



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

**KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR**

April 13, 2012

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

**Agenda Date: May 23, 2012**  
**APN's: 095-021-22, 24, 26 & 28**  
**Application: 121052**  
Agenda Item: 10

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

Members of the Commission:

On February 29, 2012 the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone four parcels totaling about 113.28 acres from the Special Use (SU) zone district to the Timber Production (TP) designation. The properties consist of vacant rural acreage.

### Background

The property owner, Cook Enterprises, Inc., owns four contiguous parcels with a combined area of about 113.28 acres (APN's 095-021-22, 24, 26 and 28). This project qualifies for a rezoning under California Government Code Section 51113 which 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)&(d) (Exhibit F). This Government Code section expressly prohibits local jurisdictions from placing additional requirements on applications to rezone 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.

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 (Exhibit B).
2. A Timber Management Plan prepared by a registered professional forester, dated February 27, 2012, 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 (Exhibit E).
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 forty (40) acres in area.

### **Environmental Review**

This project qualifies for a statutory exemption in accordance with the California Environmental Quality Act, Article 18, Section 15264 (Exhibit D).

### **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 General Plan policies 5.12.1 and 5.12.9, in that the parcel can be shown to meet the definition of timberland. In addition, the rezoning is consistent with procedures for rezoning to the Timber Production district, as set out in the Timber Production ordinance.

### **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. 121052 to adopt the Ordinance rezoning the property to the TP zone district.

### **EXHIBITS**

- A. Planning Commission Resolution, with Ordinance/ Findings
- B. APN Map.
- C. Location, Current Zoning and General Plan Designation Maps
- D. Notice of Exemption from CEQA
- E. Timber Management Plan by Joseph Culver, RPF, dated February 27, 2012
- F. Government Code section 51113(c)&(d).

Lezanne Jeffs  
Project Planner  
Development Review

Reviewed By: \_\_\_\_\_  
Ken Hart  
Principal Planner

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. 121052, involving property located along the east side of Schulties Road, extending three quarters of a mile south to Redwood Lodge 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 changing property from the Special Use 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 \_\_\_\_\_, 2012, by the following vote:

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

\_\_\_\_\_  
Chairperson

ATTEST: \_\_\_\_\_  
KEN HART, Secretary

APPROVED AS TO FORM:

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

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

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

---

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

**SECTION I**

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the timber resource property located along the east side of Schulties Road, extending three quarters of a mile south to Redwood Lodge Road; and 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* Court decision.

**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 a Statutory Exemption has been prepared pursuant to the California Environmental Quality Act (CEQA), and
2. The proposed zone district is appropriate for the level of utilities and community services available to the land; and
3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; and
4. The property meets the requirements of Government Code section 51113 or 51113.5 and County Code Section 13.10.375(c).

### SECTION III

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

<u>Assessor's Parcel Number</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
095-021-22	Special Use (SU)	TP
095-021-24	Special Use (SU)	TP
095-021-26	Special Use (SU)	TP
095-021-28	Special Use (SU)	TP

### SECTION IV

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

PASSED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_ 2012, 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

Electronically redrawn 3/12/99 KSA  
 Rev 5/20/99 CB (Tax Consolidation)  
 Rev 11/24/99 CB (Cor dims for 1-4 & 8)  
 Rev 9/19/01 mvm (changed page refs.)  
 Rev 12/21/04 DD (4-0055663 & 4, LBA 1-28)  
 Rev 12/21/04 DD (Por to pg 095-05 & por of 095-05)

# FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

POR. SOQUEL AUGMENTATION RANCHO  
 POR. SECS. 22, 27 & 28, T. 9S., R. 1W., M.D.B. & M.

