



COUNTY OF HUMBOLDT

AGENDA ITEM NO. C15

For the meeting of: July 24, 2018

Date: June 26, 2018
To: Board of Supervisors
From: John H. Ford, Director of Planning and Building Department
Subject: Cathey Lot Line Adjustment and Joint Timber Management Plan
Case Numbers: LLA-17-015, JTMP-17-014
Assessor Parcel Number: 211-382-028
Miranda area

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.) (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 [Signature]

REVIEW: Auditor County Counsel Personnel Risk Manager Other

TYPE OF ITEM: X 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 Bass

Ayes Bass, Fennel, Sundborg, Bohn, Wilson
Nays
Abstain
Absent

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

Dated: 7/24/18
By: Kathy Hayes, Clerk of the Board

## SOURCE OF FUNDING:

Applicant fees.

## DISCUSSION:

This project consists of two parts: a Joint Timber Management Plan and Guide (JTMP) prepared for the Richard R. Cathey Estate covering approximately 102 acres of Timberland Production Zone (TPZ) land; and an application for a Lot Line Adjustment (LLA) to reconfigure two parcels.

The JTMP prepared for the Richard R. Cathey Estate is comprised of two Management Units that correspond to separate legal parcels. Both of the reconfigured parcels will result in the division of TPZ zoned land and contain less than 160 acres of land zoned TPZ. Therefore, 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 a 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 two parcels containing various amounts of land zoned TPZ and reconfigure them into two parcels, each containing less than 160 acres of TPZ. While the adjustment is to create better management units and to facilitate the distribution of an estate, it is a division under statute requiring approval of a JTMP concurrent with the LLA. The property is located approximately two miles north of Miranda. The LLA involves two separate, legal parcels of approximately 17 acres and 85 acres in size and adjusts the boundaries between them to result in two timber management units of approximately 34 acres and 68 acres. The JTMP indicates that the property is made up of Site II and Site III timberlands. The parcels contain three age classes of timber with between 74% and 100% of the area stocked with conifers with the rest of the property containing hardwood species and/or open prairies. 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 April 2, 2018. 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 April 2, 2018.

#### 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 Richard R. Cathey Estate Joint Timber Management Plan and Guide
- Attachment B: Copy of the Joint Timber Management Plan
- Attachment C: County Forestry Review Committee Draft Minutes of April 2, 2018
- Attachment D: Lot Line Adjustment Findings and Maps

**ATTACHMENT A**

**Declaration of Covenants, Conditions and Restrictions Implementing  
the Richard R. Cathey Estate 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.:  
211-382-028

By and Between

**Jacqueline E. Cathey, executor of the  
Estate of Richard Roy Cathey, deceased,  
pursuant to the Independent  
Administration of Estates Act, Humboldt  
County Probate Case Number PR 160235**

Application No.: **13622**

Case No.: **JTMP 17-014**

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

I hereby represent that I am the owner of record of the real properties described in the attached Exhibit "A".

Jacqueline E. Cathey, executor of the Estate of Richard Roy Cathey, deceased, pursuant to the Independent Administration of Estates Act, Humboldt County Probate Case Number PR160235

*Jacqueline E. Cathey*  
Sign above. Print name here: Jacqueline E. Cathey

*6/15/18*

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.**

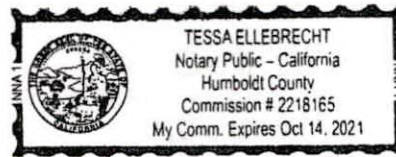
STATE OF CALIFORNIA }  
COUNTY OF HUMBOLDT }

On this 15<sup>th</sup> day of June, 20 18, before me, Tessa Ellebrecht Public

Notary, personally appeared Jacqueline E. Cathey 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.  
Tessa Ellebrecht (seal)  
Signature



**EXHIBIT A****PROPERTY DESCRIPTION**

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

**PARCEL A**

That portion of the North Half of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Humboldt Meridian, described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of said Section 27;  
thence North 89 degrees 51 minutes 42 seconds East, along the North line of said Section 27, for a distance of 541.40 feet;

thence South 1354.87 feet to the South line of the North Half of the Northeast Quarter of said Section 27;

thence North 89 degrees 41 minutes 11 seconds West, along said line, 536.26 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 27;

thence along the boundary of PARCEL TWO (on pages 4 and 5) of Instrument No. 1993-35602-6, Humboldt County Records, the following courses:

On the subdivision line West 526 feet to point marked by intersection of fences,

North 0 degrees 19 minutes West, 269.90 feet (end of fence),

North 12 degrees 26 minutes 30 seconds East, 42.88 feet (end of fence),

North 5 degrees 29 minutes 30 seconds West, 235.57 feet,

North 19 degrees 31 minutes 30 seconds West, 270.69 feet (redwood stump),

North 28 degrees 03 minutes 30 seconds West, 109.25 feet (madrone tree),

North 20 degrees 27 minutes 30 seconds West, 126.36 feet (iron pipe monument),

North 75 degrees 01 minutes East, 221.78 feet (iron pipe monument),

North 1 degree 39 minutes 30 seconds West, 266.74 feet to section line (iron pipe monument),

On same North 89 degrees 45 minutes East, 514.87 feet to the POINT OF BEGINNING.

This description is based on a Record of Survey for Jacqueline E. Cathey, Executor, in Section 27, Township 2 South, Range 3 East, Humboldt Meridian, dated May 2018, to be filed with the Humboldt County Recorder subsequent to the recordation of this document.



**PARCEL B**

That portion of the North Half of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Humboldt Meridian, described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of said Section 27;

thence North 89 degrees 51 minutes 42 seconds East, along the North line of said Section 27, for a distance of 541.40 feet to the TRUE POINT OF BEGINNING;

thence South 1354.87 feet to the South line of the North Half of the Northeast Quarter of said Section 27;

thence South 89 degrees 41 minutes 11 seconds East, along said line, 826.18 feet to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 27;

thence South 89 degrees 43 minutes 23 seconds East, along the South line of said Northeast Quarter of the Northeast Quarter, 1361.82 feet to the Southeast corner thereof;

thence North 0 degrees 23 minutes 50 seconds West, along the East line of said Section 27, for a distance of 1370.57 feet to the Northeast corner thereof;

thence South 89 degrees 51 minutes 42 seconds West, along the North line of said Section 27, for a distance of 1359.59 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 27;

thence South 89 degrees 51 minutes 42 seconds West, along the North line of said Section 27, for a distance of 818.42 feet, more or less, to the TRUE POINT OF BEGINNING.

This description is based on a Record of Survey for Jacqueline E. Cathey, Executor, in Section 27, Township 2 South, Range 3 East, Humboldt Meridian, dated May 2018, to be filed with the Humboldt County Recorder subsequent to the recordation of this document.

Prepared by:

PRELIMINARY UNTIL REVIEWED BY THE COUNTY SURVEYOR

Michael J. O'Hern

LS 4829 Dated: \_\_\_\_\_

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.

Jacqueline E. Cathey, executor of the Estate of Richard Roy Cathey, deceased, pursuant to the Independent Administration of Estates Act, Humboldt County Probate Case Number PR160235

*Jacqueline E. Cathey*  
Sign above. Print name here: Jacqueline E. Cathey

*6/15/18*

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 }

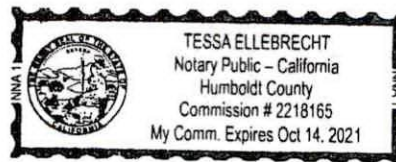
On this 15<sup>th</sup> day of June 20 18, before me, Tessa Ellebrecht Public

Notary, personally appeared Jacqueline E. Cathey 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.

Tessa Ellebrecht (seal)  
Signature



**ATTACHMENT B**

Copy of the Richard R. Cathey Estate  
Joint Timber Management Plan and Guide

Joint Timber Management Plan  
For The Richard R. Cathey Estate  
For  
Parcel A & Parcel B  
In  
Portions of Section 27, T2S, R3E, H. B. & M.

