




COUNTY OF HUMBOLDT

AGENDA ITEM NO.
C15

Meeting Date: March 13, 2018
To: Board of Supervisors
From: John H. Ford, Director of Planning and Building Department 
Subject: Boyle Forests, LP Lot Line Adjustment and Joint Timber Management Plan
File No.: 222-051-001, 222-051-002, 222-051-006
Case No.: LLA-16-008, JTMP-16-003 Benbow 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  _____

REVIEW: Auditor _____ County Council NAO Personnel _____ Risk Manager _____ Other _____

TYPE OF ITEM:
 Consent
 Departmental
 Public Hearing
 Other _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
Upon motion of Supervisor Wilson
Seconded by Supervisor Bass
Ayes Bass, Sundberg, Bohn, Wilson
Nays _____
Abstain _____
Absent Fennell

PREVIOUS ACTION/REFERRAL:

Board Order No. _____
Meeting of: _____

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

Dated: 3/13/18
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 Boyle Forests, LP covering 482 acres of Timberland Production Zone land; and an application for a Lot Line Adjustment (LLA) to reconfigure four parcels.

The JTMP prepared for Boyle Forests, LP is comprised of three Management Units that correspond to separate legal parcels that have been issued Certificates of Subdivision Compliance. The three of the four parcels involved in the LLA will be smaller than 160 acres, therefore, the JTMP only covers the three resultant parcels less 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 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 four parcels zoned TPZ and reconfigure them into three parcels less than 160 acres in size and one parcel greater than 160 acres. 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 3.5 air miles southwest of Benbow. The LLA involves four separate, legal parcels of approximately 158 acres, 42 acres, 205 acres and 77 acres in size and adjusts the boundaries between them to result in four timber management units of 314 acres, 56 acres, 40 acres and 72 acres. The JTMP indicates that the property is made up of mostly Site III timberlands. The parcels contain even-aged stands co-dominated by Douglas-fir and tanoak. Minor amounts of madrone also exist throughout the units. 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 Blair Forestry Consulting. The County's Forestry Review Committee (FRC) reviewed and recommended approval of the JTMP on September 21, 2017. 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 September 21, 2017.

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 Boyle Forests, LP Joint Timber Management Plan and Guide
- Attachment B: Copy of the Joint Timber Management Plan
- Attachment C: County Forestry Review Committee Draft Minutes of September 21, 2017
- Attachment D: Lot Line Adjustment Findings and Maps

ATTACHMENT A

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

Recording Requested by:
County of Humboldt
Planning and Building Department

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

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

Entered into on:

Assessor Parcel No.:
222-051-002, 222-051-006, 222-051-001

By and Between

**Boyle Forests, LP, a California limited
partnership**

Application No.: **10339**

Case No.: **JTMP-16-003**

RECITALS

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

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

OWNER'S REPRESENTATION

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

Cathleen B. Christensen (for names and signatures)

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

William F. Barnum

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

CERTIFICATE OF ACKNOWLEDGMENT

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

STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

On this 16th day of February 20 18, before me, R. Christiansen Public

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

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

Witness my hand and official seal.

R. Christiansen (seal)
Signature

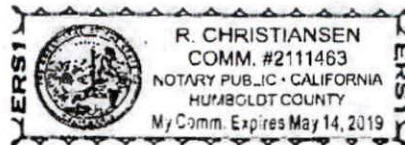


EXHIBIT A

PROPERTY DESCRIPTION

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

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

Parcel #2 – The North Half of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 9 in Township 5-South, Range 3-East, Humboldt Base & Meridian.

Parcel #3 – The Southwest Quarter of the Northeast Quarter of Section 9, Township 5 South, Range 3 East, Humboldt Base & Meridian.

Parcel #4 – The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 9, Township 5 South, Range 3 East, Humboldt Base & Meridian.

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

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

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

EXECUTION ON NEXT FOLLOWING PAGE

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



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



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

* Attach separately full page Notary Acknowledgment Form

CERTIFICATE OF ACKNOWLEDGMENT

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

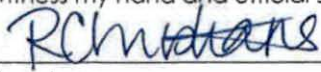
STATE OF CALIFORNIA }
COUNTY OF HUMBOLDT }

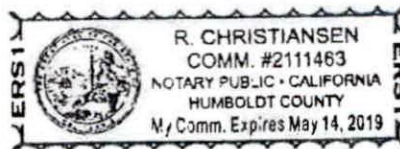
On this 6th day of February 2018, before me, R. Christiansen Public

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

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

Witness my hand and official seal.

 (seal)
Signature



ATTACHMENT B

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



Providing Professional Forestry Services

PO Box 2517
McKinleyville, CA 95519

CELL 707.834.2990
EMAIL blairforestry@gmail.com

Upper Cox Creek JTMP

For

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

APN #222-051-002, #222-051-006 and #222-051-001
Portions of Section 9, Township 5 South, Range 3 East, H.B.M.

Prepared by:

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


Thomas Blair
Registered Professional Forester #2607

1/18/17
Date

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Introduction

The following Joint Timber Management Plan (JTMP) is located in portions of Section 9 in Township 5 South, Range 3 East, Humboldt Base & Meridian. The Assessor Parcel Numbers (APNs) associated with this plan are #222-051-001, #222-051-002, and #222-051-006. The entire JTMP area can be located on the USGS 7.5' Garberville quadrangle map. The area being included in this JTMP is owned by Boyle Forests, LP. The JTMP is being submitted because the owners are looking to convey 4 existing land units, described under two (2) separate Certificate of Subdivision Compliance (COC) documents, and the resulting conveyances would result in units less than 160 acres of TPZ land. Also included in this JTMP is a proposed Lot Line Adjustment. This Lot Line Adjustment will include all four (4) of the existing land units located in portions of Section 9 in Township 5 South, Range 3 East, Humboldt Base & Meridian.

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

Timber Management Guide

1. Current Property Owners

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

2. Project Description

The following Joint Timber Management Plan (JTMP) covers approximately 482 acres located in portions of Section 9 in Township 5 South, Range 3 East, Humboldt Base & Meridian. The entire JTMP area can be viewed on the USGS 7.5' Garberville quadrangle map and is shown on the General Location Map on Page 13.

A JTMP applies to the "division" of land into assessor parcels that contain less than 160 acres of Timber Production Zone (TPZ). Parcel is defined as "that portion of an Assessor's parcel that is timberland". Activities that may result in such a "division" include subdivision, lot line adjustments and conveyances of existing land units (e.g. land patents) underlying an Assessor's parcel zoned TPZ, when any conveyance contains less than 160 acres of TPZ land. The Upper Cox Creek JTMP is comprised of four (4) Management Units (land patents). Management Units correspond to the four (4) separate legal parcels eligible, described under two (2) separate Certificate of Subdivision Compliance (COC) documents. These COC documents were recorded as 2012-014296-10 and 2012-018347-12. For clarity, these legal parcels shall be referred to as Parcels #1-4 in this document. Since the conveyance of the legal parcels will result in substandard assessor's parcels zoned as TPZ, a JTMP is required to demonstrate that the resulting legal parcels will be suitable for sustainable timber production and harvesting.

Also included in this JTMP is a proposed Lot Line Adjustment (LLA) occurring in portions of Section 9 of Township 5 South, Range 3 East, Humboldt Base & Meridian. The proposed LLA will involve all four of the Parcels associated with this JTMP. Further details regarding this proposed LLA can be found in the **Legal Descriptions** section on Page 4 and on the LLA Maps on Pages 18-19.

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

3. Legal Descriptions

*Please note, the descriptions below are reflective of the changes from the proposed Lot Line Adjustment. These changes can be viewed on the LLA Maps found on pages 18-19.

Parcels Resulting from Proposed Lot Line Adjustment

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

Parcel #2 – The North Half of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 9 in Township 5-South, Range 3-East, Humboldt Base & Meridian.

Parcel #3 – The Southwest Quarter of the Northeast Quarter of Section 9, Township 5 South, Range 3 East, Humboldt Base & Meridian.

Parcel #4 – The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 9, Township 5 South, Range 3 East, Humboldt Base & Meridian.

