

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE

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DATE: December 21, 2012

TO: Coastal Commissioners and Interested Parties

FROM: Alison Dettmer, Deputy Director
Robert Merrill, North Coast District Manager
Melissa Kraemer, Coastal Program Analyst

SUBJECT: **Humboldt County LCP Amendment HUM-MAJ-1-12
(Williams-Guterro LUP and IP amendments)**

For the Commission meeting of January 9, 2013

SUMMARY OF STAFF RECOMMENDATION

Commission staff recommends that the Commission, upon completion of a public hearing, certify both portions of the requested LCP amendment **as submitted**.

As submitted, HUM-MAJ-1-12 would redesignate/rezone two private properties totaling 10.9 acres from Rural Residential (RR/RA) to Coastal Commercial Timberland (TC/CT). The two properties that would be redesignated/rezoned under this LCP amendment both are developed with single family residences, yet both properties still remain partially covered in timber. The subject site is located on the east side of Patricks Point Drive, approximately 0.5-mile north of Seawood Drive, approximately three miles north of the City of Trinidad, Humboldt County. The site is mostly forested and is surrounded by rural residential development and commercial timberland. The lands that are the subject of this LCP amendment are part of a designated "Coastal Scenic Area" under the certified LUP.

The proposed LCP amendment to reclassify the two properties totaling 10.9 acres to TC/CT would facilitate another proposal to merge the properties with the adjacent 70.4-acre CT-zoned property and then divide the ~81 acres into two CT-zoned properties (of approximately 40 acres and 41 acres in size). The adjacent 70.4-acre property is undeveloped and forested. The County

approved a Joint Timber Management Plan for both the properties subject to the LCP amendment and the adjacent 70.4-acre property that concludes that the proposed resultant parcels (each ~40 acres) would be economically viable for coastal commercial timberland uses. The County has already approved the necessary CDP for the proposed merger and resubdivision described above, though completion of the County's notice of final local action for the CDP is on hold pending effective certification of the proposed LCP amendment application.

Staff believes that the proposed LUP amendment, as submitted, is consistent with all applicable Chapter 3 policies of the Coastal Act. The proposed LUP amendment would not result in any increase in the maximum potentially allowable land use density within the rural area of the site. In fact, the proposed LUP amendment as submitted would result in a reduced maximum potentially allowable density for the area, because the TC designation, unlike the RR designation, prohibits second dwelling units. Therefore, the amendment would not result in any increased residential development outside of a developed area and is consistent with Section 30250 of the Coastal Act. Further, the proposed merger and redivision of property that would be facilitated by the LCP amendment, if approved, would result in two ~40-acre commercial timberland parcels that have been determined to be economically viable for commercial timberland uses. Therefore, staff believes that the proposed LUP amendment as submitted is consistent with the requirements of Section 30243 of the Coastal Act that the long-term productivity of soils and timberland shall be protected. Also, the existing certified LCP contains policies to protect ESHA, ESHA buffers, visual resources and water quality. These policies will continue to regulate, through the CDP process, all development as defined by Section 30106 of the Coastal Act, in a manner consistent with the requirements of the Coastal Act.

Finally, staff believes that the proposed amendment to the Implementation Program (IP), which would rezone the subject lands from RA to CT uses, would conform with and be adequate to carry out the policies and standards of the LUP, as amended, as the proposed CT zoning district allows for the same range of uses as the proposed TC land use designation under the proposed LUP amendment.

The appropriate motions and resolutions to adopt the staff recommendation are found on page 4.

DEADLINE FOR COMMISSION ACTION

On October 10, 2012, the Commission granted a one-year extension to the time limit for Commission action on the requested certification of County of Humboldt Local Coastal Program Amendment No. HUM-MAJ-1-12. The new date by which the Commission must act upon the amendment is November 14, 2013.

ADDITIONAL INFORMATION

For additional information about the LCP amendment, please contact Melissa Kraemer at the North Coast District Office at (707) 445-7833. Please mail correspondence to the Commission at the letterhead address.

