




COUNTY OF HUMBOLDT

AGENDA ITEM NO.
C18

Meeting Date: December 5, 2017

To: Board of Supervisors

From: John H. Ford, Director of Planning and Building Department 

Subject: Steve Miller Lot Line Adjustment and Joint Timber Management Plan

File No.: 316-061-020, et seq.

Case No.: LLA-12-030, JTMP-12-014

Willow Creek area


(4/5th vote required)
ab

RECOMMENDATIONS:

That the Board of Supervisors:

1. Approve (by 4/5 vote) the Joint Timber Management Plan (JTMP) and Guide (Attachment B) prepared pursuant to Section 51119.5 of the California Government Code (C.G.C.) project to be. (Note: A 4/5th vote is required)
2. Find the project exempt from environmental review pursuant to Sections 15061(b)(3) and 15305 of the State CEQA Guidelines and make all of the required findings (Attachment D) to approve the Lot Line Adjustment.
3. Direct the Planning Division staff to record the Declaration with the JTMP and the Notices 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.

Prepared by _____
Trevor Estlow, Senior Planner

CAO Approval  _____

REVIEW:	Auditor _____	County Counsel <u>NAD</u>	Personnel _____	Risk Manager _____	Other _____
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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 Wilson
Seconded by Supervisor Sundberg

Ayes Sundberg, Fennell, Bass, Wilson
Nays _____
Abstain _____
Absent Bohn

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

Dated: 12/5/17
By: 
Kathy Hayes, Clerk of the Board

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 Steve Miller covering 252 acres of Timberland Production Zone land; and an application for a Lot Line Adjustment (LLA) to reconfigure four parcels.

The JTMP prepared for Steve Miller is comprised of four Management Units that correspond to separate legal parcels that have been issued Certificates of Subdivision Compliance. As a result of the LLA, two of these parcels will be smaller than 160 acres. 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.

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.

The LLA will utilize four parcels zoned TPZ and reconfigure two 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 six air miles west of Willow Creek. The LLA involves four separate, legal parcels of approximately 1,304 acres, 84 acres, 103 acres and 62 acres in size and adjusts the boundaries between them to result in four timber management units of 1,139 acres, 122 acres, 162 acres and 130 acres. The JTMP indicates that the property is made up of Site III, IV and V timberlands. The parcels contain young mixed stands of Douglas-fir, Port Orford Cedar, Incense Cedar, Sugar Pine, Ponderosa Pine, tan oak and miscellaneous hardwoods. Planning staff believes that the findings for the LLA can be made based on upon the submitted evidence (Attachment D).

Section 51119.5 of the California Government Code (C.G.C.) and Section 314-7.4.1.3 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 Able Forestry Consultants. The County's Forestry Review Committee (FRC) reviewed and recommended approval of the JTMP on May 14, 2013. Pursuant to Section 51119.5, the JTMP must receive a 4/5's affirmative vote of the Board of Supervisors to become effective.

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 action is consistent with the Board's Strategic Framework through the Board's priorities to manage our natural resources and ensure the sustainability of agricultural and timber resources.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies, including the FRC which approved the JTMP on May 14, 2013.

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Your 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 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 Steve Miller Joint Timber Management Plan and Guide
- Attachment B: Copy of the Joint Timber Management Plan
- Attachment C: County Forestry Review Committee Minutes of May 14, 2013
- Attachment D: Lot Line Adjustment Findings and Map

ATTACHMENT A

**Declaration of Covenants, Conditions and Restrictions Implementing
the Steve Miller 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.:
**316-064-020, 316-320-007, 316-320-020,
316-320-025, 316-331-010**

By and Between **CLIFFORD A. GIBSON
LINDA J. TABACCO
JOHN H. RIDLON
PEGGY E. RIDLON
STEVEN MILLER, TRUSTEE**

Application No.:

Case No.: **LLA-12-030/JTMP-12-014**

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 we are the owner(s) of record of the real properties described in the attached EXHIBIT "A".

CLIFFORD A. GIBSON, a single man

Print name here

Clifford A. Gibson
Sign above

LINDA J. TABACCO, a single woman, as joint tenants

Print name here

Linda J. Tabacco
Sign above

JOHN H. RIDLON

Print name here

John H. Ridlon
Sign above

PEGGY E. RIDLON, husband and wife as tenants in common

Print name here

Peggy E. Ridlon
Sign above

Steven Miller

Print name here

Steven Miller Trustee
Sign above

STEVEN MILLER, as Successor Trustee of the Trust established under the Last Will and Testament of Edward Miller, also known as Ed Miller, deceased, and by the Judgement of Distribution made to the Superior Court of the State of California, County of Contra Costa (Proceeding No. 39223) on April 26, 1976

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~~ }
Sonoma

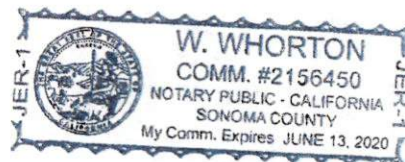
On this 29 day of March 2017, before me, W. Whorton Public

Notary, personally appeared Steven Miller 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.

W. Whorton (seal)
Signature



CALIFORNIA ALL-PURPOSE 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 APRIL 28, 2017 before me, DANIELLE PIERSON, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared CLIFFORD A GIBSON, JOHN H RIDLON, ^{Peggy D}PEGGY E RIDLON
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  (Seal)



ADDITIONAL OPTIONAL INFORMATION

Though the data below is not required by law, it may provide valuable to persons relying on the documents and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY THE SIGNER	DESCRIPTION OF ATTACHED DOCUMENT
<input checked="" type="checkbox"/> Individual(S) <input type="checkbox"/> Corporate Officer _____ Title(s)	DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS _____ Title or description of document
<input type="checkbox"/> Partner(s) <input type="checkbox"/> Attorney-in-Fact <input type="checkbox"/> Trustee(s) <input type="checkbox"/> Other _____	IMPLEMENTING JOINT TIMBER MANAGEMENT PLAN GUIDE _____ Title or description of document
	Number of pages <u>FIVE</u>
	Document Date <u>04/28/2017</u>

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 1, 2017 before me, Donna Walton, a Notary Public, personally appeared Linda J. Tabacco, 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: Donna Walton

My commission expires: 6-20-18

(This area for official notarial seal)



Case No.: LLA-12-030/JTAP-12-014
APN No.: 316-064-020, 316-320-007,
316-320-020, 316-330-025
316-331-10

EXHIBIT A

PROPERTY DESCRIPTION

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

GIBSON & TABACCO – NOTICE OF LOT LINE ADJUSTMENT AND CERTIFICATE OF SUBDIVISION COMPLIANCE RECORDED AS INSTRUMENT NO. 2017- _____, HUMBOLDT COUNTY RECORDS.

RIDLON – NOTICE OF LOT LINE ADJUSTMENT AND CERTIFICATE OF SUBDIVISION COMPLIANCE RECORDED AS INSTRUMENT NO. 2017- _____, HUMBOLDT COUNTY RECORDS.

STEVEN MILLER, TRUSTEE – NOTICE OF LOT LINE ADJUSTMENT AND CERTIFICATE OF SUBDIVISION COMPLIANCE RECORDED AS INSTRUMENT NO. 2017- _____, HUMBOLDT COUNTY RECORDS.

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 _____."

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

Clifford A. Gibbon

Declarant's (Property Owners') Signature *

4/28/2017

Date

Linda J. Sabauo

Declarant's (Property Owners') Signature *

5/01/2017

Date

John H. Bellon

Declarant's (Property Owners') Signature *

4-28-17

Date

Larry Rickson

Declarant's (Property Owners') Signature *

4/28/17

Date

Steven Miller Trustee

Declarant's (Property Owners') Signature *

3/29/17

Date

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STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

Sonoma

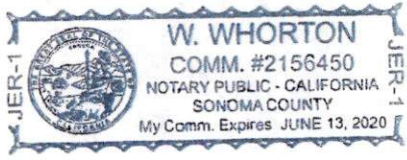
On this 29 day of March 2017, before me, W. Whorton Public

Notary, personally appeared Steven Miller 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.

W. Whorton (seal)
Signature



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County of HUMBOLDT }

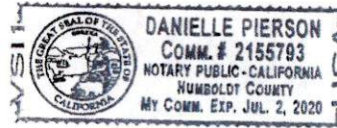
On APRIL 28, 2017 before me, DANIELLE PIERSON, NOTARY PUBLIC
(Here insert name and title of the officer)

personally appeared CLIFFORD A GIBSON, JOHN H RIDLON, GEGGY E RIDLON
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.

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WITNESS my hand and official seal.

Signature  (Seal)



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<input type="checkbox"/> Partner(s) <input type="checkbox"/> Attorney-in-Fact <input type="checkbox"/> Trustee(s) <input type="checkbox"/> Other _____	Number of pages <u>FIVE</u> Document Date <u>04/28/2017</u>

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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: Donna Walton

My commission expires: 6-20-18

(This area for official notarial seal)



ATTACHMENT B

Copy of the Steve Miller
Joint Timber Management Plan and Guide

Joint Timber Management Guide

For

John Ridlon, Clifford Gibson & The Trust under the Will of Edward Miller

For

Parcel G-1, Parcel R-1 & Parcel M-2

In

Portions of Sections 4 & 5, T6N, R4E, H. B. & M.



Prepared By
Daniel G. Cohoon RPF #2069
James L. Able Forestry Consultants, Inc.
1410 2nd Street
Eureka, CA 95501

November 1, 2013

**Ridlon-Gibson-Miller JTMP
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Introduction:

The properties owned by Clifford Gibson, John Ridlon, and the Trust under the Will of Edward Miller are located west of Willow Creek, California off of existing seasonal roads, taken from USFS Road 6N22, taken from Old Three Creeks Road, taken from Highway 299. This timber management guide was prepared to facilitate a lot line adjustment to adjust lines between four existing parcels to improve parcel configurations. Parcels G-1 and R-1 are smaller than 160 acres in size after the proposed lot line adjustment and are addressed specifically in this management guide. Parcel M-2 is approximately 166 acres. Parcel M-1 is addressed only as it pertains to legal access to this parcel.