Parcel #	TPZ Acres Before LLA	TPZ Acres After LLA
1	158	314
2	42	56
3	205	40
4	77	72
Total	482	482

4. General Location and Access

The Upper Cox Creek JTMP area is located approximately three and a half (3.5) air miles southwest of Benbow, CA. The entire JTMP area can be located on the USGS 7.5' Garberville quadrangle map. All parcels included in this JTMP will be accessed via seasonal roads off of Sprowel Creek Road. These seasonal roads range from approximately 6.8 to 8.5 miles from the intersection of Highway 101 and Sprowel Creek Road. The road grade of the primary, existing seasonal roads ranges between 2% - 20% and is suitable for hauling logs from the properties. The seasonal roads have been well maintained throughout the JTMP area and would require minimal new construction, if any.

Please see **Attachment A: Reserved Rights-of-Way**, on Page 22, for a complete description of the rights-of-way being reserved in this JTMP.

5. Harvest Methods

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

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

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

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

The tractor and cable yarding areas have been indicated on the Yarding Map on page 17.

6. Physical Description

The Upper Cox Creek JTMP area is located approximately three and a half (3.5) air miles southwest of Benbow, CA. The majority of the plan area is situated in the upper reaches of Cox Creek with minor portions of the plan draining into tributaries of Sawmill Creek. Elevations within the JTMP area range from approximately 840 feet to 1800 feet above sea level.

The California State Cooperative Soil-Vegetation Survey map and on-site evaluations were used to classify the Upper Cox Creek JTMP area as mostly Site III timberland, with the soil types of the Hugo (812) series. Minor amounts of Site II timberland are also within the JTMP area, mainly in the southwestern portions of Parcel #1. The Hugo series soils are grayish brown to pale brown, gravelly, stony clay loam that is slightly acidic. Soil parent materials consist of sandstone and shale. Division of Mines and Geology describes the geology as Franciscan Formation. This formation is rated moderately stable. Soil depth ranges from 30 to over 70 inches within the JTMP area. Soils are permeable, well drained and erosion hazard ratings are generally moderate with higher ratings on the steeper slopes.

7. Timber Harvest History

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

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

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

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

8. Timber Stand Descriptions and Volume Summaries

The Upper Cox Creek JTMP area is approximately 482 acres of timberland, more or less. This management guide will provide stand data and future growth tables for Parcels #2, 3, and 4. Parcel #1 will still be greater than 160 acres after the proposed Lot Line Adjustment and will therefore not be considered as a substandard TPZ parcel.

The Upper Cox Creek JTMP area is comprised of stands containing similar conifer and hardwood species in various stages of stand structure, composition, and density. These stages of stand structure, composition, and density vary greatly due to different periods of harvest and silviculture. Conifer volume will be described using MBF (1000 board feet) and hardwood volume will use CCF (100 cubic feet).

Parcels Resulting from the Proposed Lot Line Adjustment

Parcel #2:

The majority of Parcel #2 is comprised of an even-aged stand co-dominated by Douglas-fir and tanoak. Minor patches of madrone also exist throughout the unit. The dominant age class is approximately 50-55 years old, resulting from previous harvest entries in the 1960s. Currently the stand contains approximately 145 square feet of basal area per acre, with 45% Douglas-fir, 45% tanoak, and 10% madrone. The unit contains approximately 270 trees per acre. Tanoak and Douglas-fir trees co-dominate the upper tree layer with approximately 134 and 127 trees per acre >5" DBH, respectively. Tanoak trees average approximately 50 trees per acre <5" DBH. Douglas-fir trees average approximately 10 trees per acre <5" DBH. The understory also includes dense patches of huckleberry and various forbs and grasses.

Parcel #2 also has two 15 year old plantations of Douglas-fir covering approximately 4 acres of the unit. These areas of the unit appear to be well stocked with vigorous young growth of conifer.

Parcel #2	
Avg. Conifer DBH	8.9"
Avg. Con Basal Area/Acre	65.3 square feet
Conifer Volume/Acre	7.2 mbf
Avg. Hardwood DBH	11"
Avg. HW Basal Area/Acre	79.7 square feet
Hardwood Volume/Acre	11.5 ccf

8. Timber Stand Descriptions and Volume Summaries (continued)

Parcel #3:

The majority of **Parcel #3** is comprised of an even-aged stand co-dominated by Douglas-fir and tanoak. Minor patches of madrone also exist throughout the unit. The dominant age class is approximately 32-37 years old, resulting from previous harvest entries in the 1980s. Currently the stand contains approximately 185 square feet of basal area per acre, with 60% Douglas-fir, 30% tanoak, and 10% madrone. The primary stand type contains approximately 230 trees per acre. Tanoak and Douglas-fir trees co-dominate the upper tree layer with approximately 116 and 104 trees per acre >5" DBH, respectively. Tanoak trees average approximately 34 trees per acre <5" DBH. The understory is mostly open and void of shrubs, with minor traces of various forbs and grasses.

Parcel #3 also has two 15 year old plantations of Douglas-fir covering approximately 6 acres of the unit. These areas of the unit appear to be well stocked with vigorous young growth of conifer.

<u>Parcel #3</u>	
Avg. Conifer DBH	14"
Avg. Con Basal Area/Acre	110 square feet
Conifer Volume/Acre	17.3 mbf
Avg. Hardwood DBH	10.3"
Avg. HW Basal Area/Acre	75 square feet
Hardwood Volume/Acre	15.3 ccf

Parcel #4:

Parcel #4 is comprised of an even-aged stand co-dominated by tanoak and Douglas-fir. Patches of madrone also exist throughout the unit. The dominant age class is approximately 30-35 years old, resulting from previous harvest entries in the 1980s. Currently the stand contains approximately 142 square feet of basal area per acre, with 62% tanoak, 31% Douglas-fir, and 7% madrone. The unit contains approximately 370 trees per acre. Douglas-fir trees make up the dominant tree layer with approximately 280 trees per acre >5" DBH. Tanoak trees average approximately 85 trees per acre >5" DBH. The understory includes dense patches of huckleberry and various forbs and grasses.

<u>Parcel #4</u>	
Avg. Conifer DBH	6"
Avg. Con Basal Area/Acre	44 square feet
Conifer Volume/Acre	3.5 mbf
Avg. Hardwood DBH	14.5"
Avg. HW Basal Area/Acre	98 square feet
Hardwood Volume/Acre	22.1 ccf

9. Cruising Methodology

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

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

10. Volume Methods

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

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

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

No deductions were made for hidden defects or expected breakage.

11. Future Growth

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

11. Future Growth (continued)

Parcels Resulting from the Proposed Lot Line Adjustment

Parcel #2:

Parcel #2	2016		2026		2036		2046	
	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume
56 Acres:	7.2	403.2	10.4	582.4	16.4	918.4	22.5	1260

Parcel #3:

Parcel #3	2016		2026		2036		2046	
	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume
40 Acres:	13.9*	556	20.9	836	30.1	1204	40.2	1608

*Please note, there may be differences in values for **MBF Vol/Acre 2016** when being compared to Conifer Volume/Acre in the **Item 8-Stand Description Tables**. This is due to the **Future Growth** values being a Parcel wide, weighted average based on all stand types, including plantations.

Parcel #4:

Parcel #4	2016		2026		2036		2046	
	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume	MBF Vol/Acre	Total MBF Volume
72 Acres:	3.5	252	4.9	352.8	6.9	496.8	9.2	662.4

12. Silvicultural Methods

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

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

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

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

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

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

13. Conservation and Protection Measures

Fire Risk:

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

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

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

Specific information including exact mileage to road junctions and recorded GPS coordinates of homes sites and out buildings should be easily accessible and given to CDF over the phone if a fire occurs. The GPS coordinates for the center of the management area is: Longitude_123°50'29.69"W Latitude_40° 02'18.6"N.

Soil Conservation:

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

Pest and Disease:

The JTMP area contains a component of hardwoods that are susceptible to Sudden Oak Death (SOD). SOD is a disease that is caused by the pathogen, *Phytophthora ramorum*. An announcement was made on July 9, 2002 that SOD was positively identified on California bay (*Umbellularia californica*) in a residential area of Redway, CA, approximately six (6) miles north of the JTMP area. This announcement resulted in Humboldt County being added to the list of counties included in the regulated area subject to quarantine restrictions limiting movement of host plant material. Humboldt County has been declared by the Board of Forestry to be in the "Zone of Infestation" (ZOI). However, detection of SOD has not occurred within the JTMP area. The closest documented case occurred approximately four (4) miles north of the JTMP area. Regardless of detection or not, future THPs/NTMPs will be required to include protection measures against SOD and the potential negative effects associated with it.