Tax Area Code  
 79-035 94-005

95-02

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

Assessor's Map No. 95-02  
 County of Santa Cruz, Calif.  
 March 1999

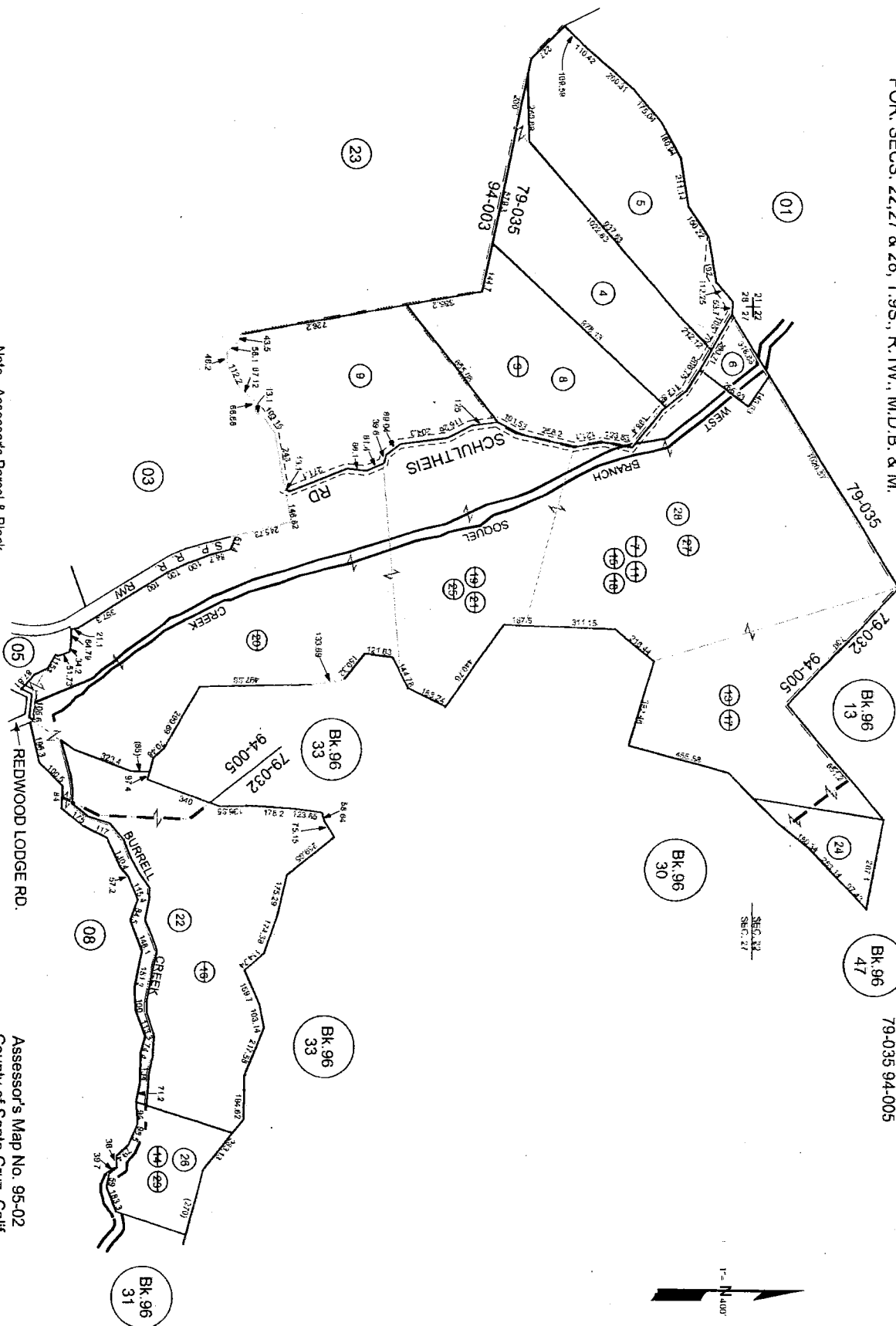
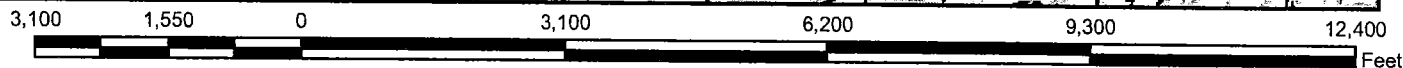
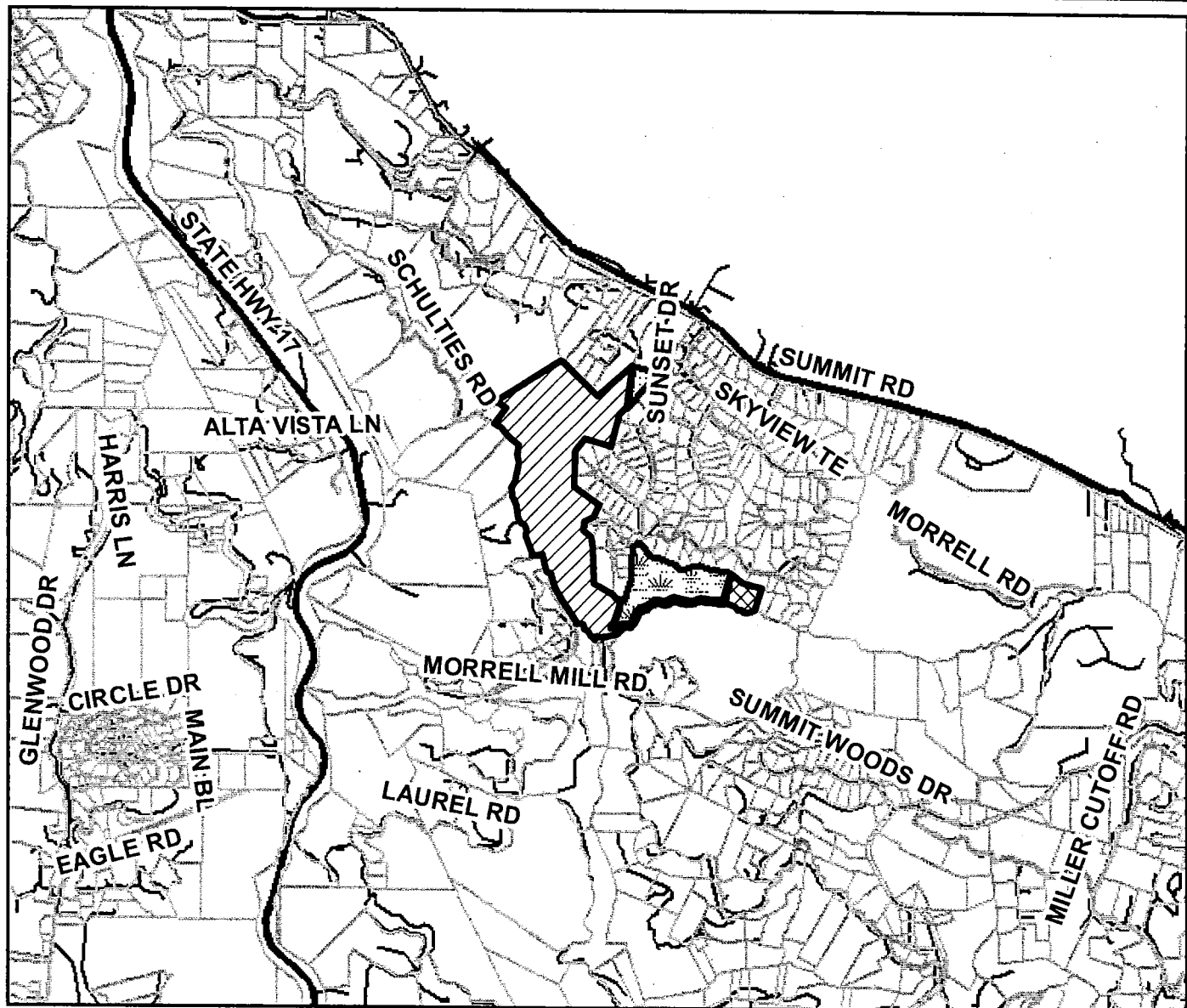










