



AGENDA ITEM NO.
L-2

COUNTY OF HUMBOLDT

Meeting Date: June 28, 2016

To: Board of Supervisors

From: Robert Wall, Interim Director, Planning and Building Department *RSW*

Subject: **Boyle Forests, LP Lot Line Adjustment and Joint Timber Management Plan Application**
 Case Numbers LLA-16-006, JTMP-16-002
 APN 222-042-010, 222-043-002
 Garberville area

RECOMMENDATIONS

That the Board of Supervisors:

1. Open the Public Hearing and receive the staff report and public testimony.

Prepared by *Trevor Estlow*
 Trevor Estlow, Senior Planner

CAO Approval *Cheryl Dillingham*

REVIEW:	Auditor _____	County Counsel <u><i>MAD</i></u>	Personnel _____	Risk Manager _____	Other _____
---------	---------------	----------------------------------	-----------------	--------------------	-------------

TYPE OF ITEM:

Consent

Departmental

Public Hearing

Other _____

PREVIOUS ACTION/REFERRAL:

Board Order No. _____

Meeting of: _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor *Fennell*

Seconded by Supervisor *Sandberg*

Ayes *Sandberg, Fennell, Lovelace, Behn, Bass*

Nays _____

Abstain _____

Absent _____

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: *June 28, 2016*

By: *Kathy Hayes*
 Kathy Hayes, Clerk of the Board

(Recommendations continued)

2. Find the project to be exempt from environmental review pursuant to Sections 15061(b)(3) and 15305 of the State CEQA Guidelines, approve the Joint Timber Management Plan (JTMP) and Guide (Attachment B) for the Boyle Forests, LP prepared pursuant to Section 51119.5 of the California Government Code (C.G.C.), make all the required findings (Attachment D) and approve the Boyle Forests, LP Lot Line Adjustment to result in four parcels of 109 acres, 78 acres, 301 acres and 39 acres, and approve the division of an assessor parcel zoned Timberland Production Zone (TPZ) for which a Declaration of Covenants, Conditions and Restrictions (Declaration) (Attachment A) has been executed and for which the aforementioned JTMP and Guide has been prepared. (Note: A 4/5th vote is required.)
3. Direct the Planning Division staff to record the Declaration with the JTMP and the Notice of Lot Line Adjustment and Certificate of Subdivision Compliance.
4. Direct the Clerk of the Board to give notice of the decision to owners, the County Assessor's Office and any other interested party.
5. Close the Public Hearing.

SOURCE OF FUNDING: The applicant is responsible for all costs associated with the processing of the project. Applicant fees are deposited into Planning and Building Department Current Planning Revenue Account 1100-277-608000.

DISCUSSION: This project consists of two parts: a Joint Timber Management Plan and Guide (JTMP) prepared for Boyle Forests, LP covering 684 acres of Timberland Production Zone land corresponding to separate legal parcels within their ownership; and an application for a Lot Line Adjustment (LLA) and JTMP to reconfigure four of these recognized parcels.

The JTMP prepared for the Boyle Forests, LP is comprised of eight Management Units that correspond to separate legal parcels that have been issued Certificates of Subdivision Compliance. All but one of these legal parcels are smaller than 160 acres and do not coincide with existing Assessor parcel descriptions (i.e., are contained within one or more APNs). Since the conveyance of the legal parcels will result in the division of TPZ zoned land within an Assessor parcel into units less than 160 acres of land zoned TPZ, a JTMP is required to demonstrate that the resulting legal parcels can be managed as separate units and provide periodic sustainable return while balancing growth and yield over time.

Among the eight parcels within the JTMP, the concurrent LLA application by Boyle Forests, LP seeks to adjust four parcels of 6 acres, 103 acres, 301 acres and 117 acres to result in four timber management units of 109 acres, 78 acres, 301 acres and 39 acres. Planning staff believes that the findings for the LLA can be made based upon the submitted evidence (Attachment D).

Section 51119.5 of the California Government Code (C.G.C.) and Section 314-12(c)(1) of the Humboldt County Code (H.C.C.) require the preparation of a JTMP and Guide for the "division" of land into assessor parcels containing less than 160 acres of TPZ. Parcel is defined as "*that portion of an assessor's parcel that is timberland*" (C.G.C. Section 51104(i)). The JTMP and Guide is intended to guide the management and harvesting of timber on these smaller TPZ ownerships that result from the division of assessor parcels zoned TPZ into assessor parcels containing less than 160 acres of TPZ. Activities that may result in such a division include

subdivision, lot line adjustment, and conveyances of existing land units (e.g. land patents) underlying an assessor's parcel zoned TPZ, when any such created lot, reconfigured parcel or parcel to be conveyed contains less than 160 acres of TPZ land. Such circumstances require the preparation, review and approval of a JTMP and Guide per State law and local ordinance.

Consistent with Section 51119.5 of the C.G.C., a JTMP was prepared by Blair Forestry Consulting. The County's Forestry Review Committee (FRC) reviewed and recommended approval of the JTMP on March 29, 2016. Pursuant to Section 51119.5, the JTMP must receive a 4/5's affirmative vote of the Board of Supervisors to become effective.

Lot Line Adjustment

The LLA will utilize four parcels zoned TPZ and reconfigure three of them that will be less than 160 acres in size. While the adjustment is to create better management units, it is a division under statute requiring approval of a JTMP concurrent with the LLA. The property is located approximately three air miles west by southwest of Benbow. The LLA involves four separate, legal parcels of approximately 6 acres, 103 acres, 301 acres and 117 acres in size and adjusts the boundaries between them to result in four timber management units of 109 acres, 78 acres, 301 acres, and 39 acres. The 301-acre parcel is not being adjusted, however, it lies between three of the parcels being adjusted. Therefore, it must be included in the LLA. The JTMP indicates that the property is mostly Site III timberland with minor amounts of Site II timberlands. The parcels contain a majority of Douglas-fir and tanoak and the stand is approximately 50-60 years old.

The JTMP fulfills a required finding that the resultant parcels are consistent with the purpose of the TPZ, i.e., for the continued growing and harvesting of timber. As the size of timberland parcel becomes smaller (below 160 acres), certain factors affecting the viability of the property to continue in a manner meeting the purpose of the zone become more important. The purpose of the JTMP is to ensure that the resultant parcels meet minimum stocking requirements, have adequate access to public roads and recorded access to private access roads, where needed, and are covered by a management guide which describes recommended silvicultural techniques, cutting cycle, stand regulation and regeneration, immediate stand treatments, fire protection, and other similar management practices.

On the basis of the FRC's favorable recommendation, Planning Division staff believes that the JTMP shows that the parcels can be managed consistent with these requirements.

FINANCIAL IMPACT: There will be no impact on the General Fund. The applicant is responsible for paying all actual costs involved in the processing of the application. This payment is typical for all individually-initiated plan amendment and zone reclassification applications.

OTHER AGENCY INVOLVEMENT: The project was referred to responsible agencies, including the FRC which approved the JTMP on March 29, 2016.

ALTERNATIVES TO STAFF RECOMMENDATIONS: The Board may choose not to approve the project. Planning Division staff does not recommend this alternative. The JTMP shows that the management units within the certificate of compliance parcels and the LLA resultant parcels can be managed for continued timber production.

ATTACHMENTS:

NOTE: The attachments supporting this report have been provided to the Board of Supervisors; copies are available for review in the Clerk of the Board's Office.

- Attachment A: Declaration of Covenants, Conditions and Restrictions Implementing the Boyle Forests, LP Joint Timber Management Plan and Guide
- Attachment B: Copy of the Joint Timber Management Plan
- Attachment C: Draft County Forestry Review Committee Minutes of March 29, 2016
- Attachment D: Lot Line Adjustment Findings and Map

ATTACHMENT A

**Declaration of Covenants, Conditions and Restrictions Implementing
the Boyle Forests, LP Joint Timber Management Plan and Guide**

Recording Requested by:
County of Humboldt
Planning and Building Department

Return to:
County of Humboldt
Planning and Building Department
3015 H Street
Eureka, CA 95501-4484

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
IMPLEMENTING JOINT TIMBER MANAGEMENT PLAN AND GUIDE

Entered into on:

Assessor Parcel No.:
222-042-010, 222-043-002 (por.)

By and Between **Boyle Forests, LP, a California limited partnership**

Application No.: **10222**

Case No.: **JTMP-16-002**

RECITALS

DECLARANT is the owner of the property described in the attached EXHIBIT "A" (hereafter called the "subject property"). This Declaration of covenants, Conditions and Restrictions is recorded for the mutual benefit of all the subject property. DECLARANT declares that all of the real property described in the attached EXHIBIT "A" shall be held transferred, encumbered, used, sold, conveyed, leased and occupied subject to the covenants, conditions and restrictions hereafter set forth which covenants, conditions and restrictions are expressly and exclusively for the use and benefit of the above referenced property, and for the benefit and use of each and every person or entity who now owns, or acquires in the future, all or any portion or portions of said real property.

This Joint Timber Management Plan created by these covenants, conditions and restrictions shall be carried out in accordance with the most recent Joint Management Guide prepared with respect to the subject property, which Guide is attached as EXHIBIT "B" and is on file at the Humboldt County Planning and Building Department.

OWNER'S REPRESENTATION

We hereby represent that Boyle Forests, LP, a California limited partnership is the owner of record of the real properties described in the attached EXHIBIT "A."

Cathleen B. Christensen
(for names and signatures)

Sign above. Print name here: Cathleen B. Christensen, co-managing member of Boyle Forests Management, LLC, the general partner of Boyle Forests, LP, a California limited partnership

William F. Barnum

Sign above. Print name here: William F. Barnum, co-managing member of Boyle Forests Management, LLC, the general partner of Boyle Forests, LP, a California limited partnership

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this 12th day of May 2016, before me, Bridget Chermis Public

Notary, personally appeared William F. Barnum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

Bridget Chermis (seal)
Signature



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Humboldt

On May 26 2016 before me, Bridget Chermis
a Notary Public, personally appeared _____

Cathleen B. Christensen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Bridget Chermis

My commission expires: November 7, 2017

(This area for official notarial seal)



EXHIBIT A

PROPERTY DESCRIPTION

All that real property situated in the County of Humboldt, State of California, described as follows:

Parcel #1 – The West Half of Lot 9 and the North Half of the Northwest Quarter of the Southwest Quarter of Section 3 and the North Half of the Northeast Quarter of the Southeast Quarter of Section 4 in Township 5-South, Range 3-East, Humboldt Base & Meridian.

Parcel #2 – The South Half of the Northwest Quarter of the Southwest Quarter of Section 3 and the South Half of the Northeast Quarter of the Southeast Quarter of Section 4 in Township 5-South, Range 3-East, Humboldt Base & Meridian.

Parcel #3 – The South Half of the North Half of the East Half and the South Half of the East Half of Lot 5, the East Half of Lot 8 and the West Half of Lot 7 and the South Half of the Northwest Quarter of the West Half of Lot 6 in Section 4, Township 5-South, Range 3-East, Humboldt Base & Meridian.

Parcel #4 – The West Half of Lot 8 in Section 4, Township 5-South, Range 3-East, Humboldt Base & Meridian.

Parcel #5 – The Southwest Quarter of the West Half of Lot 6, and the West Half of the Southeast Quarter of the West Half of Lot 6 in Section 4, Township 5-South, Range 3-East, Humboldt Base & Meridian, according to the official plat of the survey of the said lands returned to the General Land Office by the Surveyor General.

Parcel #6 – The Southeast Quarter of the Southeast Quarter of Section 4, Township 5-South, Range 3-East, Humboldt Base & Meridian, according to the official plat of the survey of the said lands returned to the General Land Office by the Surveyor General.