Landowner's Name and Address:

Clifford A. Gibson and Linda J. Tabacco
1064 Eucalyptus Road
McKinleyville, CA 95519

John H. Ridlon and Peggy E. Ridlon
2015 Baird Road
McKinleyville, CA 95519

Trust under the Will of Edward Miller
P. O. Box 1818
Healdsburg, CA 95448

Parcel G-1

Parcel to be owned by Gibson and Tabacco

Parcel R-1

Parcel to be owned by Ridlon

Parcels M-1 and M-2

Parcels owned by the Trust under the Will of Edward Miller

I. Stocking

The properties consist of three age classes of timber; regeneration, pole and small merchantable timber, and large saw timber. The parcels currently have between 40% and 73% of the area stocked with conifers (to state standards) with the rest of the property containing hardwood species (see below). The hardwoods present on the subject property (Parcels G-1, R-1 & M-2) are predominantly tan oak, golden chinquapin, red alder, big leaf maple, and madrone. The predominant conifer species are Douglas-fir, Incense Cedar, Port Orford-Cedar, Ponderosa Pine, and Sugar pine. The species composition, including the dominance of hardwood over some of the parcels, is a result of historic harvests that targeted predominantly the conifers with reforestation efforts only becoming prominent in the more recent harvests (1970's to date).

Parcel R-1 – 40% Stocked with conifers

Parcel G-1 – 73% Stocked with Conifers

Parcel M-2 – 60% Stocked with Conifers

Note: Stocking percentages represent the timbered portions of the parcel.

II. Access

The parcels may be accessed by way of Highway 299 (State Highway), Old Three Creeks Road (County Road), and USFS Road 6N22 with various existing seasonal roads located within and adjacent to the property utilized in accessing the interior of the parcels. (see Project Area Map: Page 20)

Parcel G-1 is adjacent to an existing seasonal road taken from USFS Road 6N22. The previously mentioned road crosses Parcel M-1 before entering Parcel G-1. This access, including USFS Road 6N22, is currently deeded and shall be retained in the form of a right-of-way following the split. Three existing seasonal roads provide access to the interior of the parcel.

Parcel R-1 is adjacent to an existing seasonal road taken from USFS Road 6N22. This previously mentioned road crosses Parcel M-1 before entering Parcel R-1. This road is currently a deeded access to this parcel and shall be retained in the form of a right-of-way following the split. Five existing seasonal roads provide access to the area within the parcel boundary. One of the previously mentioned seasonal roads leaves the parcel (R-1) and crosses Parcel M-2 before re-entering Parcel R-1. This road is currently a deeded access as well and shall be retained as a right-of-way following the split. Parcel R-1 shall grant a right-of-way to Parcel M-2 following the split for all legal purposes allowed under TPZ zoning. The existing seasonal roads are accessed via USFS Road 6N22.

Parcel M-2 is accessed via existing seasonal roads which depart from USFS Road 6N22. These existing seasonal roads go through Parcels R-1 and G-1. The existing seasonal road that crosses Parcel G-1 forks before entering Parcel M-2, and thus provides two entry points into the parcel. The existing seasonal roads through Parcels R-1 and G-1 shall be retained as right-of-ways following the split for all legal purposes allowed under TPZ zoning.

The two existing seasonal roads, which access the parcels, run northwest to southeast, adjacent to the two parcels (G-1 and R-1), and then through Parcel M-2. These existing seasonal roads intersect USFS Road 6N22, which also runs northwest and southeast. To the northwest, it intersects Old Three Creeks Road, which runs northeast to southwest. To the southwest, it intersects Highway 299. This road intersection is approximately 11 miles west of the town of Willow Creek via Highway 299. The boundary of Parcel G-1 is approximately 4.3 miles northeast of Highway 299.

III. Management Statement

These parcels are located between 5 and 6 ¼ miles east-southeast of the town of Willow Creek.

The General Plan designation for these parcels is T (timber) and the zoning is Timber Production Zone (TPZ).

Parcel G-1 is occupied by Site III timberland (35%), Site IV timberland (35%), and Site V timberland (30%). This parcel is located northeast of a prominent ridge (Indian Field Ridge) which runs northwest/southeast. The parcel is timbered with young mixed stands of Douglas-fir, Port Orford-Cedar, Incense Cedar, Sugar Pine, Ponderosa Pine, tan oak, and miscellaneous hardwoods. There are no areas within Parcel G-1 that are considered agricultural lands (Agriculture Exclusive zoning).

Parcel R-1 is made up of Site III timberland (95%) and Site IV timberland (5%). This parcel is located northeast of a northwest/southeast running ridge (Indian Field Ridge), and generally falls away from the ridge top. The parcel is timbered with young mixed stands of Douglas-fir, Port Orford-Cedar, Incense

Cedar, Sugar Pine, Ponderosa Pine, tan oak, and miscellaneous hardwoods. There are no areas within Parcel R-1 that are considered agricultural lands (Agriculture Exclusive zoning).

Parcel M-2 is made up of Site III timberland (87%) and Site IV timberland (13%). This parcel is located northeast of a northwest/southeast running ridge (Indian Field Ridge), and lies in the drainage of Summit Creek. There are no areas within Parcel M-2 that are considered agricultural lands (Agriculture Exclusive zoning).

The Management Objectives for both parcels are:

1. Improve timber growth through future selective harvests.
2. Create and maintain uneven-aged stands using selective harvests.
3. Maximize recreational, aesthetic, and wildlife values through controlled harvests.
4. Maximize timber production by restocking under stocked areas.

IV. Property Description

A. Legal Description:

Parcel G-1

Portions of the W ½ of Section 4, T6N, R4E, H. B. & M.
Portions of the SE ¼ of Section 5, T6N, R4E, H. B. & M.

Assessor's Parcel Number 316-320-07 and portions of 316-320-25

Parcel R-1

Portions of Section 5, T6N, R4E, H. B. & M.
Portions of the SW ¼ of Section 4, T6N, R4E, H. B. & M.

Assessor's Parcel Number 316-320-20 and portions of 316-320-25 & 316-331-10

Parcel M-2

Portions of Sections 4 & 5, T6N, R4E, H. B. & M.

Assessor's Parcel Number 316-331-10

Parcel M-1

Portions of Sections 3, 4, 5, 6, 8, 9, 10 & 11, T6N, R4E, H. B. & M.

Assessor's Parcel Number 316-331-10 and 316-064-20

B. Location and legal status of Right-of-Way and Easements:

The property is accessed from private, existing seasonal roads after leaving a USFS Road (6N22) as well as a county road (Old Three Creeks Road).

Parcel G-1 is accessed from an existing seasonal road, after leaving USFS Road 6N22. The previously mentioned existing seasonal road crosses an adjacent landowner's property (M-1) before entering the parcel. These rights-of-ways are currently deeded to this ownership, including access across USFS Road 6N22. This access route shall be retained in the form of a right-of-way following the split. Once the property is entered, various existing seasonal roads provide access into the interior of the parcel. Refer to the General Location Map and Project Area Map for road locations.

Parcel R-1 is accessed from an existing seasonal road, after leaving USFS Road 6N22. The previously mentioned existing seasonal road crosses an adjacent landowner's property (M-1) before entering the parcel at three separate locations. These rights-of-ways are also currently deeded to this ownership, including access across USFS Road 6N22. This access route shall be retained in the form of a right-of-way following the split. Once the property is entered, various existing seasonal roads provide access into the interior of the parcel. One of the previously mentioned existing seasonal roads also leaves the parcel before re-entering it. This access route is currently deeded and shall be retained in the form of a right-of-way following the split.

Parcel M-2 is accessed from an existing seasonal road that crosses Parcel R-1, as well as an existing seasonal road that crosses Parcel G-1. The existing seasonal road that crosses Parcel G-1 forks before entering Parcel M-2, and thus provides two entry points into the parcel. These existing seasonal roads are accessed via USFS Road 6N22 which crosses through Parcel M-1. Both of these access routes are currently deeded to this ownership, including access across USFS Road 6N22. These access routes shall be retained in the form of a right-of-way following the split.

Three rights-of-way of record exist on the parcels (R-1, G-1, M-1 and M-2) accessing the subject parcels and adjacent ownerships. These can be found in the Humboldt County Recorder's Office: Official Records, Book 2002, Page 5070 (4 Pages) - Maridell Anderson to Clifford Gibson & Linda Tabacco; Book 2002, Page 37481 (7 Pages) - Dennis & Shireen Hunter to John & Peggy Ridlon and Clifford Gibson & Linda Tabacco; and Book 1994, Page 8638 (8 Pages) - Miller Trust to John and Peggy Ridlon. These rights-of-ways will provide access to the parcels and use of these will not adversely affect the timber management of the subject parcels. In addition to the above indicated rights-of-way, an additional right-of-way shall be granted, in conjunction with this lot line adjustment, to Miller Trust across Parcel R-1 on the existing road to provide future access to Parcel M-2.

C. Location of Improvements and Non-Timber Production Uses:

As indicated above, Parcels G-1, R-1, and M-2 are zoned entirely TPZ (Timber Production Zone) (see Project Area Map). ~~Parcels G-1 and R-1 currently have been~~ developed with cabins and have on-site sewage disposal and springs for water supplies. Parcel M-2 does not currently have any developments present. No non-timber production uses are present or proposed.

D. Domestic Water, Aspect, Soils and Inventory Method:

Parcel G-1 -

There are no known domestic water supplies within 1,000 feet downstream of the parcel boundary.

The parcel is located northeast of a prominent ridge (Indian Field Ridge) which runs northwest/southeast and contains tributaries to Summit Creek. The parcel is located mainly on north, northwest, and northeast facing slopes. Elevation ranges from 2,100 feet to approximately 3,200 feet. The temperature extremes on the parcel are moderated by the proximity to the ocean but are characteristically hot and dry during the summer, and cold and wet during the winter.