Prepared by  
Eric C. Taft, RPF #3036  
James L. Able Forestry Consultants, Inc.  
1410 2<sup>nd</sup> Street  
Eureka, CA 95501

July 25, 2017



**Cathey JTMP  
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## **I. Introduction:**

The Cathey property is located east of Myers Flat, California, north of Miranda, and east of the junction of Highway 101 and Avenue of the Giants. The property is 102 acres in size and is composed of two separate patent parcels. This timber management guide was prepared to facilitate the lot line adjustment of this 102 acres (2 patent parcels). Parcel A, which shall be 34 acres, and Parcel B which will be 68 acres. Parcel A is currently a substandard parcel (with 12 acres of TPZ) and as mentioned above, will become 34 acres with 19 acres of TPZ. This timber management guide was prepared in order to facilitate the lot line adjustment.

### **Landowner's Name and Address:**

Richard R. Cathey  
P.O. Box 517  
Miranda, CA 95553

Parcel owned by Richard R. Cathey

## **I. Stocking**

The property consists of three age classes of timber; regeneration, pole and small merchantable timber, and large saw timber. The parcels currently have between 74% and 100% of the area stocked with conifers (to state standards) with the rest of the property containing hardwood species (see below) and/or open prairies. The hardwoods present on the subject property (Parcel A, Parcel B) are predominantly tan oak, madrone, pepperwood, white oak, and other miscellaneous hardwoods. The predominant conifer species are Douglas-fir and redwood. The species composition, including the dominance of hardwood over portions of the parcels, is a result of historic harvests that targeted predominantly the conifers with minimal reforestation post harvest.

Parcel A – 100% Stocked with conifers

Parcel B – 74% Stocked with Conifers

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

## **II. Access**

Parcel A may be accessed by way of Cathey Road (County Road) with various existing seasonal and permanent roads located within and adjacent to the parcel utilized in accessing the interior of the parcel. Parcel B does not currently have a deeded right-of-way after the county road ends. (see Project Area Zoning Map: Page 16)

The main access road is a permanent rock road that provides access to the parcels owned by Mr. Richard R. Cathey. This road accesses Parcel A (34 acres) at the southwest corner while existing seasonal roads and jeep trails are utilized to access the existing road system within Parcel B (68 acres).

### III. Management Statement

These parcels are located approximately 2.25 miles east of Myers Flat, CA and approximately 2 miles north of Miranda, CA.

The Zoning is Timber Production Zone (TPZ) and Agriculture Exclusive (AE).

Parcel A is occupied by site II timberland (41%), site III timberland (15%), and AE areas lacking site class designation (44%). This parcel is located on two broad flat benches which are associated with various watercourses. The parcel contains some benches and flat points along the side ridges. It is timbered with young, mixed stands of predominantly Douglas-fir, redwood, tan oak, madrone, pepperwood, and miscellaneous hardwoods. Approximately 44% of Parcel A, located on both flat ridge tops and drainages, is considered agricultural lands (Agriculture Exclusive zoning).

Parcel B is made up of site II timberland (31%), as well as site III timberland (69%). This parcel is located on a main ridgeline running northwest to southeast. The parcel is timbered with younger mixed stands of Douglas-fir, redwood, tan oak, white oak, madrone and pepperwood. 0% of Parcel B is considered agricultural lands (Agriculture Exclusive zoning).

The Management Objectives for all of the parcels are:

1. Improve timber growth through future selective harvests.
2. Create and maintain unevenaged 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 A

Portions of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 27, T2S, R3E, H. B. & M.  
Portions of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 27, T2S, R3E, H. B. & M.

Assessor's Parcel Number: .211-382-028-000

##### Parcel B

Portions of the N  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of Section 27, T2S, R3E, H. B. & M.

Assessor's Parcel Number: 211-382-028-000



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

The property is accessed from a county road (Cathey Road).

Parcel A is accessed by way of an existing permanent road which begins at Cathey Road as well as an existing seasonal road. The owner of Parcel A shall grant a right-of-way for the existing seasonal roads to the owner of Parcel B following the split for timber harvest and timber management purposes. If the owner of Parcel B does not have a deeded right-of-way onto the property in order to utilize the existing seasonal road (Road Section 1) in the northwest corner of Parcel A, access shall be granted through the use of the existing seasonal road in the southwest portion of Parcel A (Road Section 2). Refer to the General Location Map and Project Area Zoning Map for road locations.

Parcel B will be accessed by way of two existing seasonal roads and a proposed seasonal road which begins on Parcel A. Both existing seasonal roads begin within Parcel A. A right-of-way shall be granted from the owner of Parcel A to the owner of Parcel B for timber harvest and timber management purposes. If the owner of Parcel B does not have a deeded right-of-way onto the property in order to utilize the existing seasonal road (Road Section 1) in the northwest corner of Parcel A, access shall be granted through the use of the existing seasonal road in the southwest portion of Parcel A (Road Section 2). Refer to the General Location Map and Project Area Zoning Map for road locations.

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

As indicated above, a portion of Parcel A is zoned Agriculture Exclusive (44% of Parcel A). The balance of the parcels are zoned TPZ.

## Domestic Water, Aspect, and Soils:

### Parcel A -

There are no domestic water supplies located within this parcel. One water line is present within the parcel which utilizes a spring on Parcel B to supply water to Parcel A. There are no known domestic water supplies within 1,000 feet downstream of the parcel boundary.

The parcel is located on broad trending ridges and flats running north and south. The parcel is located mainly on south and southwest facing slopes. Elevation ranges from approximately 830 feet to approximately 1,120 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 Hugo (812), Josephine (815), and Laughlin (847). The Hugo, Josephine, and Laughlin soils all occur individually. The Hugo soil series has a depth of 36 to 48 inches. The Josephine soil series has a depth greater than 48 inches. The Laughlin soil series has a depth of 24 to 36 inches. The Hugo and Josephine soils are considered to have good drainage. The Laughlin soils are also considered to have good drainage. The Hugo soils are rated high for timber production. The Josephine soils are rated good to very good for timber production, while the Laughlin soils are unsuited for timber production based on the Soil-Vegetation Maps of California. The parcel contains site II and III timberland designation, along with areas of grassland lacking timberland site designation.

The following Stand and Stock Table was based on a variable plot cruise performed by James L. Able Forestry Consultants, Inc., in 2017 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 a stand table projection growth model. These calculations were field verified utilizing basal area sampling and ring count growth evaluation.

**Parcel A – 2017 Stand Table**

DBH	Redwood	Douglas-fir	Tan Oak	Madrone	Pepperwood	Live Oak
6	0	645	0	0	215	430
8	0	363	0	145	0	242
10	0	232	77	0	0	0
12	0	0	0	0	0	0
14	0	0	39	95	0	0
16	0	0	0	181	0	30
18	0	72	24	29	0	0
20	0	116	0	23	0	0
22	0	0	0	0	0	0
24	69	0	0	0	0	0
26	88	34	0	0	0	0
28	51	89	0	0	0	0
30	0	52	0	0	0	0
32	0	45	0	0	0	0
34	17	0	0	0	0	0
36	31	36	0	0	0	0
38	14	16	0	0	0	0
40	12	15	0	0	0	0
42	11	0	0	0	0	0
44	0	0	0	0	0	0
46	9	0	0	0	0	0
<b>Total</b>	<b>302</b>	<b>1,715</b>	<b>140</b>	<b>473</b>	<b>215</b>	<b>702</b>

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

**CONIFER GROWTH PER ACRE PER YEAR  
(Douglas-fir, Redwood) 1,048 Board Feet**

Conifer Stocking – 100%

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

## Parcel B

There is one domestic water supply within the parcel, as well as a waterline present within the parcel which supplies water to the house within Parcel A. There are no known domestic water supplies within 1,000 feet downstream of the parcel boundary.