Parcel #7 – The North Half of the Southwest Quarter of Section 4, Township 5-South, Range 3-East, Humboldt Base & Meridian.

Parcel #8 – Lot 9, Lot 10, the West Half of the Southeast Quarter and the South Half of the Southwest Quarter of Section 4, Township 5-South, Range 3-East, Humboldt Base & Meridian.

COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO
THE PROPERTY DESCRIBED IN EXHIBIT "A"

1. Term. These covenants, conditions and restrictions shall run with the land and shall be binding on all heirs, successors, or assigns of DECLARANT, and on all persons or entities holding any interest in the subject property, for as long as the land is zoned Timber Production (TPZ).
2. Access Easements. In addition to and notwithstanding any other easements of record which may exist, each owner of a parcel described in Exhibit A shall have the non-exclusive easements as described in the Joint Timber Management Plan and attached as Exhibit B.
3. Timber Management and Harvest. Timber management and harvest activities on all parcels described in Exhibit "A" shall be conducted in accordance with the most recently prepared Joint Timber Management Guide applicable to the subject property, on file with the Humboldt County Planning and Building Department and incorporated herein by this reference. Said Guide shall provide for timber harvest within a reasonable period of time.
4. Enforcement. Enforcement may be undertaken by any available proceeding at law or in equity against any person, persons, or entity violating or attempting to violate any of the covenants, conditions and restrictions contained herein. Any remedy available at law or in equity may be sought for the purpose of restraining or preventing any violation of these covenants, conditions and restrictions, or to recover damages for any such violation.
5. Severability. Invalidation of any one of these covenants, conditions and restrictions shall in no way affect or serve to invalidate any of the other provisions contained herein, and all remaining provisions shall remain in full force and effect.
6. Incorporation into Transfer Document(s). A reference to this Declaration of Covenants, Conditions and Restrictions Implementing the Joint Timber Management Plan and Guide and the Recorder's Document Information shall appear in any document which transfers title to the subject property, or any portion thereof, and shall be in substantially the following form:

"This real property is subject to the provisions of a Declaration of Covenants, Conditions and Restrictions Implementing the Joint Timber Management Plan and Guide recorded in the office of the Humboldt County Recorder as Recorder's document _____."

EXECUTION ON NEXT FOLLOWING PAGE

IN WITNESS WHEREOF, DECLARANT(S) has/have executed this Declaration of Covenants, Conditions and Restrictions on the day and year first written below.

Cathleen B. Christensen
Sign above. Print name here: Cathleen B. Christensen, co-managing member of Boyle Forests Management, LLC, the general partner of Boyle Forests, LP, a California limited partnership

William F. Barnum
Sign above. Print name here: William F. Barnum, co-managing member of Boyle Forests Management, LLC, the general partner of Boyle Forests, LP, a California limited partnership

* Attach separately full page Notary Acknowledgment Form

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

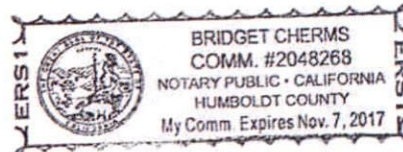
On this 12th day of May 2016, before me, Bridget Chermis Public

Notary, personally appeared William F. Barnum who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

Bridget Chermis (seal)
Signature



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Humboldt

On May 26, 2016 before me, Bridget Chermis

a Notary Public, personally appeared _____

Cathleen B. Christensen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Bridget Chermis

My commission expires: November 7, 2017

(This area for official notarial seal)



ATTACHMENT B

Copy of the Boyle Forests, LP
Joint Timber Management Plan and Guide



Providing Professional Forestry Services

PO Box 2517
McKinleyville, CA 95519

CELL 707.834.2990
EMAIL blairforestry@gmail.com

Sproul Creek JTMP

For

Boyle Forests, LP
William F. Barnum for Boyle Forests Management, LLC,
General Partner of Boyle Forests, LP
P.O. Box 1365
Eureka, CA 95502-1365

APN #222-043-002 and #222-042-010 in
Portions of Sections 3 and 4, Township 5 South, Range 3 East, H.B.M.

Prepared by:

Thomas Blair, RPF #2607
dba Blair Forestry Consulting
P.O. Box 2517
McKinleyville, CA 95519
Phone (707) 834-2990

Thomas Blair
Registered Professional Forester #2607

2/19/2016

Date

Table of Contents

Introduction	2
Timber Management Guide	3
Current Property Owners	3
Project Description	3
Legal Descriptions	4
General Location and Access	5
Harvest Methods	5
Physical Description	6
Timber Harvest History	6
Timber Stand Descriptions and Volume Summaries	7
Cruising Methods	10
Volume Methods	10
Future Growth	11
Silvicultural Methods	13
Conservation and Protection Measures	14
Management Plan Updates	15
Management Cost	15
Legal Requirements	16
Maps	17
Timber Management Plan	22
Access	22
Right-of-Ways	22
Minimum Stocking Standards	23
Appendix A: Timber Management Road Use Agreement	25
Timber Management Road Use Agreement Map	26

Introduction

The following Joint Timber Management Plan (JTMP) is located in portions of Sections 3 and 4 in Township 5 South, Range 3 East, Humboldt Base & Meridian. The Assessor Parcel Numbers (APNs) associated with this plan are #222-043-002 and #222-042-010. The entire JTMP area can be located on the USGS 7.5' Garberville quadrangle map. The area being included in this JTMP is owned by Boyle Forests, LP. The JTMP is being submitted because the owners are looking to convey 8 existing land units, described under seven (7) separate Certificate of Subdivision Compliance (COC) documents, and the resulting conveyances would result in units less than 160 acres of TPZ land. Also included in this JTMP is a proposed Lot Line Adjustment. This Lot Line Adjustment will include four (4) of the existing land units located in portions of Sections 3 and 4 in Township 5 South, Range 3 East, Humboldt Base & Meridian.

The purpose of this JTMP is to provide a management guide for the harvesting of timber for all parcels that will be directly affected by the conveyances and Lot Line Adjustment. The JTMP includes both a Management Plan and a Management Guide. The JTMP will demonstrate to the County that the resulting substandard Timber Production Zoned (TPZ) parcels can be managed as separate units and provide periodic sustainable return while balancing growth and yield over time.

Timber Management Guide

1. Current Property Owners

Boyle Forests, LP
William F. Barnum for Boyle Forests Management, LLC,
General Partner of Boyle Forests, LP
P.O. Box 1365
Eureka, CA 95502-1365

2. Project Description

The following Joint Timber Management Plan (JTMP) covers approximately 684 acres located in portions of Sections 3 and 4 in Township 5 South, Range 3 East, Humboldt Base & Meridian. The entire JTMP area can be viewed on the USGS 7.5' Garberville quadrangle map and is shown on the General Location Map on Page 17.

A JTMP applies to the "division" of land into assessor parcels that contain less than 160 acres of Timber Production Zone (TPZ). Parcel is defined as "that portion of an Assessor's parcel that is timberland". Activities that may result in such a "division" include subdivision, lot line adjustments and conveyances of existing land units (e.g. land patents) underlying an Assessor's parcel zoned TPZ, when any conveyance contains less than 160 acres of TPZ land. The Sproul Creek JTMP is comprised of eight (8) Management Units (land patents). Management Units correspond to the eight (8) separate legal parcels eligible, described under seven (7) separate Certificate of Subdivision Compliance (COC) documents. These COC documents were recorded as 2008-17046-2, 2008-17048-2, 2008-17049-2, 2008-17050-2, 2008-17051-2, 2012-014296-10, and 2012-018347-12*. Since the conveyance of the legal parcels will result in substandard assessor's parcels zoned as TPZ, a JTMP is required to demonstrate that the resulting legal parcels will be suitable for sustainable timber production and harvesting.

*Please see **Legal Descriptions** starting on Page 4 for a complete list of the Management Units included in this JTMP and their corresponding Certificate of Subdivision Compliance (COC) documents and approximate total acreage.

Also included in this JTMP is a proposed Lot Line Adjustment (LLA) occurring in portions of Sections 3 and 4 of Township 5 South, Range 3 East, Humboldt Base & Meridian. This LLA involves four (4) Parcels; Parcel #2 recorded in COC document 2008-17048-2, Parcel #1 recorded in COC document 2008-17046-2, Parcel #19 recorded in COC document 2012-014296-10, and Parcel #54 recorded in COC document 2012-018347-12. Further details regarding this proposed LLA can be found in the **Legal Descriptions** section on Page 4 and on the LLA Map on Page 21.

This JTMP is therefore being submitted to demonstrate to the County that the resulting substandard TPZ parcels can be jointly managed to maintain viable timber production. This JTMP has been prepared under the assumption that the county will assign APNs based on the traditional book and page numbering system, which in turn may result in several APNs for one legal parcel due to parcels crossing Section lines.

Parcel #19, recorded in COC document 2012-014296-10, is greater than 160 acres and will therefore not be considered a substandard TPZ parcel. The remaining seven (7) management units will have timber stand statistics presented in this JTMP.

3. Legal Descriptions

***Please note, the bolded descriptions are reflective of the changes from the proposed Lot Line Adjustment. These changes can be viewed on the LLA Map found on page 21.**

Parcels Included in the COC Document recorded as 2012-018347-12

Parcel #54 (~78ac.) – The West Half of Lot 9 and the North Half of the Northwest Quarter of the Southwest Quarter of Section 3 and the North Half of the Northeast Quarter of the Southeast Quarter of Section 4 in Township 5-South, Range 3-East, Humboldt Base & Meridian.

Portion of Parcel #54 Resulting From LLA (~39ac.) – The South Half of the Northwest Quarter of the Southwest Quarter of Section 3 and the South Half of the Northeast Quarter of the Southeast Quarter of Section 4 in Township 5-South, Range 3-East, Humboldt Base & Meridian.

Parcels Included in the COC Document recorded as 2008-17046-2

Parcel #1 (~109ac.) – The South Half of the North Half of the East Half and the South Half of the East Half of Lot 5, the East Half of Lot 8 and the West Half of Lot 7 and the South Half of the Northwest Quarter of the West Half of Lot 6 in Section 4, Township 5-South, Range 3-East, Humboldt Base & Meridian.

Parcels Included in the COC Document recorded as 2008-17048-2

Parcel #1 (~38ac.) – The West Half of Lot 8 in Section 4, Township 5-South, Range 3-East, Humboldt Base & Meridian.

Parcels Included in the COC Document recorded as 2008-17049-2

Parcel #1 (~11ac.) – The Southwest Quarter of the West Half of Lot 6, and the West Half of the Southeast Quarter of the West Half of Lot 6 in Section 4, Township 5-South, Range 3-East, Humboldt Base & Meridian, according to the official plat of the survey of the said lands returned to the General Land Office by the Surveyor General.

Parcels Included in the COC Document recorded as 2008-17050-2

Parcel #1 (~42ac.) – The Southeast Quarter of the Southeast Quarter of Section 4, Township 5-South, Range 3-East, Humboldt Base & Meridian, according to the official plat of the survey of the said lands returned to the General Land Office by the Surveyor General.

Parcels Included in the COC Document recorded as 2008-17051-2

Parcel #1 (~66ac.) – The North Half of the Southwest Quarter of Section 4, Township 5-South, Range 3-East, Humboldt Base & Meridian.

Parcels Included in the COC Document recorded as 2012-014296-10

Parcel #19 (~301ac.) – Lot 9, Lot 10, the West Half of the Southeast Quarter and the South Half of the Southwest Quarter of Section 4, Township 5-South, Range 3-East, Humboldt Base & Meridian.