The soils within the parcel are made up of Orick (813), Masterson (821), Clallam, Hugo, Holland (265), and Clallam, Hugo, Holland (266). The Masterson soil occurs individually and in combination with the Orick soil and has a depth of 36 inches to greater than 48 inches. The Orick soil occurs only in combination with the Masterson soil and has a depth greater than 48 inches. The Clallam, Hugo, and Holland (265) occur as a family and have a depth up to 60 inches. The Clallam, Hugo, and Holland (266) occur as a family and have a depth up to 60 inches. The (265) soil family is classified as a dry soil type, whereas, the (266) soil family is not classified as dry. The Orick, Masterson, Clallam, Hugo and Holland soils are all considered to have good drainage and are all well suited for timber production. The parcel contains site III, IV, and V timberland designations.

The following Stand and Stock Table was based on a variable plot cruise performed by James L. Able Forestry Consultants, Inc., in 2012 in which plots were systematically placed on a 2 ½ X 5 chain grid over the entire property. At each plot, data was collected to determine the growth and yield of the parcel. Current stand tables were generated utilizing the data collected during this variable plot cruise and the Forest Projection and Planning System (FPS) growth model developed by the Forest Biometrics Research Institute. These calculations were field verified utilizing basal area sampling and ring count growth evaluation for the area.

Parcel G-1 – 2013 Stand Table

DBH	Douglas-fir	Ponderosa Pine	Sugar Pine	Incense Cedar	Port Orford Cedar	Chinquapin	Madrone	Alder	Tanoak
6	1,192	1,363	-	-	-	-	1,192	-	3,142
8	634	314	275	359	359	-	359	-	398
10	786	201	-	217	352	-	176	176	1,079
12	535	-	122	-	122	-	436	268	985
14	-	-	104	90	-	-	90	298	520
16	78	89	-	-	-	-	78	225	525
18	115	132	-	-	-	61	-	-	255
20	49	-	-	-	-	-	-	44	-
22	-	-	36	-	-	-	76	-	-
24	59	-	-	-	-	-	33	-	44
26	-	-	-	-	-	-	-	-	75
28	-	-	24	-	-	-	-	-	-
30	18	-	-	-	20	-	-	-	-
32	17	-	-	-	-	-	-	-	-
34	-	-	-	-	-	-	-	-	-
36	-	-	-	-	-	-	-	-	-
38	-	-	-	-	-	-	-	-	-
40	-	-	-	-	-	-	-	-	-
42	-	-	-	-	-	-	-	-	-
44	-	-	-	-	-	-	-	-	-
Total	3,483	2,099	561	666	853	61	2,440	1,011	7,023

Note: The above table indicates the total number of trees on Parcel G-1 as a whole.

CONIFER GROWTH PER ACRE PER YEAR
(DOUGLAS-FIR, PONDEROSA PINE, SUGAR PINE, INCENSE CEDAR, PORT ORFORD CEDAR)
161 Board Feet

Conifer Stocking – 73%

Note: Conifer Growth and Conifer Stocking represents the timbered portion of the parcel.

Parcel R-1

There are no known domestic water supplies within 1,000 feet downstream of the parcel boundary.

The parcel is located northeast of a prominent ridge (Indian Field Ridge) which runs northwest/southeast and contains tributaries to Summit Creek. The parcel is located on north and northwest facing slopes. Elevation ranges from 2,600 feet to approximately 3,360 feet. The temperature extremes on the parcel are moderated by the proximity to the ocean but are characteristically hot and dry during the summer, and cold and wet during the winter.

The soils within the parcel are made up of Hugo (812), Orick (813), Masterson (821), and Clallam, Hugo, Holland (266). The Hugo soil occurs individually and has a depth of 36 to 48 inches. The Orick soil occurs in combination with the Masterson soil and has a depth greater than 48 inches. The Masterson soil occurs individually and in combination with the Orick soil and has a depth of 36 inches to greater than 48 inches. The Clallam, Hugo, and Holland soils occur as a family and have a depth up to 60 inches. These soils are all considered to have good drainage and are all well suited for timber production. The parcel contains site III and IV timberland designation.

The following Stand and Stock Table was based on a variable plot cruise performed by James L. Able Forestry Consultants, Inc., in 2012 in which plots were systematically placed on a 2 ½ X 5 chain grid over the entire property. At each plot, data was collected to determine the growth and yield of the parcel. Current stand tables were generated utilizing the data collected during this variable plot cruise and the Forest Projection and Planning System (FPS) growth model developed by the Forest Biometrics Research Institute. These calculations were field verified utilizing basal area sampling and ring count growth evaluation for the area.

Parcel R-1 – 2013 Stand Table

DBH	Douglas-fir	Port Orford Cedar	Chinquapin	Madrone	Alder	Tanoak
6	5,437	-	-	-	-	16,425
8	306	-	579	-	1,690	11,979
10	242	280	-	126	1,072	6,033
12	1,291	188	-	1,664	-	3,201
14	407	-	1,504	417	188	982
16	82	-	233	345	-	226
18	34	-	114	44	-	201
20	-	-	298	63	-	450
22	40	-	161	57	-	-
24	17	39	64	72	-	-
26	16	-	55	-	-	-
28	-	-	98	17	-	159
30	-	-	-	29	-	-
32	-	-	-	-	-	-
34	-	-	-	-	-	-
36	-	-	-	-	-	-
38	-	-	-	-	-	-
40	-	-	-	-	-	-
42	-	-	-	-	-	-
44	-	-	-	-	-	31
Total	7,872	507	3,106	2,834	2,950	39,687

Note: The above table indicates total number of trees on Parcel R-1 as a whole.

CONIFER GROWTH PER ACRE PER YEAR
(DOUGLAS-FIR, PORT ORFORD-CEDAR) 278 BOARD FEET

Conifer Stocking – 40%

Note: Conifer Growth and Conifer Stocking represents the timbered portion of the parcel.

Parcel M-2

There are no known domestic water supplies within 1,000 feet downstream of the parcel boundary.

The parcel is located northeast of a prominent ridge (Indian Field Ridge) which runs northwest/southeast as well as in the drainage of Summit Creek. The parcel is located on northeast, east, south, southeast, and north facing slopes. Elevation ranges from 2,150 feet to approximately 3,120 feet. The temperature extremes on the parcel are moderated by the proximity to the ocean but are characteristically hot and dry during the summer, and cold and wet during the winter.

The soils within the parcel are made up of Clallam, Hugo, Holland (266), Hugo (812), Orick (813), Masterson (821), Neuns (728), Miscellaneous Land Types (700). The Clallam, Hugo, and Holland soils occur as a family and have a depth up to 60 inches. The Hugo soil occurs individually and has a depth of 36 to 48 inches. The Orick soil occurs in combination with the Masterson soil and has a depth greater than 48 inches. The Masterson soil occurs individually and in combination with the Orick soil and has a depth of 36 inches to greater than 48 inches. The Neuns soil occurs individually and has a depth of 24 to 36 inches. These soils are all considered to have good drainage and are all well suited for timber production. The parcel contains site III and IV timberland designation.

The following Stand and Stock Table was based on a variable plot cruise performed by James L. Able Forestry Consultants, Inc., in 2012 in which plots were systematically placed on a 5 X 10 chain grid over the entire property. At each plot, data was collected to determine the growth and yield of the parcel. Current stand tables were generated utilizing the data collected during this variable plot cruise and the Forest Projection and Planning System (FPS) growth model developed by the Forest Biometrics Research Institute. These calculations were field verified utilizing basal area sampling and ring count growth evaluation for the area.

Parcel M-2 – 2013 Stand Table

DBH	Douglas-fir	Port Orford Cedar	Incense Cedar	Chinquapin	Madrone	Alder	Big Leaf Maple	Tanoak
6	246	1,540	-	-	-	2,480	-	9,301
8	5,787	-	471	-	1,320	880	-	4,524
10	3,990	554	-	-	646	594	231	4,251
12	2,489	-	-	-	-	656	118	1,133
14	655	-	-	-	182	16	-	441
16	436	18	-	-	-	-	64	249
18	350	-	-	-	66	11	72	248
20	98	40	-	-	51	9	36	197
22	-	8	-	-	30	-	23	33
24	51	-	-	-	-	-	-	-
26	-	-	-	-	21	-	-	-
28	-	-	-	-	-	-	-	49
30	-	-	-	-	17	-	-	42
32	-	-	-	-	-	-	-	15
34	-	-	-	-	13	-	-	-
36	-	-	-	-	-	-	-	-
38	-	-	-	-	-	-	-	10
40	-	-	-	9	-	-	-	-
42	-	-	-	-	-	-	-	-
44	-	-	-	-	-	-	-	-
Total	14,102	2,159	471	9	2,346	4,645	543	20,493

Note: The above table indicates total number of trees on Parcel M-2 as a whole.

CONIFER GROWTH PER ACRE PER YEAR
(DOUGLAS-FIR, PORT ORFORD-CEDAR, INCENSE CEDAR) 444 BOARD FEET

Conifer Stocking – 60%

Note: Conifer Growth and Conifer Stocking represents the timbered portion of the parcel.

V. Management Description

Management History:

The parcels were harvested throughout the 1950's and 1960's. The most recent harvests occurred in the early 1990's. The main private road system has been maintained and upgraded at various times following the harvests.

Recommended Silviculture:

Due to the overall gentle to moderate slopes, aspect, stocking, species mix, age classes present and site conditions (moderate to good) of the parcels, moderate amounts of timber management have taken place over the past 25 years. With the conditions present, and the desires of the owners, the timber would be best managed under unevenaged management. This type of silviculture would utilize single tree and group selections and would remove the hardwood as it becomes merchantable while increasing the conifer component over the area. Regeneration of the area would utilize artificial conifer regeneration in conjunction with natural conifer regeneration to ensure adequate site occupancy. Group selection units can be no larger than 2.5 acres in size and must be separated by areas of like size. This would mean that only a portion of the area would be harvested at any one time. The use of unevenaged management on these parcels will mean that merchantable volume could be harvested periodically, while maintaining a forested component. The retention of standing timber will act as shade and a seed source. This will be beneficial on the harsher sites.