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

Wildlife Resources:

The management area and the surrounding area consist of a diversity of habitats including grasslands, densely forested stands and perennial watercourses. Timber operations have the potential to impact fish, plants, and wildlife species. Per 15 CCR 898.2(d) one of the conditions where the Director can disapprove a THP/NTMP is when "Implementation of the plan as proposed would result in either a "taking" or finding of jeopardy of wildlife species listed as rare, threatened or endangered by the Fish and Game Commission, the National Marine Fisheries Service, or Fish and Wildlife Service, or would cause significant, long-term damage to listed species. The Director is not required to disapprove a plan which would result in a "taking" if the "taking" is incidental and is authorized by a wildlife agency acting within its authority under state or federal endangered species acts." Management of the timber resources will increase the biodiversity which should benefit additional plant and animal species. Prior to any harvesting activities, a search of the Natural Diversity Database (NDDDB) should be conducted in addition to potential wildlife surveys in order to determine adequate protection for listed endangered or threatened species. Watercourse and lake protection zones that are required by the Forest Practice Rules will be adhered to in order to further protect the beneficial uses of water.

14. Management Plan Updates

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

15. Management Cost

Costs that could potentially be incurred in order to conduct timber harvesting operations on the management area include but are not limited to the following: consulting forester/biologist/geologist/botanist fees, surveying, road maintenance, tree planting, forest protection, timber stand improvement, and potential permitting fees from various federal and state agencies. These and other related expenses may not correspond with the revenues received from projected harvest.

16. Legal Requirements

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

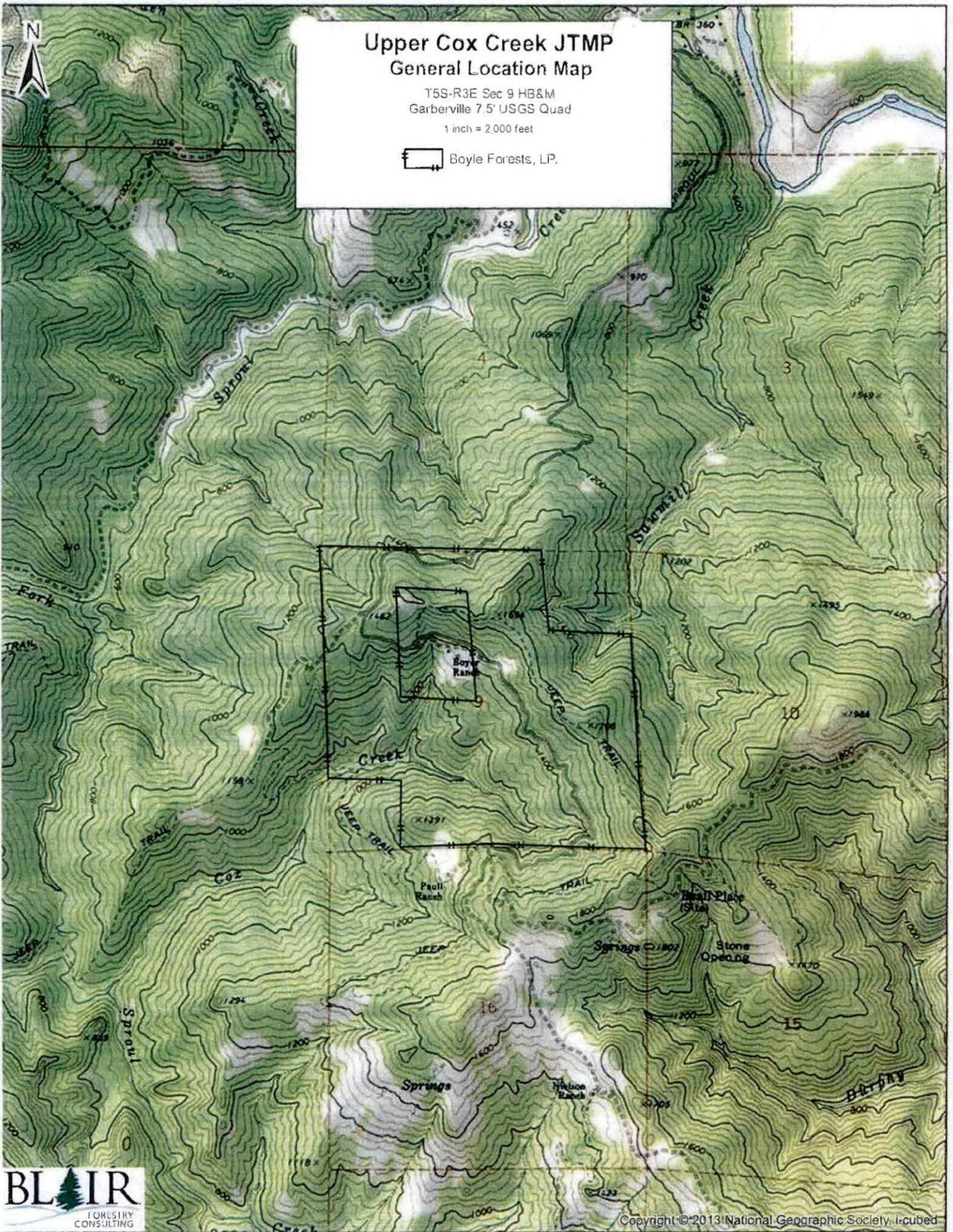
Gen location 1

Upper Cox Creek JTMP General Location Map

T5S-R3E Sec 9 HB&M
Garberville 7.5' USGS Quad

1 inch = 2,000 feet

 Boyle Forests, LP.