The parcel is located on various ridges (northwest/southeast), trending ridges, and flats. The parcel is located on south, southwest, and northeast facing slopes. Elevation ranges from approximately 890 feet to approximately 1,280 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) and Josephine (815). Both soil types occur individually. The Hugo soil series has a depth ranging from 36 to greater than 48 inches. The Josephine soil series has a depth greater than 48 inches. The Hugo soils are considered to have good drainage, as well as the Josephine soils being considered as having good drainage. The Hugo soils are rated high to very high for timber production. The Josephine soils are rated good to very good for timber production based on the Soil-Vegetation Maps of California. The parcel contains Site II and III timberland designation.

The following Stand and Stock Table was based on a variable plot cruise performed by James L. Able Forestry Consultants, Inc., in 2017 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 a stand table projection growth model. These calculations were field verified utilizing basal area sampling and ring count growth evaluation.

Parcel B – 2017 Stand Table

DBH	Redwood	Douglas-fir	Tan Oak	Madrone	White Oak	Pepperwood
6	0	0	735	1,855	0	396
8	0	0	1,654	0	0	223
10	0	843	1,852	0	0	0
12	0	0	368	155	99	0
14	185	645	135	0	0	73
16	71	329	207	0	56	0
18	56	130	0	206	44	0
20	45	211	0	56	0	0
22	0	87	55	46	0	0
24	0	146	0	116	0	0
26	0	125	39	33	0	0
28	0	161	0	57	0	0
30	0	47	29	0	0	0
32	35	41	26	0	0	0
34	31	36	0	0	0	0
36	14	65	0	0	0	0
38	0	0	0	0	0	0
40	11	0	0	14	0	0
42	0	0	0	0	0	0
44	0	0	0	0	0	0
46	0	0	0	0	0	0
<b>Total</b>	<b>448</b>	<b>2,866</b>	<b>5,100</b>	<b>2,538</b>	<b>199</b>	<b>692</b>

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

CONIFER GROWTH PER ACRE PER YEAR  
(Douglas-fir, Redwood) 567 BOARD FEET

Conifer Stocking – 74%

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

## V. Management Description

### Management History:

The property was harvested in the mid 1950's after having been used primarily as range land for grazing. Burning was a management tool that was also utilized on the property. The previously mentioned harvests included a mix of conifer and hardwood management prescriptions using the selection method (single tree/group) in order to attain unevenaged stands of timber. The main private road system has been maintained and upgraded at various times.

### 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 2024) on the various parcels. On Parcel A, there is approximately half, or slightly more, of the area that has merchantable Douglas-fir, redwood, and hardwood 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 present over the majority of the parcel. On Parcel B, there is approximately 90 – 100%, of the area that has merchantable Douglas-fir, redwood, and hardwood which could be harvested within the next 5 to 10 years as well. This merchantable volume is present over the majority of the parcel. These areas could be harvested under a selection type harvest (single tree/group selection). 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 redwood) 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 redwood) to capture the site. Seedlings should be planted to approximately 300 seedlings per acre.

The third entry should be anticipated on all 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 all 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 all 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 A -**

The present growth rate for the parcel is approximately 1,048 board feet per acre per year. This is indicative of the potential of this property. This property is fully stocked with conifers, therefore the growth rate would be approximately 1,200 board feet per year at the current stand age of approximately 50 - 90 years. According to published Yield Tables, Site II and III lands should have between 35,200 - 57,200 board feet per acre at 70 years of age. These 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 B-**

The present growth rate for the parcel is approximately 567 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 1,140 board feet per year at the current, average, stand age of approximately 50 - 90 years. This would indicate, according to published Yield Tables, Site II and III lands should have between 27,900 - 57,200 board feet per acre at 70 years of age. These published tables were calculated for evenaged stands. Unevenaged stands are the planned management objective for the parcel, and 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 (Cathey Road) and various permanent and seasonal roads. Future owners of Parcel A will have the right to access the parcel via the existing permanent and existing seasonal road in the southern portion of the parcel. Future owners of Parcel B will have the right to access the parcel from the two existing seasonal roads on Parcel A assuming that a deeded right-of-way is confirmed for the access onto Road Section 1. If a deeded right-of-way through the adjacent property onto Road Section 1 is not in place, then the owner may access the property via Road Section 2. The county road has a paved surface that is in very good condition, allowing for year round use. Parcels A and B contain various existing permanent and seasonal roads 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 A -**

The slopes on the parcel range from 0% to 45% with most of the area in the 15-20% 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. A tractor/rubber tired skidder would be used due to the gentle to moderate slopes present within the parcel and existing truck road and skid road system. (see Harvest System Map)

#### **Parcel B-**

The slopes on the parcel range from 0% to 70% with most of the area in the 40% 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-cable option. A tractor/rubber tired skidder would be used due to the gentle to moderate slopes present within the parcel and the existing road and skid road system, while a cable yarder could be used on the steeper slopes. (see Harvest System Map)

### **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:

Miranda Volunteer Fire Department  
75 School Road  
Miranda, CA 95553  
(707) 943-3023

Or

CALFIRE  
Weott Station  
370 Newton Road  
Weott, CA 95571  
(707) 946-2215

Emergency Vehicle Access and Emergency Egress:

The parcels can be accessed from the south (Parcel A) by the county road system 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. Any harvest or removal of timber or forest products must comply with the limitations set forth at the time of harvest by the California Department of Forestry and/or the California Department of Food and Agriculture to prevent the spread of the pathogen.

Erosion:

Parcel A and Parcel B exhibit some minor existing 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 existing/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

There is no timber harvest permit currently in place for this property. Any future timber harvest operations must be under a timber harvest permit and must conform to the current Forest Practice Rules and will require the services of a Registered Professional Forester to prepare and review the management and harvest activities proposed in either a Timber Harvest Plan (THP) or Non-Industrial Timber Management Plan (NTMP). Timber Harvest Plans can cost upwards of \$20,000 – \$30,000, while NTMP's can cost upwards of \$40,000 - \$50,000. The cost to activate the NTMP can range from approximately \$2,000 to \$4,000. Once an approved NTMP or THP is activated, logging costs, road reconstruction and trucking can range from \$250 to \$350 or more 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 could occur within approximately 5 to 10 years on both 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.