Cutting Cycle, Stand Regulation and Regeneration and Intermediate Treatments:

Due to the current species composition, with much of the area having a large hardwood component and the size and age of the current stands, the initial entry (single tree/group selection) should occur within 5 – 10 years (by year 2023) on the various parcels. On Parcel G-1, there is approximately one half of the area that has merchantable Douglas-fir, Ponderosa Pine, Sugar Pine, Incense Cedar, Port Orford-Cedar, and hardwoods which could be harvested at this time and it is anticipated that the initial entry will occur within the next 10 years. This merchantable volume is in pockets scattered over the parcel. On Parcel R-1, there is approximately one third, or slightly more, of the area that has merchantable Douglas-fir, Port Orford-Cedar, and hardwoods which could be harvested within the next 5 to 10 years as well. This merchantable volume is in pockets scattered over the parcel. These areas could be harvested under a selection type harvest (single tree/group selection). On Parcel M-2, there is approximately one half of the area that has merchantable Douglas-fir, Port Orford-Cedar, Incense Cedar and hardwoods which could be harvested within the next 5 to 10 years as well. This merchantable volume is in pockets scattered over the parcel. This type of harvest would remove about one fourth to one third of the merchantable timber available at the time of harvest. Such harvests should be done favoring retention of conifer growing stock and removal of some of the larger hardwood component. Artificial regeneration should be used (conifer seedlings, Douglas-fir and/or Ponderosa pine) to capture the site. If artificial regeneration is used the seedlings will be planted to approximately 300 seedlings per acre.

The second entry would occur when more of the timber, both conifer and hardwood, has become merchantable and where the crowns have closed out in the area that was previously harvested. A single tree or group selection type harvest should be used to remove more of the hardwood component and incidental conifers. This should take place approximately 10 to 15 years

following the first entry. Artificial regeneration should be used (conifer seedlings, Douglas-fir and/or Ponderosa Pine) to capture the site. Seedlings should be planted to approximately 300 seedlings per acre.

The third entry should be anticipated on both of the parcels within 10 to 15 years following the second entry. This entry will be a single tree and/or group selection with a focus on removing merchantable hardwood and incidental conifers. After this entry much of the merchantable hardwood on the parcel should have been harvested. In areas where seedlings are planted, approximately 300 trees will be planted per acre.

The fourth entry should be anticipated for both of the parcels within 10 to 15 years following the third entry. This harvest would be a single tree selection and/or thinning on the first area harvested and those areas that were young regeneration during the initial entry. The thinning will favor the best growing most wind firm trees as leave trees. Approximately 30% of the basal area would be removed. The scattered residual conifers in the harvest area would also be removed in conjunction with the thinning of the new age class.

The fifth entry should be anticipated for both of the parcels 10 to 15 years following the fourth entry. The harvest would be primarily a single tree selection and/or thinning on the second area harvested, favoring the best growing most wind firm trees as leave trees. Approximately 30% of the basal area would be removed. The scattered residual conifers associated with the selection area would also be removed in conjunction with this harvest. Group selection harvest could be done on these larger scattered residual conifers and hardwoods and poorly stocked areas as well.

This type of harvesting would allow for an area to be entered while still maintaining growth and a forested component. The entries would be staggered due to the initial harvest dates. The initial thinning harvests would occur on an area over a possible 10 to 15 year period beginning at age 45 - 55 years with selections occurring at approximately age 60.

Expected Yields:

Parcel G-1 -

The present growth rate for the parcel is approximately 161 board feet per acre per year. This is not indicative of the potential of this property. If the property were fully stocked with conifers, the growth rate would be approximately 565 board feet per year at the current stand age of approximately 60 years. According to published Yield Tables, Site III, IV, and V lands should have approximately 34,300 board feet per acre at 60 years of age. These published tables were calculated for evenaged stands, which is not the planned management objective (unevenaged stands) for the parcel so the average volume per acre should be less than these projected volumes.

Parcel R-1-

The present growth rate for the parcel is approximately 278 board feet per acre per year. This is not indicative of the potential of this property. If the property were fully stocked with conifers, the growth rate would be approximately 948 board feet per year at the current, average, stand age of approximately 60 years. This would indicate, according to published Yield Tables, Site III lands should have approximately 56,900 board feet per acre at 60 years of age. These published tables were calculated for evenaged stands. Unevenaged stands are the planned management objective for the parcel, so the average volume per acre should be less than the projected volumes.

Parcel M-2-

The present growth rate for the parcel is approximately 444 board feet per acre per year. This is not indicative of the potential of this property. If the property were fully stocked with conifers, the growth rate would be approximately 757 board feet per year at the current, average, stand age of approximately 60 years. This would indicate, according to published Yield Tables, Site III and IV lands should have approximately 45,600 board feet per acre at 60 years of age. These published tables were calculated for evenaged stands. Unevenaged stands are the planned management objective for the parcel, so the average volume per acre should be less than the projected volumes.

Condition of Access System:

The appurtenant access is made up of one county road (Old Three Creeks Road), one USFS road (6N22) and various existing seasonal roads. Future owners of Parcel R-1 and Parcel G-1 will have the right to access the parcel from the county road and USFS road (6N22) via existing seasonal roads as indicated in their appropriate deed. The county road has a rocked surface that is in good condition, allowing for year round use. Parcels R-1, G-1 and M-2 contain existing permanent or seasonal road systems within their boundaries. These roads are in generally good condition. The majority of the roads are usable for vehicular traffic at this time. Some of the seasonal road system requires minor reconstruction and surface blading.

Harvesting System:

Parcel G-1 -

The slopes on the parcel range from 10% to 60% with most of the area in the 40% range. There are numerous existing skid trails and truck roads that allow access to the parcel on the more gentle slopes. The recommended yarding system is tractor/rubber tired skidder due to the existing road and skid road system. A combination of this and yarder logging could be considered due to the moderate to steep slopes. (see Harvest System Map)

Parcel R-1-

The slopes on the parcel range from 20% to 40% with most of the area in the 25% range. There are numerous existing skid trails and truck roads that would provide access into the majority of the parcel. The proposed yarding system is tractor/rubber tired skidder due to the gentle to moderate slopes present within the parcel and the existing road and skid road system. (see Harvest System Map)

Parcel M-2-

The slopes on the parcel range from 30% to 70% with most of the area in the 35% range. There are numerous existing skid trails and truck roads that would provide access into the majority of the parcel. The proposed yarding system is tractor/rubber tired skidder due to the moderate slopes present within the parcel and the existing road and skid road system.

Protection from Fire:

During the summer months, the project area is hot and dry. During this season, fire may pose a serious threat, particularly in rural settings such as this one. Any housing structures should be constructed in accordance with PRC 4290 which mandates landowners to provide adequate access for fire trucks, the use of fuel brakes and fire resistant structures and building materials. The landowner should also strive to keep fuel loads to a minimum.

Logging slash should be treated as follows:

Within 100 feet of the edge of public roads, and within 50 feet of the edge of the traveled surface of permanent and seasonal private roads open for public use, where permission to pass is not required, slash created by timber operations or road construction should be treated by lopping for fire hazard reduction, piling and burning, chipping, burying or removal from the zone.

All woody debris created by timber operations greater than one inch but less than eight inches in diameter within 100 feet of permanently located structures maintained for human habitation should be removed or piled and burned. All slash created between 100-200 feet of permanently located structures maintained for human habitation should be lopped for fire hazard reduction, removed, chipped or piled and burned.

Local fire protection agencies are listed as follows:

CalFire
Humboldt/Del Norte Unit
118 S. Fortuna Blvd.
Fortuna, CA 95540
(707) 725-4413

Emergency Vehicle Access and Emergency Egress:

The parcels are remote and can only be accessed from the south on an existing seasonal road taken from USFS Road 6N22 for emergency vehicles (See Project Area Map). Roads constructed on the parcel should be in accordance with PRC 4290, which mandates road widths, turn around areas and other physical characteristics, which would accommodate emergency vehicles.

Protection from Insects and Disease:

Disease and insect epidemics are not common in the area, and the parcels do not appear to have significant insect or disease problems. However, the proposed harvest should promote healthy, vigorous trees while eliminating those trees which might be the least resistant to attack by insects or diseases. The promotion of a healthy stand should decrease the chances of insect or disease problems.

It should be noted that these parcels are within the Sudden Oak Death "Zone of Infestation" declared by the California Board of Forestry. The parcels are also within drainages that contains Port Orford-Cedar. This species is susceptible to a root rot that can decimate a stand. This species is present within all three parcels. Any harvest or removal of timber or forest products must comply with the limitations set forth at the time of harvest by CalFire and/or the California Department of Food and Agriculture to prevent the spread of the pathogens. Port Orford-Cedar root rot is not present on these parcels at this time. All efforts should be made to clean any machinery coming from areas that potentially are infected with this pathogen prior to entry onto the property. This should be done for excavation equipment as well as any logging equipment.

Erosion:

The parcels do not exhibit any existing or potential erosion problems. However, as a means to prevent erosion problems, adequate drainage facilities such as waterbars, rolling dips and culverts should be installed wherever needed on the proposed road system. Road cuts should be kept to a minimum and located in areas which will require the least amount of excavation. Tractors should be excluded from any watercourses and skid trails and roads should have waterbars, rolling dips and/or cross drains placed in accordance to the Forest Practice Rules.

VI. Management Organization

Any future timber harvest operations must conform to the current Forest Practice Rules and will require the services of a Registered Professional Forester to prepare a Timber Harvest Plan (THP). The California Department of Forestry, California Department of Fish and Wildlife, and the Water Quality Control Board must approve this plan. The THP may also contain input from neighbors, the general public, and agencies or organizations with concerns about timber harvests. The cost of THP preparation can range from \$25,000 to \$35,000. Once an approved THP is obtained, logging costs, road reconstruction and trucking can range from \$250 to \$300 per thousand board feet harvested. The Department of Fish and Wildlife and Water Quality also require a fee for review and issuance of permits for the project.

VII. Management Schedule

As previously outlined in the Management Description, the first harvest will occur within approximately 5 to 10 years on all of the parcels. Harvesting should be conducted during the normal operating season (April 1st - October 15th). Planting activities should take place after November 1st or after at least 2" of rainfall has been recorded, whichever occurs first. Fire protection facilities should be installed before the commencement of fire season, or directly after harvesting or road building activities are complete.

The previously described management recommendations were provided to achieve high quality, conifer timber by maximizing their growth rate and growth potential. The proposed unevenaged management should provide protection for wildlife and watershed concerns. These parcels could be managed in a number of different ways to promote different types of wood products or it could be left unmanaged. The landowner should participate in every aspect of land management decision making. Management decisions should be based on the landowner's needs and desires. These decisions should be amended into this management guide.

