

Kuhl TPZ

130.40.350 Timber Production Zone Criteria: G Required Findings to Support Residential, Recreational and Other Non-Timber Uses

Will the proposed CUP be compatible with TPZ?

- **The addition of a residence detracts from growing timber in due to the acreage available to grow timber will be reduced. You lose the area of the actual footprint of the residence as well as the area for the septic system and leach field. Tree roots will seek out the moisture in the leach field leading to septic failure. In addition, acreage for the solar array will takeaway growing area. A shadow free zone needs to be maintained to allow solar penetration throughout the year. The well and water storage containment will subtract growing area. Water is needed not only for the domestic use but for residential fire sprinklers and for wildland fire suppression.**
- **If the residence is established under a CUP, will the landowner be allowed by right or additional applications to have accessory dwellings? Any additional structures, either residences or outbuildings, will remove additional acreage from timber production.**
- **The majority of wildfires are human caused. The establishment of a permanent residence adds to the potential for wildfire. Due to the location of the property, the response time for the fire agencies coming from Pollock Pines and Camino is significant. A structure fire is a potential wildfire and a wildfire near a residence is a potential structure fire. This property is not within a fire district. Winter usage of the residence poses additional fire response problem potential due to the road access and winter snow and ice.**

- **The proposed residence will be adding sewage and leach water to the area which it does not have currently and can have an impact on the watershed and Union Valley Reservoir.**

130.40.350 Timber Production Zone Criteria: E Continued Eligibility

- **To maintain eligibility for TPZ zoning there needs to be a forest management plan that specifies criteria that needs to be met on an ongoing basis. The property had commercial harvesting and no future recommendations for future harvesting.**
- **The property has legal and physical access for timber harvesting. The property boundaries have been established. Disease and insect control work was not evident during the February site visit. There were bug killed trees, fresh and old, visible and no current evidence of treatment. There was no evidence of old slash disposal, tree thinning or pruning except in the immediate vicinity of the proposed house site. A fire safe plan has been prepared for the residence and fuel treatment in that area has been mostly completed. There was no evidence of a written fire plan for fuel treatment in the major timber stand to eliminate slash, thin trees or limb trees. Erosion control on the previous logging area is still in place and functioning. The road access is a gravel road with rolling dips to prevent erosion. There were no understocked area observed or reported in the timber harvesting reports prepared by CALFIRE.**
- **TPZ allows for a residence on parcels 160 acres and larger. Smaller parcels become more difficult to manage for timber due to tighter working areas. This property has high site quality for producing tall trees which when harvested need adequate space to fall when cut down.**

Timberland Conversion

- **If the CUP is to proceed, a Timberland Conversion will need to be obtained from the State of California through the Department of Forestry and Fire Protection.**