Forestry and Fire Protection for the district in which the parcel is located, or the owner shall sign an agreement with the board or council to meet those stocking standards and forest practice rules by the fifth anniversary of the signing of the agreement. If the parcel is subsequently zoned as timberland production under subdivision (a), failure to meet the stocking standards and forest practice rules within this time period provides the board or council with a ground for rezoning of the parcel pursuant to Section 51121.

(B) Upon the fifth anniversary of the signing of an agreement, the board shall determine whether the parcel meets the timber stocking standards in effect on the date that the agreement was signed.

Notwithstanding the provisions of Article 4 (commencing with Section

§ 1130), if the parcel fails to meet the timber stocking standards, the board or council shall immediately rezone the parcel and specify a new zone for the parcel, which is in conformance with the county general plan and whose primary use is other than timberland.

(4) The parcel shall be timberland, as defined in subdivision (f) of Section 51104.

(5) The parcel shall be in compliance with the compatible use ordinance adopted by the board or council pursuant to Section 51111.

(d) The criteria required by subdivision (c) may also include any or all of the following:

(1) The land area concerned shall be in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code, and shall be comprised of single or contiguous parcels of a certain number of acres, not to exceed 80 acres.

(2) The land shall be a certain site quality class or higher under Section 434 of the Revenue and Taxation Code, except that the parcel shall not be required to be of the two highest site quality classes.

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

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

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

Conclusion

All of the criteria have been met for rezoning this parcel to the Timber Production zoning designation. All required findings can be made to approve this application and the rezoning is consistent with the General Plan policies and land use designations.

Recommendation

Staff recommends that your Commission adopt the attached Resolution (Exhibit A), sending a recommendation to the Board of Supervisors for approval of Application No. 99-0774 based on the attached findings (Exhibit B).

EXHIBITS

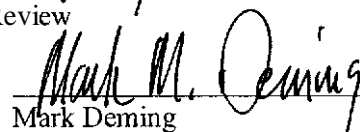
- A. Planning Commission Resolution, with Ordinance/ Findings
- B. APN Map
- C. Location, Current Zoning and General Plan Designation Maps
- D. Notice of Exemption from CEQA
- E. Timber Management Plan by Dale Holdennan, RPF, dated November 18, 1999

Robin Bolster-Grant


Project Planner

Development Review

Reviewed By:


Mark Deming
Assistant Planning Director

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

RESOLUTION NO. _____

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

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

WHEREAS, the Planning Commission has held a public hearing on Application No. 99-0774, involving property located on the south side of Tie Gulch Road (at 345 Tie Gulch Road), approximately 1/2 mile west of the intersection of Tie Gulch Road and Branciforte Drive, and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

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

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

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2006, by the following vote:

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

Chairperson

ATTEST: _____
MARK DEMING, Secretary

APPROVED AS TO FORM:


COUNTY COUNSEL

EXHIBIT A

ORDINANCE NO. _____

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

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

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the timber resource property located 345 Tie Gulch Road, Santa Cruz, CA 95065; finds that the zoning to be established herein is consistent ~~with~~ all elements of the Santa Cruz County General Plan and the Santa Cruz County Code, ~~as~~ modified by **the Big Creek** decision; and finds and certifies that the project is subject to a statutory exemption under the California Environmental Quality Act.

SECTION II

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

1. **The** proposed zone district will allow a density of development and **types** of uses which **are** consistent with **the** objectives and land use designations of the adopted General Plan; and
1. The proposed **zone** district is appropriate for the level of utilities and community services available to the land; and
2. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; and
3. **The** property meets the requirements of Government Code section 51113 or 51113.5 and County Code Section 13.10.375(c).

EXHIBIT A

SECTION 111

Chapter 13.10- Zoning Regulations of the Santa Cruz County Code is hereby amended by amending Section 13.10.210 - Zoning Plan to change the following properties from the existing zone district to the new zone district as follows:

<u>Assessor's Parcel Number</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
100-091-17	Agriculture (A)	TP

SECTION IV

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

PASSED AND ADOPTED THIS ____ day of _____ 2006, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

Chairman of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED **AS TO FORM:**