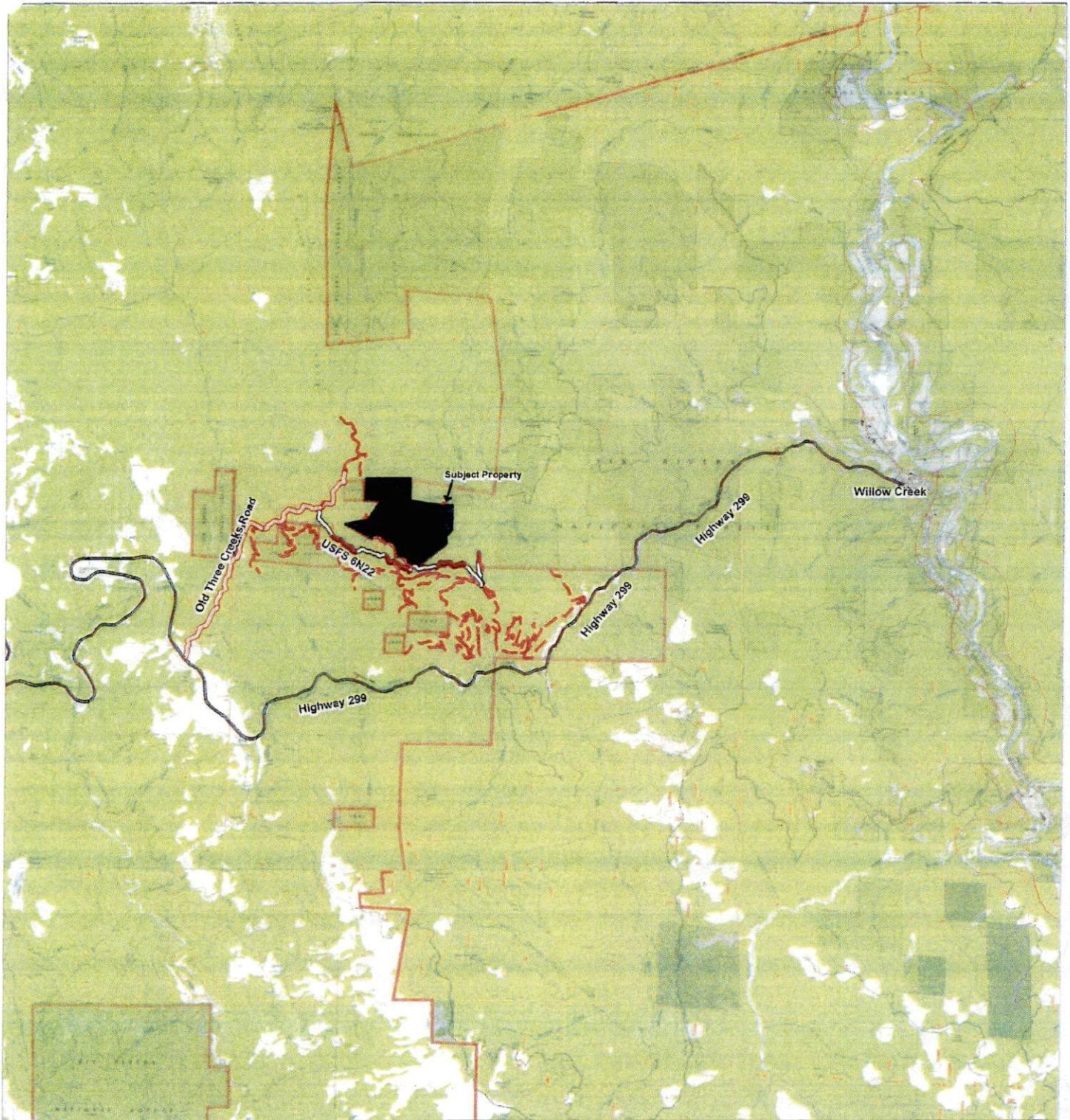
This management plan must be updated every five years. Updates should reflect any changes in the Forest Practice Rules, current ownership's, stand conditions, or recommended treatments.


Daniel G. Cohoon, R.P.F. #2069

11/1/2013
Date



Ridlon/Gibson/Miller JTMP - Parcels G-1, R-1 & M-2
General Location Map
Portions of Section 4 & 5, T6N, R4E, H. B. & M.

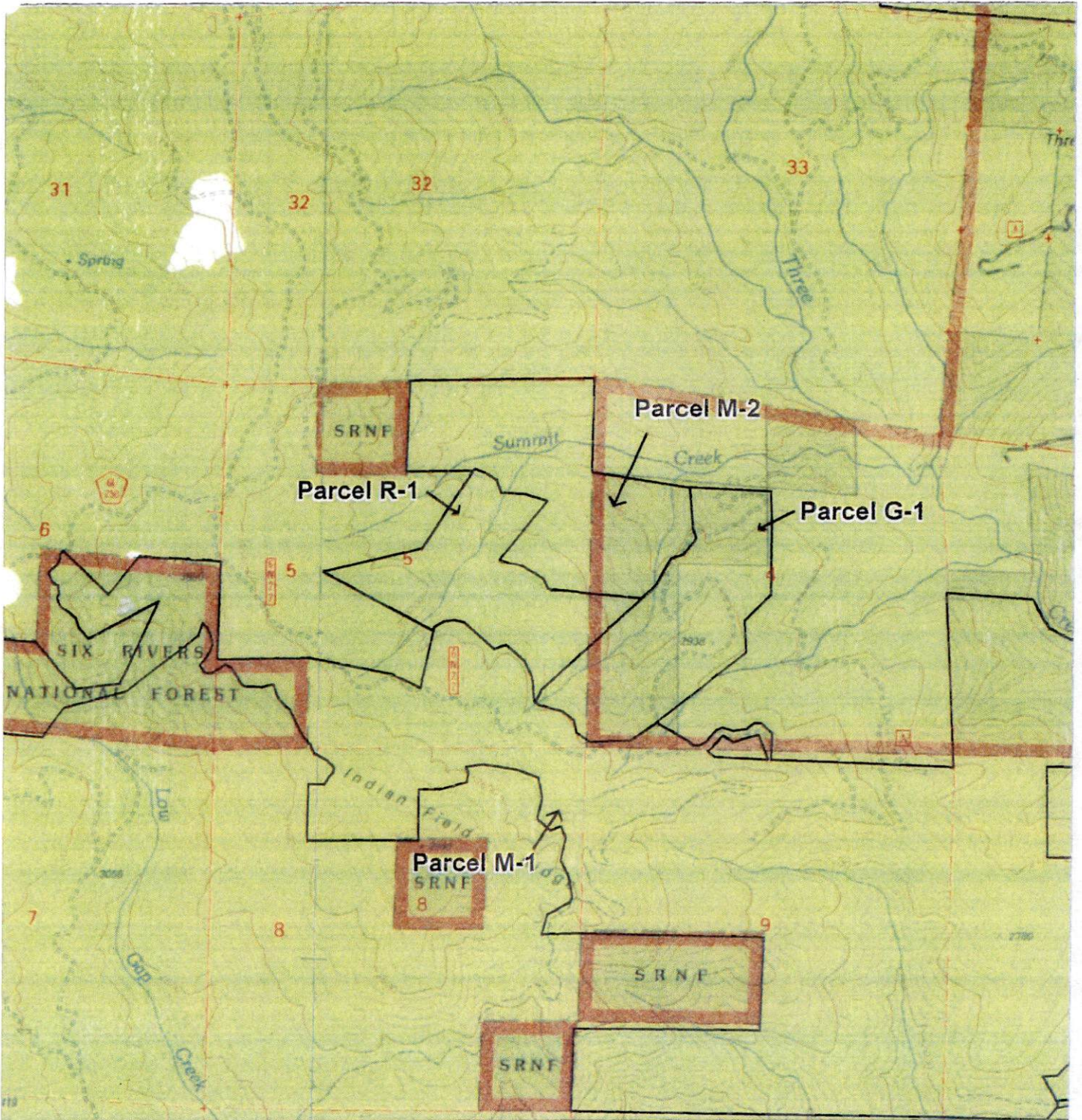


Scale: 1" = 8,250'



Ridlon/Gibson/Miller JTMP - Parcels G-1, R-1 & M-2
Project Area Map
USGS Quad

Portions of Section 4 & 5, T6N, R4E, H. B. & M.