EXHIBIT B

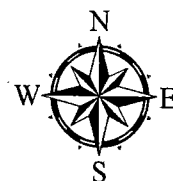


# Location Map



## LEGEND

-  APN: 095-021-28
-  APN: 095-021-26
-  APN: 095-021-24
-  APN: 095-021-22
-  Assessors Parcels
-  Streets
-  State Highways
-  County Boundary

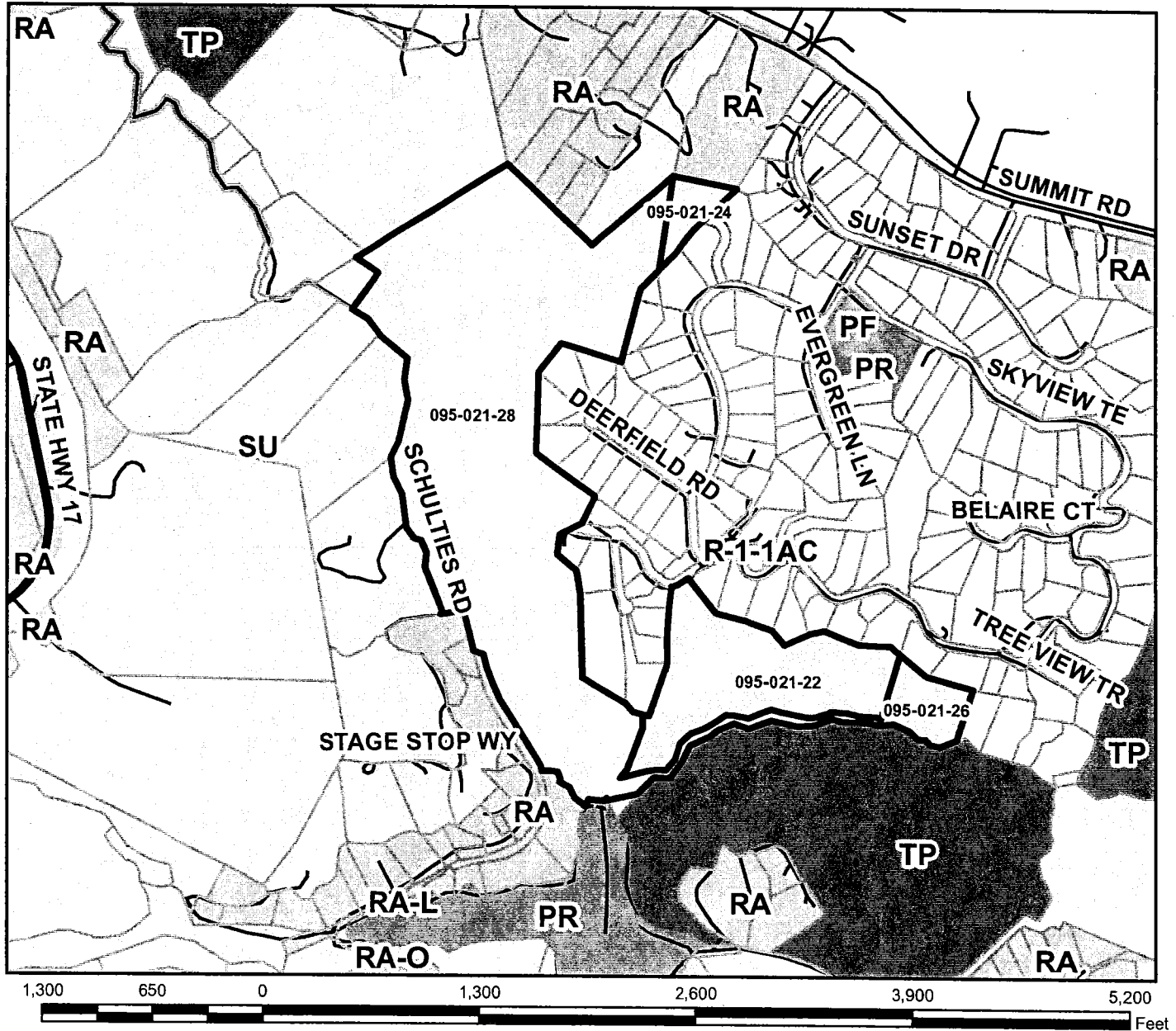


Map Created by  
County of Santa Cruz  
Planning Department  
March 2012

EXHIBIT C

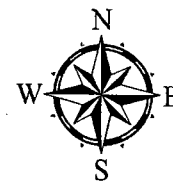