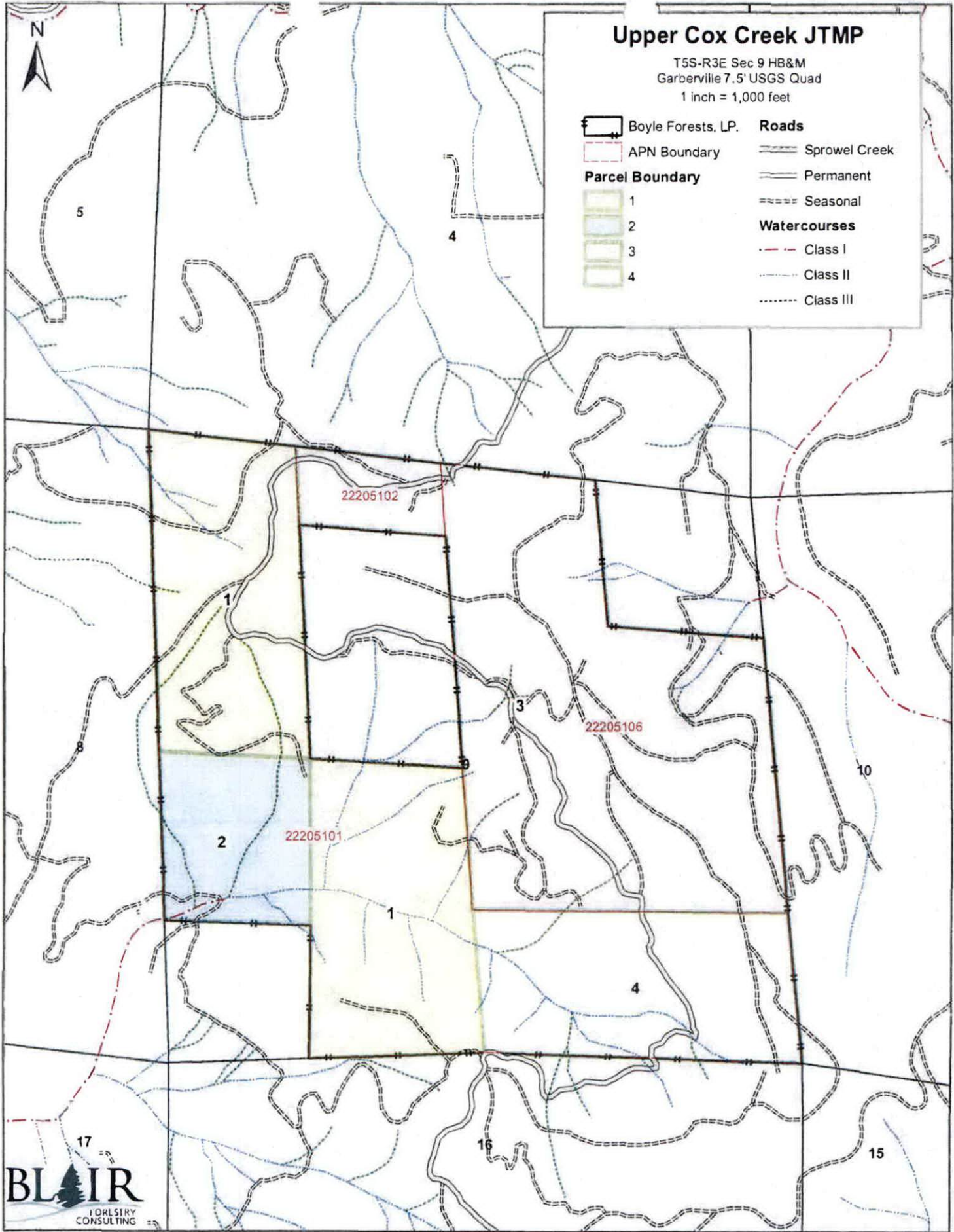


Upper Cox Creek JTMP Aerial Photo 2014

T5S-R3E Sec 9 HB&M
Garberville 7.5' USGS Quad
1 inch = 1,000 feet

 Boyle Forests, LP.