4. General Location and Access

The Sproul Creek JTMP area is located approximately three (3) air miles west by southwest of Benbow, CA. The entire JTMP area can be located on the USGS 7.5' Garberville quadrangle map. All units included in this JTMP will be accessed via public and private roads off of Sprowel Creek Road.

The northernmost Parcels associated with this plan are accessed from a private road on the west side of Sprowel Creek Road, approximately 3.8 miles from the intersection with Highway 101. This private road is immediately north of Sproul Creek. Specifically, this private road accesses: Parcel #1, recorded in COC document 2008-17049-2; Parcel #1, recorded in COC document 2008-17046-2; and Parcel #1, recorded in COC document 2008-17048-2. Portions of Parcel #19, recorded in COC document 2012-014296-10 can also be accessed off this private road as well. The road system in this portion of the JTMP area is in excellent shape and would require minimal new construction, if any. The road grade of the existing road system accessing these parcels ranges between 2% - 20% and is suitable for hauling logs from the property.

The remaining Parcels associated with this plan are accessed from private roads along Sprowel Creek Road, ranging from approximately 5.6 to 6.6 miles from the intersection with Highway 101. Specifically, these private roads access: Parcel #54, recorded in COC document 2012-018347-12; Parcel #1, recorded in COC document 2008-17050-2; Parcel #19, recorded in COC document 2012-014296-10; and Parcel #1, recorded in COC document 2008-17051-2. Sprowel Creek Road is rocked and suitable for hauling logs from the property. The private roads in this portion of the plan have been well maintained and would require minimal new construction. The road grade of the existing road system in this portion of the plan ranges between 2% - 20% and is suitable for hauling logs from the property.

A Timber Management Road Use Agreement has been attached to the Timber Management Plan as Appendix A. The purpose of this Timber Management Road Use Agreement is to insure that access is available for each individual management unit for the eventual commercial harvest of timber products. Each party shall have the right to use existing roadways, as shown on the Timber Management Plan Map and described above, across real property of the other parties for the purpose of forestry management and/or timber harvesting. In regards to timber harvesting this may include, but is not limited to, road access for trucks, machinery and personnel. Each party shall have the right to construct truck roads, skid trails, landings and cable corridors, pursuant to the Timber Management Road Use Agreement, across real property of the other parties for the purpose of forestry management and timber harvesting, provided that locations of new truck roads, skid trails, landings, and cable corridors are determined to be necessary by an RPF in association with approved THP/NTMPs, or equivalent documents.

5. Harvest Methods

The Sproul Creek management area has been harvested in the past using a combination of tractor and cable yarding. Since the entire JTMP area has been managed as one contiguous tract, a myriad of seasonal roads and skid trails have already been established that can access the timber resources. Due to the existing network of roads and skid trails, new construction of skid trails would be minimal. The existing skid trails would require relatively little blade work to be usable. Smaller, isolated areas and areas adjacent to the Class I and II watercourses may be long-lined, but tractor operations, in general, would not be conducted on any of the following:

- Slopes over 65 percent.
- Slopes over 50 percent which lead without flattening to sufficiently dissipate water flow and trap sediment before it reaches a watercourse.
- Slopes over 50 percent where the erosion hazard rating is high or extreme.
- Slides or unstable areas.

If skid trails are required, either existing or constructed, for use across management unit boundaries, their location should be established jointly by the management unit owners to benefit timber operations, both current and future.

Areas that will not be accessible by tractors will utilize cable yarding methods. Cable yarding will only be recommended in areas where road/tractor access is not feasible based on steep slopes and/or inaccessible watercourse areas. The cable yarding settings shall take maximum advantage of the natural topography and timber types so that yarding operations will protect residual trees.

The tractor and cable yarding areas have been indicated on the Yarding Map on page 20.

6. Physical Description

The California State Cooperative Soil-Vegetation Survey map and on-site evaluations were used to classify the Sproul Creek JTMP area as mostly Site III timberland, with the soil types primarily of the Hugo (812) series and minor amounts of the Josephine (815) series. Minor amounts of Site II timberland are also within the JTMP area, mainly in portions of the parcels in close proximity to Sproul Creek. The Hugo series soils are grayish brown to pale brown, gravelly, stony clay loam that is slightly acidic. The Josephine series soils are brown to reddish yellow, loam to clay loam that is slightly to moderately acidic. Soil parent materials consist of sandstone and shale. Division of Mines and Geology describes the geology as Franciscan Formation. This formation is rated moderately stable. Soil depth ranges from 30 to over 70 inches within the JTMP area. Soils are permeable, well drained and suitable for timber production, with erosion hazard ratings generally moderate with higher ratings on the steeper slopes.

7. Timber Harvest History

The region in and surrounding the Sproul Creek JTMP area was originally entered during the early 1900s. Tanoak was harvested along the main ridges utilizing mule teams to haul the product out. Very little, if any, activity took place in and along streams during this period. The ridge tops were essentially clearcut, leaving all but the tanoak on site.

Between the late 1940's and 50's, the watershed was entered to remove old-growth redwood and Douglas-fir. Tractor operations were concentrated in the drainages and mid-slope areas. The logs were then skidded to road systems built along, or in, the major watercourses. It was during this period that the existing road system was established and utilized. During this period of approximately 15 years, most of the watershed was logged of its old-growth conifer timber.

During the late 1960's and 70's, roads were beginning to be improved, which included installation of proper drainage structures. Harvesting included the removal of residual seed conifers. Salvage operations removed many of the larger conifers that were associated with watercourses.

The most recent entries have occurred during the late 1980's and early 90's. This harvesting has mostly utilized clearcut silviculture. During the 1990's, corrective measures have been proposed within the submitted THPs located in the watershed, which have been intensive and specific towards reducing sediment inputs into the watercourses. Many roads have been rocked to reduce the amount of fine sediment associated with the natural surface roads.

8. Timber Stand Descriptions and Volume Summaries

The Sproul Creek JTMP area is approximately 684 acres of timberland. The JTMP will provide stand data and future growth tables for seven of the eight management units included in this JTMP. Parcel #19, recorded in COC document 2012-014296-10, is greater than 160 acres and will therefore not be considered a substandard TPZ parcel.

The entire Sproul Creek JTMP area is comprised of very similar stand composition, structure and density. Conifer volume will be described using **MBF** (1000 board feet) and hardwood volume will use **CCF** (100 cubic feet).

Parcels Conveyed in the COC Document recorded as 2008-17048-2

Parcel #1 is comprised of a predominantly even-aged stand of Douglas-fir with a moderate amount of redwood. Minor amounts of tanoak, red alder and madrone also exist throughout the unit. Approximately 8 acres of the unit is non-timbered land (meadow). The dominant age class is approximately 50-55 years old, resulting from previous harvest entries in the early 1960s. Currently the stand contains approximately 80 square feet of basal area per acre, with 78% Douglas-fir, 14% redwood, 4% tanoak, 3% red alder, and 1% madrone. The unit contains approximately 170 trees per acre. Douglas-fir is the dominant tree layer with approximately 140 trees per acre >5" DBH. The understory is relatively open with minor amounts of tanoak and herbaceous vegetation.

<u>Parcel #1</u>	
Avg. Conifer DBH	12.5"
Avg. Con Basal Area/Acre	73.6 square feet
Conifer Volume/Acre	8.6 mbf
Avg. Hardwood DBH	17.5"
Avg. HW Basal Area/Acre	6.4 square feet
Hardwood Volume/Acre	1 ccf

Parcels Conveyed in the COC Document recorded as 2008-17046-2

Parcel #1 is comprised of a predominantly even-aged stand of Douglas-fir with moderate amounts redwood and various hardwood species. Trace amounts of Monterey pine and red alder also exist near the length of Sproul Creek that flows through the unit. The dominant age class is approximately 50-55 years old, resulting from previous harvest entries in the early 1960s. Currently the stand contains approximately 125 square feet of basal area per acre, with 47% Douglas-fir, 16% tanoak, 16% canyon live oak, 11% redwood, 7% madrone, 2% red alder and 1% Monterey pine. The unit contains 270 trees per acre. Douglas-fir is the dominant tree layer with approximately 130 trees per acre >5" DBH. Hardwoods average approximately 125 trees per acre >5" DBH. The understory is relatively open with minor amounts of tanoak and herbaceous vegetation.

<u>Parcel #1</u>	
Avg. Conifer DBH	12.6"
Avg. Con Basal Area/Acre	72.5 square feet
Conifer Volume/Acre	10.4 mbf
Avg. Hardwood DBH	14.5"
Avg. HW Basal Area/Acre	52.5 square feet
Hardwood Volume/Acre	14.7 ccf

Parcels Conveyed in the COC Document recorded as 2008-17049-2

Parcel #1 is comprised of a predominantly even-aged stand dominated by redwood with moderate amounts of Douglas-fir and tanoak. Patches of Monterey pine and madrone are also scattered throughout the unit. The dominant age class is approximately 50-55 years old, resulting from previous harvest entries in the early 1960s. Currently the stand contains approximately 100 square feet of basal area per acre, with 55% redwood, 27% Douglas-fir, 11% tanoak, 4% Monterey pine and 3% madrone. The unit contains approximately 95 trees per acre. Redwood is the dominant tree layer with approximately 60 trees per acre >5" DBH. The understory is relatively open with minor amounts of small conifer and hardwoods, along with herbaceous vegetation.

<u>Parcel #1</u>	
Avg. Conifer DBH	17.7"
Avg. Con Basal Area/Acre	82 square feet
Conifer Volume/Acre	11.1 mbf
Avg. Hardwood DBH	13.7"
Avg. HW Basal Area/Acre	18 square feet
Hardwood Volume/Acre	3.1 ccf

Parcels Conveyed in the COC Document recorded as 2008-17051-2

Parcel #1 is comprised of a predominantly even-aged stand dominated by Douglas-fir. Moderate amounts of redwood and minor amounts of hardwoods are scattered throughout the unit. The dominant age class is approximately 55-60 years old, resulting from previous harvest entries in the early 1960s. Currently the stand contains approximately 93 square feet of basal area per acre, with 81% Douglas-fir, 13% redwood, 2% tanoak, 1% madrone and 3% other hardwoods. The unit contains approximately 190 trees per acre. Douglas-fir is the dominant tree layer with approximately 125 trees per acre >5" DBH. Redwoods also make up a portion of the overstory with approximately 15 trees per acre >5" DBH. The understory is open with minor amounts of small conifer and hardwoods, along with herbaceous vegetation.

<u>Parcel #1</u>	
Avg. Conifer DBH	12.1"
Avg. Con Basal Area/Acre	87.4 square feet
Conifer Volume/Acre	12.2 mbf
Avg. Hardwood DBH	8.6"
Avg. HW Basal Area/Acre	5.6 square feet
Hardwood Volume/Acre	2.9 ccf

Parcels Conveyed in the COC Document recorded as 2012-018347-12

Parcel #54 is comprised of a predominantly uneven-aged stand of Douglas-fir and tanoak. Patches of madrone, pepperwood and canyon live oak are also scattered throughout the unit. The dominant age class is approximately 30-35 years old, resulting from previous harvest entries in the early 1980s. Currently the stand contains approximately 103 square feet of basal area per acre, with 48% Douglas-fir, 22% tanoak, 14% madrone, 10% pepperwood, and 6% canyon live oak. The unit contains approximately 450 trees per acre. Douglas-fir is the dominant tree layer with approximately 300 trees per acre >5" DBH. Hardwoods also make up a portion of the overstory with approximately 140 trees per acre >5" DBH. The understory is dense with a mix of Doug-fir, tanoak, and other hardwoods, along with dense patches of huckleberry.