# Zoning Map



## LEGEND

- APN: 095-021-28
- APN: 095-021-26
- APN: 095-021-24
- APN: 095-021-22
- Assessors Parcels
- Streets
- State Highways
- County Boundary
- RESIDENTIAL-SINGLE FAMILY
- SPECIAL USE
- AGRICULTURE RESIDENTIAL
- PUBLIC FACILITY
- PARK
- TIMBER PRODUCTION



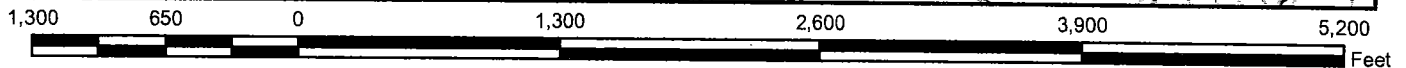
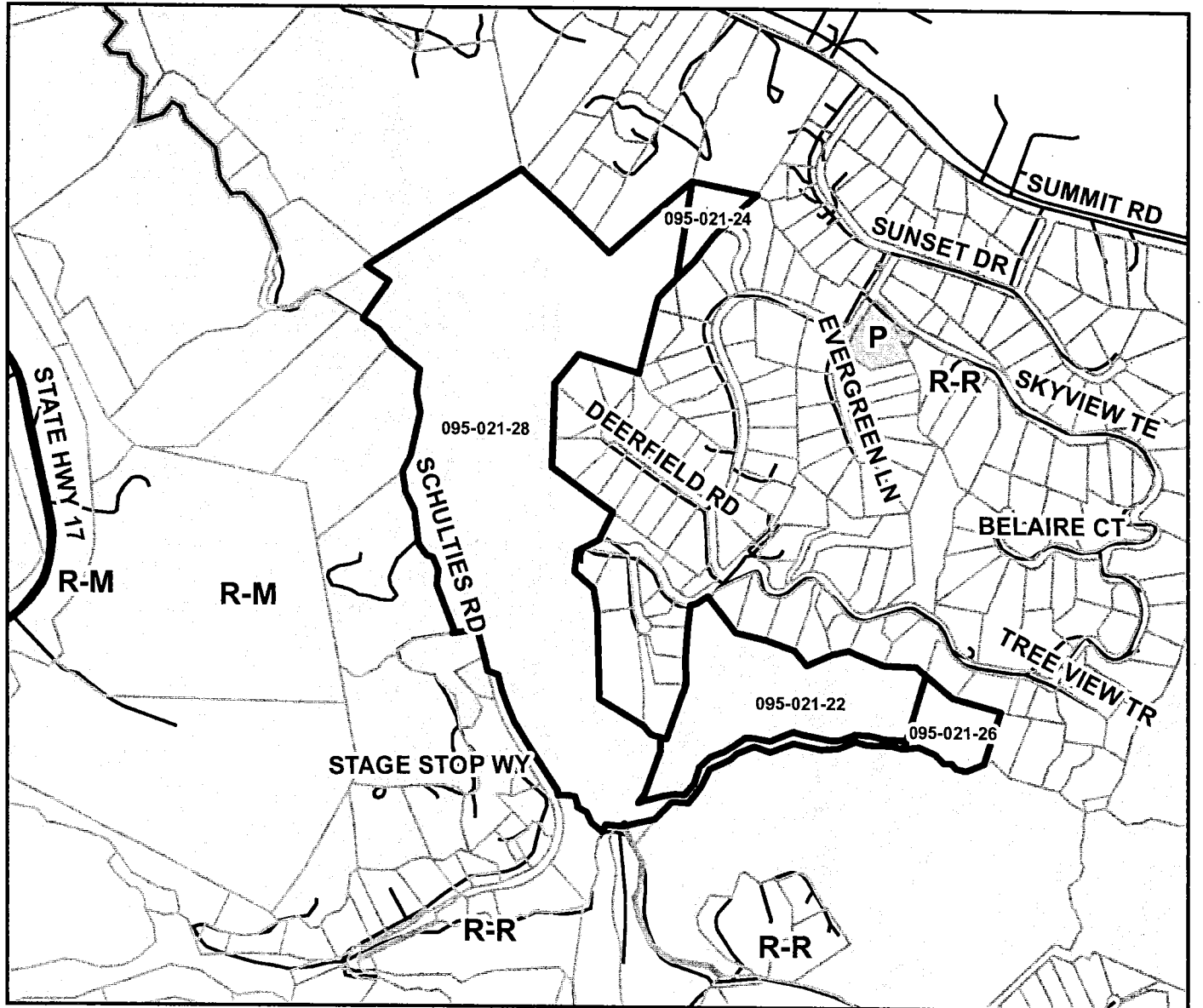
Map Created by  
County of Santa Cruz  
Planning Department  
March 2012