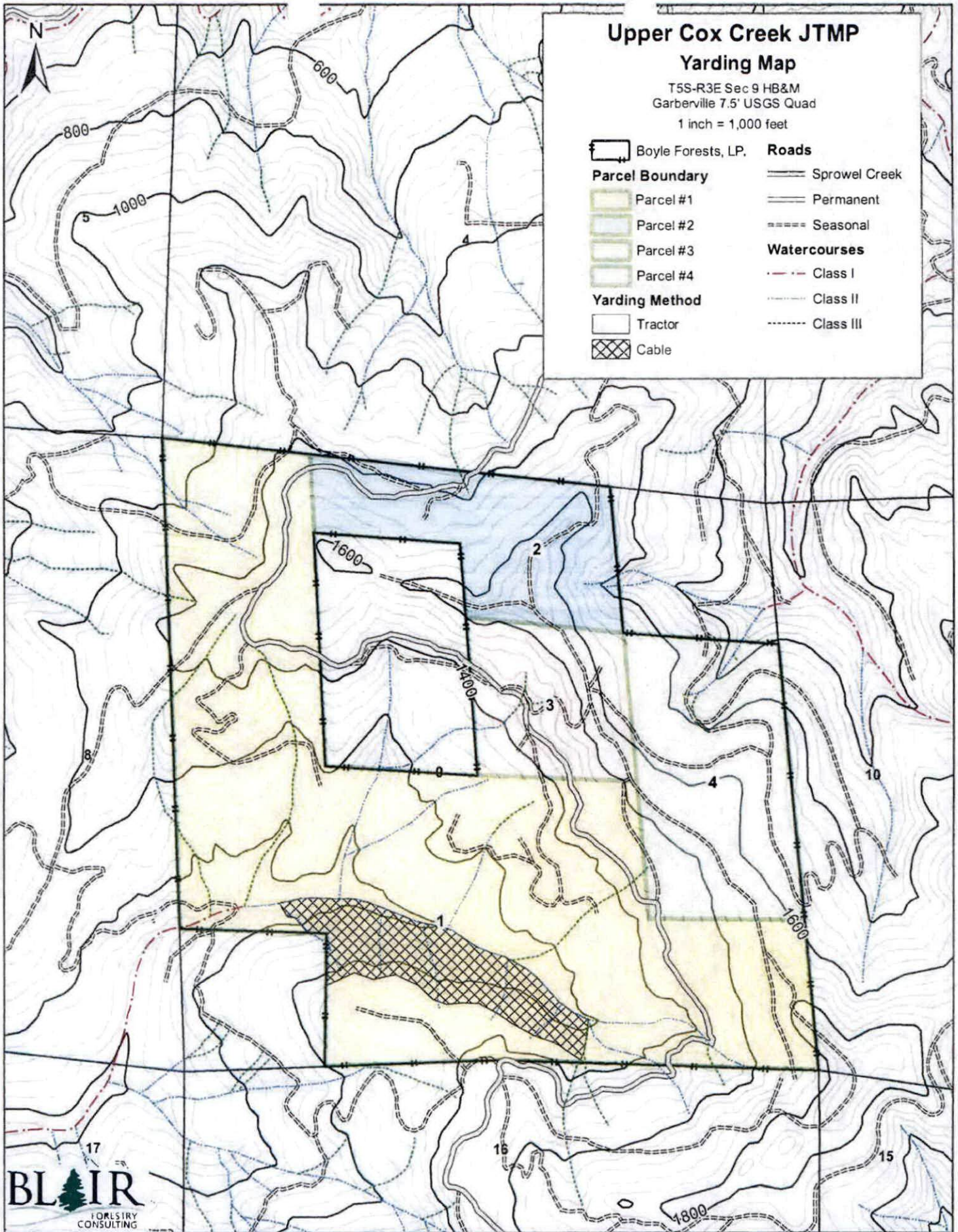


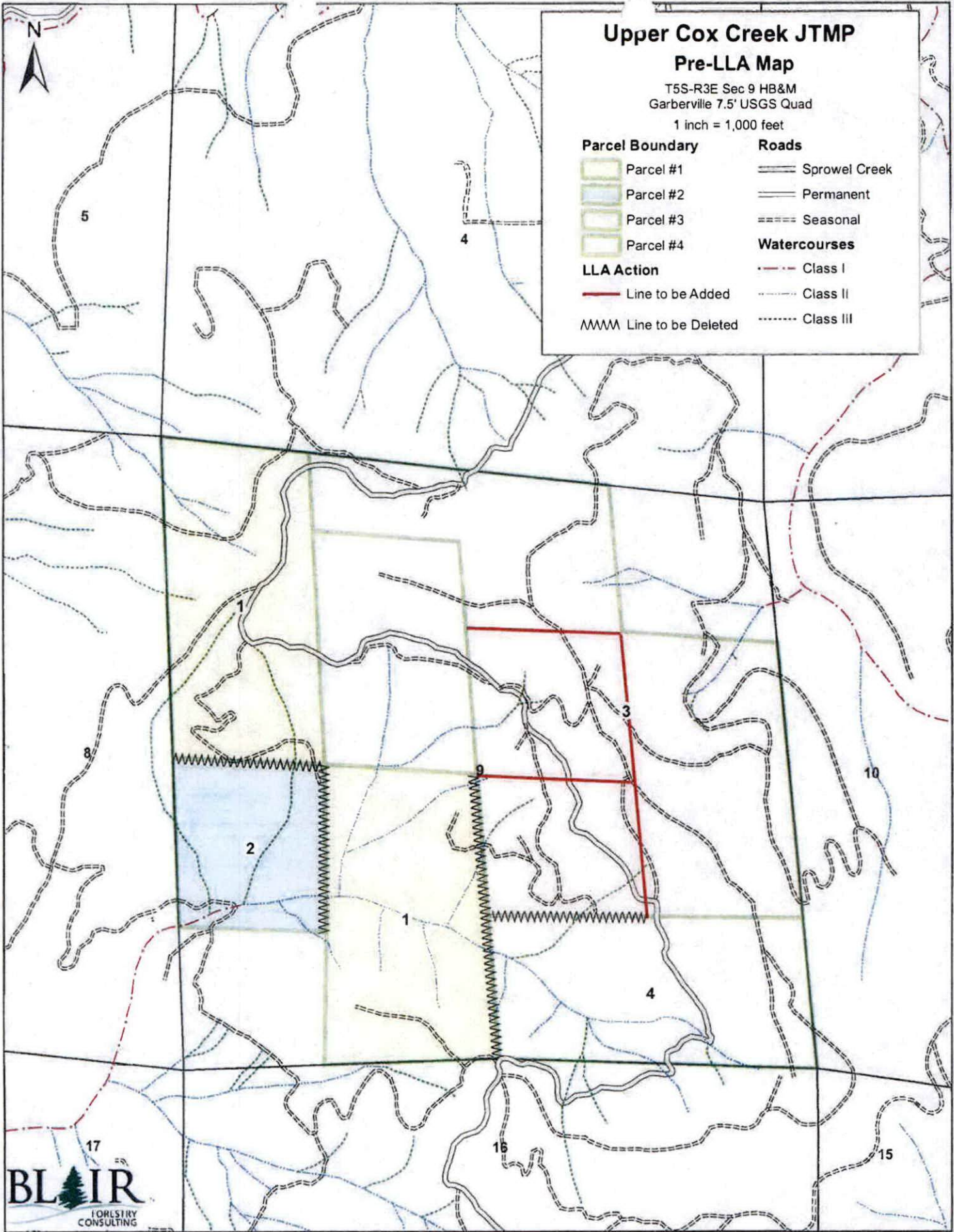
Upper Cox Creek JTMP

T5S-R3E Sec 9 HB&M
 Garberville 7.5' USGS Quad
 1 inch = 1,000 feet

- | | | | |
|------------------------|--------------------|---------------------|---------------|
| | Boyle Forests, LP. | Roads | |
| | APN Boundary | | Sprowel Creek |
| Parcel Boundary | | | Permanent |
| | 1 | | Seasonal |
| | 2 | Watercourses | |
| | 3 | | Class I |
| | 4 | | Class II |
| | | | Class III |





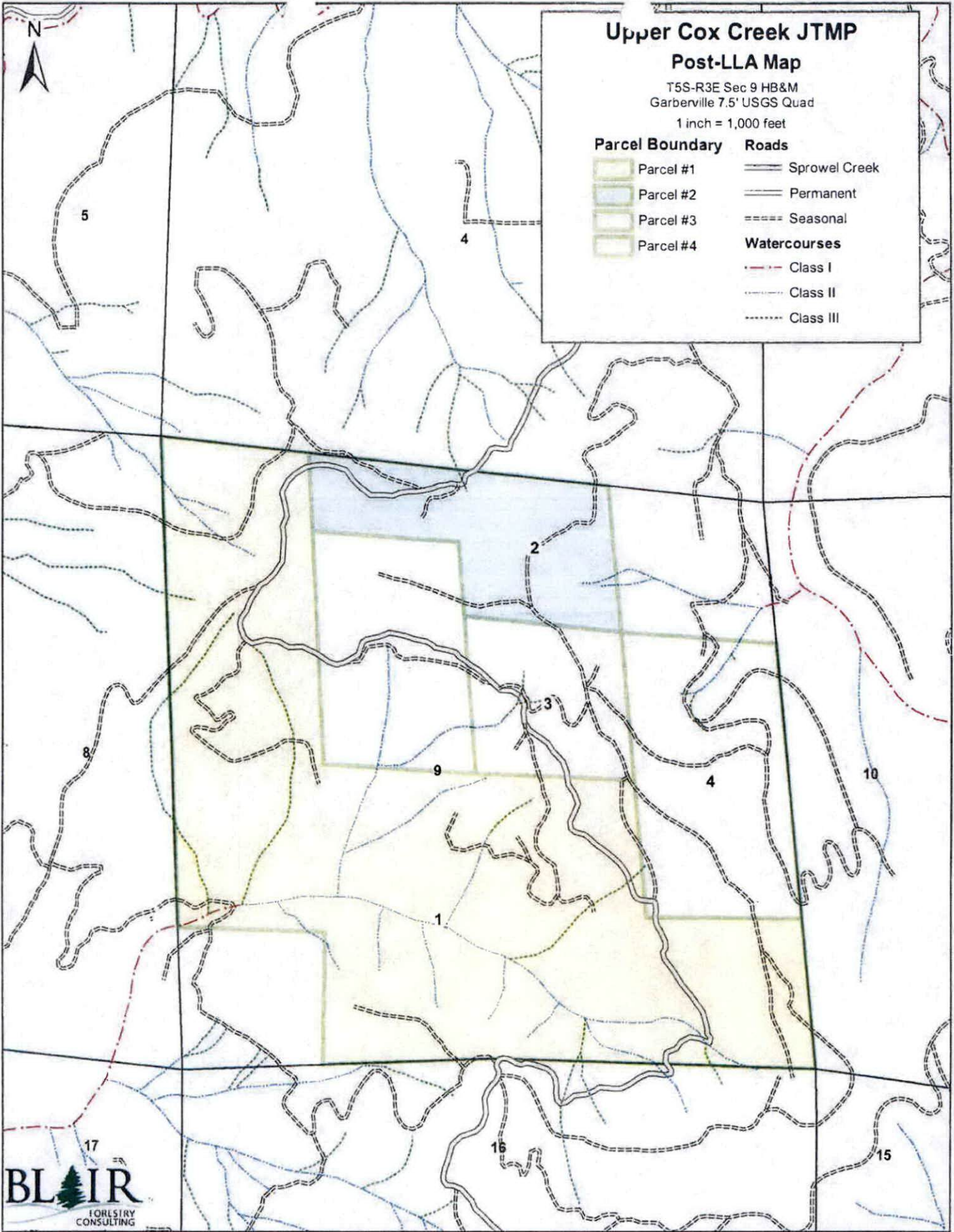


Upper Cox Creek JTMP Pre-LLA Map

T5S-R3E Sec 9 HB&M
Garberville 7.5' USGS Quad
1 inch = 1,000 feet

Parcel Boundary		Roads	
	Parcel #1		Sprowel Creek
	Parcel #2		Permanent
	Parcel #3		Seasonal
	Parcel #4	Watercourses	
LLA Action			Class I
	Line to be Added		Class II
	Line to be Deleted		Class III





Upper Cox Creek JTMP Post-LLA Map

T5S-R3E Sec 9 HB&M
Garberville 7.5' USGS Quad
1 inch = 1,000 feet

- | Parcel Boundary | | Roads | |
|-----------------|-----------|---------------------|---------------|
| | Parcel #1 | | Sprowel Creek |
| | Parcel #2 | | Permanent |
| | Parcel #3 | | Seasonal |
| | Parcel #4 | Watercourses | |
| | | | Class I |
| | | | Class II |
| | | | Class III |



Timber Management Plan

1. Access

The Upper Cox Creek JTMP area is located approximately three and a half (3.5) air miles southwest of Benbow, CA. The entire JTMP area can be located on the USGS 7.5' Garberville quadrangle map. All parcels included in this JTMP will be accessed via seasonal roads off of Sprowel Creek Road. These seasonal roads range from approximately 6.8 to 8.5 miles from the intersection of Highway 101 and Sprowel Creek Road. The road grade of the primary, existing seasonal roads ranges between 2% - 20% and is suitable for hauling logs from the properties. The seasonal roads have been well maintained throughout the JTMP area and would require minimal new construction, if any.

Please see **Attachment A: Reserved Rights-of-Way**, on Page 22, for a complete description of the rights-of-way being reserved in this JTMP.

2. Rights-of-Way

Please see **Attachment A: Reserved Rights-of-Way**, on Page 22, for a complete description of the rights-of-way being reserved in this JTMP.

3. Minimum Stocking Standards

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

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

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

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

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

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

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

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

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

(3) To the extent basal area standards are specified in the rules in excess of 14 CCR § 912.7(b)(2)

[932.7(b)(2), 952.7(b)(2)], up to 15 square feet of basal area of those standards higher than the minimum may be met by counting snags, and decadent or deformed trees of value to wildlife in the following sizes:

- (A) 30 inches or greater dbh and 50 feet or greater in height on site I and II lands;
- (B) 24 inches or greater dbh and 30 feet or greater in height on site III lands; and
- (C) 20 inches or greater dbh and 20 feet or greater in height on site IV and V lands.