TABLE OF CONTENTS

I. MOTIONS AND RESOLUTIONS.....4

**II. FINDINGS FOR CERTIFICATION OF THE LUP
AMENDMENT AS SUBMITTED.....5**

A. STANDARD OF REVIEW.....5

B. LUP AMENDMENT DESCRIPTION AND BACKGROUND.....5

C. CONSISTENCY WITH RELEVANT COASTAL ACT POLICIES.....6

 i. PLANNING AND LOCATING NEW DEVELOPMENT.....7

 ii. TIMBERLAND RESOURCES.....7

 iii. VISUAL RESOURCES.....8

 iv. WATER QUALITY AND ESHA.....11

 v. CONCLUSION.....11

**III. FINDINGS FOR CERTIFICATION OF THE IP
AMENDMENT AS SUBMITTED.....11**

A. ANALYSIS CRITERIA.....11

B. IP AMENDMENT DESCRIPTION.....12

C. IMPLEMENTATION CONFORMITY.....12

IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT.....12

EXHIBITS

- Exhibit 1 – Location map
- Exhibit 2 – Proposed land use designation and zoning change
- Exhibit 3 – Future planned merger and resubdivision with adjacent lot
- Exhibit 4 – County approved Joint Timber Management Plan
- Exhibit 5 – Resolution 12-15
- Exhibit 6 – Ordinance 2476

I. MOTIONS AND RESOLUTIONS

The staff recommends that the Commission adopt the following resolutions:

Motion 1 – Certify the Land Use Plan Amendment As Submitted:

I move that the Commission certify Land Use Plan Amendment No. HUM-MAJ-1-12 as submitted by the County of Humboldt.

Staff recommends a **YES** vote. Passage of the motion will result in certification of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

Resolution to Certify the LUP Amendment:

The Commission hereby certifies the Land Use Plan Amendment No HUM-MAJ-1-12 as submitted by the County of Humboldt and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental Quality Act because either: 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment; or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

Motion 2 – Certify the Implementation Program Amendment As Submitted:

I move that the Commission reject Implementation Program Amendment No. HUM-MAJ-1-12 for the County of Humboldt as submitted.

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program Amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Resolution to Certify the IP Amendment:

The Commission hereby certifies the Implementation Program Amendment No. HUM-MAJ-1-12 for the County of Humboldt as submitted and adopts the findings set forth below on grounds that the Implementation Program as amended, conforms with and is adequate to carry out the provisions of the Land Use Plan, as amended and certified, and certification of the Implementation Program Amendment will meet the requirements of the California Environmental Quality Act, because either: 1) feasible mitigation measures and/or alternatives have been

incorporated to substantially lessen any significant adverse effects of the Implementation Program Amendment on the environment; or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program Amendment.

II. FINDINGS FOR CERTIFICATION OF THE LUP AMENDMENT AS SUBMITTED

The Commission finds and declares as follows for proposed Land Use Plan (LUP) amendment HUM-MAJ-1-12:

A. STANDARD OF REVIEW

To certify the amendment to the LUP portion of the County of Humboldt LCP, the Commission must find that the LUP, as amended, is consistent with the policies of Chapter 3 of the Coastal Act.

B. AMENDMENT DESCRIPTION AND BACKGROUND

On July 18, 2012, Humboldt County submitted to the Commission an LCP amendment known as the “Williams-Guttero” LCP amendment (named for the owners of the two subject properties). As submitted, HUM-MAJ-1-12 would redesignate two private properties totaling 10.9 acres from Rural Residential (RR) to Coastal Commercial Timberland (TC).

The subject site is located on the east side of Patricks Point Drive, approximately 0.5-mile north of Seawood Drive, approximately three miles north of the City of Trinidad, Humboldt County (APNs 517-271-05 & -05) (**Exhibit 1**). The site is partially forested and is surrounded by rural residential development and private timberlands.

The area that is the subject of this LCP amendment application includes two separate legal lots of approximately 6.5 acres and 4.4 acres in size (**Exhibit 2**). Each lot is planned and zoned for Rural Residential uses and developed with a single family residence. The two lots are separated from one another by a separate approximately 4.3-acre rural residential lot owned by other parties that also is developed with a single family residence. This intervening lot is not part of the subject LCP amendment application. The two subject lots and the third separate lot each lie adjacent to a separate 70.4-acre parcel that is undeveloped, forested, jointly owned by the Williams and Guttero families and which is planned and zoned for Commercial Timberland uses.