<u>Parcel #54</u>	
Avg. Conifer DBH	5.6"
Avg. Con Basal Area/Acre	49.4 square feet
Conifer Volume/Acre	5.7 mbf
Avg. Hardwood DBH	12.4"
Avg. HW Basal Area/Acre	53.6 square feet
Hardwood Volume/Acre	11.9 ccf

Portion of Parcel #54 resulting from LLA is comprised of a predominantly uneven-aged stand of Douglas-fir and tanoak. Patches of madrone, pepperwood and canyon live oak are also scattered throughout the unit. The dominant age class is approximately 30-35 years old, resulting from previous harvest entries in the early 1980s. Currently the stand contains approximately 103 square feet of basal area per acre, with 48% Douglas-fir, 22% tanoak, 14% madrone, 10% pepperwood, and 6% canyon live oak. The unit contains approximately 450 trees per acre. Douglas-fir is the dominant tree layer with approximately 300 trees per acre >5" DBH. Hardwoods also make up a portion of the overstory with approximately 140 trees per acre >5" DBH. The understory is dense with a mix of Doug-fir, tanoak, and other hardwoods, along with dense patches of huckleberry.

<u>Portion of Parcel #54 resulting from LLA</u>	
Avg. Conifer DBH	5.6"
Avg. Con Basal Area/Acre	49.4 square feet
Conifer Volume/Acre	5.7 mbf
Avg. Hardwood DBH	12.4"
Avg. HW Basal Area/Acre	53.6 square feet
Hardwood Volume/Acre	11.9 ccf

Parcels Conveyed in the COC Document recorded as 2008-17050-2

Parcel #1 is comprised of a predominantly even-aged stand of Douglas-fir and tanoak. Patches of madrone, pepperwood and canyon live are also scattered throughout the unit. The dominant age class is approximately 30-35 years old, resulting from previous harvest entries in the early 1980s. Currently the stand contains approximately 125 square feet of basal area per acre, with 51% Douglas-fir, 27% tanoak, 17% madrone, 3% pepperwood, and 2% canyon live oak. The unit contains 365 trees per acre. Douglas-fir is the dominant tree layer with approximately 300 trees per acre >5" DBH. Hardwoods also make up a portion of the overstory with approximately 60 trees per acre >5" DBH. The understory is dense with a mix of Doug-fir, tanoak, and other hardwoods, along with dense patches of huckleberry.

A 15 year old plantation of Douglas-fir also covers approximately 15 acres of the unit. This area of the unit appears to be well stocked with vigorous young growth of conifer.

<u>Parcel #1</u>	
Avg. Conifer DBH	8.5"
Avg. Con Basal Area/Acre	63.8 square feet
Conifer Volume/Acre	8.2 mbf
Avg. Hardwood DBH	14.4"
Avg. HW Basal Area/Acre	61.2 square feet
Hardwood Volume/Acre	13.2 ccf

8. Cruising Methodology

Field sampling of the entire JTMP area was accomplished using a double point sample technique. This technique started with a "measure" plot and then a "count" plot and so on. One line included 10 plots (5 measure and 5 count) through each 40 acres, or 1 plot every 2 chains.

Each sample measure plot consisted of one variable plot and one 1/50th acre fixed radius plot. The variable plot was used to record all trees $\geq 5"$ DBH using a Basal Area Factor, BAF, ranging from 20 – 62.5 based on tree size and stand density. Trees $< 5"$ DBH, down to 2 years old are picked up in the 1/50th acre fixed radius plot. Each count plot is just a count by species and DBH.

9. Volume Methods

The forest inventory values for these areas were generated using a combination of field sampling and growth modeling. Field sampling of the entire JTMP area was accomplished using a nested sampling design that included variable plot sampling for trees $\geq 5.0"$ DBH and 1/50th acre stocking plots for trees $< 5.0"$ DBH.

Sampled plots were grouped by stand using photo-interpretive techniques to identify unique stands and stand averages were developed based on the weighted average forest inventory characteristics of the plots that were within each stand. These characteristics included species-specific estimates of basal area, stems/acre, and quadratic mean diameter, as well as cubic and board-foot volume. Board-foot volumes were estimated using the gross Scribner scale to a 6" merchantable top.

Included in these estimated stand characteristics were stand lists (frequency distributions) that included species-specific estimates of stem counts, total tree height, and percent live crown. These stand lists were grown using the Cooperative Redwood Yield Project Timber Output Simulator (CRYPTOS) growth simulation model to grow the individual stands from the time (year) of the stand's inventory, to the present year to estimate the amount of "incremental growth" that occurred since it was last inventoried.

No deductions were made for hidden defects or expected breakage.

10. Future Growth

Projected growth estimates for the entire JTMP area were developed using the Cooperative Redwood Yield Project Timber Output Simulator (CRYPTOS) which contained routines to estimate growth and yield of both young growth redwood and coastal Douglas-fir stands (Wensel, Krumland, and Meerschaert, 1987). These growth estimates were based on the stand-specific stand lists developed from the inventory plot information. Each individual stand list was grown using the CRYPTOS growth simulation model to grow the individual stands from the time (year) of the stand's inventory to the present (or future) year to estimate the amount of "incremental growth" that occurred since it was last inventoried. Growth estimates included changes in basal area, trees/acre, gross Scribner board-feet to a 6" DIB, and gross cubic feet to total height. These different estimates of "incremental growth" were added to the "base" volumes to estimate the future inventory volumes for each stand. All values assume no commercial harvesting.

Parcels Conveyed in the COC Document recorded as 2008-14046-2

Parcel #1	2015		2025		2035		2045	
	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume
COC 2008-17046-2								
109 Acres:	10.4	1133.6	18.7	2038.3	28	3052	38.4	4185.6

Parcels Conveyed in the COC Document recorded as 2008-17048-2

Parcel #1	2015		2025		2035		2045	
	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume
COC 2008-17048-2								
38 Acres:	8.6	326.8	21	798	35.7	1356.6	50	1900

Parcels Conveyed in the COC Document recorded as 2008-14049-2

Parcel #1	2015		2025		2035		2045	
	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume
COC 2008-17049-2								
11 Acres:	11.1	122.1	16.8	184.8	24.6	270.6	34.4	378.4

Parcels Conveyed in the COC Document recorded as 2012-018347-12

Parcel #54	2015		2025		2035		2045	
COC 2012-018347-12	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume
78 Acres:	5.7	444.6	9.1	709.8	13.4	1045.2	18.1	1411.8

Portion of Parcel #54 resulting from LLA	2015		2025		2035		2045	
	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume
39 Acres:	5.7	222.3	9.1	354.9	13.4	522.6	18.1	705.9

Parcels Conveyed in the COC Document recorded as 2008-14050-2

Parcel #1	2015		2025		2035		2045	
COC 2008-17050-2	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume
42 Acres:	8.2	344.4	13.5	567	22.8	957.6	30	1260

Parcels Conveyed in the COC Document recorded as 2008-14051-2

Parcel #1	2015		2025		2035		2045	
COC 2008-17051-2	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume
66 Acres:	12.2	805.2	21.6	1425.6	33.2	2191.2	46.3	3055.8

11. Silvicultural Methods

The silvicultural methods employed on any given area should be designed to achieve Maximum Sustained Production of high quality timber products and adhere to the Forest Practice Rules (FPRs). Harvesting should focus on removal of mature timber and increasing conifer stocking through planting of harvested and under stocked areas and reduction of hardwood competition. Currently, stands within the JTMP area exhibit various levels of conifer and hardwood stocking that are predominantly even aged and composed of Douglas-fir, redwood, tanoak, madrone, and minor amounts of other species.

A variety of silvicultural methods could be employed and the future management of this JTMP can utilize either evenaged or unevenaged silviculture. Evenaged management maintains a uniform age of timber across the stand and clearcut silviculture is the primary method. Stands within the JTMP that are a minimum of 60 years of age could be replaced utilizing the clearcut method, where all the timber is removed in one harvest and is replaced by planted or sprouted seedlings to begin a new stand. Due to brush and hardwood competition in these stands, evenaged methods such as Seed Tree and Shelterwood are not recommended.

Unevenaged management is utilized to establish and maintain a variety of timber sizes and age classes across a stand. Selection/Group Selection methods can be used within the JTMP to remove trees individually and in small groups to retain and promote healthy, vigorous timber growth while removing mature and damaged/diseased timber from the stands. Inter-planting within these stands post-harvest could be employed to supplement the existing conifer and increase Maximum Sustained Production. These stands can be re-entered every 15-20 years to continuously remove mature and predominant conifers and maintain a healthy, well-spaced stand.

On younger, evenaged stands within the JTMP, the pre-commercial or commercial thinning methods can be utilized to improve spacing and reduce density, as well as capture mortality. These methods will improve the growth of the residual stands. As these stands age, they would be available for future even- or uneven-aged management.

Hardwood densities within the JTMP area vary from light to heavy stocking and influence the silvicultural methods chosen. In areas of heavy hardwood density, where conifer stocking is not adequately present per the FPRs, it is recommended to utilize the Rehabilitation silvicultural method. This method is designed to restore and enhance the productivity of the timber stand by removing the hardwoods and conifers in a clearcut type harvest, and ensuring establishment of commercial conifer species through replanting to establish a conifer dominated stand.

In general, silvicultural methods utilized within the JTMP should promote conifer growth while reducing hardwood densities and damaged/disease conifers. Identifying areas of mature and stocked timber is the most economical approach and can therefore support timber enhancement projects within other stands. Appropriate watercourse protection measures should be established per the FPRs. Conifer regeneration in both even- and uneven-aged stands should be monitored for brush and hardwood competition and the potential need for competition reduction to ensure establishment and growth of the future conifer stand.

12. Conservation and Protection Measures

-Fire Risk:

The management area is located within the State Responsibility Area (SRA) for fire protection, which is monitored by the California Department of Forestry and Fire Protection. The JTMP is within the Southern Humboldt *Planning Unit* of the Humboldt County Community Wildfire Protection Plan. This *Planning Unit* encompasses a huge portion of southern Humboldt County, with more than 375,000 acres included. Due to the size, remote location, and ruggedness of the area, Highway 101 serves as the central transportation route through the Unit. The JTMP is adjacent to one of the tributary watersheds of the Eel River, Sproul Creek. A smaller tributary watershed of the Eel River, Sawmill Creek, is also adjacent to the eastern portion of the JTMP area. The risk of wildland fire increases during the late summer months when potential timber operations may occur. Harvesting operations should be conducted within all State Fire rules and regulations. Timber operators will be instructed to take extra precautions when operating within the management area. Accumulations of slash may be piled and burned for hazard reduction if necessary. CAL FIRE is responsible for responding to wildfires within the unit but community fire protection within the unit also comes from Garberville Forest Fire Station.

In January 2005 a new state law became effective that extended the defensible space clearance around homes and structures from 30 feet to 100 feet. Proper clearance to 100 feet dramatically increases the chance of a house surviving a wildfire. This defensible space also provides for firefighter safety when protecting homes during a wildland fire. Owners can contact CDF for more information on providing a defensible space. In case of fire the responsible protection agencies to contact are:

California Department of Forestry
Garberville Forest Fire Station
324 Alderpoint Rd
Garberville, CA 95542
(707) 923-2645, **if an emergency DIAL 911**

Specific information including exact mileage to road junctions and recorded GPS coordinates of homes sites and out buildings should be easily accessible and given to CDF over the phone if a fire occurs. The GPS coordinates for the center of the management area is: Longitude_123°50'27.7620"W Latitude_40° 3'0.3924"N.