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

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

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

- (A) The management objectives of the post-harvest stand;
- (B) A description of the current stand, including species composition and current stocking levels within the area of Group B species. The percentage can be measured by using point-count, basal area, stocked plot, or other method agreed to by the Director.
- (C) The percentage of the post-harvest stocking to be met with Group B species. Post-harvest percentages will be determined on the basis of stocked plots. Only the methods provided by 14 CCR §§ 1070-1075 shall be used in determining if the standards of PRC § 4561 have been met.
- (D) A description of what will constitute a countable tree, as defined by PRC § 4528 for a Group B species and how such a tree will meet the management objectives of the post-harvest stand.

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

ATTACHMENT A: RESERVED RIGHTS-OF-WAY

Parcel #1: The following portions of roads included in the Upper Cox Creek JTMP will be reserved by Boyle Forests, LP for ingress, egress, and public utility for the benefit of Parcel #1. These rights-of-way have been displayed on the map on Page 23.

- a) The portion of "Road A" that runs through Parcel #3.
- b) The portions of "Road B" that run through Parcel #2, Parcel #3, and Parcel #4.
- c) The portions of "Road D" that run through Parcel #2, if applicable, and Parcel #4.
- d) The portion of "Road E" that runs through Parcel #2.

Parcel #2: The following portions of roads included in the Upper Cox Creek JTMP will be reserved by Boyle Forests, LP for ingress, egress, and public utility for the benefit of Parcel #2. These rights-of-way have been displayed on the map on Page 24.

- a) The portions of "Road B" that run through Parcel #1, Parcel #3, and Parcel #4.

Parcel #3: No right-of-ways being reserved in the Upper Cox Creek JTMP for Parcel #3.

Parcel #4: The following portions of roads included in the Upper Cox Creek JTMP will be reserved by Boyle Forests, LP for ingress, egress, and public utility for the benefit of Parcel #4. These rights-of-way have been displayed on the map on Page 25.

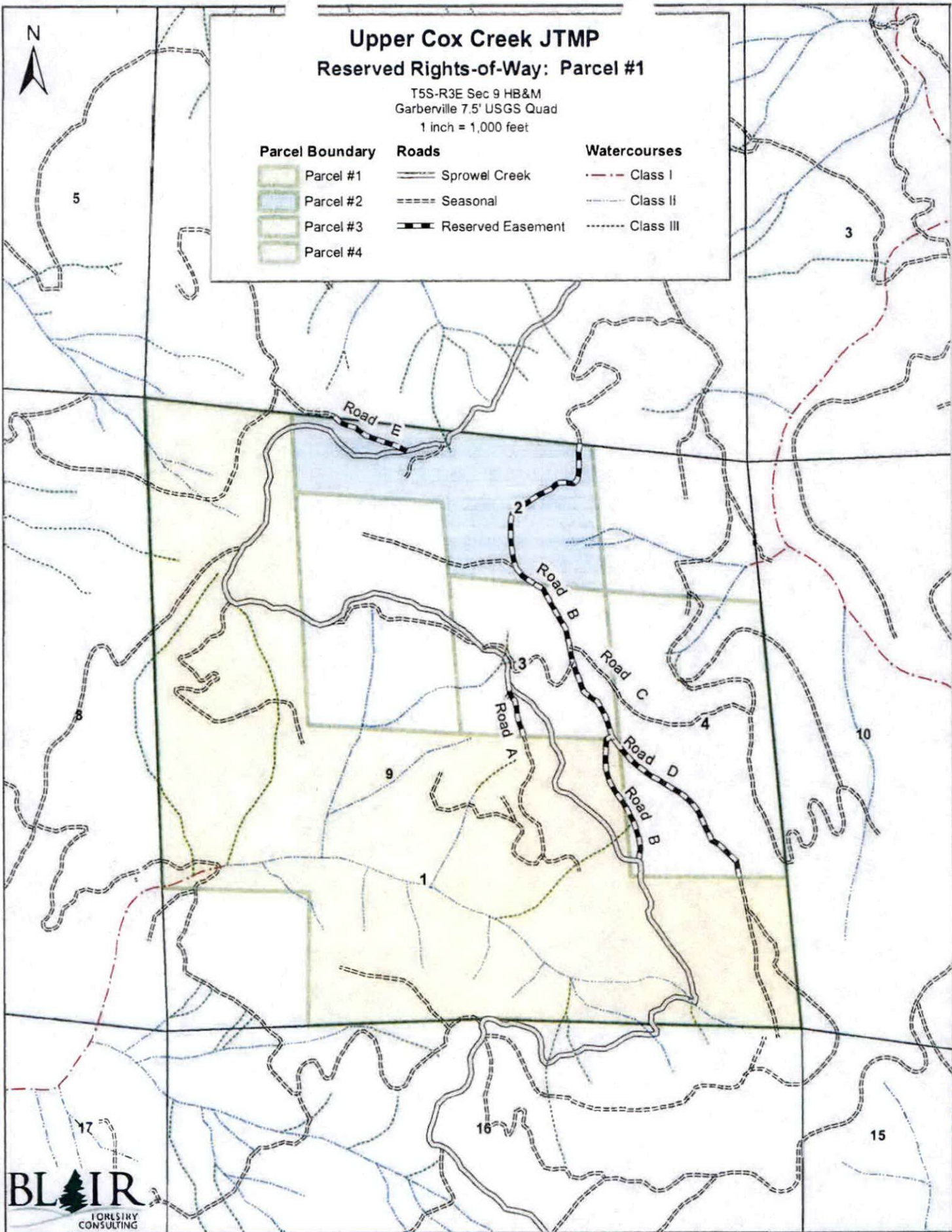
- a) The portion of "Road B" that runs through Parcel #1.
- b) The portion of "Road B" that runs through Parcel #3, up to the intersection with "Road C".
- c) The portion of "Road C" that runs through Parcel #3.
- d) The portions of "Road D" that run through Parcel #1 and/or Parcel #3, if applicable.