The proposed LUP amendment would reclassify the subject two Rural Residential (RR)-designated properties that total 10.9 acres to Coastal Commercial Timberland (TC). Under the certified LUP, the principal use allowed in areas designated RR is residential. The principal uses allowed in areas designated TC include “*timber production including all necessary site preparation, road construction and harvesting, and residential use incidental to this use as provided in Section 3.24 of this document, and principal uses permitted under AEP, except second dwelling.*”

The proposed LUP redesignation would help facilitate another proposal (which is not under the Commission's review at this time) to merge the two properties with the adjacent 70.4-acre TC-designated property and then divide the total ~81.3 acres into two TC-designated properties of approximately 40 acres and 41 acres in size (**Exhibit 3**). The County has already approved a Joint Timber Management Plan for both the subject properties and the adjacent 70.4-acre property that concludes that the proposed resultant parcels (each ~40 acres) would be economically viable for coastal commercial timberland uses (**Exhibit 4**). The County also has already approved the necessary CDP for the proposed merger and resubdivision described above, though submittal of the County's notice of final local action for the CDP to the Commission is on hold pending effective certification of this proposed LCP amendment application.

C. CONSISTENCY WITH RELEVANT COASTAL ACT POLICIES

Section 30231 of the Coastal Act states as follows:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of wastewater discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with the surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30240 of the Coastal Act states as follows:

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*
- (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

Section 30243 of the Coastal Act states as follows:

The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing and related facilities.

Section 30250 of the Coastal Act states as follows:

- (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than*

leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Section 30251 of the Coastal Act states in applicable part as follows:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas....

i. Planning and Locating New Development

As discussed above, the area that is the subject of this LUP amendment application includes two separate lots of approximately 6.5 acres and 4.4 acres in size. Each lot is designated “Rural Residential, 0-1 unit/2 acres” [RR(a)] under the certified LUP (known as the Trinidad Area Plan). Although each of the two subject lots are developed with a single family residence, both still remain mostly forested primarily with Sitka spruce, redwood, and grand fir trees. Surrounding land uses include rural residential to the west and northwest (and also on the intervening lot between the two subject lots, as discussed above) and coastal commercial timberland to the south and east.

As submitted, HUM-MAJ-1-12 would redesignate two private properties totaling 10.9 acres from RR(a) to Coastal Commercial Timberland (TC) (**Exhibit 2**). The purpose of the TC land use designation in the Trinidad Area Plan is “*to protect productive timberlands for long-term production of merchantable timber.*” Principal uses under the TC designation include “*timber production including all necessary site preparation, road construction and harvesting, and residential use incidental to this use...*” and principal uses permitted under AEP (Agriculture Exclusive Prime, of which there is no land designated as such in any of the coastal land use plans) “*except second dwelling.*”

The proposed LUP amendment will not result in any increase in the maximum potentially allowable land use density. In fact, the proposed LUP amendment as submitted will reduce the maximum potentially allowable density for this rural area, as the TC designation, unlike the RR designation, prohibits second dwelling units (as previously discussed, each of the subject properties already is developed with a single family residence). In addition, the amendment will not create any additional demand on coastal resources nor result in significant adverse cumulative impacts. Furthermore, as discussed in more detail below, the amendment will not result in any significant adverse effects on visual resources, water quality, environmentally sensitive riparian areas and streams, and other coastal resources. Thus, the proposed LUP amendment as submitted is consistent with Section 30250 of the Coastal Act.

ii. Protection of Timberland Resources

The proposed LUP amendment as submitted will serve to protect the use of the land for timber production. Although the subject lots are developed with single family residences, both remain

mostly covered with timber. Furthermore, as discussed above, the purpose of the proposed amendment is to help facilitate another proposal (not under the Commission's review at this time) to merge the two properties with the adjacent 70.4-acre TC-designated property and then divide the total ~81.3 acres into two TC-designated properties of approximately 40 acres and 41 acres in size (**Exhibit 3**). The County has already approved a Joint Timber Management Plan for the subject 81.3-acres (**Exhibit 4**) that concludes, based on a timber inventory of the site, stand age, size, composition, and other stand characteristics, that the parcels as merged and reconfigured would be economically viable for coastal commercial timberland uses. Thus, the proposed LUP amendment as submitted is consistent with the requirements of Section 30243 of the Coastal Act that the long-term productivity of soils and timberland shall be protected.

iii. Protection of Visual Resources

The subject lands extend for approximately a quarter of a mile along the inland side of Patricks Point Road, the first through public road parallel to the sea. The lands east of the road rise easterly at a moderate slope. Views through the subject and adjoining parcels from the road are limited to inland views of the largely forested slope. The slope blocks views further east to the Highway 101 freeway and other areas beyond. The two existing homes and the driveways serving the homes on the subject parcels are visible from the road but are partially obscured by the forest vegetation. A couple of stream courses with riparian vegetation also are visible as they extend down through the subject properties before crossing through culverts under the road.