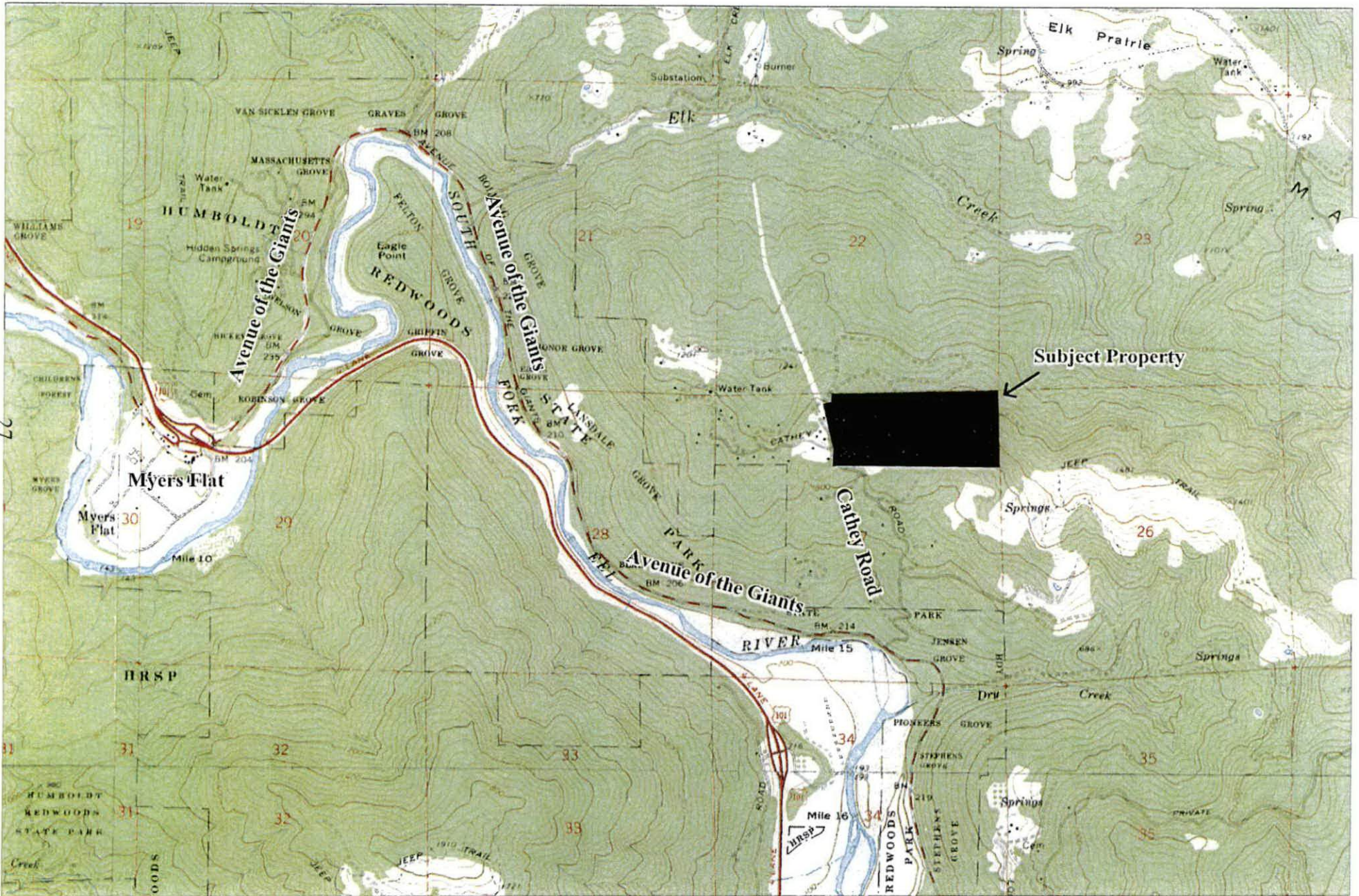
Eric C. Taft, RPF #3036

7/25/17

Date



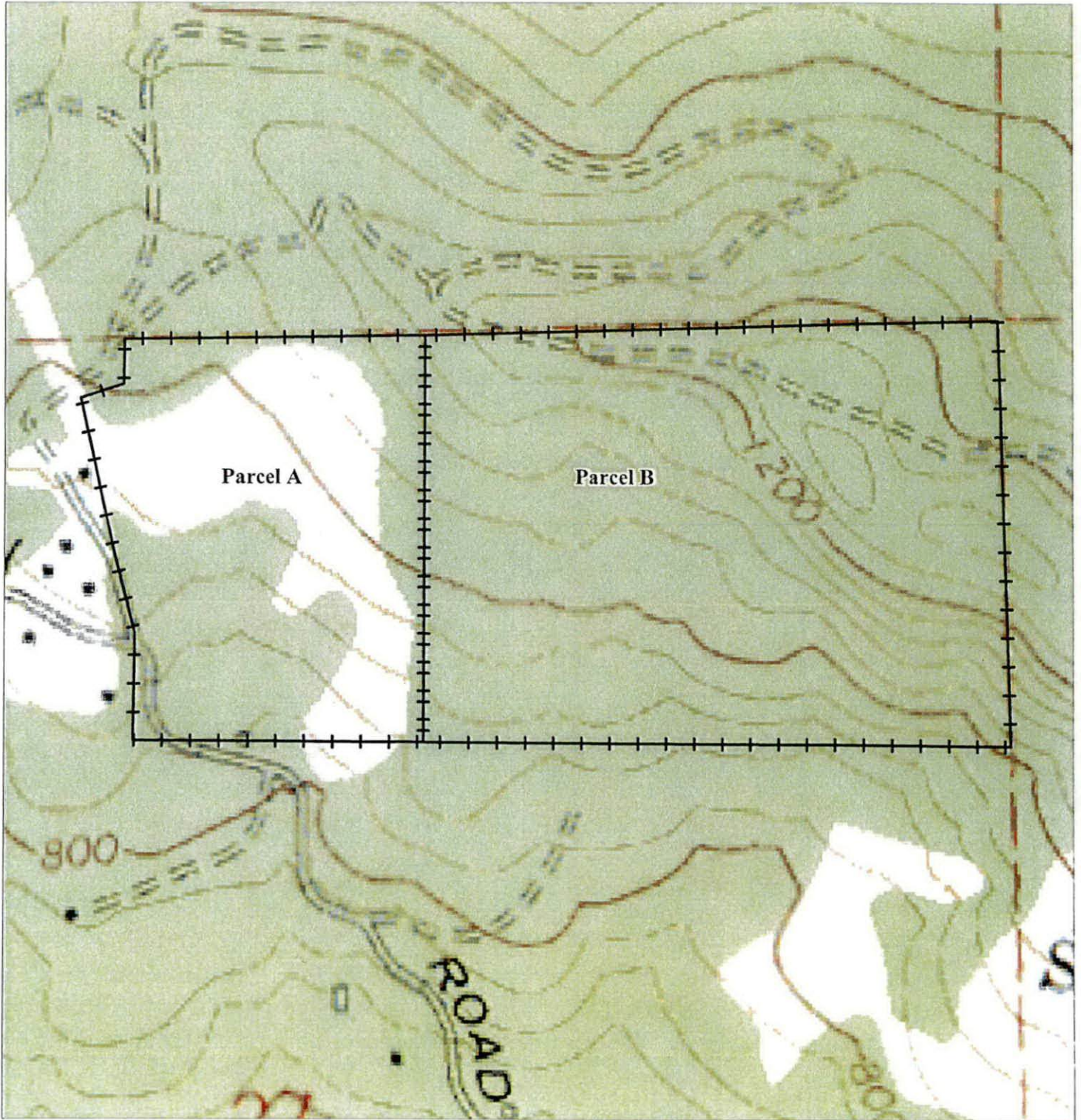
Cathey Joint Timber Management Plan  
General Location Map  
Portions of Section 27, T2S, R3E, H. B. & M.



Scale: 1" = 2,500'



Cathey Joint Timber Management Plan  
Parcel A & Parcel B  
Project Area Map  
USGS Quadrangle  
Portions of Section 27, T2S, R3E, H. B. & M.