EXHIBIT C



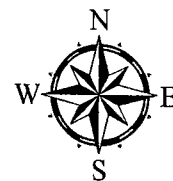


# General Plan Designation Map



## LEGEND

- APN: 095-021-28
- APN: 095-021-26
- APN: 095-021-24
- APN: 095-021-22
- Assessors Parcels
- Streets
- State Highways
- County Boundary
- Residential-Rural
- Residential-Mountain
- Public Facilities



Map Created by  
County of Santa Cruz  
Planning Department  
March 2012

## 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: 121052

Assessor Parcel Numbers: 095-021-22, 095-021-24, 095-021-26, 095-021-28,

Project Location: No situs

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

**Person or Agency Proposing Project:** Joseph Culver, Professional Forester

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

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. ☒ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15264).

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

\_\_\_\_\_  
Lezanne Jeffs, Project Planner

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

**Timber Management Plan**

**Lands of Cook  
Burns & Laurel Creeks  
Santa Cruz County**

**APN# 095-021-22, 24, 26, 28  
Shoquel Augmentation  
Township 9 South  
Range 1 West  
Mount Diablo Base & Meridian**

**Report Prepared By  
Joseph Culver, Consulting Forester  
February 27, 2012**

## **PREFACE**

In February of 2012, Joseph Culver, Consulting Forester, was commissioned by Randall Cook to prepare a Timber Management Plan for contiguous parcels APN #095-021-22, 24, 26, 28. The county assessor lists the combined acreage of the parcels as 107.5 acres. Mr. Cook would like to rezone the parcels to Timber Production and the TMP will be part of an application packet submitted to the County of Santa Cruz. The management plan incorporates field work, a timber cruise conducted on the property in March of 2003, and currently available resource data.

## **GENERAL PROPERTY DESCRIPTION**

The parcel is located approximately ½ mile east of Highway 17 and ½ mile south of Summit Road. A portion of the western boundary of the project area is Schulties Road while Laurel Creek defines much of the southern boundary. Burns creek runs south through the bulk of the property and joins with Laurel at the Redwood Loge Road stream crossing. Approximately 20 acres of the project area is located on the south facing slope immediately north of Laurel Creek. Hillsides in the project area climb steeply from the creeks and as can be viewed along Schulties Road.

Elevation ranges from 700 feet at the confluence of Burns and Laurel Creeks to almost 1,400 feet along the northeast boundary. The legal description of the parcel is Township 9 South, Range 3 west and is part of the Shioquel Augmentation. Timber site classification throughout the property is site III.

The entire property is comprised of coniferous forest. The forest consists primarily of second growth redwood and Douglas-fir as the dominant overstory species. Redwood trees typically grow in tightly spaced clumps and create a continuous forest canopy along the lower slopes. Douglas-fir is common on the property as individual trees and some loosely spaced groves. Tanoak is present as an understory species throughout and as an intermediate canopy tree along the upper slopes and poorer growing sites on the property. The south facing slopes above Laurel Creek and upper slopes along the eastern boundary tend to have a higher component of Bay laurel and hardwood species pacific madrone and coastal live oak. Big Leaf Maple grows along the riparian corridors upstream from the confluence of Burns and Laurel Creeks.

Understory vegetation is typical for redwood forests in the Santa Cruz Mountains and includes tanoak seedlings, bracken fern, sword fern, California blackberry, poison oak, bunch grasses and clover.

The Ben Lomond-Felton soil complex underlies a little over half of the property. The Ben Lomond and Felton soils are deep and well drained. Ben Lomond soils formed in residuum derived from sandstone or granitic rock and Felton formed from sandstone, shale, schist, or silt stone. Permeability of the Ben Lomond soil is moderately rapid while permeability of the Felton soil is moderately slow. Effective rooting depth of the complex is 40-70 inches. Runoff is rapid, and the hazard of erosion is high.

About 1/3 of the property is underlain by the Lompico-Felton complex. Permeability of the Lompico soil is moderate and effective rooting depth is 20 to 40 inches. Runoff is medium or rapid, and the hazard of erosion is moderate or high. The Felton soil is deep and well drained and formed in residuum derived from sandstone, shale, siltstone, or schist. Permeability of the Felton soil is moderately slow and effective rooting depth is 40 to 72 inches. These soils are well suited to the production of redwood and Douglas fir.

The Madonna Loam underlies small portions of the property along upper south facing slopes. The Madonna series consists of moderately deep, well drained soils that formed in material weathered in residuum from sandstone and shale. Madonna soils are on uplands and have slopes of 15 to 75 percent. The soil is well drained, has medium to very rapid runoff and moderate permeability.