As discussed above, the proposed amendment will reduce the potential for further residential development of the site and associated impacts on visual resources by (a) redesignating the subject property to a TC designation, which does not allow for the development of second units (each of the subject properties is already developed with a single-family home), and (b) facilitating a proposed merger and resubdivision of the two subject parcels with a larger adjacent vacant parcel that, if approved, would result in the three parcels becoming two and elimination of the potential to develop a home on what is now the vacant parcel. The proposed TC designation allows timber harvesting as a principal permitted use, and as discussed above, the proposed merger and resubdivision of the site that would be facilitated by the LCP amendment would, if approved, create two parcels of sizes that have been determined to be economically viable for coastal commercial timberland uses.

As discussed below, the policies of the certified LCP limit development in a manner that would avoid significant impacts from future commercial timberland uses of the site.

The lands that are the subject of this LUP amendment are part of a designated "Coastal Scenic Area" in the Trinidad Area Plan. Section 3.40-B-3 of the Trinidad Area Plan describes Coastal Scenic Areas in applicable part as follows (emphasis added):

In Coastal Scenic Areas as designated on the Area Plan Maps, and applied to portions of parcels immediately adjacent to and visible from the designated area, it is the intent of these regulations that all development be subordinate to the character of the designated area, and to the scenic use and enjoyment of public recreational lands within these areas. The following uniform standards and

conditions shall apply to all development within said area, in addition to other applicable policies of this Plan:

...

- c. *All permitted development shall be subject to the following standards for siting design except for structures integral to agricultural land use and timberland management subject to CDF requirements for special treatment areas.*
- (1) *Siding and roofing materials shall not be of reflective materials, excepting glass and corrugated roofing.*
 - (2) *The highest point of a structure shall not exceed 30 feet vertically measured from the highest point of the foundation, nor 40 feet from the lowest point of the foundation.*
 - (3) *Setbacks from property lines and public roads shall be no less than 50 feet from a public road, nor 230 feet from a property line. In areas significantly developed, 50% or greater, where setbacks shall be the average of the setbacks of existing structures.*
 - (4) *Exterior lighting shall be shielded so that it is not directed beyond the boundaries of the property.*
 - (5) *New homesites shall be sited and designed to concentrate development on level areas so that disturbance of steeper hillsides is minimized. Where the size and location of existing parcels requires development on hillside sites, new construction or grading shall follow the natural contours of the landscape, fitting the site rather than altering the landform to accommodate buildings designed for level sites and concentrating development near existing major vegetation.*
 - (6) *New development on ridgelines shall be sited adjacent to existing major vegetation, prohibiting removal of tree masses which destroy the ridgeline silhouette, and limiting the height of structures so that they maintain present ridgeline silhouettes.*
 - (7) *Timber harvests and activities related to timber management exempt from CDF regulations shall conform to timber harvesting visual standards for Special Treatment Areas.*
- d. *Proposed development which cannot satisfy these prescriptive standards but is in conformance and compatible with the goals and objectives of this section and the Area Plan, may be submitted to the Design Committee for review and approval.*

3.40 B. 5. Design Assistance Committee

New development proposed within Coastal Scenic and/or Coastal View Areas which cannot satisfy the prescriptive standards listed in Section 3.40 B. 3 & 4,

respectively shall be referred to the Design Assistance Committee. The Design Assistance Committee, as defined in the implementation phase of the Local Coastal Program, shall ensure that the proposed development is compatible with the goals and objectives of this plan. Findings for approval shall include:...

...

- h. Timber harvest and activities related to timber management exempt from CDF regulations shall conform to timber harvesting visual standards for Special Treatment Areas.*

The Coastal Scenic Area policies cited above require that all development within Coastal Scenic Areas conform to timber harvesting visual standards for Special Treatment Areas (STAs). In addition to being within a Coastal Scenic Area, the subject lands also, as previously mentioned, are within a designated “Scenic View Corridor” STA under the Forest Practices Act. The Coastal Act recognizes that timber harvesting in certain forested areas within the coastal zone may require special treatment in order to assure that natural and scenic resources are adequately protected. Section 30417(b) of the Coastal Act required the Commission to identify STAs within the coastal zone and forward maps of the STAs to the State Board of Forestry to assist the Board in adopting rules and regulations which adequately protect the natural and scenic areas of the STAs. The Commission adopted the STAs and recommended guidelines for their protection in 1977. The STAs and guidelines were later incorporated into the administrative regulations implementing the Forest Practices Act. The purpose of the Scenic View Corridor STA designation, according to the maps and document adopted by the Commission on July 5, 1977, is to protect “linear areas visible along highly scenic portions of highways or other scenic public roads, rivers or waterways which have potential recreational use.” The timber harvesting visual standards for STAs referenced in the Trinidad Area Plan policies cited above include, but are not limited to, the following:¹

The following additional rules shall apply to buffer zones within Coastal Scenic View Corridors and adjacent to publically owned preserves and recreation areas as defined and/or designated by the Coastal Commission on July 5, 1977.