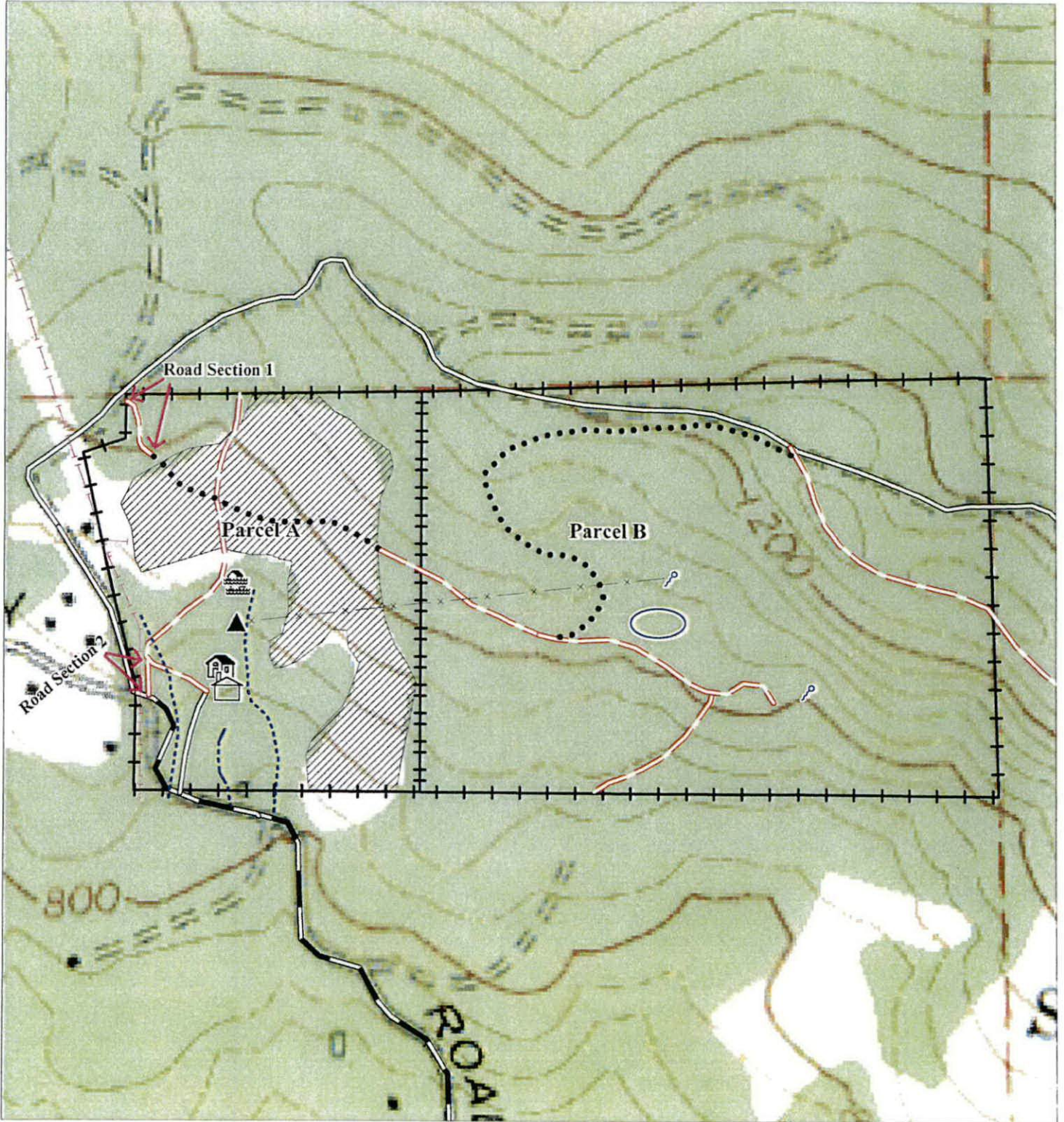
**Legend**

Scale: 1" = 500'

Property/Parcel Boundary - - - - -



Cathey Joint Timber Management Plan  
Parcel A & Parcel B  
Project Area Zoning Map  
Portions of Section 27, T2S, R3E, H. B. & M.



**Legend**

Scale: 1" = 500'

Property/Parcel Boundary

Watercourses

County Road

Spring

Structures

Existing Permanent Road

Pond

Water Line

Existing Seasonal Road

Water Tank

Power Lines

AE - Agriculture Exclusive Zoning



Cathey Joint Timber Management Plan  
Parcel A & Parcel B  
Project Area Photo  
Portions of Section 27, T2S, R3E, H. B. & M.



**Legend**

Property/Parcel Boundary + + + + +

County Road ————

Existing Permanent Road ————

Existing Seasonal Road — — — — —

Proposed Seasonal Road ······

Power Lines - - - - -

Watercourse - - - - -

Spring ♂

Pond ○

Structures

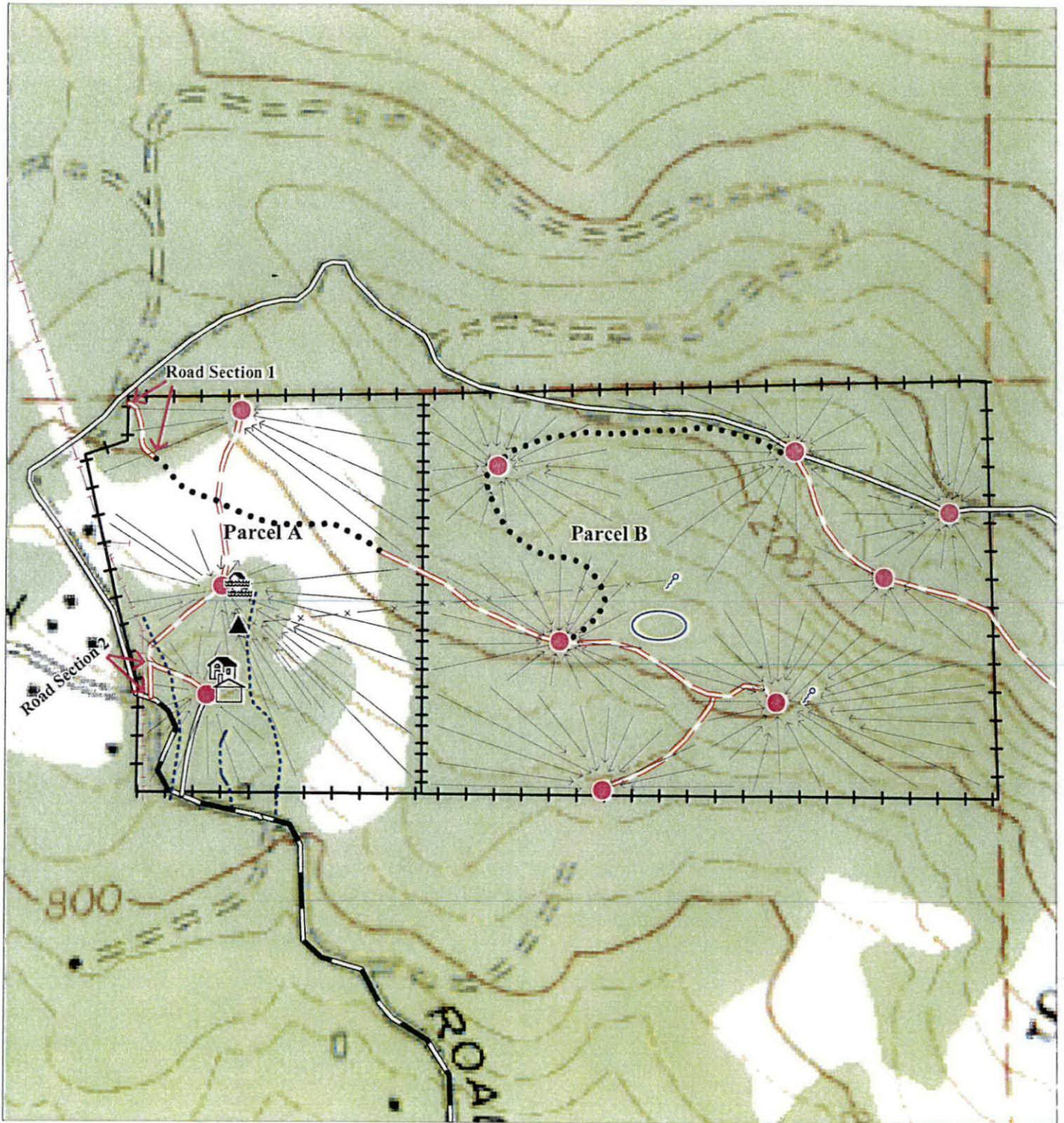
Water Line 30' x —

Water Tank ▲ 17

Scale: 1" = 500'



Cathey Joint Timber Management Plan  
Harvest System Map  
Portions of Section 27, T2S, R3E, H. B. & M.