-Soil Conservation:

Soil is an essential resource in allowing a forest to grow and achieve maximum production. Protection measures will be in place to protect this resource. Some of these protection measures include but are not limited to; mulching of bare mineral soil within Watercourse and Lake Protection Zones, pulling back fills of temporary crossings, use of existing skid trails, armoring the inlet and outlet of new culverts and installation of water bars on seasonal roads and skid trails. Due to the location and high productivity of the soils, re-vegetation of the harvest area following timber operations will naturally occur quickly, which should minimize rain impact on the soil surface. The main access paved, graveled, and dirt roads will be used to reach the management area and adjacent timber properties. These roads should be maintained and the drainage structures and facilities checked periodically prior to and during peak flows, when most road failures occur.

-Pest and Disease:

The JTMP area contains a component of hardwoods that are susceptible to Sudden Oak Death (SOD). SOD is a disease that is caused by the pathogen, *Phytophthora ramorum*. An announcement was made on July 9, 2002 that SOD was positively identified on California bay (*Umbellularia californica*) in a residential area of Redway, CA, approximately five (5) miles north of the JTMP area. This announcement resulted in Humboldt County being added to the list of counties included in the regulated area subject to quarantine restrictions limiting

movement of host plant material. Humboldt County has been declared by the Board of Forestry to be in the "Zone of Infestation" (ZOI). However, detection of SOD has not occurred within the JTMP area. The closest documented case occurred approximately two (2) miles north of the JTMP area. Regardless of detection or not, future THPs/NTMPs will be required to include protection measures against SOD and the potential negative effects associated with it.

List of known SOD host species within the JTMP area: Big Leaf Maple (*Acer macrophyllum*); California Black Oak (*Quercus kelloggii*); California Bay Laurel/Pepperwood (*Umbellularia californica*); California Buckeye (*Aesculus californica*); California Coffeeberry (*Fragula californica*); California Honeysuckle (*Lonicera hispidula*); California Maidenhair Fern (*Adiantum jordanii*); Canyon Live Oak (*Quercus chrysolepis*); Cascara (*Fragula purshiana*); Coast Live Oak (*Quercus agrifolia*); Coast Redwood (*Sequoia sempervirens*); Douglas-fir (*Pseudotsuga menziesii*); False Solomon's Seal (*Maianthemum racemosum*); Evergreen Huckleberry (*Vaccinium ovatum*); Madrone (*Arbutus menziesii*); Manzanita (*Arctostaphylos manzanita*); Rhododendron (*Rhododendron spp.*, including azalea); Shreve Oak (*Quercus parvula* var. *shrevei*); Tanoak (*Lithocarpus densiflorus*); Toyon (*Heteromeles arbutifolia*); Western Maidenhair Fern (*Adiantum aleuticum*); Western Starflower (*Trientalis latifolia*); and Wood Rose (*Rosa gymnocarpa*). Plants on the federal *P. ramorum* Associated Host list are regulated in nurseries only and not in wildland settings; therefore, they do not have to be addressed by RPFs.

-Wildlife Resources:

The management area and the surrounding area consist of a diversity of habitats including grasslands, densely forested stands and perennial watercourses. Timber operations have the potential to impact fish, plants, and wildlife species. Per 15 CCR 898.2(d) one of the conditions where the Director can disapprove a THP/NTMP is when "Implementation of the plan as proposed would result in either a "taking" or finding of jeopardy of wildlife species listed as rare, threatened or endangered by the Fish and Game Commission, the National Marine Fisheries Service, or Fish and Wildlife Service, or would cause significant, long-term damage to listed species. The Director is not required to disapprove a plan which would result in a "taking" if the "taking" is incidental and is authorized by a wildlife agency acting within its authority under state or federal endangered species acts."

Management of the timber resources will increase the biodiversity which should benefit additional plant and animal species. Prior to any harvesting activities, a search of the Natural Diversity Database (NDDDB) should be conducted in addition to potential wildlife surveys in order to determine adequate protection for listed endangered or threatened species. Watercourse and lake protection zones that are required by the Forest Practice Rules will be adhered to in order to further protect the beneficial uses of water.

13. Management Plan Updates

To be an effective tool for the timberland owners, the Management Guide should be flexible. The JTMP was written so that it can be used by the landowners to manage their resources properly. The Joint Timber Management Guide should be updated periodically as changes in site conditions occur. The timberland owners are advised to utilize a registered professional forester when making forest management decisions in order to maximize their investment. The timberland owners are encouraged to participate in the updates of the JTMP in order to best fit their management philosophies.

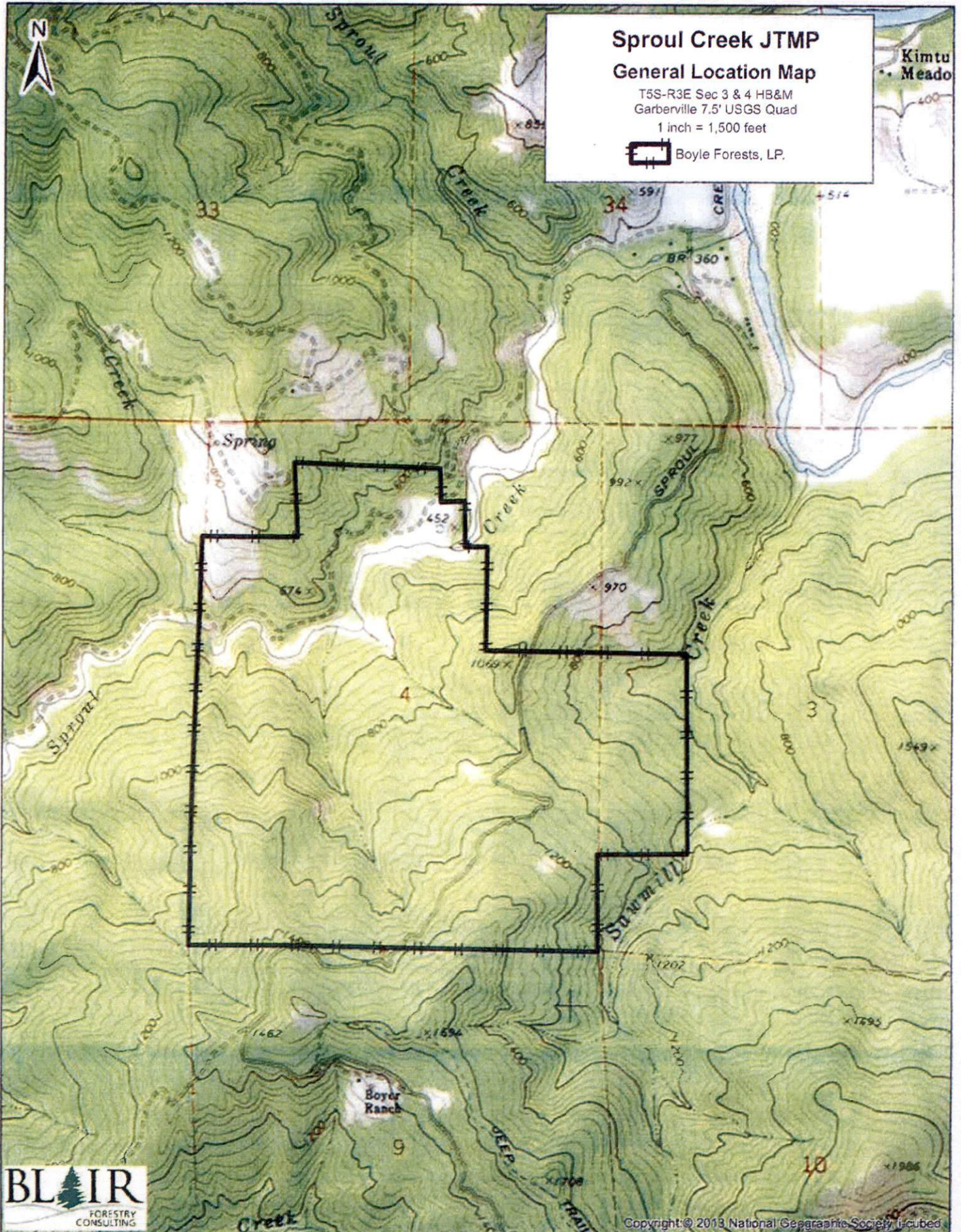
14. Management Cost

Costs that could potentially be incurred in order to conduct timber harvesting operations on the management area include but are not limited to the following: consulting forester/biologist/geologist/botanist fees, surveying, road maintenance, tree planting, forest protection, timber stand improvement, and potential

permitting fees from various federal and state agencies. These and other related expenses may not correspond with the revenues received from projected harvest.

15. Legal Requirements

Landowners should be aware that all future timber harvesting activities will require a State approved Timber Harvest Plan (THP) or document equivalent to that. This document would be subject to the regulations included in the Forest Practice Act and the current California Forest Practice Rules and should be prepared by a Registered Professional Forester (RPF) prior to any timber harvesting operations. Timber harvesting operations must be conducted by a qualified Licensed Timber Operator (LTO).



Copyright © 2013 National Geographic Society, Inc. Used by permission.