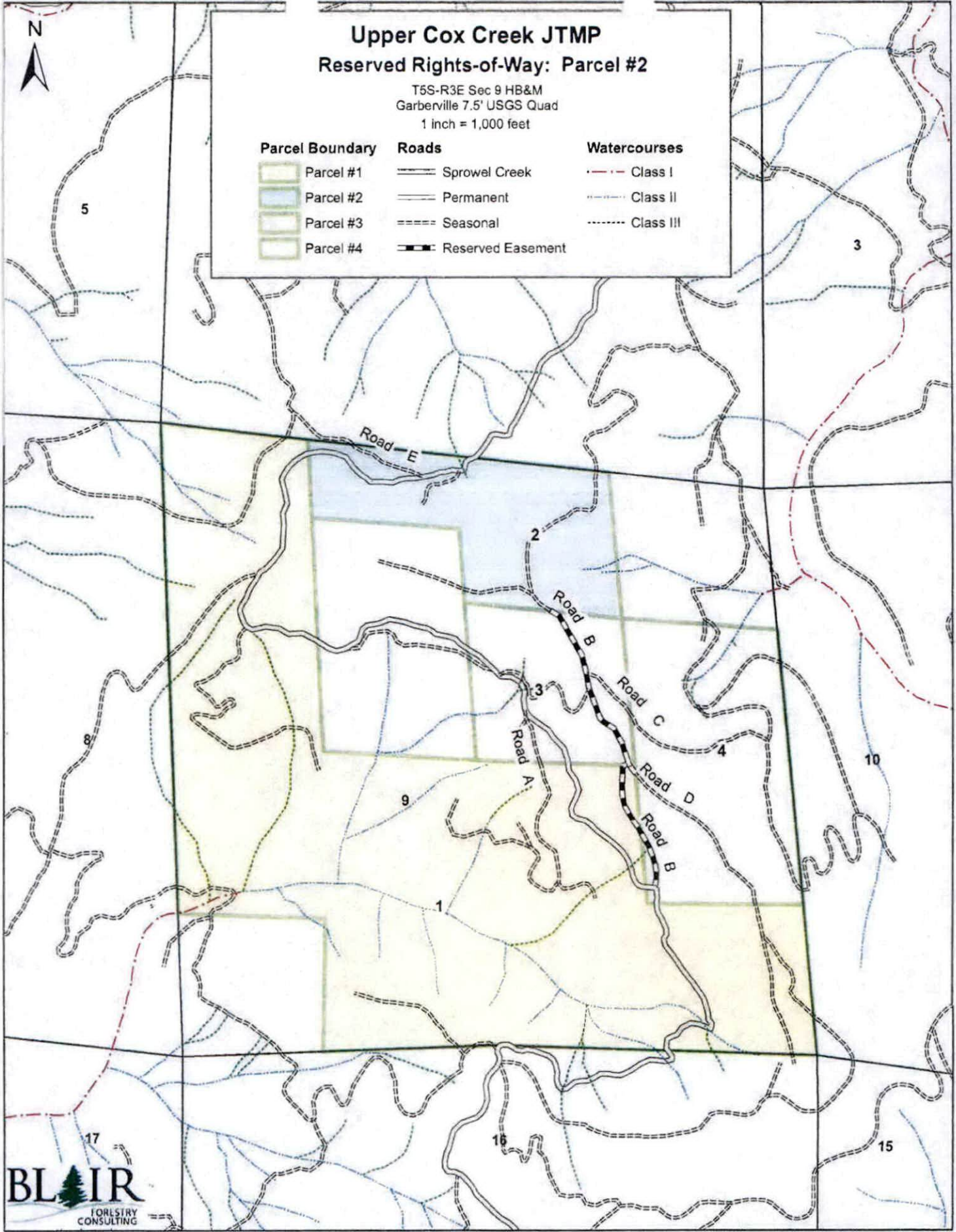


Upper Cox Creek JTMP Reserved Rights-of-Way: Parcel #1

T5S-R3E Sec 9 HB&M
Garberville 7.5' USGS Quad
1 inch = 1,000 feet

Parcel Boundary	Roads	Watercourses
Parcel #1	Sprowel Creek	Class I
Parcel #2	Seasonal	Class II
Parcel #3	Reserved Easement	Class III
Parcel #4		





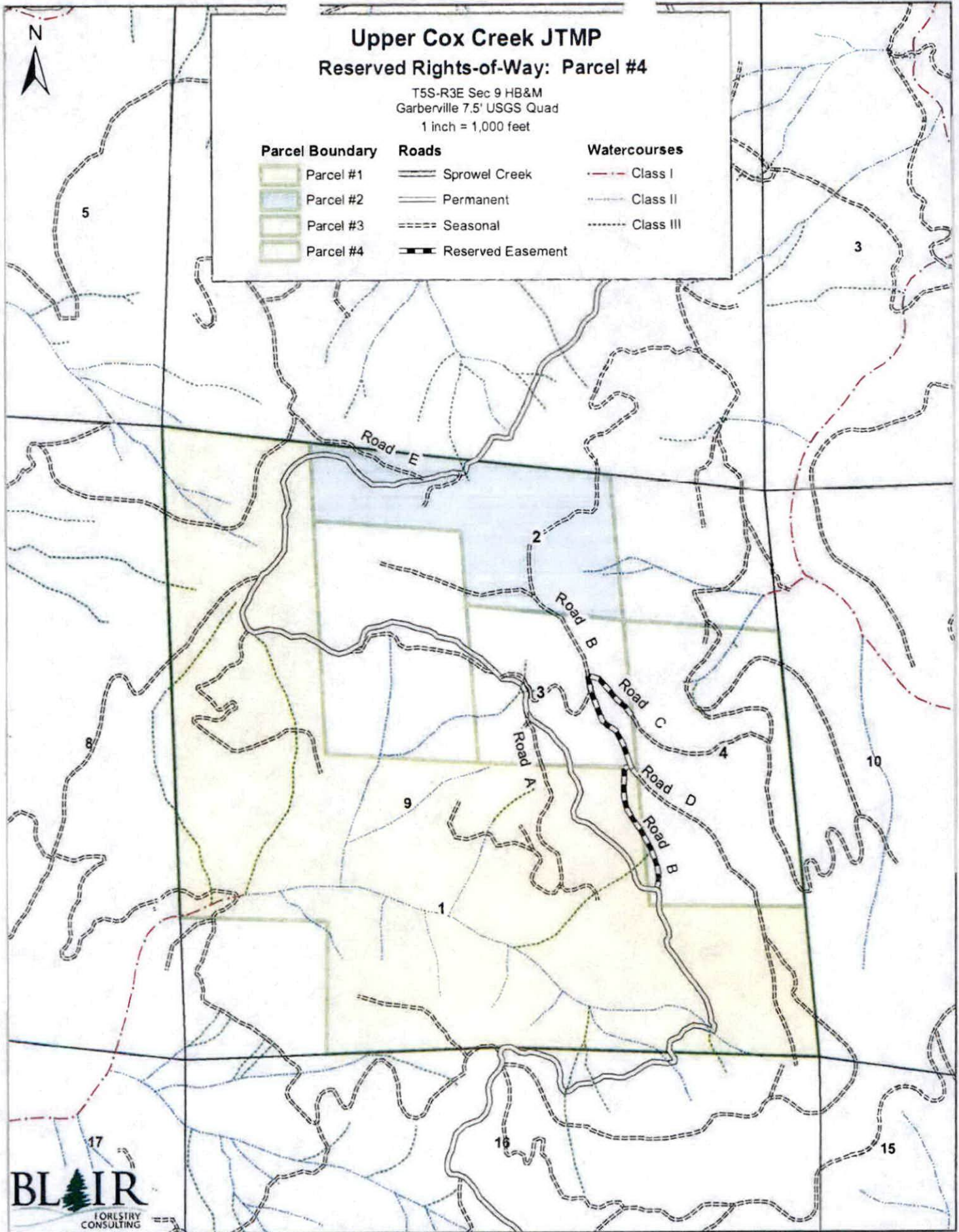
Upper Cox Creek JTMP

Reserved Rights-of-Way: Parcel #2

T6S-R3E Sec 9 HB&M
Garberville 7.5' USGS Quad
1 inch = 1,000 feet

Parcel Boundary	Roads	Watercourses
 Parcel #1	 Sprowel Creek	 Class I
 Parcel #2	 Permanent	 Class II
 Parcel #3	 Seasonal	 Class III
 Parcel #4	 Reserved Easement	





ATTACHMENT C

Draft Minutes of FRC Meeting of September 21, 2017

DRAFT Minutes

September 21, 2017 Meeting

I. Attendance

FRC Members Present: Charles Ciancio, Gary Rynearson, Mark Andre, Kurt McCray, Yana Valachovic

FRC Members Absent: Jim Able, Chris Carroll, Ben Hawk

Staff Present: Trevor Estlow, Planning and Building Department,

The Committee welcomed guests: Chris Stumpf, Phil O'Connor and Katrina Paul

II. Public Appearances: Charles Ciancio provided the Committee with written comments.

III. Approval of Minutes from the December 17, 2015, March 29, 2016 and March 9, 2017 Meeting.

Approval of minutes was deferred to the next meeting.

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

1. Boyle Forests, LP Lot Line Adjustment and Joint Timber Management Plan – Upper Cox Creek Application (10339) Case Numbers: LLA-16-008, JTMP-16-003; Assessor Parcel Numbers: 222-151-001, 222-151-002, 222-151-006; Benbow area.

Trevor Estlow provided the staff report and staff recommendations. The project involves a Lot Line Adjustment between four parcels of 203 acres, 157 acres, 77 acres and 41 acres resulting in four parcels of 57 acres, 38 acres, 198 acres and 185 acres. A Joint Timber Management Plan is required for the adjusted parcels less than 160 acres in size. The site is utilized for timber management.

At this time, the Chair opened the meeting to public comments. The committee had questions regarding the purpose of the LLA. There was discussion regarding existing and proposed access to the parcels. 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 Rynearson, the Boyle Forests project was approved by a vote of 5-0.

2. Review of the Draft Commercial Cannabis Land Use Ordinance.

The Committee discussed the draft ordinance and had concerns/questions regarding cultivation on timberlands, timberland conversions, tribal lands definition, church camps and cultivation on non-timberland TPZ-lands. No action was taken.

V. Future Agenda Items

No discussion

VIII. Adjournment

Charles Ciancio left the meeting at 6:30, leaving the Committee without a quorum.