**Legend**

- Property/Parcel Boundary
- County Road
- Existing Permanent Road
- Existing Seasonal Road
- Proposed Seasonal Road
- Power Lines

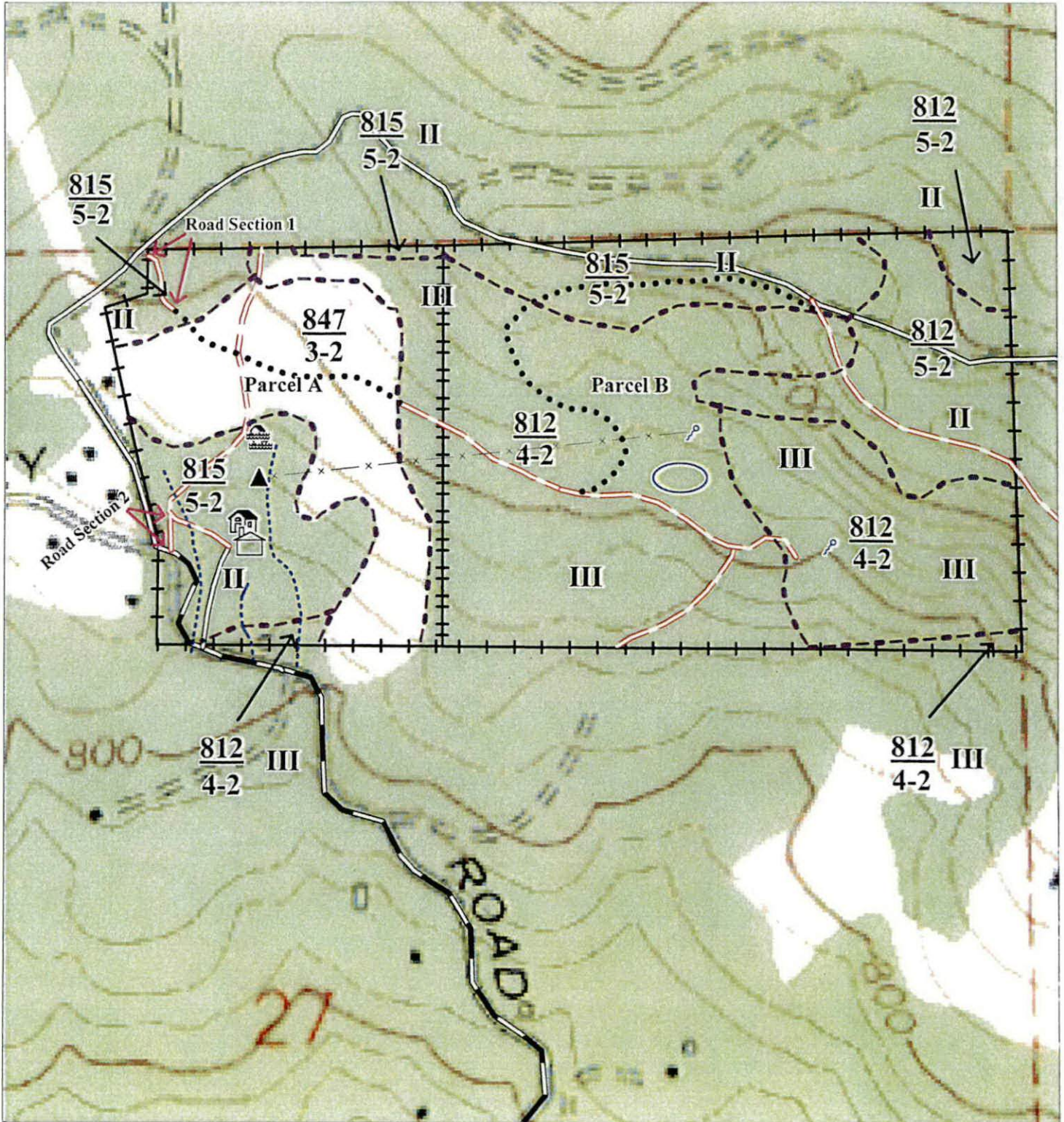
- Watercourse
- Spring
- Pond
- Water Tank

- Water Line
- Structures
- Landing

Scale: 1" = 500'



Cathey Joint Timber Management Plan  
 Parcel A & Parcel B  
 Soils & Site Map  
 Portions of Section 27, T2S, R3E, H. B. & M.



**Legend**

Property/Parcel Boundary + + + + +

County Road ————

Existing Permanent Road ————

Existing Seasonal Road - - - - -

Proposed Seasonal Road ······

Watercourse - - - - -

Water Line — x —

Water Tank ▲

Structures 🏠 🏡 🏢

Pond ○

Spring ⚡

Soil/Site Boundary - - - - -

Scale: 1" = 500'

Soil Types/Site

812/II	Hugo/Site II
812/III	Hugo/Site III
815/II	Josephine/Site II
847	Laughlin



**ATTACHMENT C**

Draft Minutes of FRC Meeting of April 2, 2018

**DRAFT Minutes**  
**April 2, 2018 Meeting**

**I. Attendance**

**FRC Members Present:** Gary Rynearson, Kurt McCray, Jim Able, Mark Andre, Chris Carroll, Yana Valachovic

**FRC Members Absent:** Ben Hawk, Charles Ciancio

**Staff Present:** Trevor Estlow, Planning and Building Department

The Committee welcomed guests: Chris Stumpf, Eric Taft, Dan Graybill, Stephen Hohman

**II. Public Appearances:** None.

**III. Approval of Minutes from the March 9, 2017, September 21, 2017 and October 9, 2017 meeting.**

On a motion by Gary Rynearson, seconded by Jim Able, the minutes of the March 9, 2017, September 21, 2017 and October 9, 2017 meetings were approved by a vote of 6-0.

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

**1. Faraon Zone Reclassification.** Case Number: ZR-17-010; Assessor Parcel Numbers 223-042-002, 223-043-003, 223-042-001; Benbow area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a zone reclassification of approximately 155 acres of Agriculture Exclusive with a special building site combining zone of 160 acres (AE-B-5(160)) to Timber Production Zone (TPZ). The properties consist of two separate legal parcels of approximately 160 acres in size. Because the properties each consist of four quarter-quarter sections, they are considered to be 160 acres each under the county's Subdivision Ordinance. The zone reclassification is intended to facilitate a lot line adjustment between the two properties.

At this time, the Chair opened the meeting to public comments. Stephen Hohman presented details on the encroaching timber into the grasslands. The committee had questions regarding the lack of a stocking plan and whether it met the stocking standards currently. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Gary Rynearson, seconded by Jim Able, the Faraon project was approved by a vote of 4-2 (Yes votes: Gary Rynearson, Jim Able, Yana Valachovic and Kurt McCray) and requires the applicant to sign an agreement with the Board of Supervisors to meet stocking standards and forest practice rules by the fifth anniversary of the signing of the agreement pursuant to Section 314-7.1.2.3.

**2. Cathey Lot Line Adjustment and Joint Timber Management Plan** Case Numbers: LLA-17-015, JTMP-17-006; Assessor Parcel Number 211-382-028; Miranda area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment between two parcels to result in two parcels of 34 acres and 68 acres in size. The westerly parcel is developed with a residence, accessory structures and an on-site wastewater treatment system. The easterly parcel is vacant. The purpose of the Lot Line Adjustment is to facilitate the distribution of property from the estate of Richard Cathey. The goal is to adjust existing property lines to result in one parcel (proposed Parcel A) that is suitable primarily for residential and agricultural purposes (AE zoned land). The other parcel (proposed Parcel B) is primarily for timber production. A Joint Timber Management Plan is also required.

At this time, the Chair opened the meeting to public comments. Eric Taft provided details on the access to the parcels. The committee had questions regarding access to proposed Parcel B. It was recommended that a contingent easement be required to assure access to both parcels should either of the parcels change ownership. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Chris Carroll, seconded by Yana Valachovic, the Cathey project was conditionally approved by a vote of 5-0 (Jim Able abstained). The condition requires a contingent easement to be recorded concurrently with the Lot Line Adjustment and JTMP.

At 5:55 p.m., Mark Andre left the meeting.

**3. Boyle Forests, LP Lot Line Adjustment and Joint Timber Management Plan Case Numbers: LLA-17-023, JTMP-17-008, Assessor Parcel Numbers: 215-151-002, 215-151-006, 215-162-005, 215-162-020; Whitethorn area.**

Trevor Estlow provided the staff report and staff recommendations. The involves a Lot Line Adjustment (LLA) three parcels of approximately 40 acres, 85 acres and 202 acres resulting in three parcels of 93 acres, 62 acres and 172 acres, respectively. The purpose of the Lot Line Adjustment is to provide additional timberland to the Gienger parcel (215-151-002). The Gienger parcel is developed with a residence and commercial cannabis activities. The Boyle Forests properties are vacant and utilized for timber production. A Joint Timber Management Plan is also required.