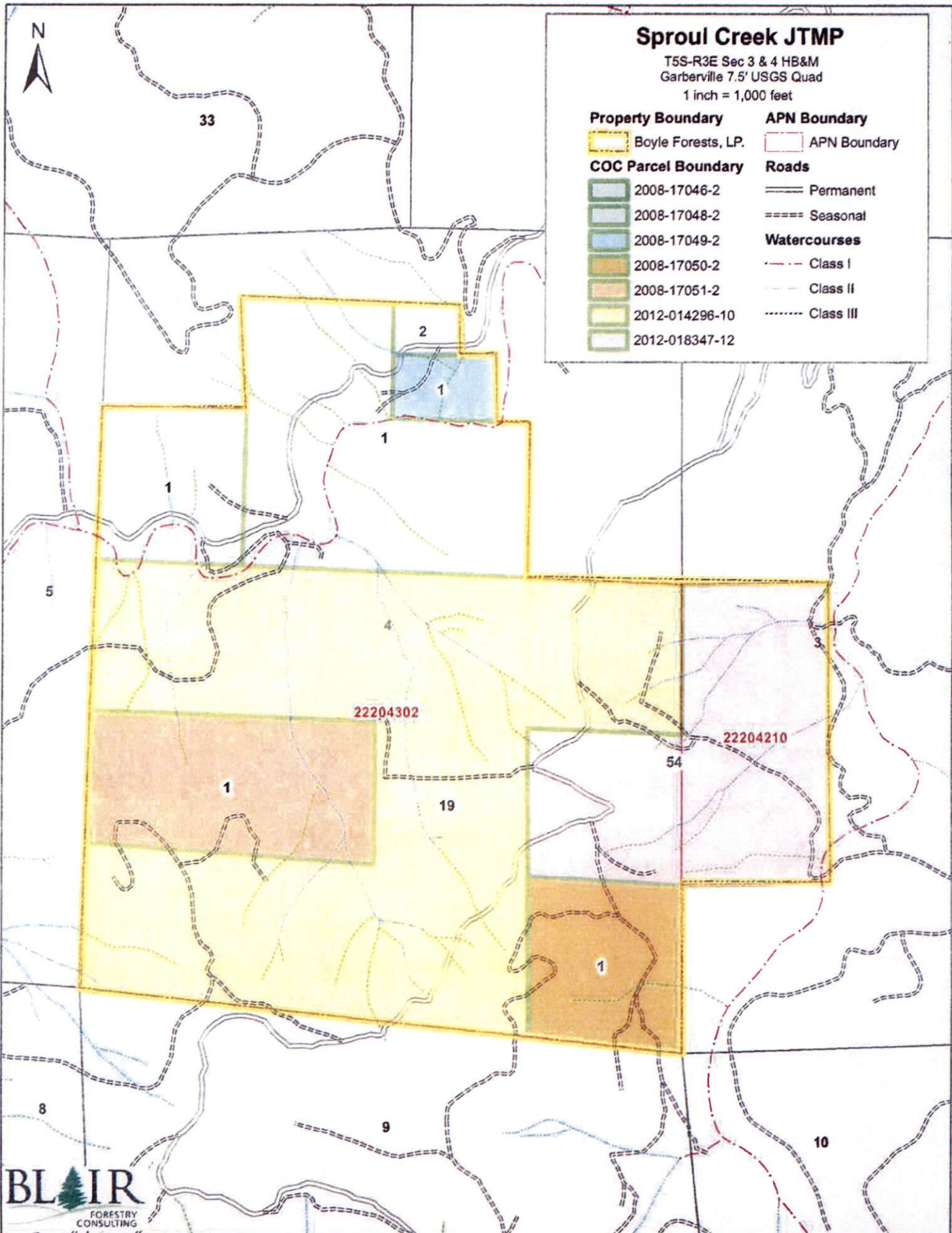
Sproul Creek JTMP

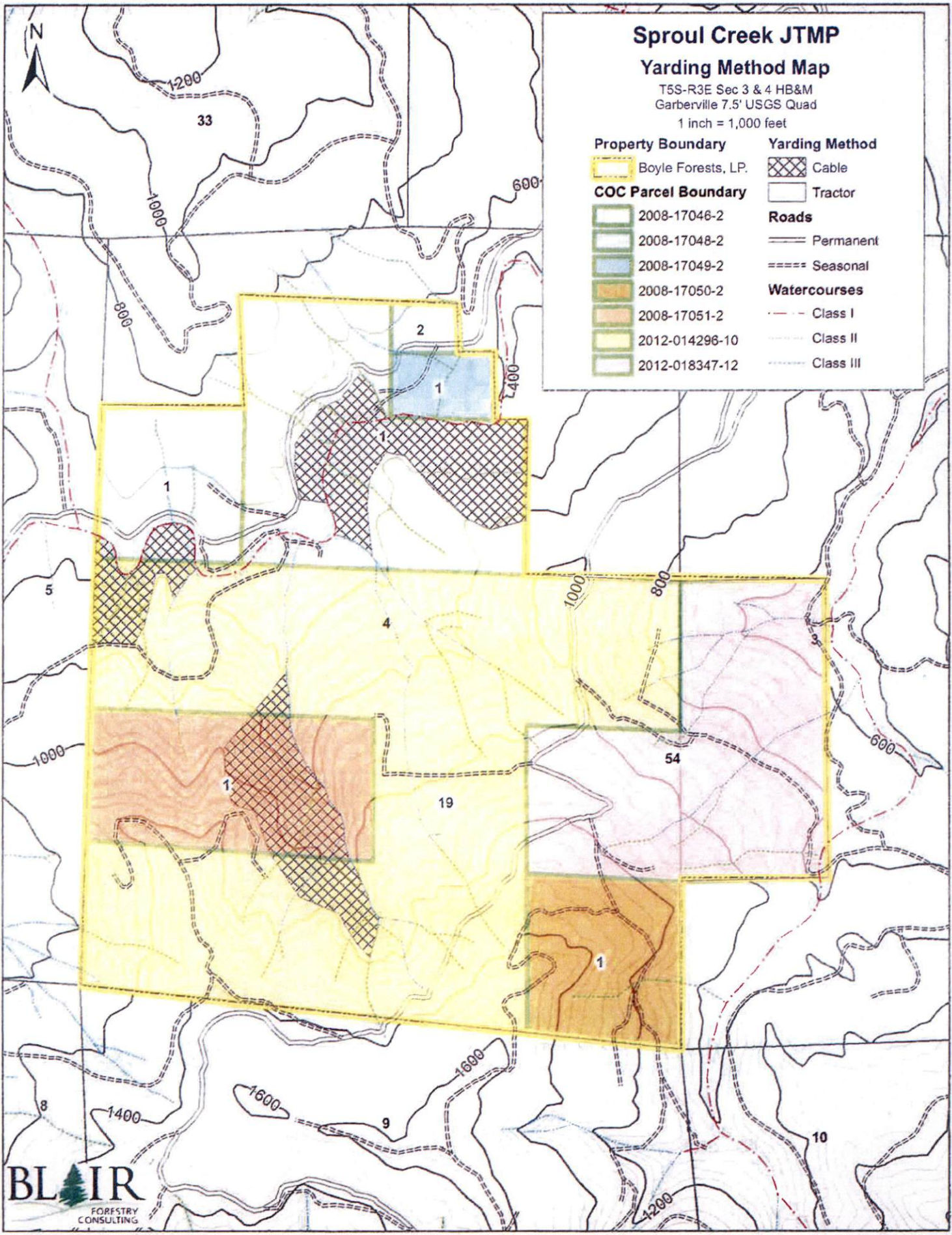
Aerial Photo 2014

T5S-R3E Sec 3 & 4 HB&M
Garberville 7.5' USGS Quad
1 inch = 1,000 feet

 Boyle Forests, LP.







Sproul Creek JTMP

Yarding Method Map

T5S-R3E Sec 3 & 4 HB&M
Garberville 7.5' USGS Quad

1 inch = 1,000 feet

Property Boundary

Boyle Forests, LP.

COC Parcel Boundary

- 2008-17046-2
- 2008-17048-2
- 2008-17049-2
- 2008-17050-2
- 2008-17051-2
- 2012-014296-10
- 2012-018347-12

Yarding Method

- Cable
- Tractor

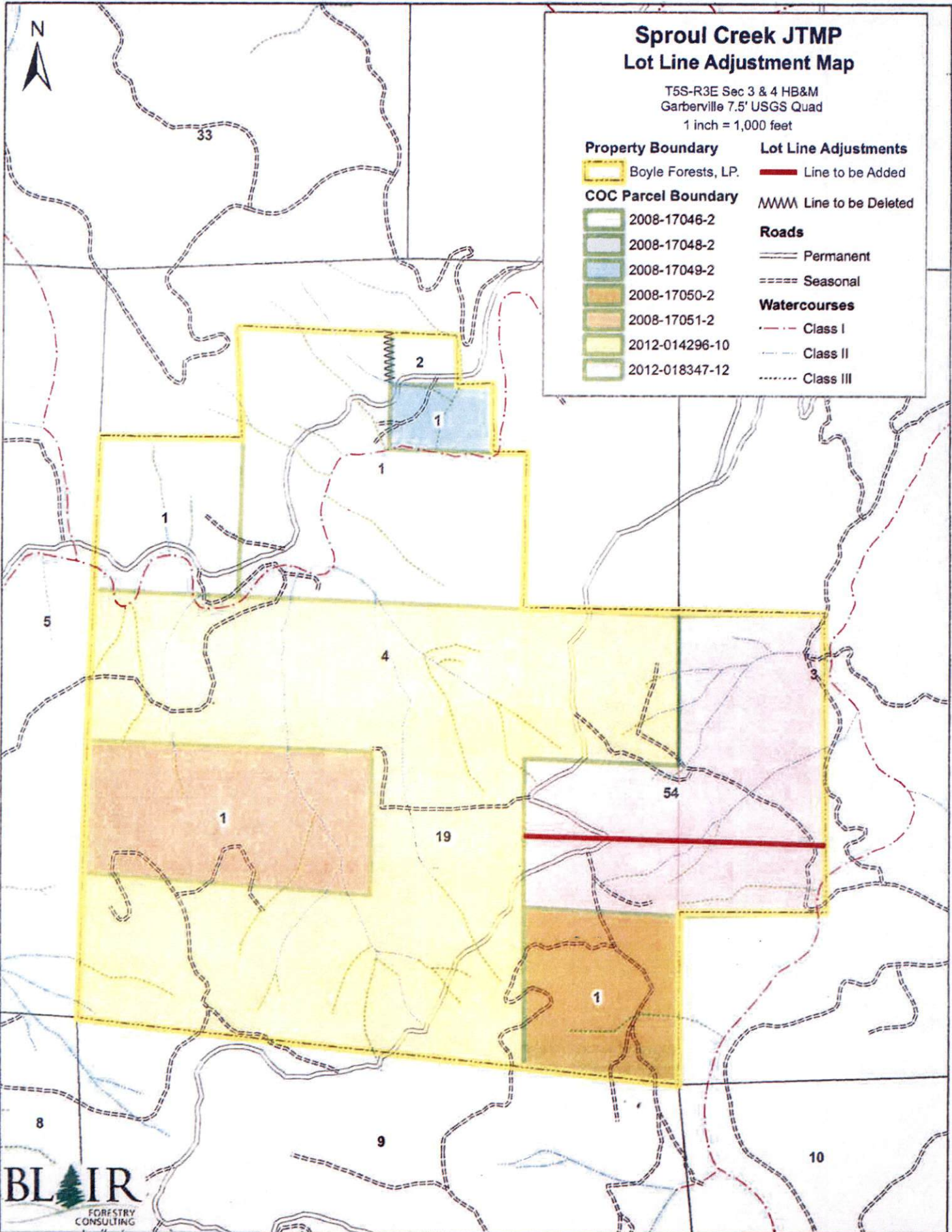
Roads

- Permanent
- Seasonal

Watercourses

- Class I
- Class II
- Class III





Timber Management Plan

1. Access

The Sproul Creek JTMP area is located approximately three (3) air miles west by southwest of Benbow, CA. The entire JTMP area can be located on the USGS 7.5' Garberville quadrangle map. All units included in this JTMP will be accessed via public and private roads off of Sprowel Creek Road.

The northernmost Parcels associated with this plan are accessed from a private road on the west side of Sprowel Creek Road, approximately 3.8 miles from the intersection with Highway 101. This private road is immediately north of Sproul Creek. Specifically, this private road accesses: Parcel #1, recorded in COC document 2008-17049-2; Parcel #1, recorded in COC document 2008-17046-2; and Parcel #1, recorded in COC document 2008-17048-2. Portions of Parcel #19, recorded in COC document 2012-014296-10 can also be accessed off this private road as well. The road system in this portion of the JTMP area is in excellent shape and would require minimal new construction, if any. The road grade of the existing road system accessing these parcels ranges between 2% - 20% and is suitable for hauling logs from the property.

The remaining Parcels associated with this plan are accessed from private roads along Sprowel Creek Road, ranging from approximately 5.6 to 6.6 miles from the intersection with Highway 101. Specifically, these private roads access: Parcel #54, recorded in COC document 2012-018347-12; Parcel #1, recorded in COC document 2008-17050-2; Parcel #19, recorded in COC document 2012-014296-10; and Parcel #1, recorded in COC document 2008-17051-2. Sprowel Creek Road is rocky and suitable for hauling logs from the property. The private roads in this portion of the plan have been well maintained and would require minimal new construction. The road grade of the existing road system in this portion of the plan ranges between 2% - 20% and is suitable for hauling logs from the property.

A Timber Management Road Use Agreement has been attached to the Timber Management Plan as Appendix A. The purpose of this Timber Management Road Use Agreement is to insure that access is available for each individual management unit for the eventual commercial harvest of timber products. Each party shall have the right to use existing roadways, as shown on the Timber Management Plan Map and described above, across real property of the other parties for the purpose of forestry management and/or timber harvesting. In regards to timber harvesting this may include, but is not limited to, road access for trucks, machinery and personnel. Each party shall have the right to construct truck roads, skid trails, landings and cable corridors, pursuant to the Timber Management Road Use Agreement, across real property of the other parties for the purpose of forestry management and timber harvesting, provided that locations of new truck roads, skid trails, landings, and cable corridors are determined to be necessary by an RPF in association with approved THP/NTMPs, or equivalent documents.