Assistant County Counsel

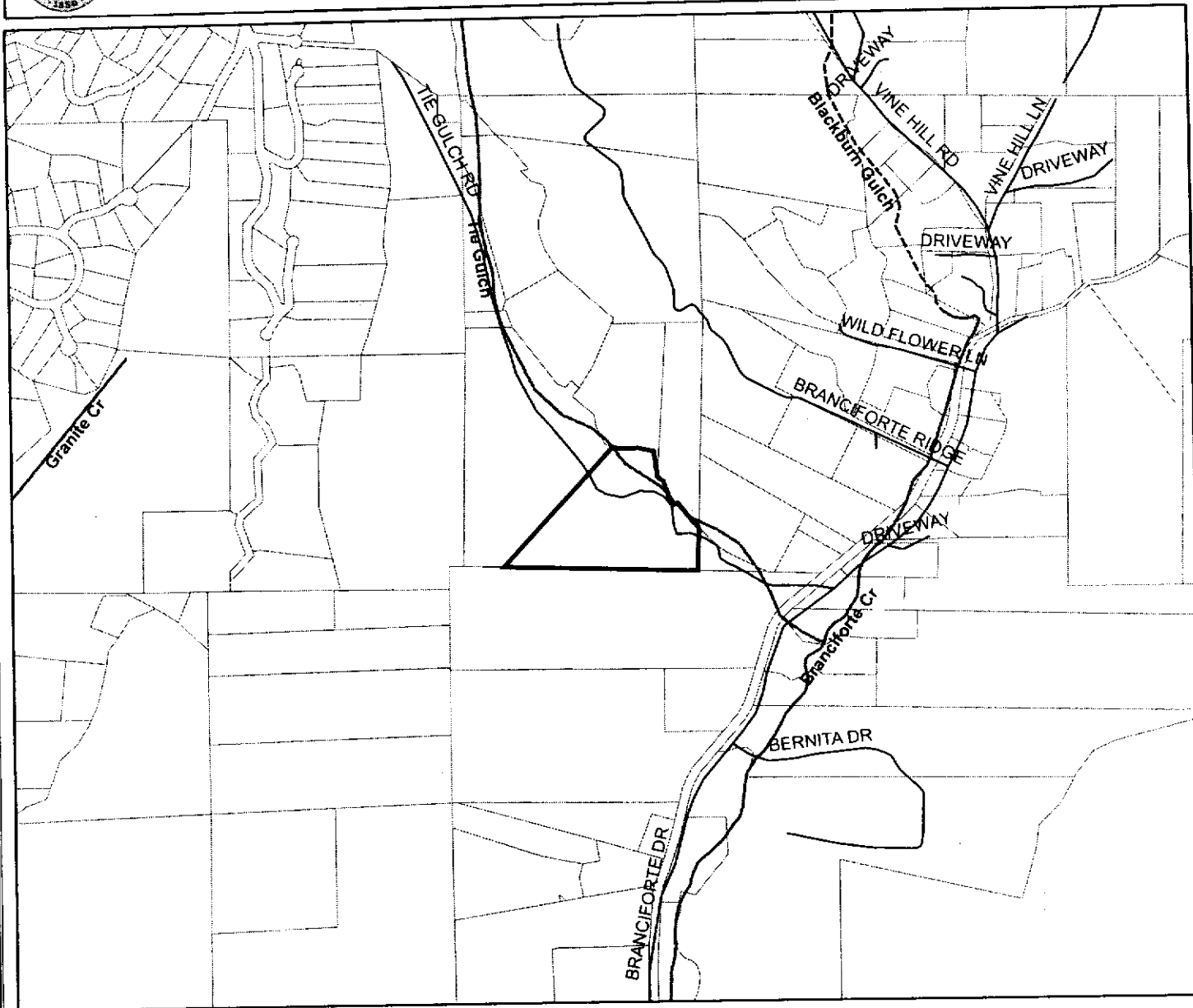
Exhibit: Rezoning **Map**

DISTRIBUTION: County Counsel
 Planning
 Assessor
 County GIS

EXHIBIT A



Location Map



Legend



APN 100-091-17

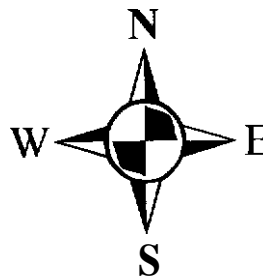
Assessors Parcels



INTERMITTENT STREAM



PERENNIAL STREAM

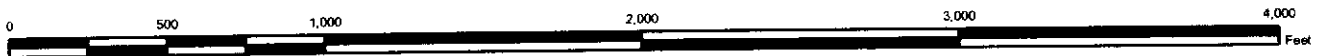
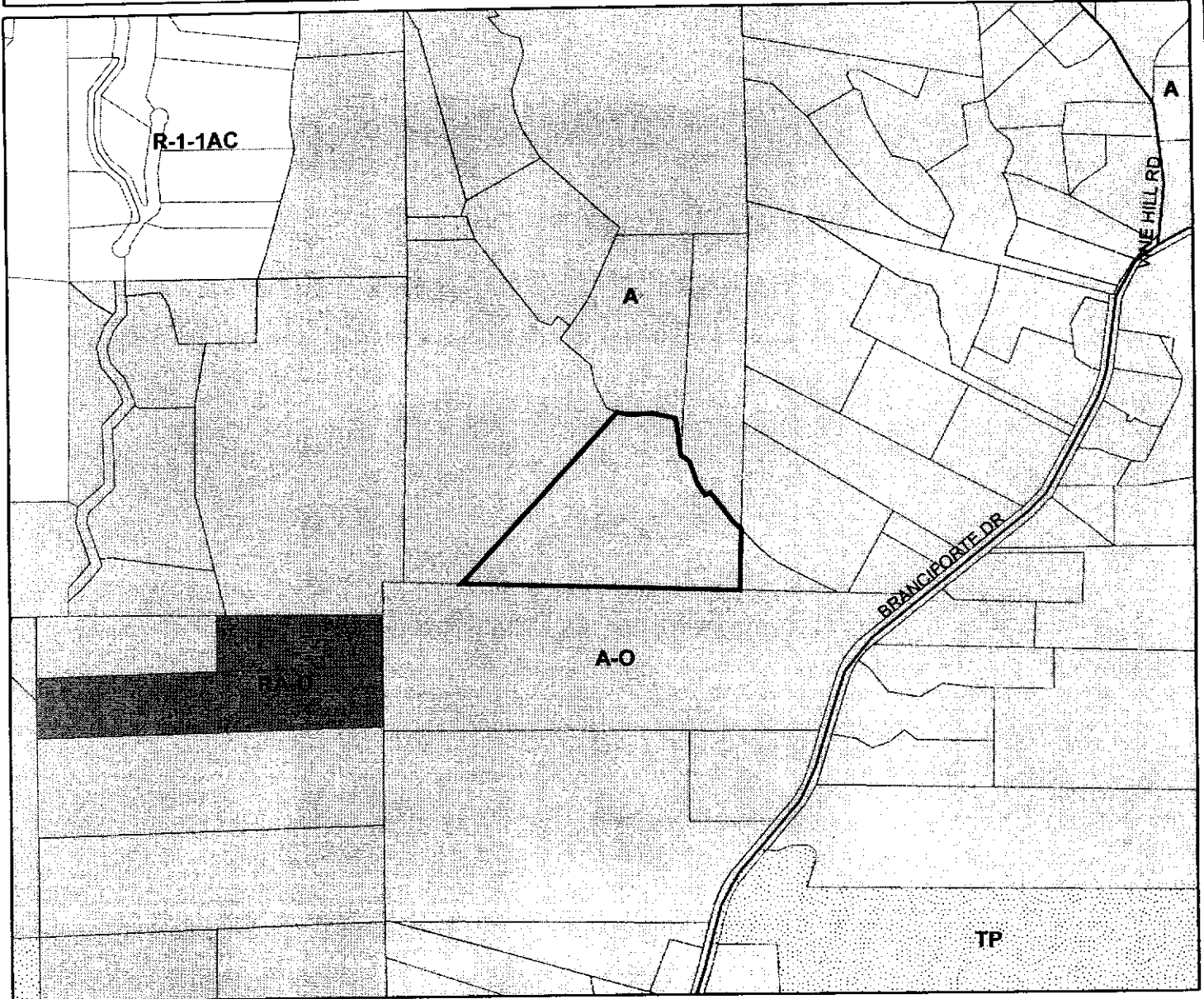


Map Created by
County of Santa Cruz
Planning Department
October 2009

EXHIBIT C

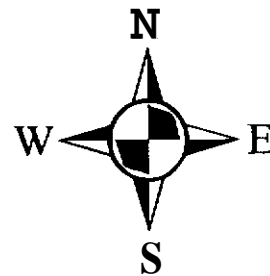


Zoning Map



Legend

- APN 100-091-17
- Streets
- Assessors Parcels
- AGRICULTURE (A)
- AGRICULTURE RESIDENTIAL (RA)
- RESIDENTIAL-SINGLE FAMILY (R-1)
- TIMBER PRODUCTION (TP)

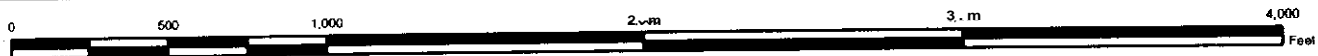
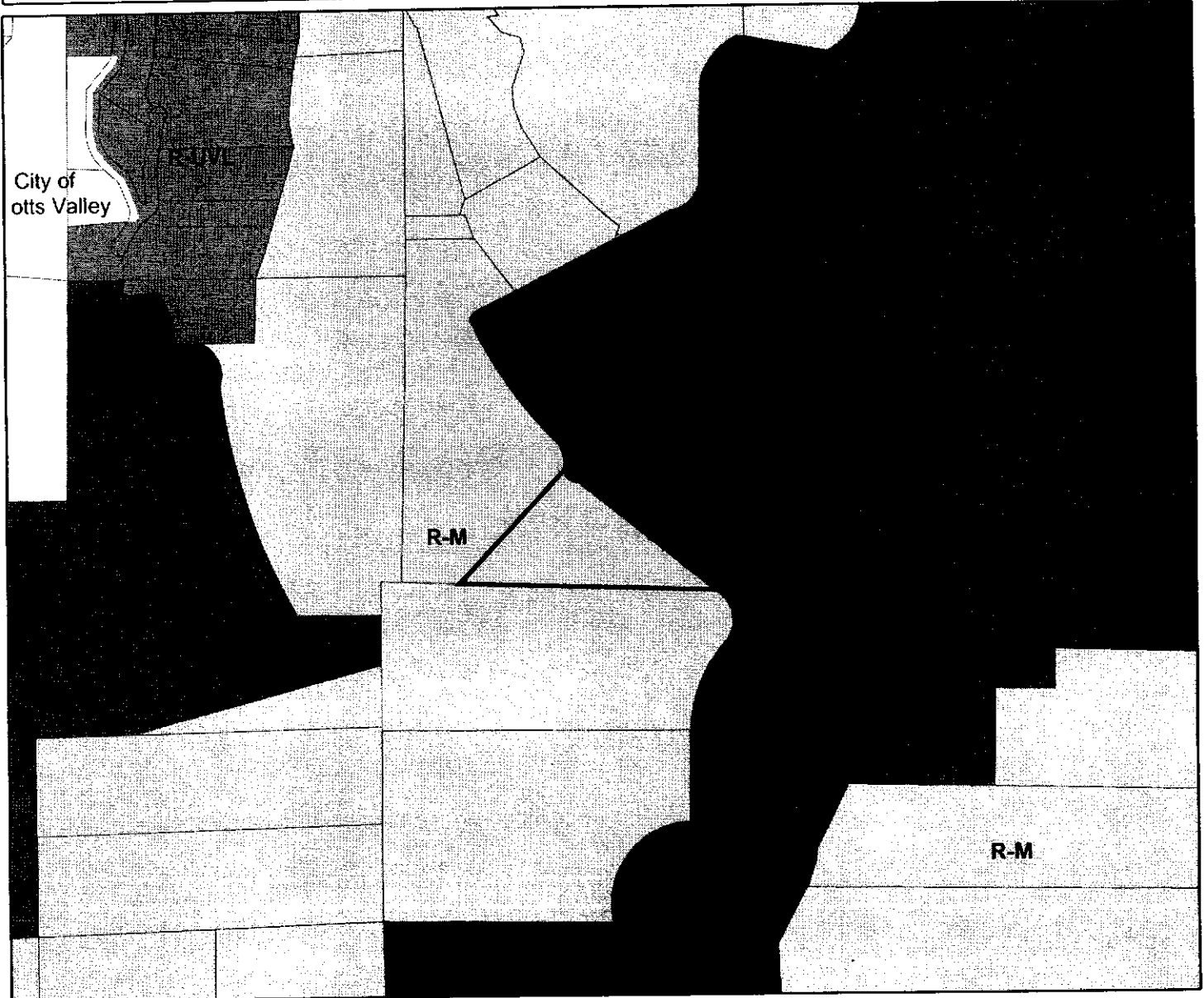