ATTACHMENT D

Lot Line Adjustment Findings and Map

STAFF ANALYSIS OF THE EVIDENCE SUPPORTING THE REQUIRED FINDINGS

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

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

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

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

Parcel	Creation Document	Legal Status
222-051-001 (por.)	Parcel 31 of Notice of Merger and Certificate of Subdivision Compliance Document No. 2012-014296-10.	One legal, separate parcel.
222-051-001 (por.)	Parcel 69 of Certificate of Subdivision Compliance Document No. 2012-018347-12.	One legal, separate parcel.
222-051-002 and 222-051-006 (por.)	Parcel 30 of Notice of Merger and Certificate of Subdivision Compliance Document No. 2012-014296-10.	One legal, separate parcel.
222-051-001 (por.)	Parcel 68 of Certificate of Subdivision Compliance Document No. 2012-018347-12.	One legal, separate parcel.

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

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

Zoning Section	Summary of Applicable Requirement	Evidence That Supports the Zoning Finding
§314-7.4 (HCC) Timberland Production Zone	Principally permitted uses include growing and harvesting of timber.	The lot line adjustment will adjust four parcels to result in four parcels of 314 acres, 56 acres, 40 acres and 72 acres in size. This will provide more logical management units and 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.
Development Standards		
Minimum Parcel Size	160 acres (40 acres with a Joint Timber Management Plan)	Three of the parcels will be less than 160 acres after adjustment. A Joint Timber Management Plan per California Government Code (CGC) Section 51119.5 was prepared to demonstrate that the resultant parcels are suitable for continued timber production as permitted under zoning.
Maximum Building Height	None specified	No new development is proposed as part of this lot line adjustment.
Minimum Yard Setbacks: SRA Standards	Front: 30 feet Rear: 30 feet Side: 30 feet	No new development is proposed. The parcels are currently vacant.
Maximum Ground Coverage	Residences and the associated accessory structures and uses shall not exceed two (2) acres per parcel	The parcels are currently vacant.

4. General Plan Consistency. The following table identifies the evidence, which supports finding that the proposed development is in conformance with all applicable policies and standards of the 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
<p>Land Use Chapter 4</p> <p>Land Use Designations Section 4.8</p>	<p>Timberland (T): 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</p> <p>Density range is 40 -160 acres/unit</p>	<p>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 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.</p>
<p>Conservation and Open Space Chapter 10</p> <p>Open Space Section 10.2</p>	<p>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)</p> <p>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</p>	<p>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>

<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>The upper reaches of Cox Creek as well as a tributary to Sawmill Creek flow through the properties and ultimately drain to the South Fork Eel River. No development is proposed as part of this Lot Line Adjustment, however, any future development will be required to comply with the County's Streamside Management Area Ordinance (SMAO).</p>
<p>Related policies: BR-P1. Compatible Land Uses, BR-P5. Streamside Management Areas.</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>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>Related policies: CU-P1. Identification and Protection, CU-P2. Native American Tribal Consultation]</p>		

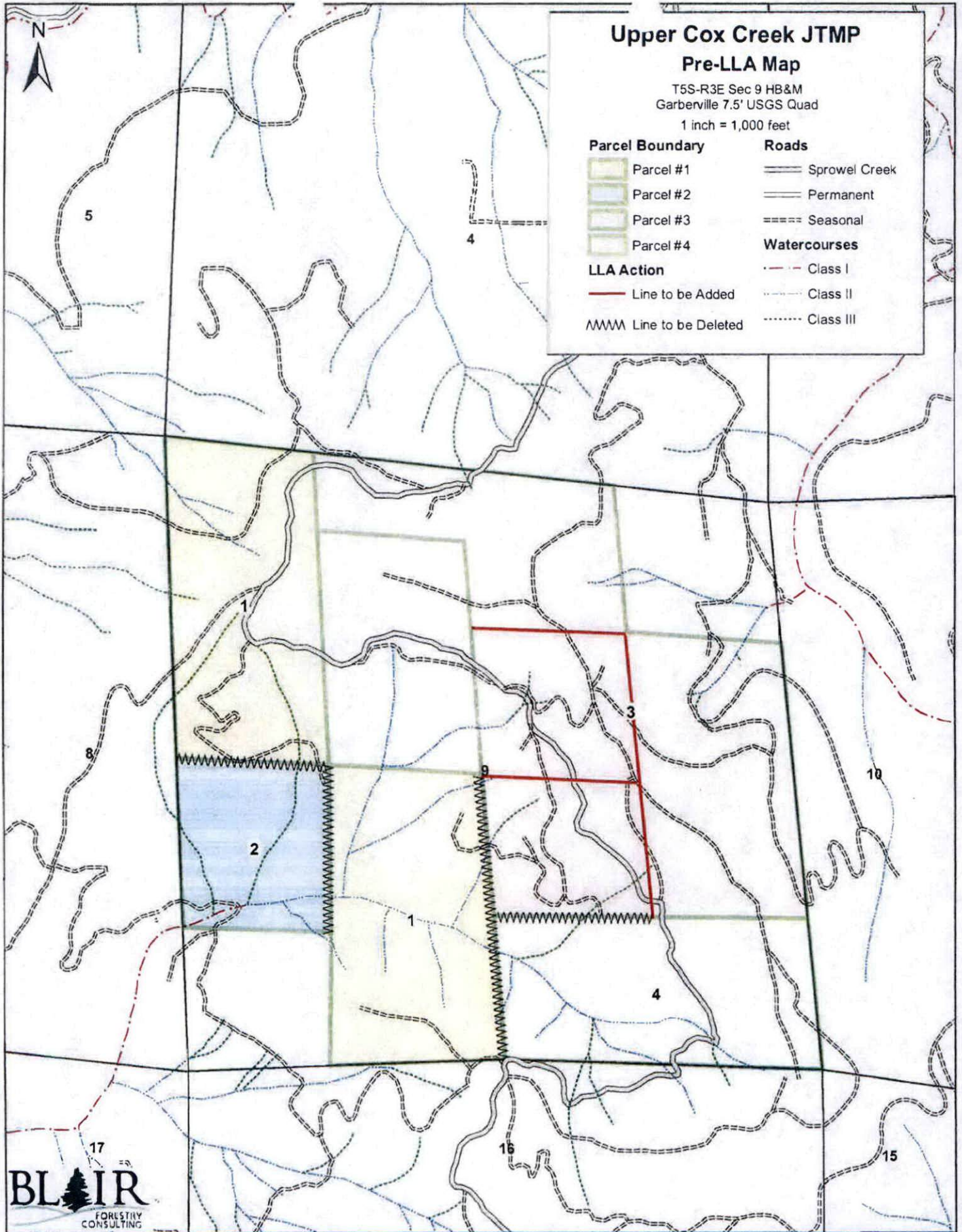
<p>Water Resources Chapter 11</p> <p>Stormwater Drainage</p>	<p>Goals and policies contained in this Chapter relate to coordinated watershed planning and land use decision making to advance management priorities (WR-G3, WR-G4, WR-G5); watershed conservation and restoration efforts aimed at de-listing 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>The upper reaches of Cox Creek as well as a tributary to Sawmill Creek flow through the properties and ultimately drain to the South Fork Eel River. No development is proposed as part of this Lot Line Adjustment, however, any future development will be required to comply with 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 eight miles distance from the coast and approximately 1,200 feet above mean sea level, is outside the areas subject to tsunami run-up.</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
§312-17.1	The proposed development will not adversely impact the environment, and will not be detrimental to the public health, safety or welfare and will not be materially injurious to properties or improvements in the vicinity.	All reviewing referral agencies have approved or conditionally approved the proposed project. The project will not result in changes in land use or density, and will not create a new parcel.
§15061(b)(3) and §15305(a), CEQA	Categorically exempt from State environmental review.	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.

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



Upper Cox Creek JTMP Pre-LLA Map

T5S-R3E Sec 9 HB&M
Garberville 7.5' USGS Quad

1 inch = 1,000 feet

Parcel Boundary		Roads	
	Parcel #1		Sprowel Creek
	Parcel #2		Permanent
	Parcel #3		Seasonal
	Parcel #4		
LLA Action		Watercourses	
	Line to be Added		Class I
	Line to be Deleted		Class II
			Class III