### **TIMBER HARVEST HISTORY**

The old-growth redwood logging in the Santa Cruz area, including this property, occurred approximately 110 years ago. As was common throughout the area, this clear-cut logging was often followed by fire, usually intentionally set to burn bark and slash. Fire scars on the old-growth stumps are evidence of this fire activity. A timber inventory completed on the property in 2003 notes that "a portion of the property appears to have been logged approximately 10 years ago. The remaining property that was not entered during the last logging appears to have last been logged 30 years previously." I did not see evidence of recent logging during my visual inspection and believe the property has not been harvested since the original cut. The majority of the redwood trees growing on the property are sprouts from the cut stumps of the original harvest. Douglas-fir most likely seeded in shortly after the clear-cut as well due to the advantageous rooting and growing conditions.

### **MANAGEMENT OBJECTIVES AND GOALS**

Once the property is rezoned, Mr. Cook intends to manage the land for high quality forest products, while maintaining the related values of aesthetics and wildlife. As there has been no harvesting on the property for over 100 years the forest trees have begun to close in on themselves and the next harvest could occur anytime in the near future. Although State law allows for a harvest every 10 years, it is recommended that future harvesting be spaced at a 14-18 year interval to maximize the volume removed in each harvest, and to minimize neighborhood impacts. Future harvests should focus on the following objectives:

1. Prescribe and implement a forest improvement program to improve stocking, increase tree vigor and maximize growth.
2. Maintain a healthy and vigorous forest of well-spaced trees growing at the highest rates feasible considering the other values of the forest.

3. Maintain a high degree of aesthetic consideration during all aspects of forest management.
4. Maintain and improve wildlife habitat where possible as part of continuing forest management.

### RECOMMENDED LOGGING SYSTEM

Appropriate harvesting infrastructure would be developed during preparation of a Timber Harvest Plan. The steep slopes, perennial watercourses and lack of existing trail infrastructure most likely precludes ground-based equipment over the majority of the property. Potential impacts to the Villa Del Monte subdivision would also need to be addressed during Timber Harvest Plan preparation.

### PRESENT AND FUTURE STAND CONDITIONS

A timber inventory and growth analysis was completed on 102 acres of the property in 2003 by A & D Forestry Services. A & D conducted the timber cruise by taking 60 sample points on a 200 foot by 350 foot grid through the property. Species composition, stocking levels and stand growth were all determined as part of the inventory. In February of 2012 I conducted a field visit to visually confirm that cruise results were consistent with forest resources on the property. Based on the 2003 timber cruise the subject property has the following stand conditions\*:

Species Composition	80% second growth redwood 20% Douglas-fir
Basal Area	178 square feet per acre
Gross Volume/acre (redwood)	19,200 board feet
Gross Volume/acre (Douglas-fir)	4,900 board feet
Gross Overall property volume	2,590,000 board feet

The volume per acre and overall property volume stated previously are gross volumes. In general, the net volume for redwood will be about 10% less due to fire scar, rot and other minor defects in the standing timber. The defect in the Douglas-fir is higher due to the presence of conk in many of the butt logs and is estimated at 14%. With these factors in mind the overall net conifer volume on the property is approximately 2,310,000 board feet.

Growth analysis calculated during the timber inventory found the conifer resource increasing at a rate of 95,000 board feet a year. Converting this figure to cubic feet gives a current growth rate of 7,916 cubic feet over the entire property, or 74 cubic feet per acre per year. This exceeds the required average of 15 cubic feet per acre per year to classify a property as timberland.

*\*The standard error of the conifer volume was calculated to be 12.0%. Standard error calculates the variability of what other timber cruise volume totals should be on this property.*

## **OTHER PROPERTY USES**

The property is currently used as watershed and wildlife habitat. No structures or other infrastructure are located on the property except for what appears to be a water pump house directly east of Schulties Road.

## **CONCLUSION**

The property is suited for timber management into the future. The forest resource is currently healthy but growth rates have declined due to the time interval since the last timber harvest. Mr. Cook has indicated that he wants to manage the timber resource and stand conditions warrant a harvest in the near future.

**TIMBER STOCKING:** To rezone a property to the "Timber Production" zoning a property must meet the timber stocking standards set forth in Section 4561 of the Public Resources Code. Section 4561 states in part that "The average residual basal area, measured in stems one inch or larger in diameter.....in areas which the registered professional forester has determined are site II classification or lower, the minimum average residual basal area shall be 50 square feet per acre. Rock outcroppings and other areas not normally bearing timber shall not be considered as requiring stocking." The average conifer residual basal area in the timbered portions of the property is estimated at 178 square feet per acre and exceeds the required stocking standards.

**TIMBERLAND:** To rezone a property to the "Timber Production" zoning a property must meet the definition of timberland. Section 51104 of the California Code states that "Timberland means privately owned land.....capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre." The property proposed for rezoning is currently growing coniferous wood fiber at an estimated average annual rate of 74 cubic feet per acre and therefore meets the definition of timberland.