Map Created by
County of Santa Cruz
Planning Department
October 2006







EXHIBIT C

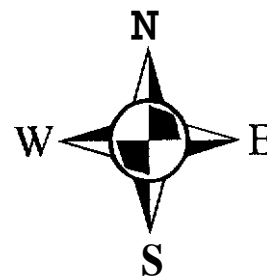


General Plan Designation Map



Legend

-  APN 100-091-17
-  Streets
-  Assessors Parcels
-  Residential-Mountain(R-M)
-  Residential- Urban Very Low Density (R-UVL)
-  Residential-Rural(R-R)



Map Created by
County of Santa Cruz
Planning Department
October 2000

EXHIBIT C

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 99-0774

Assessor Parcel Number: 100-091-17

Project Location: 345 Tie Gulch Road, Santa Cruz, California

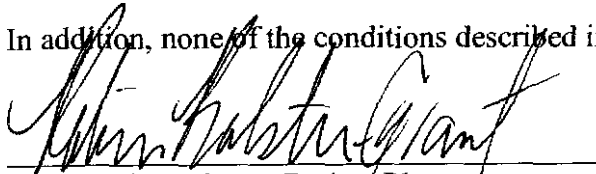
Project Description: Rezone three parcels from Agriculture (A) zone district to the Timber Production (TP) zone district.

Person or Agency Proposing Project: Dale Holderman

Contact Phone Number: (831) 426-6964

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

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


Robin Bolster-Grant, Project Planner

Date: 11-1-06

TIMBER MANAGEMENT PLAN
FOR
JAMES M. & KATHLEEN R. HOLDERMAN

APN 100-091-17

ADDENDUM

1. INFORMATION REQUESTED: “**The** TMP does not include a discussion **of** the County Riparian Buffer Setback. Please revise the TMP to include this section.”

RESPONSE: The County Riparian Buffer Setback limits **the** harvest of timber. Any timber harvesting plan, and any harvesting done thereunder, must comply with all applicable **rules**, regulations and laws.

2. INFORMATION REQUESTED: “Please include a discussion regarding ‘ancient’ redwoods on the subject property. **If** there are no trees meeting this criteria, please state this specifically in the TMP.”

RESPONSE: The paragraph entitled “PRESENT AND FUTURE STAND CONDITIONS” on page 1 of the TMP states that there are about 30 ancient redwoods on the property. **The** map **of** the property that is included in the TMP (page ii) shows the areas containing ancient redwoods. These trees are not excluded from management. They are available for harvest unless it is prohibited by applicable rule, regulation or law.

3. INFORMATION REQUESTED: “Please note that Tie Gulch Creek is a Class II not III stream.”

RESPONSE: Tie Gulch Creek is a Class II stream.



DALE F. HOLDERMAN
Registered Professional Forester
License Number **69**

TIMBER MANAGEMENT PLAN

FOR

JAMES M. & KATHLEEN R. HOLDERMAN

APN 100-091-17

PREPARED BY

DALE F. HOLDERMAN
REGISTERED PROFESSIONAL FORESTER
LICENSE NUMBER **69**

1999

TIMBER MANAGEMENT PLAN

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- existing and proposed structures	
- wells, stream diversions and supply pipes	
- historical structures	
- archeological sites	
- areas covered by recommended logging system	
Natural	
- north arrow.	
- vegetation type	
- redwood	
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TEXT

Property description		
- owners name.		1
- assessor's parcel number		
- size of parcel		
- discussion of acreage in different vegetation types		
- site class		
Previous timber operations		
- parcel timber harvest history.		1
- describe approved State or County timber harvest plans & haul route		
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MINI-PLAN

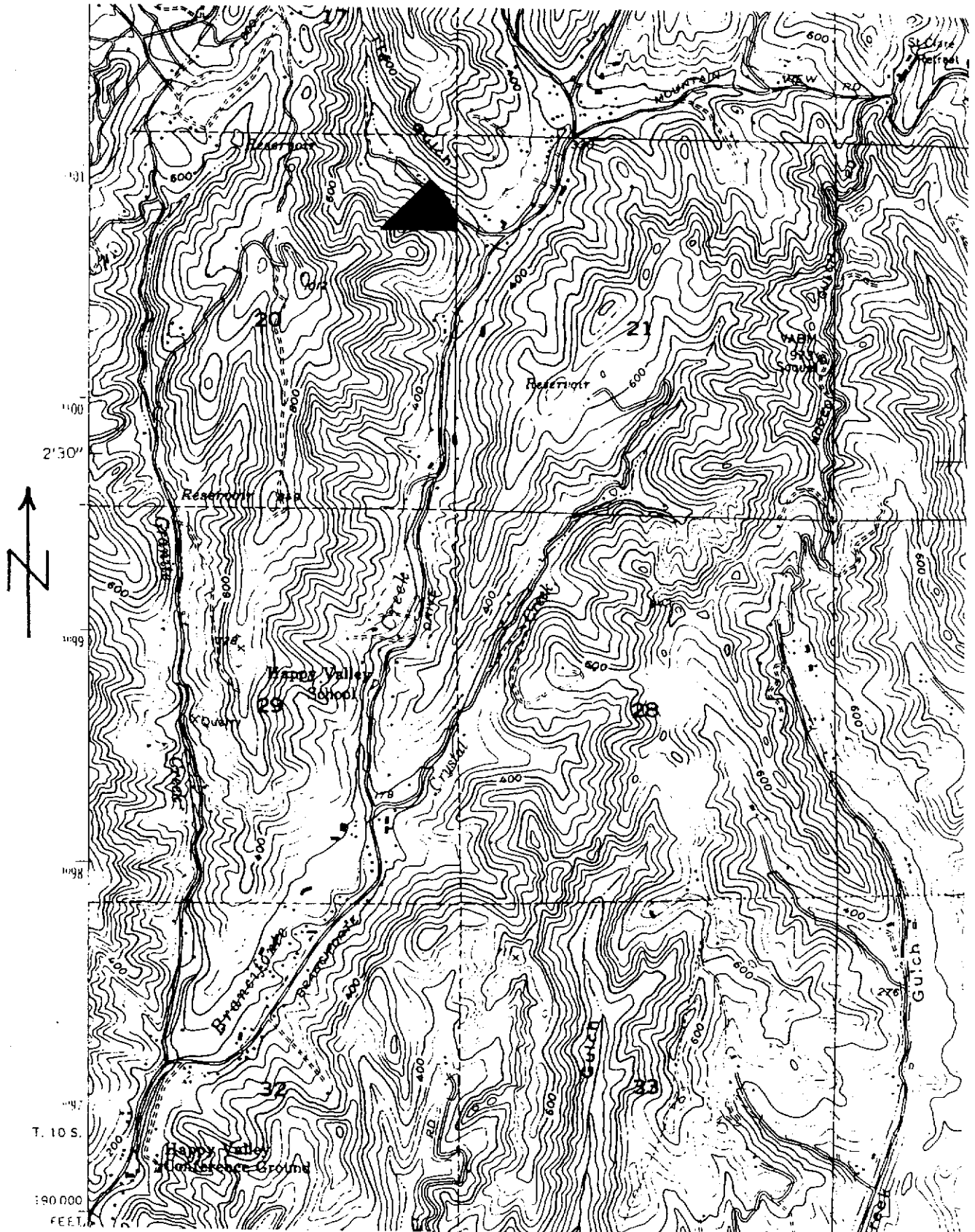
Universal Redwood Management Plan.		4
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ADDENDUM