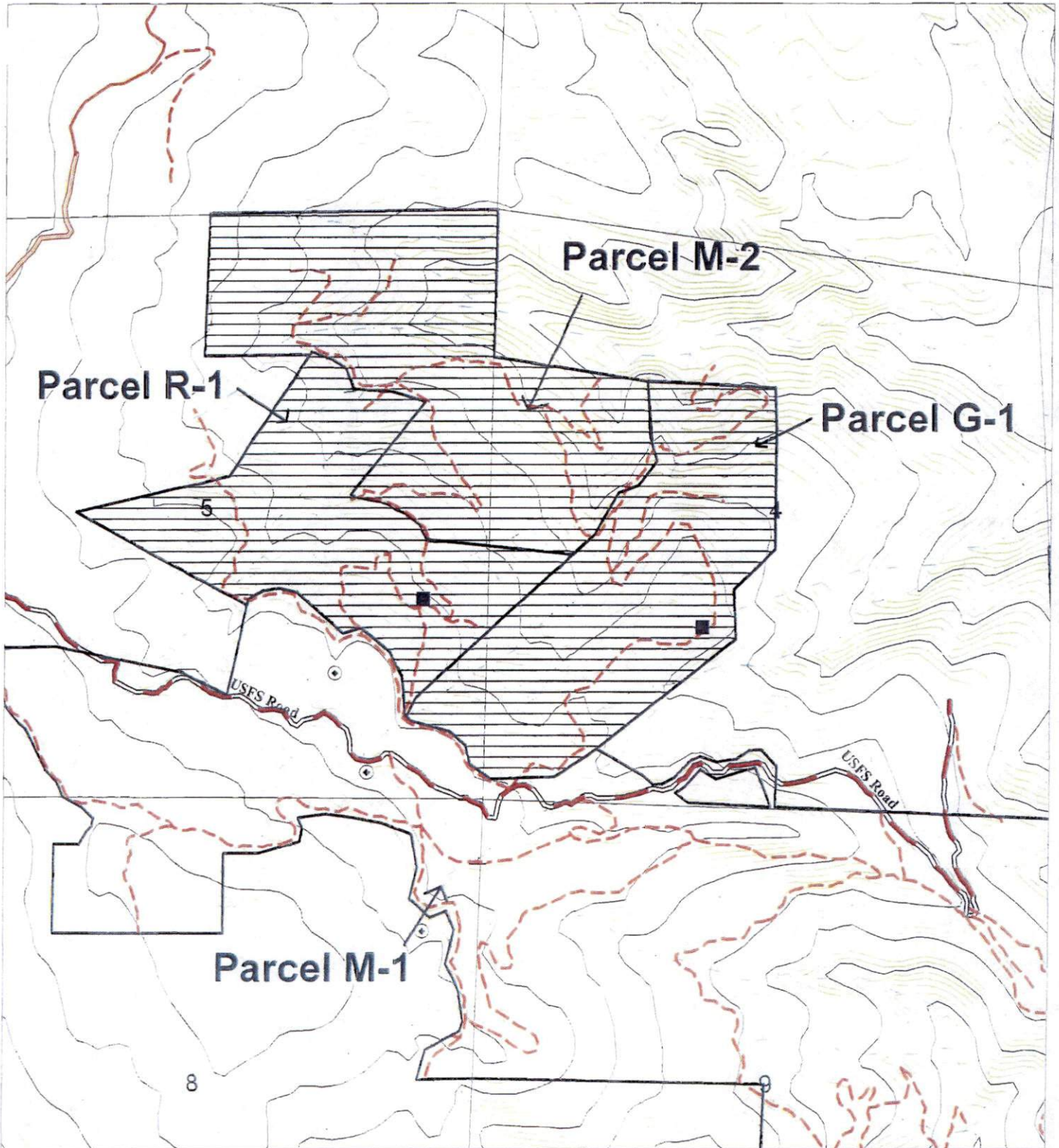
Legend

Property Boundary/Parcel Boundary —————



Scale 1" = 2,000'

Ridlon/Gibson/Miller JTMP - Parcels G-1, R-1, & M-2
 Project Area Map
 Portions of Section 4 & 5, T6N, R4E, H. B. & M.



Legend

- Property Boundary/Parcel Boundary —————
- County Road ————
- USFS Road ————
- Existing Seasonal Road - - - - -
- Watercourses - - - - -
- Residence ■

Domestic Water Supply ☉

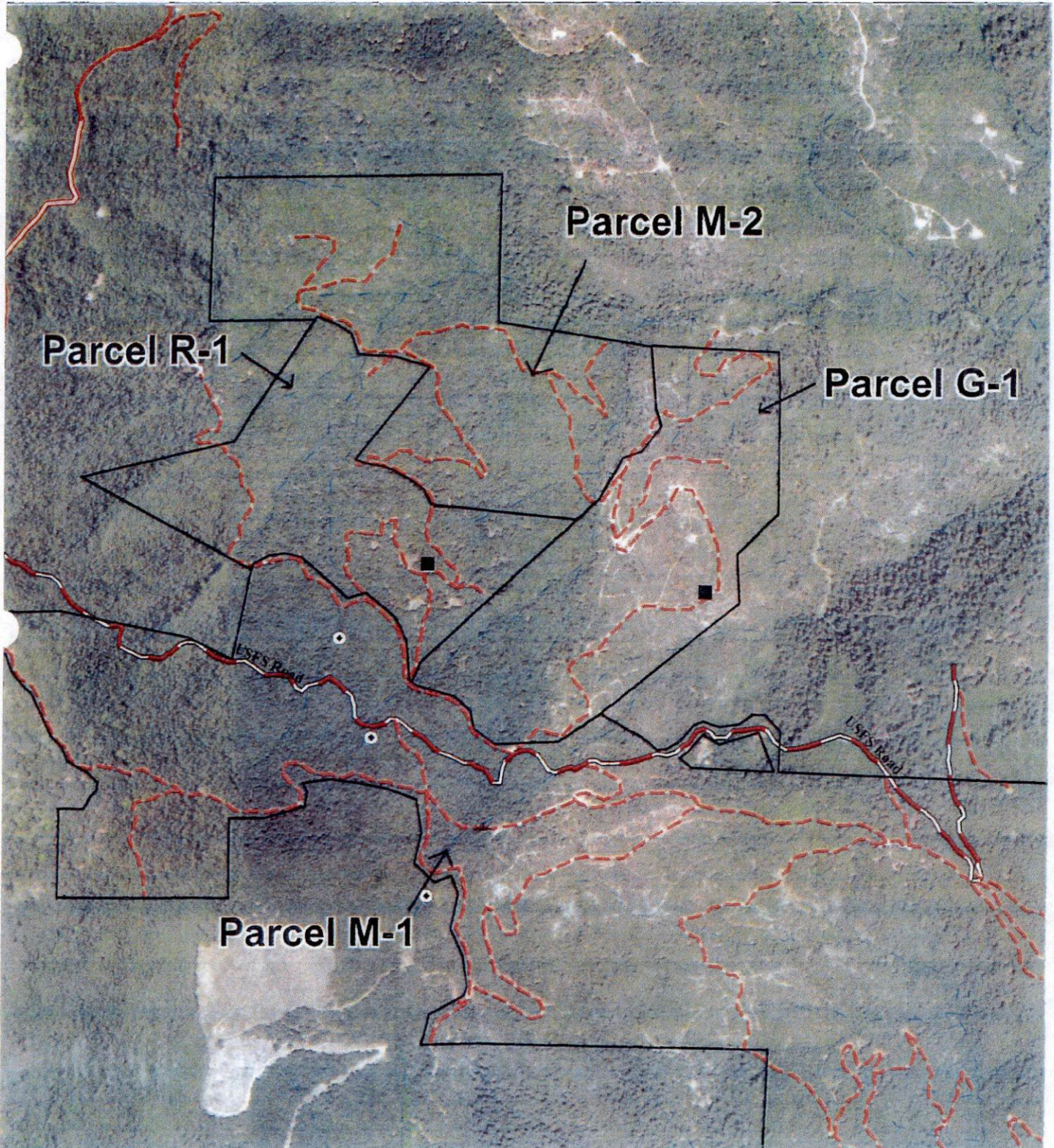
TPZ - Timber Production Zone



Scale 1" = 1,250'

Note: All of Parcel M-1 located in Sec. 4, 5, 8 & 9, T6N, R4E, H. B. & M. are zoned TPZ (Timber Production Zone).

Ridlon/Gibson/Miller JTMP - Parcels G-1, R-1, & M-2
 Project Area Photo
 Portions of Section 4 & 5, T6N, R4E, H. B. & M.



Legend

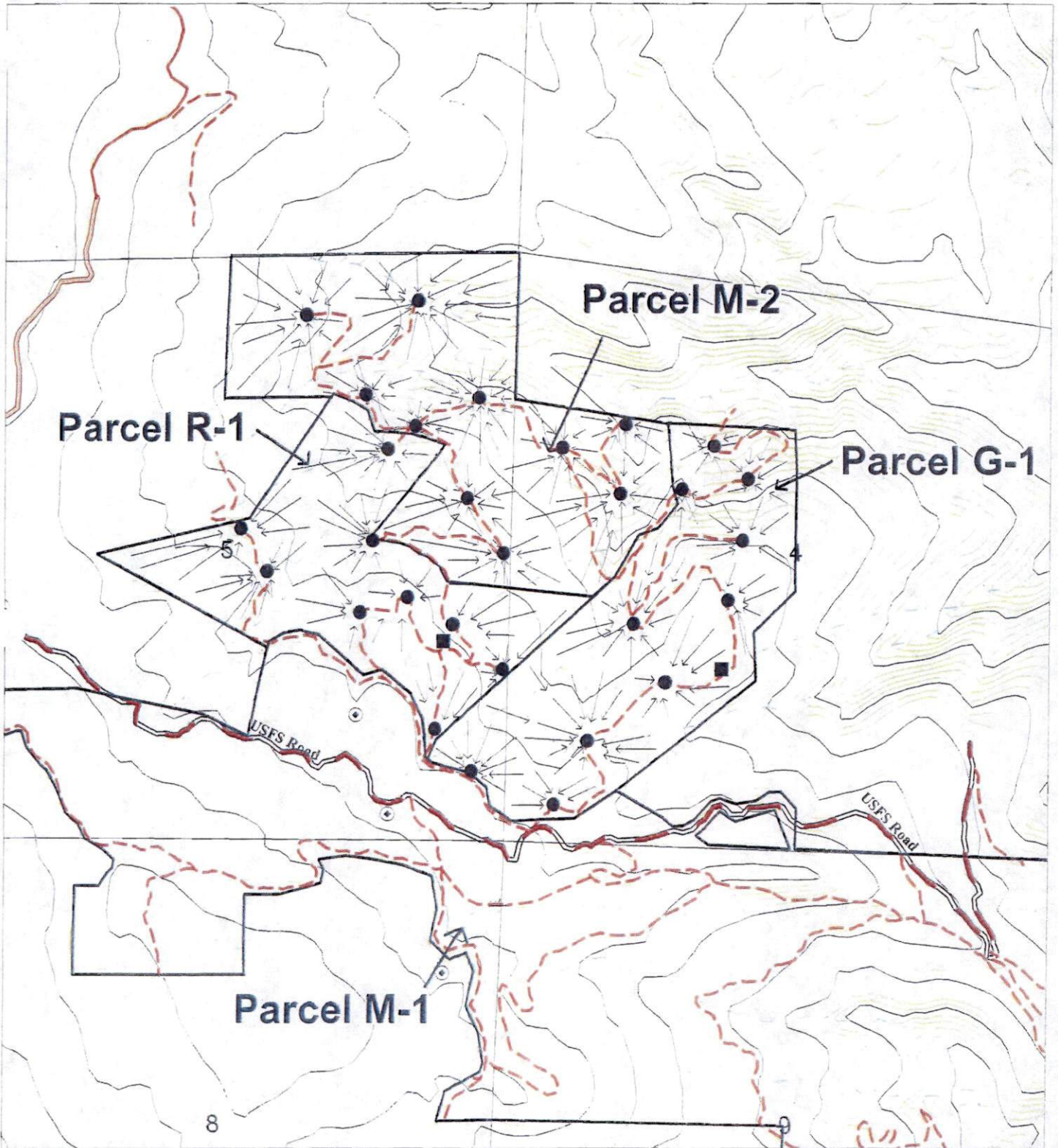
- Property Boundary/Parcel Boundary
- County Road
- USFS Road
- Existing Seasonal Road
- Watercourses
- Residence

Domestic Water Supply +

Scale 1" = 1,250'

20

Ridion/Gibson/Miller JTMP - Parcels G-1, R-1 & M-2
 Harvest System Map
 Portions of Section 4 & 5, T6N, R4E, H. B. & M.