At this time, the Chair opened the meeting to public comments. The committee had questions regarding the shape of the resultant parcels and access to those parcels. Chris Stumpf provided details on the shape and access issues. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Gary Rynearson, seconded by Jim Able, the Boyle Forests project was approved by a vote of 4-0 (Chris Carroll abstained).

**4. Phillips Zone Reclassification Case Numbers: ZR-17-011; Assessor Parcel Numbers: 217-266-005 et seq.; Blocksburg area.**

Trevor Estlow provided the staff report and staff recommendations. The project involves a Zone Reclassification of portions of the Phillips Ranch from Agriculture Exclusive with a 160 acre minimum parcel size into Timberland Production Zone (TPZ). The eastern portion of the ranch is heavily timbered and zoned TPZ, however, the remaining portion is mostly zoned AE-B-5(160). The area to be rezoned has been managed in the past for timber production, with the latest harvest entry being approximately 15 to 20 years ago.

At this time, the Chair opened the meeting to public comments. Dan Graybill discussed the rezone of just the timberlands, leaving the grasslands AE. The Chair then closed the meeting to public comments and returned the discussion to the Committee.

On a motion by Gary Rynearson, seconded by Yana Valachovic, the Phillips project was approved by a vote of 4-0 (Jim Able abstained).

**5. Viltrakis Lot Line Adjustment and Zone Boundary Adjustment** Case Numbers: LLA-17-027, ZBA-17-002; Assessor Parcel Numbers: 206-091-046, 206-081-001; Carlotta area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment (LLA) between two parcels of approximately 5 acres and 656 acres resulting in two parcels of approximately 6.2 acres and 654.8 acres. The smaller parcel is developed with a residence and accessory structures and the larger parcel is vacant and utilized for timber production. The purpose of the LLA is to add a flat open area not utilized for timber production to the smaller parcel. A Zone Boundary Adjustment is also required to move the zone boundary to the new property line.

At this time, the Chair opened the meeting to public comments. The committee requested that an RPF provide a letter describing the land to be rezoned as not suitable as timberland. 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 Viltrakis project was conditionally approved by a vote of 4-0 (Gary Rynearson abstained). The condition requires the submittal of a letter declaring the land to be rezoned does not meet the definition of timberland prepared by an RPF.

**V. Future Agenda Items**

No discussion

**VII. Adjournment**

The meeting was adjourned at 6:45 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.

<b>Application Requirements</b>	<b>Submitted</b>	<b>Not Submitted</b>
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).

<b>Parcel</b>	<b>Creation Document</b>	<b>Legal Status</b>
211-382-028 (westerly portion)	Deed, Hansen to Cathey, recorded as Document No. 11818, Volume 223 O.R., page 307 on October 2, 1952.	One legal, separate parcel.
211-382-028 (easterly portion)	Lot Line Adjustment (LLA-23-92) as shown on Record of Survey filed in Book 55 of Surveys, page 34-35.	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.

<b>Zoning Section</b>	<b>Summary of Applicable Requirement</b>	<b>Evidence That Supports the Zoning Finding</b>
§314-7.1 (HCC) Agriculture Exclusive Zone (AE) §314-7.4 (HCC) Timberland Production Zone (TPZ)	AE and TPZ: Principally permitted uses include growing and harvesting of timber and general agriculture.	The lot line adjustment will adjust two parcels to result in two parcels of 34 acres and 68 acres in size. This will provide more logical management units and to facilitate the distribution of an estate. The LLA will also facilitate the conveyance of parcels less than 160 acres under one or more Assessor Parcel Numbers. The parcels are currently managed for timber production.
<b>Development Standards</b>		
Minimum Parcel Size	160 acres (40 acres with a Joint Timber Management Plan)	Both resultant parcels will contain less than 160 acres of TPZ. Parcel A is currently substandard with respect to minimum amount of TPZ lands as it contains approximately 12 acres. The LLA will increase the amount of TPZ lands to approximately 19 acres, thereby decreasing the nonconformance. Parcel B will contain 68 acres of TPZ. 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	<b>Front:</b> 30 feet  <b>Rear:</b> 30 feet  <b>Side:</b> 30 feet	No new development is proposed. Existing development meets this standard.

Maximum Ground Coverage	Residences and the associated accessory structures and uses shall not exceed two (2) acres per parcel	No new development is proposed. Existing development meets this standard.
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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 Humboldt County General Plan 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
Land Use Chapter 4  Land Use Designations Section 4.8	<b>Timberland (T):</b> Lands primarily suitable for the growing, harvesting and production of timber. Allowable uses include timber production, general agriculture, timber/agricultural products processing, natural resources uses, other uses  Density range is 40 -160 acres/unit	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 and to facilitate the distribution of an estate. The LLA will also facilitate the conveyance of parcels less than 160 acres under one or more Assessor Parcel Numbers. The parcels are currently utilized for the growing and harvesting of timber.
Conservation and Open Space Chapter 10  Open Space Section 10.2	Goals and policies contained in this Chapter relate to an Open Space and Conservation Program that is complimentary to other agencies' plans and that preserves the county's unique open spaces (CO-G1,CO-G3)  Related policies: CO-P1, Conservation and Open Space Program; CO-P8, Development Review, CO-S1. Identification of Local Open Space Plan, and CO-S2. Identification of the Open Space Action Program	The proposed project is located within Open Space Plan because the project site is planned Timberland and is zoned Timberland Production Zone. The project can be found consistent with the Open Space Action Program because the proposed project is consistent with the allowable uses of the Land Use Designations. The project does not propose any changes to the current uses of timber production and is consistent with the use of Open Space land for managed production of resources.



<p>Conservation and Open Space Chapter 10</p> <p>Biological Resources Section 10.3</p>	<p>Goals and policies contained in this Chapter relate to mapped sensitive habitat areas where policies are applied to protect fish and wildlife and facilitate the recovery of endangered species (BR-G1, Threatened and Endangered Species, BR-G2, Sensitive and Critical Habitat, BR-G3, Benefits of Biological Resources)</p> <p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas,</p>	<p>There are no known watercourses or other sensitive habitat on the property. No development is proposed as part of this Lot Line Adjustment.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Cultural Resources Section 10.6</p>	<p>Goals and policies contained in this Chapter relate to the protection and enhancement of significant cultural resources, providing heritage, historic, scientific, educational, social and economic values to benefit present and future generations (CU-G1, Protection and Enhancement of Significant Cultural Resources)</p> <p>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]</p>	<p>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 and Forest Practice Rules associated with the JTMP.</p>