- A. Building permit 118523 for a new garage - now under construction
- B. Plot plan for building permit 118523 showing detailed location of facilities
- C. Timber harvest permit 1098EX-233 SCR
- D. Soil description
- E. Credit

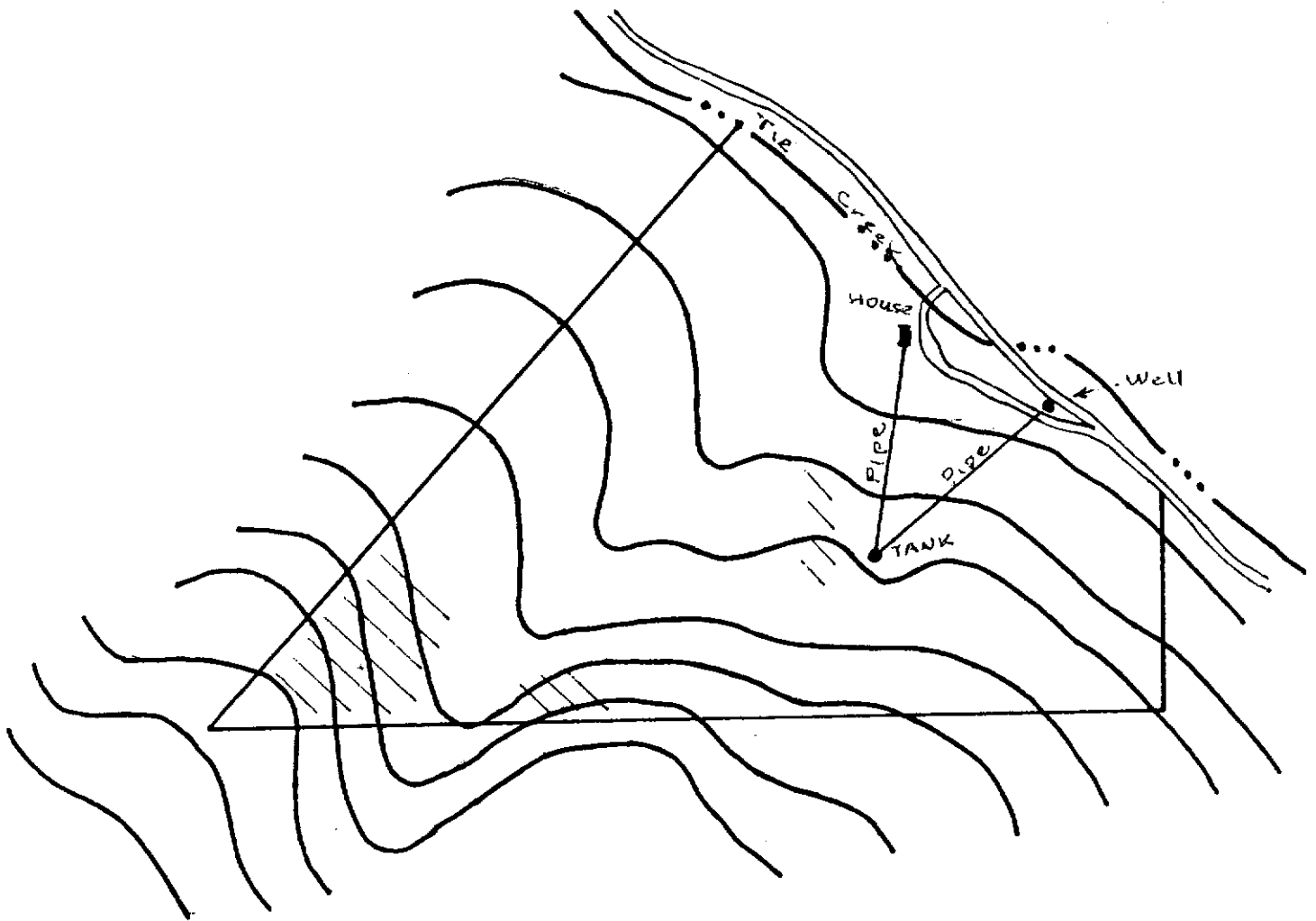
GEOGRAPHIC LOCATION

SCALE 1:24000



CULTURAL AND NATURAL FEATURES

APN 100-091-17



SCALE 1" = 200'

CONTOUR INTERVAL 40'

CULTURAL FEATURES

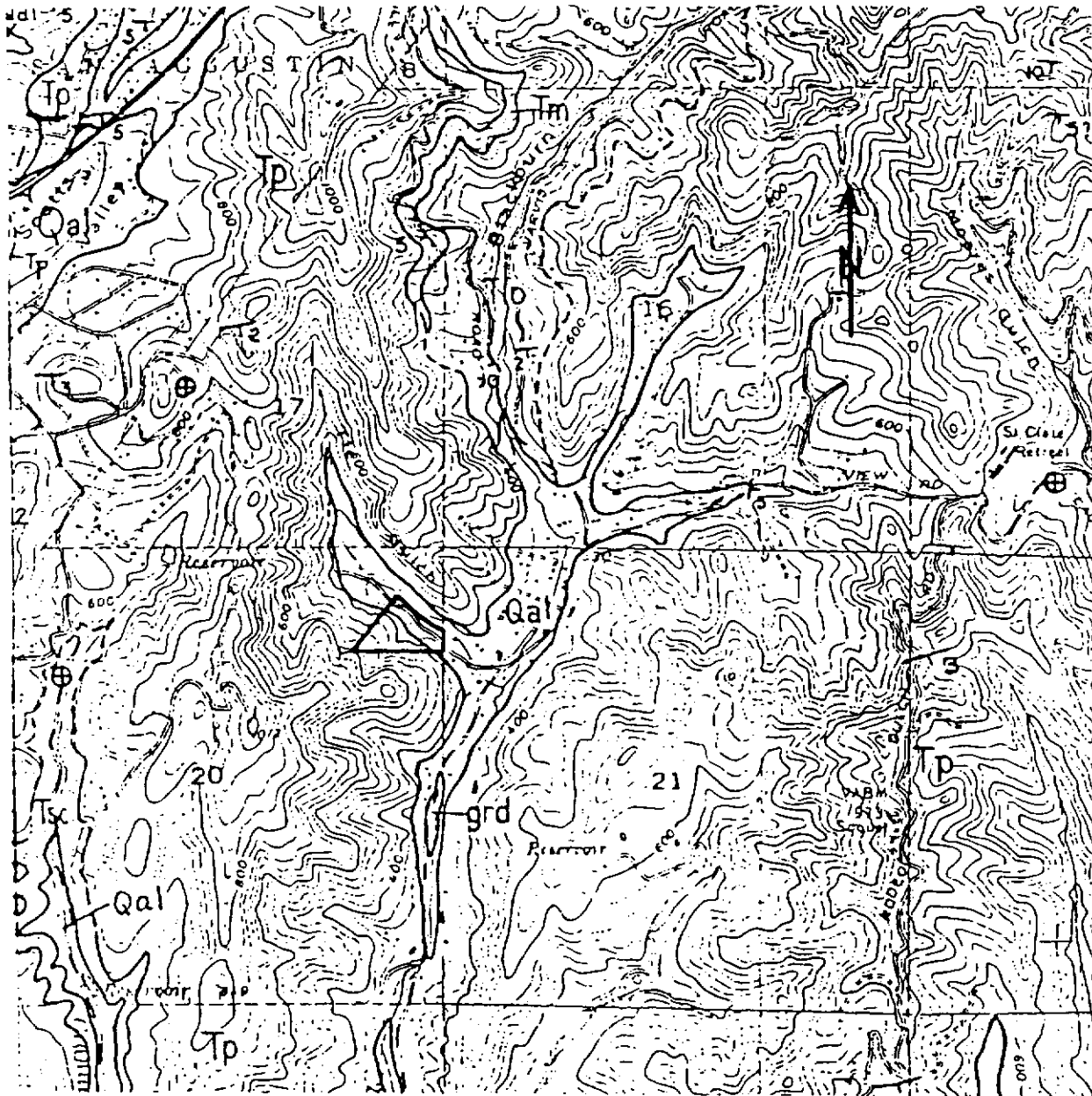
Property boundary ———
 Existing road ==
 Logging system - all tractor/skidder
 No stream diversions
 No historical structures
 No archaeological sites

NATURAL FEATURES

Vegetation type - all redwooditanoak
 Soil - all Nisene-Aptos complex
 Ancient redwoods (200 years +) \\\

PRELIMINARY GEOLOGIC MAP OF THE
LAUREL QUADRANGLE
SANTA CRUZ AND SANTA CLARA COUNTIES, CA
7.5 MINUTE SERIES TOPOGRAPHIC

Thomas W. Dibblee, Jr., Earl E. Brabb and Joseph C. Clark 1978



SCALE 1:24000

Site geology investigated on the ground and on aerial
photographs by Robert K. Smith-Evernden February, 1990

PROPERTY DESCRIPTION

OWNER'S NAME - James M. and Kathleen R. Holderman

ASSESSOR'S PARCELNUMBER - 100-091-17

SIZE OF PARCEL - 10 acres

ACREAGE IN DIFFERENT VEGETATION TYPES - the parcel is all redwood/tanoak type.