2. Right-of-Ways

Please see the attached **Timber Management Road Use Agreement** document for details on right-of-way access.

3. Minimum Stocking Standards

Per 15 CCR 912.7, 932.7, 952.7, the following resource conservation standards constitute minimum acceptable stocking in the Coast Forest District after timber operations have been completed.

(a) Rock outcroppings, meadows, wet areas, or other areas not normally bearing commercial species shall not be considered as requiring stocking and are exempt from such provisions.

(b) An area on which timber operations have taken place shall be classified as acceptably stocked if either of the standards set forth in (1) or (2) below are met within five (5) years after completion of timber operations unless otherwise specified in the rules.

(1) An area contains an average point count of 300 per acre on Site I, II and III lands or 150 on site IV and V lands to be computed as follows:

(A) Each countable tree [Ref. PRC § 4528(b)] which is not more than 4 inches dbh counts 1 point.

(B) Each countable tree over 4 inches and not more than 12 inches dbh counts 3 points.

(C) Each countable tree over 12 inches dbh counts as 6 points.

(D) [Coast] Root crown sprouts will be counted using the average stump diameter 12 inches above average ground level of the original stump from which the sprouts originate, counting one sprout for each foot of stump diameter to a maximum of 6 per stump.

(2) The average residual basal area measured in stems 1 inch or larger in diameter, is at least 85 square ft. per acre on Site I lands, and 50 square ft. per acre on lands of Site II classification or lower. Site classification shall be determined by the RPF who prepared the plan.

(3) To the extent basal area standards are specified in the rules in excess of 14 CCR § 912.7(b)(2) [932.7(b)(2), 952.7(b)(2)], up to 15 square feet of basal area of those standards higher than the minimum may be met by counting snags, and decadent or deformed trees of value to wildlife in the following sizes:

(A) 30 inches or greater dbh and 50 feet or greater in height on site I and II lands;

(B) 24 inches or greater dbh and 30 feet or greater in height on site III lands; and

(C) 20 inches or greater dbh and 20 feet or greater in height on site IV and V lands.

(c) The substitution provided for in 14 CCR § 912.7(b)(3) [932.7(b)(2), 952.7(b)(2)] may only be done when the potential spread of insects and diseases will not have a significantly adverse impact on long term productivity or forest health.

(d) The resource conservation standards of the rules may be met with Group A and/or B commercial species. The percentage of the stocking requirements met with Group A species shall be no less than the percentage of the stand basal area they comprised before harvesting. The site occupancy provided by Group A species shall not be reduced relative to Group B species. When considering site occupancy, the Director shall consider the potential long term effects of relative site occupancy of Group A species versus Group B species as a result of harvest. If Group A species will likely recapture the site after harvest, Group B species do not need to be reduced. The time frames for recapturing the site shall be consistent with achieving MSP. The Director may prohibit the use of Group A and/or B commercial species which are non-indigenous or are not physiologically suited to the area involved. Exceptions may be approved by the Director if the THP provides the following information and those exceptions are agreed to by the timberland owner:

(1) Explain and justify with clear and convincing evidence how using Group A nonindigenous, or Group B species to meet the resource conservation standards will meet the intent of the Forest Practice Act as described in PRC § 4513. The discussion shall include at least:

(A) The management objectives of the post-harvest stand;

(B) A description of the current stand, including species composition and current stocking levels within the area of Group B species. The percentage can be measured by using point-count, basal area, stocked plot, or other method agreed to by the Director.

(C) The percentage of the post-harvest stocking to be met with Group B species. Post-harvest percentages will be determined on the basis of stocked plots. Only the methods provided by 14 CCR §§ 1070-1075 shall be used in determining if the standards of PRC § 4561 have been met.

(D) A description of what will constitute a countable tree, as defined by PRC § 4528 for a Group B species and how such a tree will meet the management objectives of the post-harvest stand.

The Director, after an initial inspection pursuant to PRC § 4604, shall approve use of Group B species, as exceptions to the pre-harvest basal area percentage standard, if in his judgment the intent of the Act will be met, and there will not be an immediate significant and long-term harm to the natural resources of the state.

APPENDIX A:
TIMBER MANAGEMENT ROAD USE AGREEMENT

1. Each of the parties shall have the right to use existing roadways across real property of the other parties as shown on the Timber Management Plan Map and described in the Timber Management Plan for the purpose of timber management activities. This may include, but is not limited to, road access for trucks, machinery and personnel.
2. Each of the parties shall have the right to construct truck roads, skid trails, landings and cable corridors across real property of the other parties, provided that locations of new truck roads, skid trails, landings and cable corridors are determined by an RPF in association with the preparation of a THP/NTMP or other applicable permit. If a RPF identifies the need to use or construct new truck roads, skid trails, landings or cable corridors across management unit boundaries, the RPF shall mark their location on the ground. The RPF shall notify the management unit owner of the proposed location, and the management unit owner shall have thirty (30) days within which to propose an alternative location. The RPF shall use the alternative location if said alternative is of reasonably equal utility to the management unit owner and of reasonably equal cost. The management unit owner shall cooperate in a good faith and reasonable manner in establishing the location of new truck roads, skid trails, landings or cable corridors. Whenever reasonable, the RPF shall locate new road segments no nearer than four hundred feet (400') from the primary residence of the management unit owner, or, if a primary residence has not yet been constructed, then from a building site designated by the management unit owner.
3. Existing roads shall be maintained in substantially the same condition as is existing excepting for improvements to better maintain said roadway(s) including drainage structures and facilities and possibly road surfacing as needed. Maintenance of roads shall be the responsibility of the underlying landowner, except that if one party exercises their right of way over another party, then the responsibility for maintenance is with both parties, with financial contributions for such maintenance to be paid in proportion to use.
4. Any of the property owners herein may exercise the rights granted herein for removal of forest products by themselves, their employees, by sale to others or through the use of contractors. Any such authorized user exercising the rights granted herein shall have the same responsibilities to this agreement as the parties hereto. The parties hereto shall be responsible for the performance of this agreement by their employees or contractors.
5. Repairs and maintenance of the roads will be required periodically. Roads shall be no wider or larger than is reasonably necessary for the particular use. Roads shall be generally no wider than 16 feet, with such additional widening as is reasonably necessary to accommodate turns and turnouts, or otherwise as may be required for safety.
6. If gates are installed then all parties shall have access through the gates via key or combination lock. The gates shall be kept locked at the request of any party during times of logging inactivity.
7. No party shall be required to make any toll payment to others for the use of the roadway, save and except contributions toward the maintenance thereof as herein provided.

Identification of applicable parties

Current and/or future owners of Parcel #1 of COC document 2008-17046-2; Parcel #1 of COC document 2008-17049-2; Parcel #1 of COC document 2008-17048-2; Parcel #1 of COC document 2008-17051-2; Parcel #1 of COC document 2008-17050-2; Parcel #19 of COC document 2012-014296; and Parcel #54 as well as the Portion of Parcel #54 resulting from the LLA of COC document 2012-018347-12 shall be considered "Party, Parties" herein and subject to the Timber Management Road Use Agreement thereof.

Sproul Creek JTMP

Road Use Map

T5S-R3E Sec 3 & 4 HB&M
Garberville 7.5' USGS Quad
1 inch = 1,250 feet



Property Boundary

Boyle Forests, LP.

COC Parcel Boundary

2008-17046-2

2008-17048-2

2008-17049-2

2008-17050-2

2008-17051-2

2012-014296-10

2012-018347-12

Roads

Sprouel Creek

Permanent

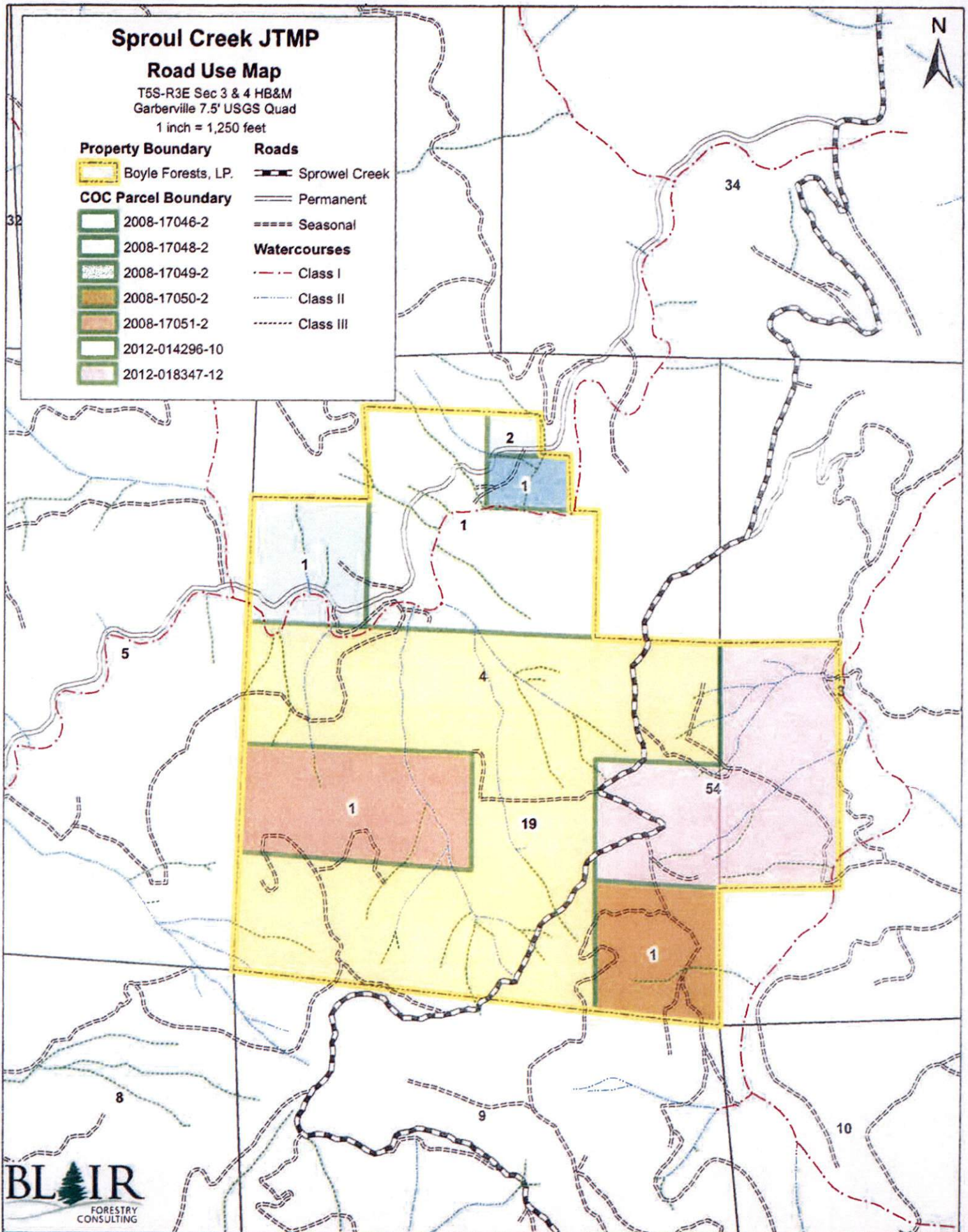
Seasonal

Watercourses

Class I

Class II

Class III



ATTACHMENT C

Draft Minutes of FRC Meeting of March 29, 2016

DRAFT Minutes

March 29, 2016 Meeting

I. Attendance

FRC Members Present: Jim Robbins, Mark Andre, Chris Carroll, Charles Ciancio and Bill Kleiner

FRC Members Absent: Jim Able, Gary Rynearson, Ben Hawk and Yana Valachovic

Staff Present: Trevor Estlow, Planning and Building Department, Cliff Johnson, Planning and Building Department

The Committee welcomed guests: Nick Robinson and Chris Stumpf

II. Public Appearances: None.

III. Approval of Minutes from the December 17, 2015 Meeting.

Approval of minutes was deferred to the next meeting.