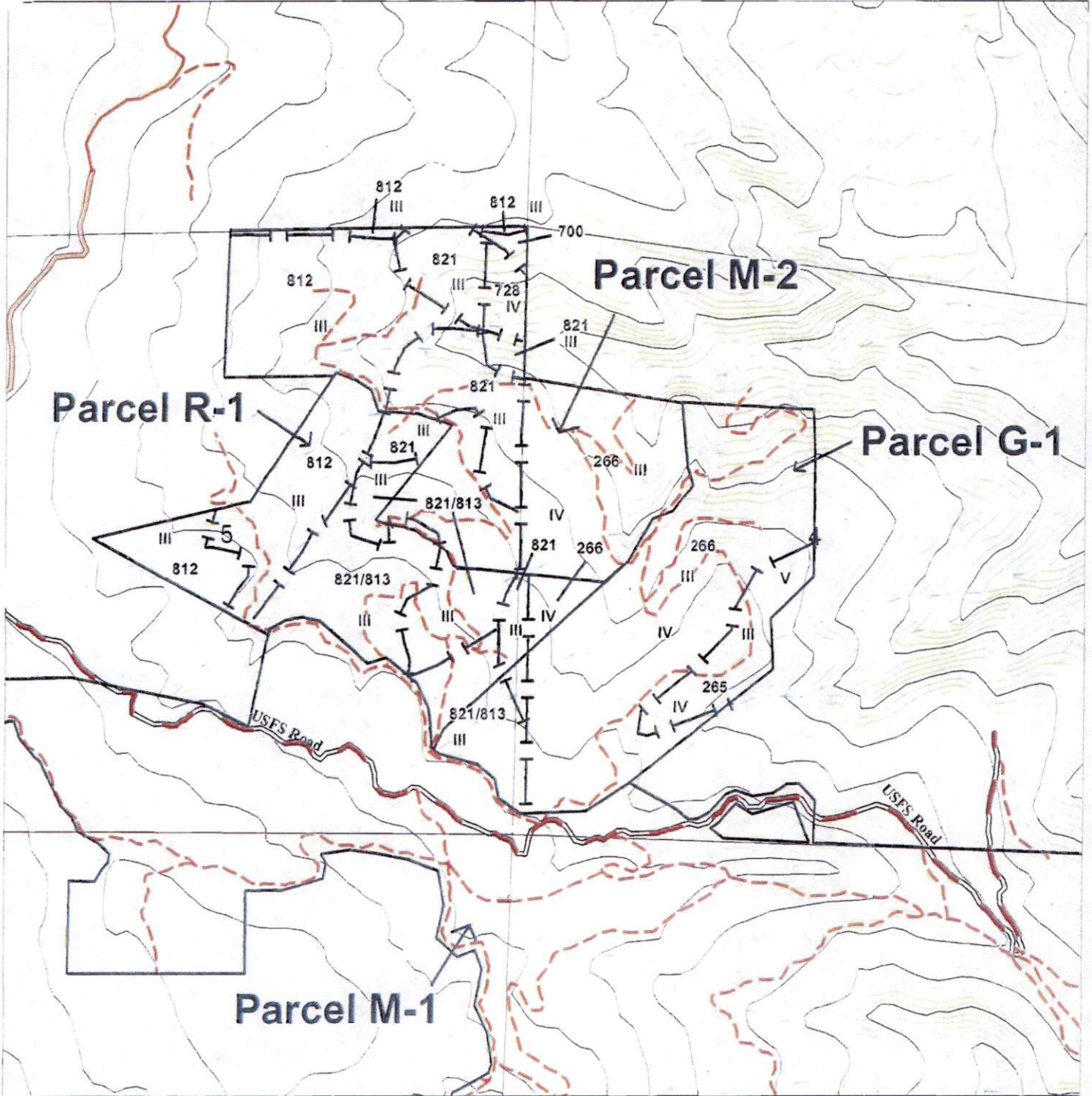


Legend

- | | | | |
|-----------------------------------|-----------|-----------------------|-------|
| Property Boundary/Parcel Boundary | ————— | Domestic Water Supply | ⊙ |
| County Road | ————— | Landing Locations | ● |
| USFS Road | ————— | Ground Based Pattern | ————— |
| Existing Seasonal Road | - - - - - | | |
| Watercourses | ~~~~~ | | |
| Residence | ■ | | |

Scale 1" = 1,250'

Ridlon/Gibson/Miller JTMP - Parcels G-1, R-1, & M-2
 Soils & Site Map
 Portions of Section 4 & 5, T6N, R4E, H. B. & M.



Legend

- Property Boundary/Parcel Boundary ———
- Existing Permanent Road ———
- Existing Seasonal Road - - - - -
- USFS Road 6N22 ———
- Watercourses ———
- Soil/Site Boundary ———

Soil Types/Site

700	Miscellaneous Land Type
728/IV	Neuns/Site IV
812/III	Hugo/Site III
821/III	Masterson/Site III
821/813/III	Masterson/Orick/Site III
265/III/IV/IV	Clallam/Hugo/Holland/Site III/IV/IV
266/III/IV	Clallam/Hugo/Holland/Site III/IV

Scale: 1" = 1,250'

ATTACHMENT C

Draft Minutes of FRC Meeting of May 14, 2013

**Forestry Review Committee
May 14, 2013 Meeting Minutes**

I. Attendance

FRC Members Present: Jim Able, Mark Andre, Charles Ciancio, Gary Rynearson and Yana Valachovic

FRC Members Absent: Chris Carroll, Ben Hawk

Staff Present: Trevor Estlow, Planning and Building Department

FRC Committee Members Present: Mari Wilson, County Assessor

The Committee welcomed guests: Dan Cohoon, Able Forestry

II. Public Appearances: None

III. Approval of Minutes from January 22, 2013 FRC Meeting

Continued to next meeting due to lack of a quorum.

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

- 1. Norton Lot Line Adjustment/Zone Reclassification/Joint Timber Management Plan Application.** File No.: APN 212-033-002; Case Nos.: LLA-12-029/ZR-12-008/JTMP-13-004; Salmon Creek area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment to result in Parcels A and B of approximately 84.79 and 87.76 acres, respectively. The property is split-zoned Agriculture Exclusive (AE), Timberland Production Zone (TPZ) and Unclassified (U). The project places the AE lands onto Parcel A, and requires a rezone into TPZ of the approximate unclassified seven acres to be adjusted into Parcel B.

At this time, the Chair opened the meeting to public comments. The Committee discussed access issues to Parcel A, however, the project does not affect the access issues. The Chair then closed the meeting to public comments and returned the discussion to the Committee. The Committee recommended that the Lot Line Adjustment clarify access to the harvest area of Parcel A, update the logging cost, include pest discussion (i.e. Sudden Oak Death) and update the CDF fire contact number.

On a motion by Jim Able, seconded by Gary Rynearson, the Norton project was conditionally approved by a vote of 5-0.

- 2. Clark Determination of Status/Joint Timber Management Plan Application.** File No.: APN: 214-232-007; Case Nos.: DS-13-007/JTMP-13-003; Redway area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Determination of Status leading to Certificates of Compliance for two separate, legal parcels within Assessor Parcel Number 214-232-007, one 160 acre parcel and one 40 acre parcel. A Joint Timber Management Plan is required when an Assessor parcel is "broken" creating a parcel less than 160 acres of lands zoned TPZ.

At this time, the Chair opened the meeting to public comments. The Committee discussed access and whether sufficient easements were proposed. The Chair then closed the meeting to public comments and returned the discussion to the Committee. The Committee recommended that the JTMP confirm reciprocal access easements assuring that access is granted prior to transfer and to clarify yarding direction (arrows added to legend).

On a motion by Yana Valachovic, seconded by Jim Able, the Clark project was conditionally approved by a vote of 5-0.

3. Pietila Parcel Map Subdivision/Joint Timber Management Plan Application. File No.: APNs 108-132-06 and -133-03; Case Nos.: PMS-13-004/JTMP-13-005; Shelter Cove area.

The project was heard and approved at the February 15, 2012. No action was necessary.

4. Miller/Gibson Lot Line Adjustment/Joint Timber Management Plan Application. File No.: APNs: 316-064-020, 316-320-007, 316-320-020, 316-320-025 and 316-331-010; Case Nos.: LLA-12-030/JTMP-12-014; Willow Creek area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment involving four separate parcels and resulting in four parcels. The resultant parcels range from approximately 122 acres to approximately 1,100 acres.

At this time, the Chair opened the meeting to public comments. Dan Cohoon discussed the project and purpose of the Lot Line Adjustment. Mari Wilson informed the Committee that a school district boundary divides Parcel M-1 and therefore cannot be combined into one Assessor Parcel. She also mentioned that transfers between all owners must be accomplished before the LLA proceeds. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Yana Valachovic, seconded by Gary Ryneerson, the Miller/Gibson project was approved by a vote of 3-0 (Jim Able and Charles Ciancio abstained).

5. McKay Tract Discussion

Continued to a future meeting to discuss with Hank Seeman of County Public Works.

6. Oak Woodland/TPZ Interface Discussion

Continued to a future meeting.

V. Old Business

1. FRC Website Discussion.

Continue to next meeting.

