**A Summary of Major Restrictions in the Proposed Mountcrest Forest**

**Working Forest Conservation Easement:**

* **No** **subdivision** is permitted on the 1776+/- acre property.
* **Very limited** **residential building or uses** including only those associated with the current rustic cabin; and the potential development of a second residential unit with a footprint no larger than 1500 square feet located within a 1.5 acre associated “development zone”.
* **No agricultural development** or uses, although limited grazing is permitted as a vegetation management tool or very low impact agricultural uses such as bee-keeping, consistent with the other easement terms.
* No **industrial uses or structures** are permitted, with the exception of portable forest products processing equipment.
* Permitted **commercial uses** are forest management and limited cattle grazing; while transient hospitality, camping and home occupations are allowed within one of the development zones.
* **Other structures** such as barns, corrals and other outbuildings are required to be sited in a development zone. Utilities are permitted when associated with another permitted use. One cell tower may be built.
* **Road construction** will be prohibited on steep slopes, near the Pacific Crest Trail and in Special Habitat Management Zones, and generally conducted pursuant NRCS Best Management Practices.
* **Watercourses and water rights**: Watercourses will be protected from alteration, damming, dredging and the like, except as may be desirable for instream habitat benefits. Water rights cannot be sold or transferred. The right to install water tanks and develop one small pond (.25 acre surface area)
* **Special Habitat Management Zones (SHMZs)**: In addition to Riparian Management Zones (described below), approximately 18% of the property (317 acres) will be managed exclusively as for conservation and restoration of sensitive and/or rare habitat types, such as the wet meadows, aspen groves, oak stands, and mature forest (with “late seral” or “old growth” characteristics). Habitat enhancement plans for each SHMZ will be developed by Mouncrest with advice from wildlife agencies and PFT.
* **Riparian Management Zones (RMZs):**  Streams will have significant buffers to protect water quality and cool temperatures, as well as maintain recruitment of large woody debris. The buffer widths will be 150’ for fish bearing streams 100’ for other year-round streams and 50’ for seasonal streams. These are to be managed for riparian vegetation, including large conifer and hardwood trees in multi-storied stands. Generally, canopy cover cannot be reduced to less than 50% and equipment is excluded from the inner buffers.
* A **Forest Management Plan** will be required in conformance with the easement’s **Performance Goals** for the managed forest area, which calls for maintaining and enhancing native species composition for the site, with a range of stand ages, and a more complex forest structure, including large trees and late seral components, that will benefit a wide variety of special status species, including large and small snags and down wood, and early seral openings
* **Specific timber harvests are restricted as follows to conserve and restore habitat and watershed values over time:**
	+ - Uneven-aged management is required, with harvest openings no greater than 5 acres. Openings on steep slopes are limited to .25 acre.
		- Harvest cannot exceed 25% of “net merchantable inventory” in any decade. This level is less than growth and will maintain an older, more complex forest over time.
		- Leave stands shall contain a distribution of native tree species existing on the site, including large healthy conifers and hardwoods, as well as trees with distinctive habitat values (broken or forked tops; thick, loose bark; rot pockets; large limbs; etc.)
		- Snags >12” will in general be retained for wildlife habitat benefits until goals for snags are met.
* **Pacific Crest Trail Zone:** Within 100’ feet to either side of the trail, only activities shall have only *de minimus* ground disturbance. Large trees cannot be cut, and in general large equipment is excluded from sue.
* **Catastrophic events**: In the event of a wildlife, insect infestation, windstorm or other similar disruptions, the landowner may salvage timber as part of a restoration effort and to protect the surrounding forest; and may exceed the harvest limits as necessary.

*For further information, please contact Constance Best, Co-CEO, 415-561-0700 x19*