SITE CLASS - Site Class III

PARCEL TIMBER HARVEST HISTORY

The parcel was originally clear cut about 1915. In 1998 the trees in the immediate vicinity of the residence were cut.

APPROVED STATE OR COUNTY TIMBER HARVEST PLANS & HAUL ROUTE

The trees in the vicinity of the residence were cut under an exemption permit per 14 CCR 1104.10. The haul route was Tie Gulch Road, Branciforte Drive, Market Street, Water Street, Mission Street, Highway 1 to the Big Creek sawmill north of Davenport. A copy of the permit is appended.

MANAGEMENT OBJECTIVES AND GOALS

The objective and goal is to produce an even flow of high quality redwood logs through periodic harvesting.

RECOMMENDED LOGGING SYSTEMS

The recommended logging system is crawler tractor and/or rubber tired skidder.

PRESENT AND FUTURE STAND CONDITIONS

The present stand is a crowded **85** year old even-aged stand of mostly medium to large trees. There are about **30** ancient redwoods (200 years +) located mostly on steep ground in the extreme western portion of the parcel. The future stand will be a more open all-aged stand with a greater variety of tree sizes. The oldest trees will be about 60 to 80 years old. It will have a roughly equal number of crop trees in each age class. It will have a greater diversity of habitats.

PRESENT AND FUTURE GROWTH

Current growth is very slow due to the crowded conditions. The current growth rate is 10 rings or more per inch. Future growth will be much more rapid because the crowded condition will be eliminated.

CUTTING PRESCRIPTION

The even flow of high quality redwood logs from any stand is guaranteed by doing nothing more than applying a simple cutting prescription. Cut 50-60 percent of the trees 18 inches in diameter and larger. Take the largest trees first.

HARVEST CYCLES

Don't cut again until some* dominant redwoods, not growing in advantageous habitat such as near a spring or stream, have grown six inches in diameter. (*A number equal to two trees for every a 10 acres is enough.)

REGENERATION

Since redwoods sprout from the stump, regeneration is assured without any intervention.

FUTURE GROWTH MODEL

The cutting prescription will produce an even flow of harvest trees, mostly 24 to **30** inches in diameter. Assuming just one replacement tree for each tree cut, ultimately the distribution of crop trees prior to each harvest will look something like this:

TREE DISTRIBUTION			
50% CUT		60% CUT	
NUMBER	DIAMETER'	NUMBER	DIAMETER
20%	24-30"	14.4%	24-30"
20%	18-24"	21.4%	18-24"
20%	12-18"	21.4%	12-18"
20%	6-12"	21.4%	6-12"
20%	0-6"	21.4%	0-6"

COMMENCEMENT OF HARVESTING

Harvesting should commence as soon as the landowner's economic needs and the market for timber will allow, but within the next twenty years. For example, the owners have two young children, and may wish to defer harvesting until the income is needed for their college education.

MANAGEMENT UNITS

The entire parcel is one management unit.

FOREST IMPROVEMENT

No forest improvement is proposed, other than the application of the cutting prescription detailed above.

SNAGS AND DOWNED WOOD INVENTORY.

There are no significant snags or downed wood.

FISH AND WILDLIFE MANAGEMENT

Fish and wildlife management is not proposed.

FIRE PROTECTION PLAN

The residence is equipped with gravity fed fire sprinklers. Maintain appropriate clearing for fire protection around the residence.

RECREATION

There is only private recreation on the parcel, such as hiking and horse back riding.

URBAN INTERFACE ISSUES.

There are 12 residences that use Tie Gulch Road for access. There are only three residences between the property and Branciforte Drive. Traffic is extremely light. There are adequate turnouts between the parcel and Branciforte Drive. There is one occupied dwelling directly across Tie Gulch Road from the parcel. In the past the residents made it clear that they are not supporters of timber harvesting. However, when the trees around the house were cut in 1998 they did not complain. The periodic harvesting of timber will be much less noticeable than the heavy cutting around the home.

EROSION HAZARD INVENTORY AND PLAN

There are two potential sources of accelerated erosion on the parcel, the driveway to the residence and a small hillside stock **pen**. Erosion is controlled by maintaining a rocked surface on the driveway. The small stock pen is covered with straw during the winter.

PROPOSED DEVELOPMENT

There is no development proposed.

ANALYSIS OF ANY CONFLICTS BETWEEN PROPOSED DEVELOPMENT AND FUTURE HARVESTING

There are none.



Dale F. Holderman

11-18-1999

UNIVERSAL REDWOOD MANAGEMENT PLAN

Timber management plans often wrestle with a bunch of difficult to handle variables like volume, stocking, basal area, growth rate, tree sizes, etc., all in an attempt to devise a cutting scheme that will yield a more or less even flow of high quality logs. But it can be done a whole lot simpler than that. The even flow of high quality redwood logs from any stand is guaranteed by doing nothing more than applying a simple cutting prescription.

CUTTING PRESCRIPTION

Cut 50-60 percent of the trees 18 inches in diameter and larger. Take the largest trees first. Don't cut again until some* dominant redwoods, not growing in advantageous habitat such as near a spring or stream, have grown at least six inches in diameter. (*A number equal to two trees for every 10 acres cut is enough.)

This prescription will produce an even flow of harvest trees, mostly 24 to 30 inches in diameter. Since redwoods sprout from the stump, we don't need to worry about regeneration. Assuming just one replacement tree for each tree cut, ultimately the distribution of crop trees prior to each harvest will look something like this:

TREE DISTRIBUTION

50% CUT		60% CUT	
NUMBER	DIAMETER	NUMBER	DIAMETER
20%	24-30"	14.4%	24-30"
20%	18-24"	21.4%	18-24"
20%	12-18"	21.4%	12-18"
20%	6-12"	21.4%	6-12"
20%	0-6"	21.4%	0-6"

While the foregoing may seem unduly brief, it meets the definition of a forest management plan: "a general plan for the management of a forest area, usually for a full rotation cycle, including objectives, prescribed management activities and standards to be employed to achieve specified goals."

In fact its brevity is its forte. It is a simple plan that can be easily understood and implemented by any forest landowner. Its realistic objectives are easily and automatically achieved by the application of a very simple cutting rule that is easily executed in the field. This is a plan that won't just gather dust on a shelf somewhere. Because it is so easy to understand and apply, and because it automatically ensures the sustained even flow of high quality logs, it fulfills a forest landowner's need for simple, effective advice.



Dale F. Holderman, RFF 69

11-18-1999

EXHIBIT E

BUILDING PERMIT



SANTA CRUZ COUNTY PLANNING DEPARTMENT
701 OCEAN STREET, SANTA CRUZ CA 95060
408-454-2077 FAX 408-454-2131

THIS PERMIT WILL BECOME VOID IF THE FIRST REQUIRED INSPECTION IS NOT COMPLETED WITHIN ONE YEAR OF THE DATE OF ISSUANCE AND A REQUIRED INSPECTION IS NOT MADE WITHIN EACH YEAR THEREAFTER. PROPERTY LINES WILL BE CHECKED AT THE FIRST INSPECTION. A SURVEY MAY BE REQUIRED.