VI. Adjournment

The meeting was adjourned by Trevor Estlow at 7:25 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
316-064-020 and 316-331-010	Notice of Lot Line Adjustment and Certificate of Subdivision Compliance, recorded as Document #2011-4478-14, on March 3, 2011.	One legal, separate parcel.
316-320-007	Certificate of Subdivision Compliance, recorded as Document #1992-35461-2, on December 10, 1992	One legal, separate parcel.
316-320-020	Notice of Lot Line Adjustment and Certificate of Subdivision Compliance, recorded as Document # 1998-5000-7, on March 2, 1998.	One legal, separate parcel.
316-320-025	Notice of Lot Line Adjustment and Certificate of Subdivision Compliance, recorded as Document #2001-32403-5, on December 18, 2001.	One legal, separate parcel.

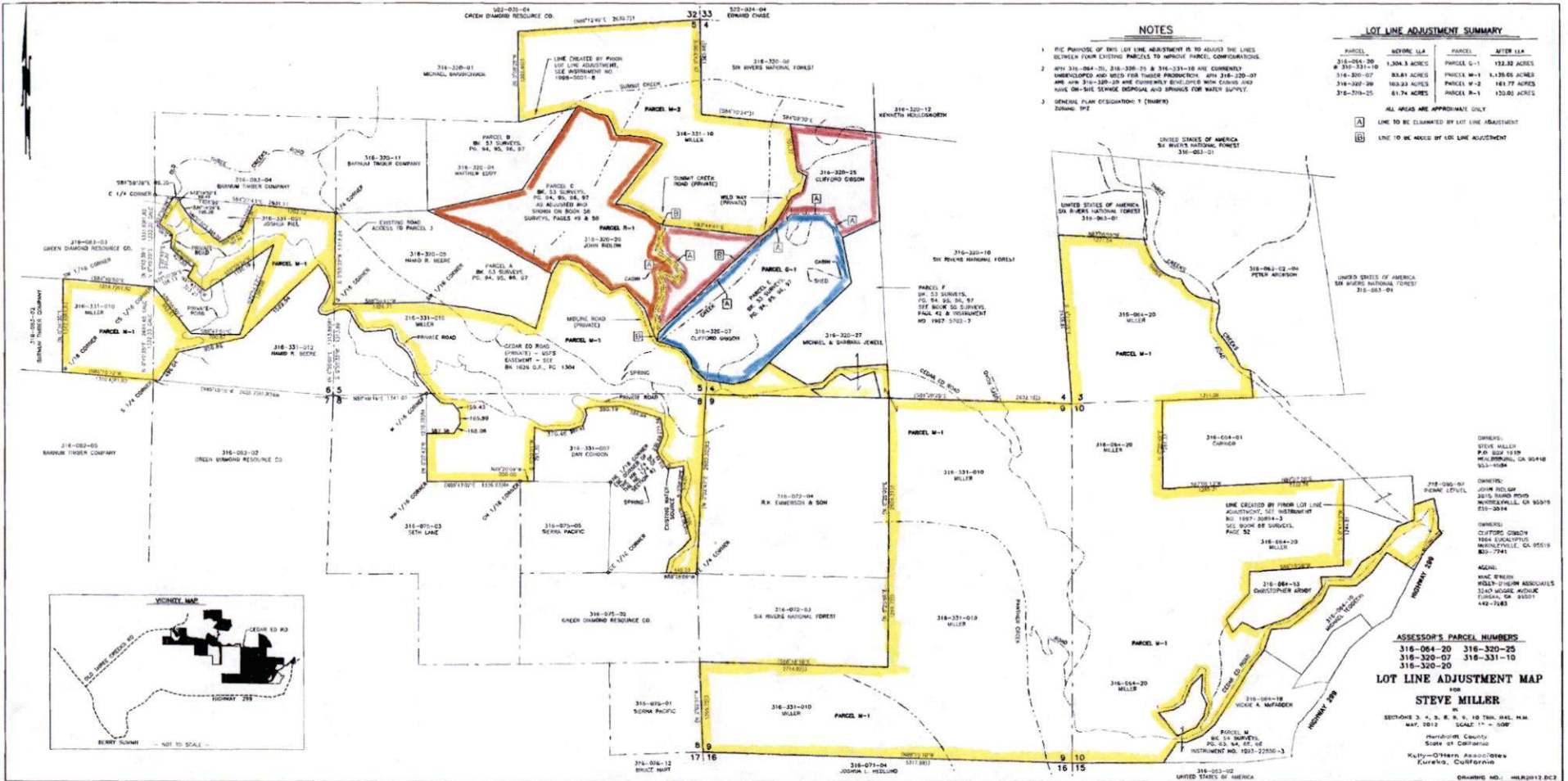
Based upon requirements of the County Lot Line Adjustment Ordinance, and due to requirements in the Subdivision Map Act, a Notice of Lot Line Adjustment must be recorded for each resultant parcel.

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.

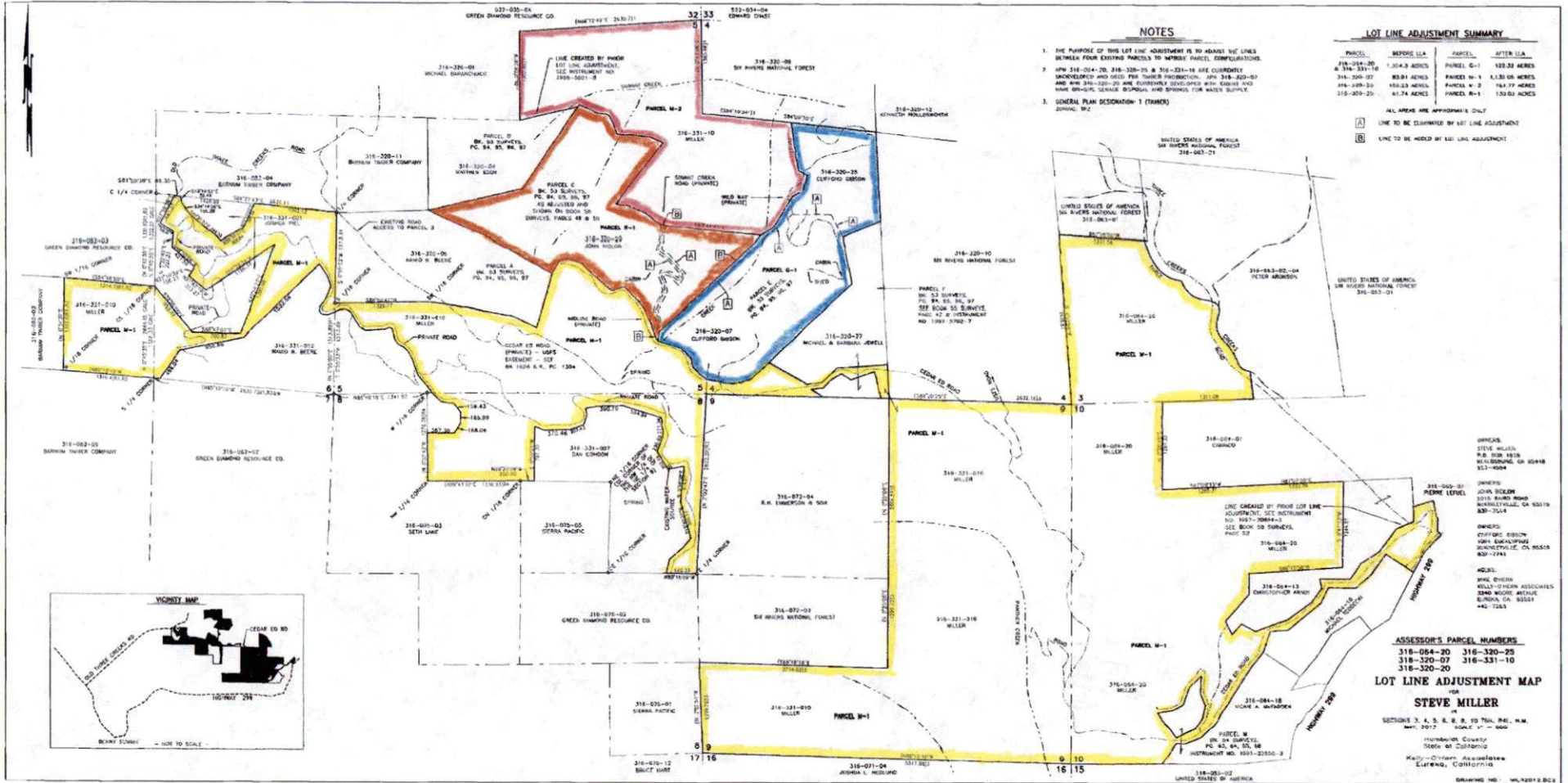
Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§314-7.4 (HCC) Timberland Production Zone	Principally permitted uses include growing and harvesting of timber.	The purpose of the lot line adjustment is to improve parcel configurations for timber management. This will provide more logical management units. The parcels are utilized for the growing and harvesting of timber.
Development Standards		
Minimum Parcel Size	160 acres (40 acres with a Joint Timber Management Plan)	Two of the resultant parcels will be less than 160 acres in size. Therefore, a Joint Timber Management Plan (JTMP) per CGC Section 51119.5 is required. A JTMP was prepared by Able Forestry. The JTMP was reviewed and approved at the Forestry Review Committee's meeting of May 14, 2013.
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. APN 316-320-020 is developed with a hunting cabin. The remaining parcels are vacant.
Maximum Ground Coverage	Residences and the associated accessory structures and uses shall not exceed two (2) acres per parcel	APN 316-320-020 is developed at less than two acres. The remaining parcels are 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 improve parcel configurations for timber management. This will provide more logical management units. The parcels are 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 surrounded by other similarly sized 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 utilized for timber production and site suitability for residential development is not required.
§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 North Coast Information Center (NCIC) as well as the Hoopa Tribe. Neither agency had any record of cultural resources and recommended that the standard inadvertent discovery procedures.
§3420 Biological Resources	Protect designated sensitive and critical resource habitats	Several blue line streams and various tributaries flow through the subject properties into Willow Creek. 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).



BEFORE



AFTER