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

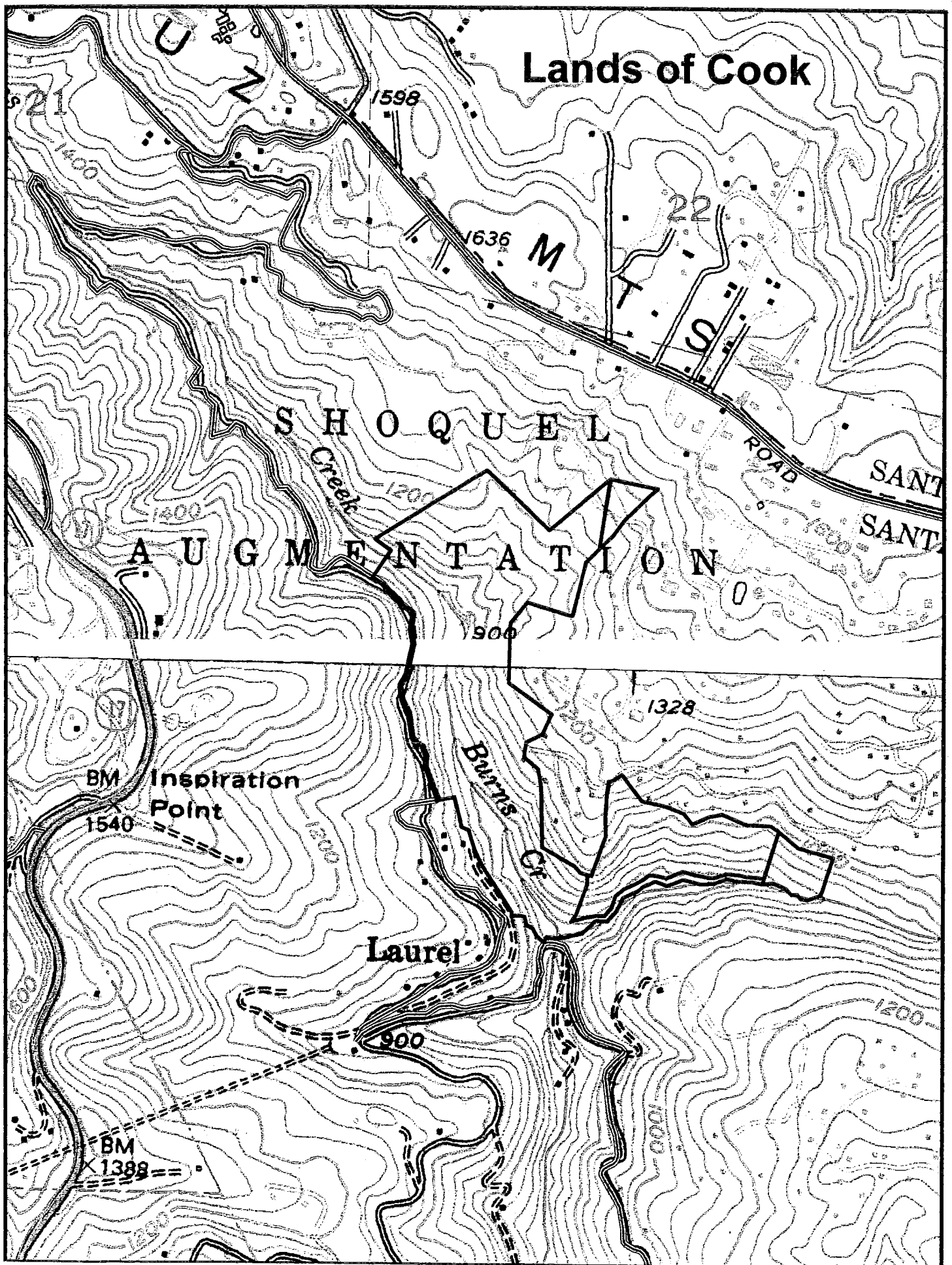
Timber Management Plan Prepared By:

  
Joseph Culver

Registered Professional Forester #2674

2/27/12  
Date

# Lands of Cook





**Timber Inventory and Growth  
of the Soquel Creek Property,  
Santa Cruz County  
for Randy Cook**

Portions of Sections 22 and 27

Township 9 South, Range 1 West, Mount Diablo Base and Meridian

By:

A & D Forestry Services  
44 Vitus Lane  
Bayside, CA 95524  
(707) 445-3337

March 18, 2003



## A & D Forestry Services

March 18, 2003

Randy Cook  
408 7<sup>th</sup> Street, #A  
Eureka, CA 95501

Dear Mr. Cook:

As per your request enclosed are the results of the timber cruise completed in March 2003 for the 102 acre property that you are own in the Soquel Creek area of Santa Cruz County, APN's 095-021-22, 24, 27, (28) + 26?

Based on my cruise and experience the timber volume within the entire property is estimated at 2.0 million board feet of redwood and 0.5 million board feet of Douglas-fir. Over the next ten years, the redwood timber volume is estimated to increase 80,000 board feet for each year. Over the next ten years, the Douglas-fir timber volume is estimated to increase 15,000 board feet for each year.

Please read the Statement of Limitations on page 5.

Should you have any questions please feel free to contact me.