POUR NO CONCRETE UNTIL THE BELOW HAVE BEEN INSPECTED AND SIGNED OFF
SOILS REPORT _____

SETBACKS _____

FOUNDATION _____

SLAB _____

MASONRY _____

CAISSONS _____

GRADE BEAMS _____

HOLDDOWNS _____

DO NOT INSTALL SUBFLOOR UNTIL THE BELOW HAVE BEEN INSPECTED AND SIGNED OFF

UF FRAMING _____

UF PLUMBING _____

UF MECHANICAL _____

UF GAS PT _____

UF INSULATION _____

EXT PIPING _____

DO NOT COVER WALLS, CEILINGS OR INSULATE UNTIL THE BELOW HAVE BEEN INSPECTED AND SIGNED OFF

ROOF SHEAR _____

EXT. SHEAR _____

INT. SHEAR _____

HOLDDOWNS _____

ROUGH FRAME _____

ROUGH PLUMBING _____

ROUGH MECH _____

ROUGH ELECT _____

GAS PT _____

ROUGH FIRE SPRK _____

DO NOT COVER WALLS OR CEILINGS UNTIL THE BELOW INSULATION HAS BEEN INSPECTED AND SIGNED OFF

WALL _____

CEILING _____

ROOF _____

SHEET ROCK _____

STUCCO WIRE _____

SCRATCH COAT _____

DO NOT OCCUPY BUILDING UNTIL THE BELOW AS BEEN SIGNED OFF UTILITIES HAVE BEEN CLEARED

STRUCT FINAL _____

PLUMB FINAL _____

ELECT FINAL _____

MECH FINAL _____

EROSION CTRL FINAL _____

FIRE SPRK FINAL _____

SWIMMING POOLS _____

STEEL _____

BONDING _____

ROUGH PLUMB _____

ROUGH ELECT _____

PREPLASTER FENCE _____

GAS PT _____

FINAL _____

OTHER _____

TPP _____

SERV. UPGRADE _____

GAS METER _____

DEMOLITION _____

ROOF TEAROFF _____

ROOF FINAL _____

UTILITIES CANNOT BE CLEARED UNTIL THE AGENCIES NOTED BELOW HAVE APPROVED THIS PROJECT.

PERMIT NO: **118523**

APPLICATION NO: 0127723G

ASSESSOR'S PARCEL NO: 111-091-17

SITUS: 345 TIE GULCH RD SANTA CRUZ 95065

PERMIT DESCRIPTION:

Construct a replacement detached garage. On site with a single family dwelling. see bp#117428 for the demolition of garage/shop

OWNER: HOLDERMAN JAMES M & h THLEEN R H/W JT

345 TIE GULCH RD SANTA CRUZ CA 95065

CONTRACTOR: OWNER BUILDER

COMMENTS:

THIS PERMIT IS VOID IF FIELD INSPECTION REVEALS STRUCTURE OR USE TO BE ILLEGAL.

The issuance of this permit does not confer legal status on any structure or a portion of any structure, except those portions of the structure expressly covered by this permit.

I, as the owner of the property, an exclusively contracting with licensed contractors to construct the project.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation laws provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

HOLDS: AGENCY

ENVIRONMENTAL PLANNING
COUNTY FIRE

CONTACT

MIKE CLOUD
J. SALSE

PHONE

454-3168
335-6723

OCCUPANCY GROUP(S): U-1

SQUARE FOOTAGE USES

PRIVATE GARAGE - WWD FRAME

EVALUATION TOTAL

CONSTRUCTION TYPE(S): VN

SQUARE FEET

660

X

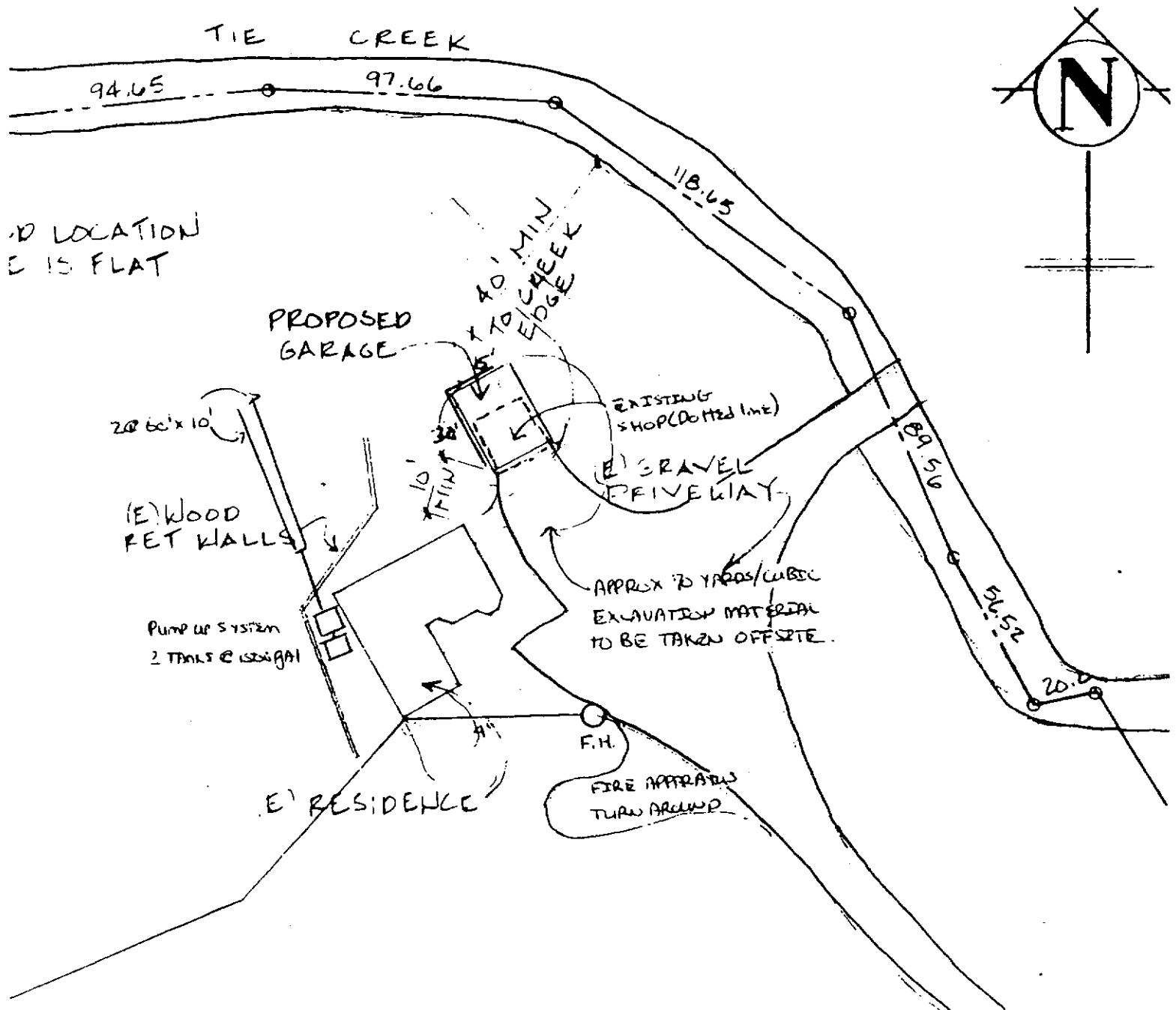
RATE
23.28

=

VALUE
15364.80
15364.80

EXHIBIT E

DETAILED FACILITIES PLOT PLAN



B

EXHIBIT E

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

COAST CASCADE REGION

135 RIDGWAY AVENUE

P.O. BOX 670

SANTA ROSA, CA 95402-0670

(707) 5762959

Start ops
on 5/18/98

Date: May 6, 1998

Ref.: IML

Exemption #: 1-98EX-233 SCR

Jim Holderman
345 Tie Gulch Rd.
Santa Cruz, CA 95065

Dear Mr. Holderman:

This is to acknowledge that your **Fire Hazard Tree Removal Exemption** was accepted on May 6, 1998. It has been assigned the above listed Exemption number. All timber operations must be complete within one year.