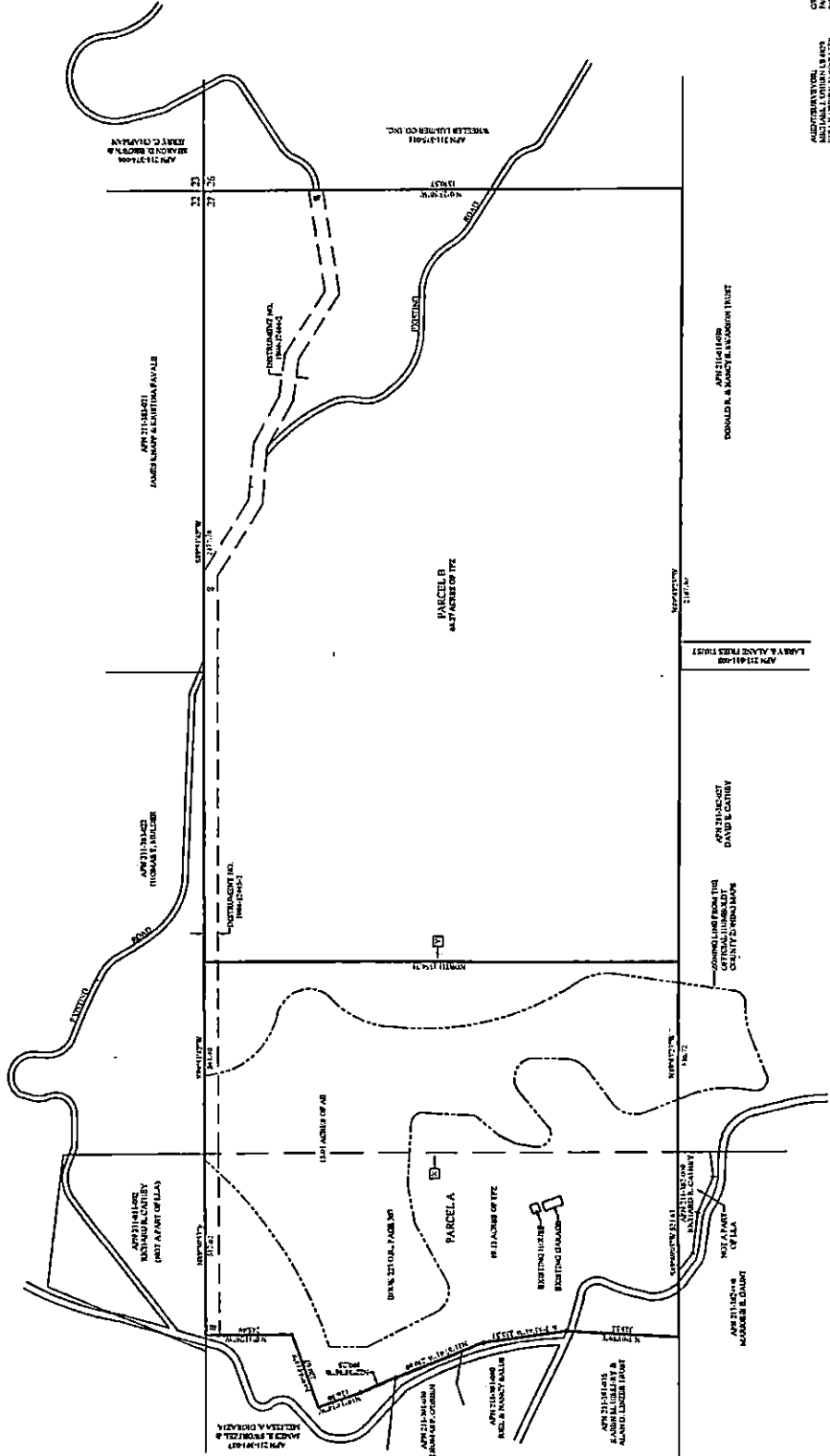
<p>Water Resources Chapter 11</p> <p>Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at de-listing water bodies and watersheds which are restored to meet all beneficial uses, including water use, salmon and steelhead recovery plans, recreational activities, and the economy (WR-G1, WR-G, WR-G7, WR-G8, WR-G8); and</p> <p>Related policies: WR-P8. Erosion and Sediment Discharge; WR-P36. Erosion and Sediment Control Measures.</p>	<p>There are no known watercourses on the property. No development is proposed as part of this Lot Line Adjustment, however, any future development will be required to comply with erosion and sediment control requirements associated with future building permits.</p>
<p>Safety Element Chapter 14</p> <p>Geologic and Seismic</p>	<p>Goals and policies contained in this Chapter relate to communities that are designed and built to minimize the potential for loss of life and property resulting from natural and manmade hazards; and to prevent unnecessary exposure to areas of geologic instability, floodplains, tsunami run-up areas, high risk wildland fire areas, and airport areas planned and conditioned to prevent unnecessary exposure of people and property to risks of damage or injury (S-G1, S-G2)</p> <p>Related policies: S-PX1. Site Suitability, S-P6. Structural Hazards,</p>	<p>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.</p>

<p>Safety Element Chapter 14</p> <p>Flooding</p>	<p>Goals and policies contained in this Chapter relate to the use of natural drainage channels and watersheds that are managed to minimize peak flows in order to reduce the severity and frequency of flooding. (S-G3)</p> <p>Related policies include: S-P10, Federal Flood Insurance Program; S-P11, Flood Plains; S-PX3, Construction Within Special Flood Hazard Areas</p>	<p>The subject site is outside any mapped flood hazard areas. The project site is not within a mapped dam or levee inundation area and, at approximately 25 miles distance from the coast and approximately 1,000 feet above mean sea level, is outside the areas subject to tsunami run-up. No development is proposed as part of this LLA.</p>
<p>Safety Element Chapter 14</p> <p>Fire Hazards</p>	<p>Goals and policies of this Chapter encourage development designed to reduce the risk of structural and wildland fires supported by fire protection services that minimize the potential</p> <p>Related policies: S-P15, Conformance with State Responsibility Areas (SRA) Fire Safe Regulations;</p>	<p>The subject property is located within the State Fire Responsibility Area where the State of California has the primary responsibility for the prevention and suppression of wildland fires. CAL FIRE comments recommended compliance with the requirements of the County's Fire Safe Regulations. The Humboldt County Fire Safe Ordinance (Section 3111-1 <i>et seq.</i>) establishes development standards for minimizing wildfire danger in state responsibility designated areas. No development is proposed with this Lot Line Adjustment.</p>

**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
<p>§312-17.1</p> <p>§15061(b)(3) and §15305(a), CEQA</p>	<p>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.</p> <p>Categorically exempt from State environmental review.</p>	<p>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.</p> <p>The LLA does not result in a change in land use or density, and is intended to improve existing resource management units. Therefore, the project is exempt pursuant to Sections 15061(b)(3) and 15305(a) of the CEQA Guidelines. 15061(b)(3) applies to projects that can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and 15305(a) applies to minor lot line adjustments not resulting in the creation of any new parcel.</p>

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



**CONVEYANCE:**  
 JACKIE CATHEY  
 HUMBOLDT COUNTY  
 APRIL 21, 1988

**PREPARED BY:**  
 KELLY-OBRYEN ASSOCIATES  
 EUREKA, CALIFORNIA

**APPROVED BY:**  
 JACKIE CATHEY  
 HUMBOLDT COUNTY  
 APRIL 21, 1988

**NOTES:**

1. THIS MAP SHOWS A LOT LINE ADJUSTMENT BETWEEN TWO EXISTING PARCELS DESCRIBED IN THE PARCEL MAPS REFERENCED IN THE PARCEL MAP.
2. THE ADJUSTED BOUNDARY LINES AND VACATED LOCATIONS ARE SHOWN LOCATED IN PARCEL A.
3. PROPOSED PARCEL B IS VACANT.
4. PROPERTY LINE INFORMATION CALCULATED PROPERTY LINES ARE SHOWN BASED ON RECORDS OF PARCEL MAPS IN A. 1. A BOUNDARY LINE IS SHOWN LOCATED IN PARCEL A.
5. THE ADJUSTED BOUNDARY LINES ARE SHOWN LOCATED IN PARCEL A.
6. THIS TOTAL PARCEL IS CALCULATED A SEPARATE PARCEL AS DESCRIBED IN THE PARCEL MAP FOR L.A.S. 300-00-042.
7. THIS TOTAL PARCEL IS CALCULATED A SEPARATE PARCEL DESCRIBED FROM A VACATED LOT LINE ADJUSTMENT, MAP L.A.S. 300-00-042.

**LOT LINE ADJUSTMENT SUMMARY**

LINE TO BE ADJUSTED BY LOT LINE ADJUSTMENT	AREA DESCRIBED	TOTAL	ADJ.	ADJ.	TOTAL
LINE TO BE ADJUSTED BY LOT LINE ADJUSTMENT	15.11 ACRES	15.11 ACRES			15.11 ACRES
LINE TO BE ADJUSTED BY LOT LINE ADJUSTMENT	6.17 ACRES	6.17 ACRES			6.17 ACRES
					15.11 ACRES
					6.17 ACRES
					15.11 ACRES
					6.17 ACRES

**APPROVED BY:**  
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