Sincerely,

Andrew Elsbree,  
RPF #2460

The following Volumes are expressed in thousands (M) of board feet short log scribner scale (BF).

### Timber Volume for the Santa Cruz Property

<u>Species</u>	<u>Gross Volume MBF</u>	<u>Gross Volume MBF per Acre</u>
redwood	1,957	19.2
Douglas-fir	501	4.9

### Stand Table for the Santa Cruz Property

<u>DBH Class</u>	<u>Redwood Per Acre</u>	<u>Douglas-fir Per Acre</u>
0"-3"	46	25
4"-7"	25	11
8"-11"	3	1
12"-15"	3	1
16"-19"	9	1
20"-23"	9	1
24"-27"	8	1
28"-31"	6	0
32"-35"	4	1
36"-39"	2	1
>=40"	<u>1</u>	<u>0</u>
Totals	116	43

An item with a "0", indicated that there is less than 0.5 trees per acre in that category. DBH classes are as follows: the 4" - 7" class is actually trees between 3.5" to 7.4" DBH. The trees were actually tallied in one inch DBH classes during the fieldwork.

## **Randy Cook - Soquel Creek Property**

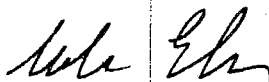
A & D Forestry Services (A & D) conducted a timber cruise in March 2003 on a 102 acre property located in Sections 22 and 27, Township 9 South, Range 1 West, Mount Diablo Base and Meridian. A & D conducted the timber cruise taking 60 sample points (timber cruise plots) on a 200' by 350' grid. Utilizing a grid for plot taking helps to reduce cruise bias and to increase cruise accuracy. The property totals 102 acres of which all would be considered commercial timber land. As is typical in this area, the property has its highest concentration of Douglas-fir and hardwoods timber volumes in the upper portions of the property's south and west facing slopes. The redwood timber volume is located on the north, east, and lower portions of the south facing slopes.

A variable radius plot cruise was used to inventory (collecting data including, number of trees, tree species, Diameter Breast Height (DBH), tree height, average live crown ratio), and the trees equal to and greater than 8" DBH. A relaskop utilizing a 40 basal area factor was used to determine the number of trees at each plot and for determining tree heights. Growth data was collected simultaneously with the cruise data.

The total conifer gross volume on the property is 2,458 thousand board feet gross short log scribner (MBF). In addition, there is 203 MBF, or 1,617 green tons of hardwoods on the property. The hardwoods consist of Oregon myrtle, tan oak, Pacific madrone, and live oak. The conifers within the cruise plots ranged from 1" DBH to 59". The conifers, within the cruise plots greater than 8" DBH, averaged 65 years old, 27" DBH, and are 98' in total height. The conifer trees exhibit a very high quality second growth log and have 1" to 4" limbs and would be classified as a mix of #1 to #3 saw logs. The property has approximately 50 trees which have the size and wood quality to be classified as old growth trees. These trees range from 36" to 72" DBH and average about 4 MBF per tree. The merchantable height of the trees ranges from 12' to 135' which lead me to classify this land as a mix of Timber Site Class II and III.

The standard error of the conifer volume was calculated to be 12.0%. Standard error calculates the variability of what other timber cruise volume totals should be on this property. This means that 68% of other timber cruises of this property will fall within 343 MBF plus or minus of the total 2,458 conifer MBF. A portion of the property appears to have been logged approximately 10 years ago. The remaining property that was not entered during the last logging appears to have last been logged 30 years previously.

Sincerely,



Andrew Elsbree,  
RPF #2460

### Statement of Limitations

- 1) This information has been prepared for the use and benefit of the client named in the report.
- 2) A & D Forestry Services does not assume any responsibility or liability for the use of this information by parties other than the named clients.
- 3) This information is accurate based on the conditions at the time the work was completed. Changes due to market conditions, regulations, timber mortality, growth, or other changes impacting the timber must be considered if this cruise is referenced in the future.
- 4) This work was completed without a title report. The property lines were based on existing flagging and fences found along what appears to be the property boundary.
- 5) Maps included in this cruise are for illustrative purposes only, and are not intended to be used for property line establishment.
- 6) Estimates presented in this report and other information are subject to variances resulting from many factors affecting timber cruises. This information may differ from those made by others or from results of logging. A & D Forestry Services does not guarantee this work against such differences. No guarantee of the actual volumes realized by harvesting and subsequently scaling the timber for being identical to the cruised volumes is being made or implied.

## **Government Code Section 51113(c) & (d).**

(c) On or before March 1, 1977, the board or council by ordinance shall adopt a list of criteria required to be met by parcels being considered for zoning as timberland production under this section. The criteria shall not impose any requirements in addition to those listed in this subdivision and in subdivision (d). The following shall be included in the criteria:

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

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

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

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

(B) Upon the fifth anniversary of the signing of an agreement, the board shall determine whether the parcel meets the timber stocking standards in effect on the date that the agreement was signed. Notwithstanding the provisions of Article 4 (commencing with Section 51130), if the parcel fails to meet the timber stocking standards, the board or council shall immediately rezone the parcel and specify a new zone for the parcel, which is in conformance with the county general plan and whose primary use is other than timberland.

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

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

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

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

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