Please familiarize yourself with the enclosed **Notice of Slash Clean-up Requirements**. These requirements must be strictly adhered to once operations commence.

NOTE TO TIMBER OPERATOR: You are responsible for ensuring compliance with the slash provisions, and notifying your local CDF Ranger Unit within 15 days **prior** to the actual date timber operations will begin. Please call (408) 335-6740 for Santa Cruz county plans.

Compliance with all provisions of the Forest Practice Act, rules pursuant to Section 1038(d)--Title 14 of the California Code of Regulations, and Section 4584 (j) of the Public Resources Code, will be determined by future inspection(s).

*****Please note enclosed notice regarding COHO Listing*****

If you have any questions you may contact your local CDF Forest Practice Inspector, or me at (707) 576-2943.

Sincerely,

Craig E. Anthony
Deputy Director for
Resource Management

BY: Leslie Markham
Staff Forester
RPF #2529

Enclosure(s)

Cc: CDF Unit, File
county Planning
Water Quality
Board of Equalization
Eric Huff—Big Creek Lumber

EXHIBIT E

REMOVAL OF FIRE HAZARD TREES
WITHIN 150 FEET OF A RESIDENCE
EXEMPTION

STATE OF CALIFORNIA
DEPARTMENT OF FORESTRY AND FIRE PROTECTION
NOTICE OF TIMBER OPERATIONS THAT ARE EXEMPT FROM
TIMBER HARVESTING PLAN REQUIREMENTS
RM-73(1038d) (9/95)

COAST AREA OFFICE
RESOURCE MANAGEMENT
RECEIVED

APR 27 1998

For Admin. Use Only

EX # 1-98EX-233SCR
Date Rec'd. APR 27 1998
Date Accept. May 6, 1998
Date Expires May 5, 1999

VALID FOR ONE YEAR FROM DATE OF RECEIPT BY COAST AREA OFFICE
RESOURCE MANAGEMENT

The Director of the Department of Forestry and Fire Protection is hereby notified of timber operations under the requirements of 14 CCR 1038(d) to cut or remove trees in compliance with Public Resources Code Sections 4290 and 4291.

1. TIMBER OWNER(S) OF RECORD: Name Jim Holderman
Address 345 Tie Gulch Road
City Santa Cruz State CA Zip 95065 Phone (408) 426-2341

NOTE: The timber owner is responsible for payment of a yield tax. Timber Yield Tax Information may be obtained at the Timber Tax Division, State Board of Equalization, P.O. Box 942879, Sacramento, California 94279-0001.

2. TIMBERLAND OWNER(S) OF RECORD: Name Same as above.
Address _____
City _____ State _____ Zip _____ Phone _____

I certify, under penalty of perjury, that I have read and understand the information on the reverse of this form and that I am the timberland owner of record. Signature: [Signature] ☒ ☐

LICENSED TIMBER OPERATOR(S): Name Pig Creek Lumber Co. Lic. No. A300
Address 3564 Highway 1
City Davenport State CA Zip 95017 Phone (408) 457-5026

4. DATE TIMBER OPERATIONS WILL COMMENCE: Upon approval of exemption.
If this date is unknown so state, but the timber operator must notify, by phone or mail, the appropriate CDF Ranger Unit Headquarters within a 15 day period before the actual commencement date for the start of operations.

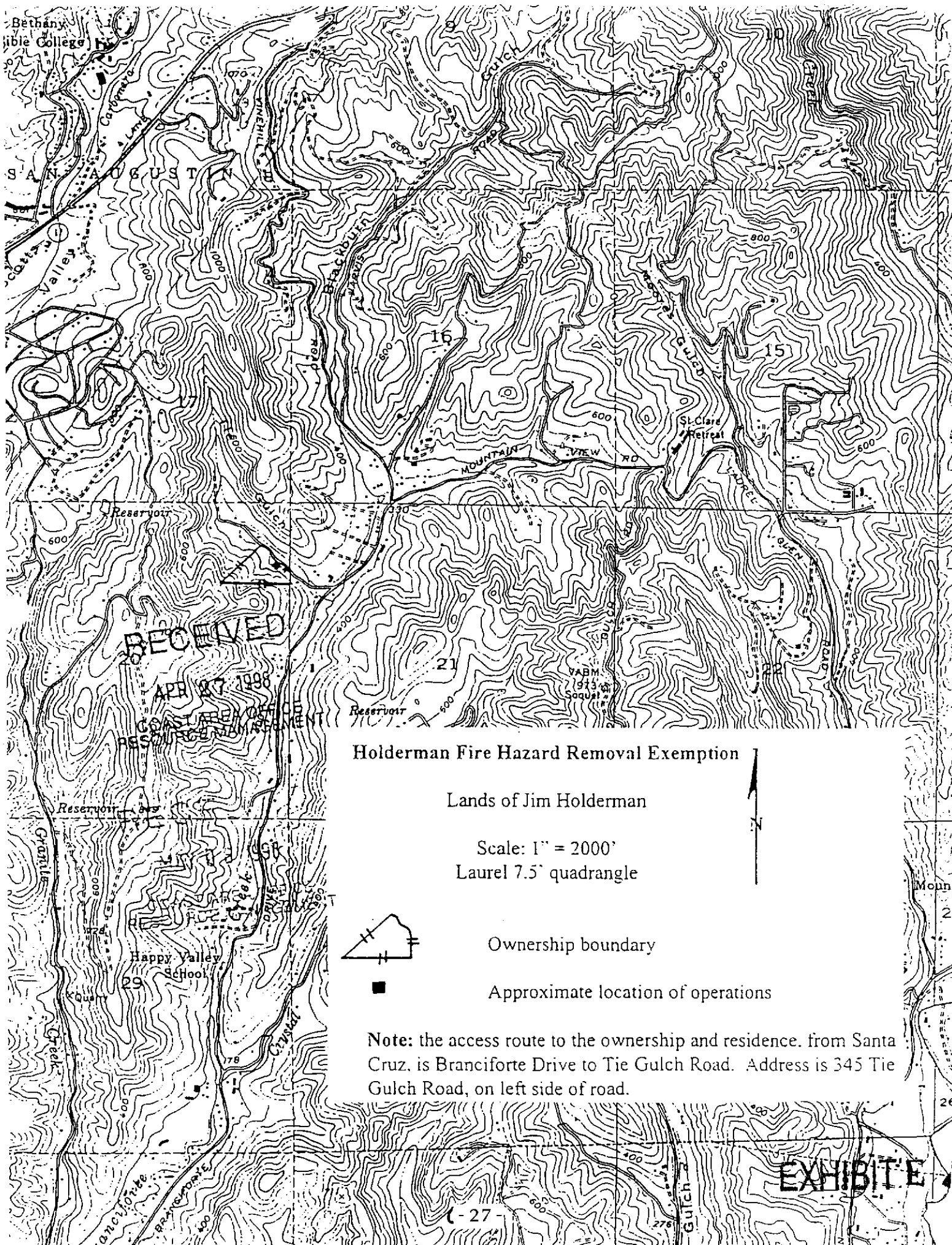
5. CERTIFICATION OF COMPLIANCE: Must be completed by timberland owner or timber operator as listed above
I certify that the city or county within which this exemption is located has been contacted and the exemption is in conformance with all city and county regulatory requirements.
Printed Name: Jim Holderman Signature: [Signature]
Title: timberland owner Date: 4-18-98

6. Designate the legal land description of the location of the timber operation. Attach two maps showing the location of the timber operation. One map should be a 7 1/2 minute quadrangle or equivalent. The second should be a larger scale map such as an assessor's parcel map showing the location of the timber operation.