IV. New Business (in order of items heard):

6. Discussion of comments submitted by Charles Ciancio

The committee discussed TPZ zoning, minimum parcels sizes for inclusion into TPZ and JTMP requirements. No action was taken

4. Mahony Timber Management Guide Application (9696) Case Number: SP-16-006; Assessor Parcel Number: 212-061-030; Miranda area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Special Permit for the construction of a Second Dwelling Unit on an approximately 120 acre parcel that is mixed-zoned TPZ and AE. The parcel is currently developed with a 3,300 square foot residence and accessory structures. An existing 950 square foot residence will be converted to storage. The secondary dwelling unit will be served by a new on-site sewage disposal system, and an unnamed spring will provide water.

At this time, the Chair opened the meeting to public comments. The committee had questions regarding tree removal in the building footprint and density requirements. It was also mentioned that the Farm Bureau should review the project. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Chris Carroll, seconded by Jim Able, the Mahony Timber Management Guide Plan project was conditionally approved by a vote of 4-1 (Charles Ciancio voted no). The condition of approval required that the project be referred to the Farm Bureau.

5. Boyle Forests Lot Line Adjustment and JTMP Application (10222) Case Numbers: LLA-16-006, JTMP-16-002; Assessor Parcel Numbers: 222-042-010 et seq. Benbow area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Joint Timber Management Plan (JTMP) on approximately 684 acres that is comprised

of eight legal parcels with recorded Certificates of Subdivision Compliance on them. Also included is a Lot Line Adjustment that involves four (4) parcels within the JTMP. The four parcels will be adjusted from approximately 6 acres, 103 acres, 301 acres and 117 acres to 109 acres, 78 acres, 301 acres and 39 acres, respectively.

At this time, the Chair opened the meeting to public comments. The committee had questions regarding the mapping of the Lot Line Adjustment. Chris Stumpf explained the parcels being reconfigured through the Lot Line Adjustment and provided a new Road Use Map. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Jim Robbins, seconded by Chris Carroll, the Boyle Forests Lot Line Adjustment and JTMP project was approved by a vote of 5-0.

2. Sheckla Joint Timber Management plan Application (10123) Case Numbers: JTMP-16-001; Assessor Parcel Number: 101-291-007; Ferndale area

Cliff Johnson provided the staff report and staff recommendations. The project involves a Determination of Parcel Status was completed in August of 2014 that determined that the subject Assessor Parcel Number (APN) consists of two intact patent parcels, one of roughly 165 acres and one of roughly 80 acres. The entire APN is zoned Timber Production Zone.

At this time, the Chair opened the meeting to public comments. Jim Robbins mentioned that he has been to the site and that the roads are in good condition. Charles Ciancio did not see any real problems, just the northeast corner where yarding can be problematic. With helicopter use, it would be possible. There were questions regarding the road use agreement and Sudden Oak Death. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Jim Robbins, seconded by Bill Kleiner, the Sheckla Joint Timber Management Plan project was conditionally approved by a vote of 5-0. The conditions require a Road Use Agreement and the addition of language regarding Sudden Oak Death.

1. Discussion of Subdivision on TPZ lands. Assessor Parcel Number: 108-023-008; Ettersburg area

Nick Robinson discussed the plan to rezone lands zoned Agriculture Exclusive into TPZ and then subdivide the approximately 90 acre parcel into two parcels of approximately 45 acres. Nick Robinson proposed a Joint Timber Management Plan to demonstrate that the "subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth and harvest through intensive management" per the subdivision requirements of lands planned Timber (T) under the Framework General Plan. Various options were discussed as to how one would demonstrate an increase in productivity.

3. Bushnell Lot Line Adjustment, and JTMP Application (9472) Case Numbers: LLA-15-033, JTMP-15-008; Assessor Parcel Numbers: 211-363-014, 211-363-016; Miranda area

Cliff Johnson provided the staff report and staff recommendations. The project involves a Lot Line Adjustment between two parcels of 39.3 acres and 104.1 acres to result in one parcel of 96.4 acres and one parcel of 47 acres. A Joint Timber Management Plan

is required in order to reconfigure parcels resulting in any parcel with less than 160 acres of lands zoned TPZ.

At this time, the Chair opened the meeting to public comments. Naming of the road use agreement was discussed. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Jim Robbins, seconded by Bill Kleiner, the Bushnell Lot Line Adjustment and Joint Timber Management Plan project was approved by a vote of 4-0 (Chris Carroll abstained).

V. Adjournment

The meeting was adjourned at 7:15 p.m.

ATTACHMENT D

Lot Line Adjustment Findings and Map

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

Required Findings: To approve this project, the Hearing Officer shall determine that the applicants have submitted evidence in support of making all of the following required findings.

- 1. The application is complete.** The following table identifies the evidence which supports the finding that the applicant has submitted the information which is required by Section 325.5-6(a) of the Humboldt County Code.

Application Requirements	Submitted	Not Submitted
Completed and Signed Application Form	✓	
Copies of Present Owners Deeds	✓	
Preliminary Title Report	✓	
Copy of the Creation Documents for the parcels	✓	
6 Copies of a Lot Line Adjustment Plot Plan	✓	
Required County Fees	✓	
A Written Statement Explaining the Reasons For the Adjustment	✓	

- 2. Consistency with the Subdivision Map Act.** The following table identifies the evidence which supports the finding that the parcels to be adjusted are found to be in compliance with the Subdivision Map Act which is required by Section 325.5-6(b) of the Humboldt County Code (See also Sections 4 and 5, General Plan Conformance per SB 497).

Parcel	Creation Document	Legal Status
222-043-002 (por.)	Parcel Two of Certificate of Subdivision Compliance Document No. 2008-17048-2.	One legal, separate parcel.
222-043-002 (por.)	Parcel One of Certificate of Subdivision Compliance Document No. 2008-17046-2.	One legal, separate parcel.
222-043-002 (por.)	Parcel 19 of Certificate of Subdivision Compliance Document No. 2012-014296-10.	One legal, separate parcel.
222-043-002 (por.), 222-042-010	Parcel 54 of Certificate of Subdivision Compliance Document No. 2012-018347-12.	One legal, separate parcel.

Based upon requirements of the County Lot Line Adjustment Ordinance, and due to requirements in the Subdivision Map Act, a Notice of Lot Line Adjustment must be recorded for each resultant parcel.

3. Zoning Compliance and Development Standards. The following table identifies the evidence which supports finding that the proposed development is in conformance with all applicable policies and standards in the Humboldt County Zoning Regulations and that the lot line adjustment neither causes non-conformance nor increases the severity of pre-existing nonconformity with zoning and building ordinances.

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§314-7.4 (HCC) Timberland Production Zone	Principally permitted uses include growing and harvesting of timber.	The lot line adjustment will adjust four parcels to result in four parcels of 109 acres, 78 acres, 301 acres and 39 acres in size. This will provide more logical management units. The parcels are currently utilized for the growing and harvesting of timber.
Development Standards		
Minimum Parcel Size	160 acres (40 acres with a Joint Timber Management Plan)	Three of the four parcels will be less than 160 acres after adjustment. A Joint Timber Management Plan per California Government Code (CGC) Section 51119.5 was prepared to demonstrate that the resultant parcels are suitable for continued timber production as permitted under zoning.
Maximum Building Height	None specified	No new development is proposed as part of this lot line adjustment.
Minimum Yard Setbacks: SRA Standards	Front: 30 feet Rear: 30 feet Side: 30 feet	No new development is proposed. The parcels are currently vacant.
Maximum Ground Coverage	Residences and the associated accessory structures and uses shall not exceed two (2) acres per parcel	The parcels are currently vacant.

4. **General Plan Consistency.** The following table identifies the evidence, which supports finding that the proposed development is in conformance with all applicable policies and standards of the Framework Plan (FRWK) and pursuant to the provisions of SB 497 (Sher) effective January 1, 2002.

Plan Section	Summary of Applicable Goal, Policy or Standard	Evidence Which Supports Making the General Plan Conformance Finding
Urban Limits (Development Timing): §2630 (FRWK)	New development shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, where it will not have significant adverse effects on coastal resources.	No new development is proposed as part of this lot line adjustment. The purpose of the lot line adjustment is to adjust the parcels to provide more logical management units. The parcels are currently utilized for the growing and harvesting of timber.
Land Use: §2721 (FRWK)	The involved parcels are planned Timber Production. Density: one unit per 20 acres.	The parcels are utilized for timber production. No development is proposed. The parcels are adjacent to both large timberlands and large rural residential parcels.
Hazards: (FRWK) §3210 Geologic	New development shall minimize risk to life and property in areas of high geologic, flood and fire hazards.	The parcels are located within an area of moderate slope instability and outside of any Alquist-Priolo Fault Hazard Area. The parcels are currently utilized for timber production.
§3220 Flood Hazards	New development shall minimize risk to life and property in known flood areas.	The parcels are located in Flood Zone "D", areas of undetermined flood hazards. No development is proposed.
§3500 Cultural Resources	Protect cultural resources, including historic, archaeological, and scenic resources.	The project was referred to the Northwest Information Center (NWIC) and the Bear River Band of the Rohnerville Rancheria. The NWIC has recommended a cultural resource study, however, further review by the local Tribal Historic Preservation Officer (THPO), determined that a study was not required provided the applicant follow standard inadvertent discovery procedures.

§3420 Biological Resources	Protect designated sensitive and critical resource habitats	Sproul Creek and Sawmill Creek, as well as several other intermittent drainages flow through the property that ultimately flow to the South Fork Eel River. No development is proposed as part of this Lot Line Adjustment, however, any future development will be required to comply with the County's Streamside Management Area Ordinance (SMAO).
----------------------------------	---	---

5. Potential for Environmental Impact. The following table identifies the evidence, which supports the finding that the proposed development will not adversely impact the environment.

Code Section	Summary of Applicable Requirements	Evidence that Supports the Required Finding
§312-17.1	The proposed development will not adversely impact the environment, and will not be detrimental to the public health, safety or welfare and will not be materially injurious to properties or improvements in the vicinity.	All reviewing referral agencies have approved or conditionally approved the proposed project. The project will not result in changes in land use or density, and will not create a new parcel.
§15305(a), CEQA	Categorically exempt from State environmental review.	Based on the above discussion, the project is categorically exempt from State environmental review per Section 15305(a).

Referral Agency Comments and Recommendations: All reviewing referral agencies responded with no comment or with a recommendation of approval.



Jroul Creek JTMP Lot Line Adjustment Map

T5S-R3E Sec 3 & 4 HB&M
Garberville 7.5' USGS Quad
1 inch = 1,000 feet

Property Boundary

Boyle Forests, LP.

COC Parcel Boundary

- 2008-17046-2
- 2008-17048-2
- 2008-17049-2
- 2008-17050-2
- 2008-17051-2
- 2012-014296-10
- 2012-018347-12

Lot Line Adjustments

- Line to be Added
- Line to be Deleted

Roads

- Permanent
- Seasonal

Watercourses

- Class I
- Class II
- Class III