Section(s)	Township	Range	Ease & Meridian	County	Acreage (Estimated)	Assessors Parcel # (Optional)
Portion of NE 1/4 of NE 1/4, Sec. 20	10S.	1W.	MDB&M	Santa Cruz	.25 acres	100-091-17

EXHIBIT I

NOTE: Read explanation and instructions on back of this form before attempting to complete

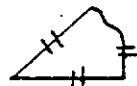


RECEIVED
APR 27 1988
COASTAL OFFICE
RESOURCE MANAGEMENT

Holderman Fire Hazard Removal Exemption

Lands of Jim Holderman

Scale: 1" = 2000'
Laurel 7.5' quadrangle



Ownership boundary



Approximate location of operations

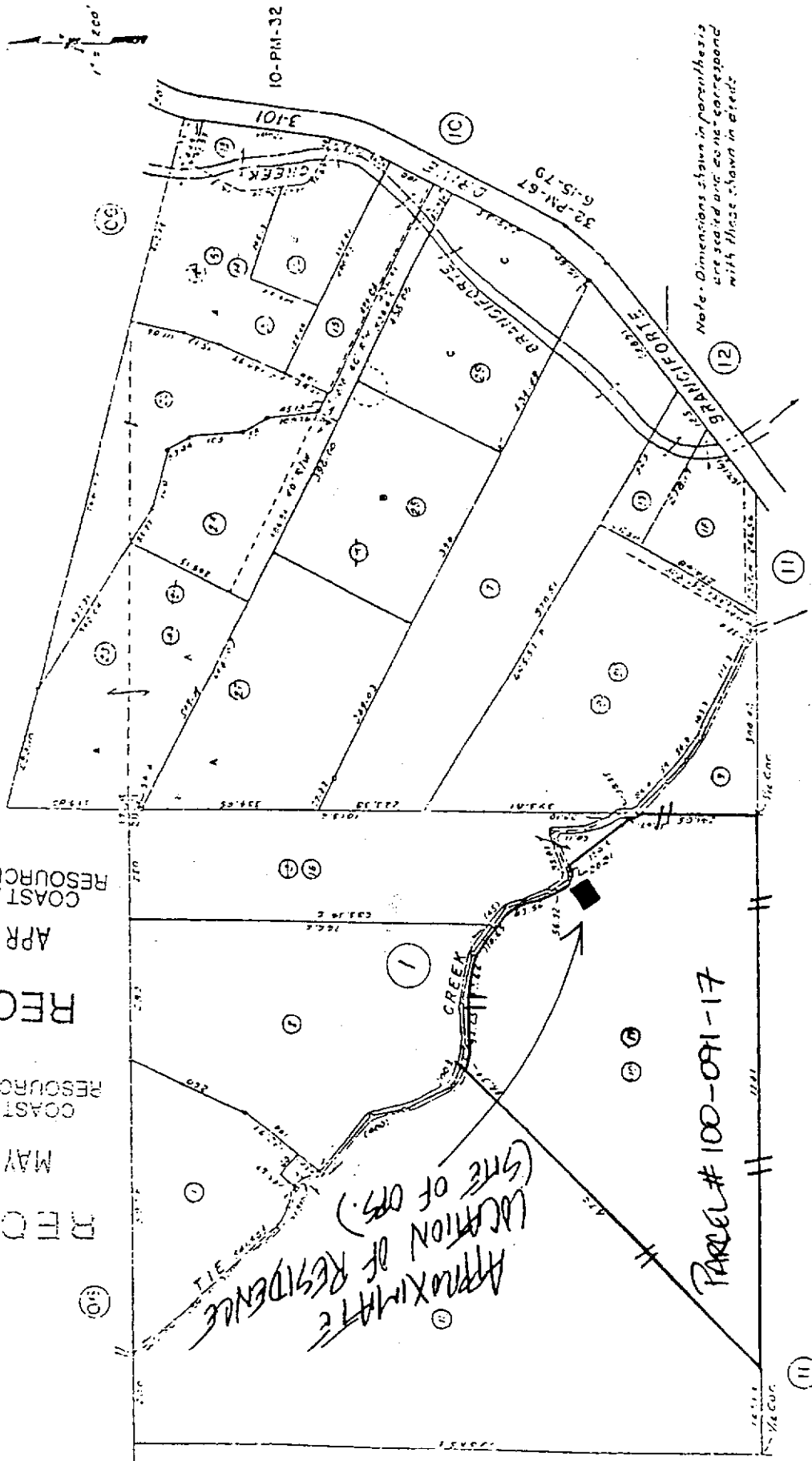
Note: the access route to the ownership and residence, from Santa Cruz, is Branciforte Drive to Tie Gulch Road. Address is 345 Tie Gulch Road, on left side of road.

EXHIBIT E

FOR TAX PURPOSES ONLY

RECEIVED
MAY 08 1958
COAST AREA OFFICE
RESOURCE MANAGEMENT
PORT N. L. 1/4 SEC. 21, T. 10 S., R. 1 W., M. D. B. & M.
RECEIVED
APR 27 1958
COAST AREA OFFICE
RESOURCE MANAGEMENT

Tax Area Code 100-09
73-001



Parcel # 100-091-17

Note: Dimensions shown in parentheses are sealed and do not correspond with those shown in fields

Note - Assessor's Parcel Block 8
Lot Numbers Shown in Circles.

Assessor's Map No. 100-09
County of Santa Cruz, Calif.
Oct. 1953

EXHIBIT E

SOIL DESCRIPTION

Nisene-Aptos complex. This complex is mainly on slopes and wide ridges in the Santa Cruz Mountains. Slopes are complex. Elevation ranges from 400 to 3,000 feet. The mean annual precipitation is about **48** inches, and the mean annual air temperature is about 55 degrees F. The frost-free season ranges from 220 days to 245 days.

This complex is 35 percent Aptos fine sandy loam and 30 percent Nisene loam

Included with this complex in mapping area areas of Ben Lomond sandy loam, Felton sandy loam, and Lompico loam. Also included are small areas of Catelli sandy loam, Maymen stony loam, and Zayante course sand.

The Nisene soil is deep and well drained. It formed in residuum derived from sandstone and shale. Typically, a 2-inch mat of partially decomposed leaves, needles, and twigs covers the surface. The surface layer is dark greyish brown, neutral loam about 10 inches thick. The subsoil is brown and yellowish brown, slightly acid clay loam and gravelly loam about **48 inches thick**. Weathered, fine-grained sandstone is at a depth of 58 inches.

Permeability of the Nisene soil is moderate. Effective rooting depth is 40 to 60 inches. Available water capacity is 5.5 to 10.5 inches. Runoff is rapid, and the hazard of erosion is moderate to high.

The Aptos soil is moderately deep and well drained. It formed in residuum derived from sandstone, siltstone, or shale. Typically, a 1- inch mat of decomposed twigs and leaves covers the surface. The surface layer is dark grayish brown and grayish brown, slightly acid and medium acid fine sandy loam about 23 inches thick. The subsoil is brown, very strongly acid loam about **6 inches thick**. Weathered, fine-grained sandstone is at a depth of about 29 inches.

Permeability of the Aptos soil is moderate. Effective rooting depth is 20 to 40 inches. Available water capacity is 2.5 to 6.5 mches. Runoff is rapid, and the hazard of erosion is moderate to very high.

This complex is used mainly for timber, recreation, wildlife, and watershed. It is also used for homesites, firewood production, apple orchards, pasture, and vineyards.

This complex is well suited to the production of redwood and Douglas-fir. The Aprosoil is capable of producing about 12,880 cubic feet, or 66,800 board feet (International rule), of merchantable timber from a fully stocked, even-aged stand of redwood trees **80** years old. The Nisene soil is capable of producing about 14,900 cubic feet, or 78,000 board feet (International rule), of merchantable timber from a fully stocked, even-aged stand of redwood trees **80** years old. The production of Douglas-fir is lower than that of redwood.

Most of this complex is in timber. A few areas are used for apple orchards, pasture, and vineyards. The areas used for apple orchards are mainly the deeper Nisene soil, which is better suited to apple trees because of its moderate available water capacity and good drainage. Minimum tillage and winter cover crops help to control erosion. Returning crop residue to the soil or the regular addition of other organic matter helps to maintain or improve fertility and to increase water infiltration.

This complex provides habitat for band-tailed pigeon, jay, hawk, deer, racoon, coyote, bobcat, rabbit, squirrel, and mice.

From: Soil Survey of Santa Cruz County, California, U.S.D.A. Soil Conservation Service in cooperation with University of California, Agriculture Experiment Station, 1980.

CREDITS

1. Geologic **Map** page iii

From: Geologic **Report** on Santa Cruz County APN 100-091-17 **for** James and Kathleen Holderman, Owners, **by** Smith-Evemden Associates, 1990.

E