The buffer zone adjacent to designated Coastal highways shall be a 200 ft. (60.96 m) wide band running parallel to the first line of trees nearest the road...

(a) The clear-cutting or rehabilitation silvicultural method is prohibited within the designated buffer zones, and a well distributed stand of trees shall be left within said buffer zones...

(b) Logging roads, tractor roads, and skid trails and landings shall be screened from direct view to the extent feasible by leaving trees and vegetation between the disturbed area and public areas where the disturbance would be visible to substantial numbers of viewers.

Thus, future timber harvesting activities that may occur under the proposed TC land use designation will include appropriate measures, such as a prohibition on clear-cutting and a requirement to maintain a forested buffer zone adjacent to the road, to protect public views of the

¹ Section 921.8 of the 2012 California Forest Practice Rules (Title 14 CCR Chapter 4) accessible at http://calfire.ca.gov/resource_mgt/downloads/2012_California_Forest_Practice_Rules.pdf.

site from the scenic roadway area. These measures will apply regardless of whether the future timber removal activities are permitted under the CDP process with the certified LCP as the standard of review (and thus Coastal Scenic Area policies of the Trinidad Area Plan would apply) or are exempt from the definition of development² (and therefore from the need for a CDP) and are only regulated under the Forest Practice Rules cited above.

Therefore, for all of the reasons discussed above, the Commission finds that the proposed LUP amendment as submitted will protect visual resources, including the naturally forested character of the area, consistent with Section 30251 of the Coastal Act.

iv. Protection of Water Quality and Environmentally Sensitive Habitat Areas

The lands that are the subject of this LUP amendment application contain and/or abut creeks and associated riparian habitat. These creek and riparian areas constitute environmentally sensitive habitat areas (ESHA) under the certified LCP and the Coastal Act.

The existing certified LCP contains policies to protect ESHA, ESHA buffers, and water quality. These policies will continue to regulate, through the CDP process, all development as defined in Section 30106 of the Coastal Act in a manner that protects ESHA and water quality.

The STA regulations also include specific measures to protect environmentally sensitive stream corridors and water quality, including limitations on harvesting within 150 feet of certain types of streams. These measures will apply regardless of whether the future timber removal activities are permitted under the CDP process with the certified LCP as the standard of review or are exempt from the definition of development and regulated under the Forest Practice Rules cited above. Therefore, the Commission finds that the LUP as amended will protect water quality and environmentally sensitive stream and riparian habitats, consistent with Sections 30231 and 30240 of the Coastal Act.

v. Conclusion

In conclusion, for all of the reasons discussed above, the Commission finds that the proposed LUP amendment as submitted is consistent with all applicable Chapter 3 policies of the Coastal Act.

III. FINDINGS FOR CERTIFICATION OF THE IP AMENDMENT AS SUBMITTED

The Commission finds and declares as follows for proposed Implementation Program (IP) amendment number HUM-MAJ-1-12:

A. ANALYSIS CRITERIA

² Coastal Action Section 30106 defines “development” subject to CDP requirements as including, in applicable part, (**emphasis added**) “...*the removal or harvesting of major vegetation **other than** for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511) .”*

To certify the amendment to the Implementation Plan (IP) portion of the County of Humboldt LCP, the Commission must find that the amended IP will conform with and adequately carry out the provisions of the certified LUP, as amended.

B. IP AMENDMENT DESCRIPTION

The proposed IP amendment would rezone approximately 10.9 acres of private property from “Rural Residential – Agriculture” (RA) to “Commercial Timber” (CT). Although each of the two subject lots are developed with a single family residence, both still remain mostly forested primarily with Sitka spruce, redwood, and grand fir trees. Surrounding land uses include rural residential to the west and northwest (and also on the intervening lot between the two subject lots, as discussed above) and coastal commercial timberland to the south and east.

Under the certified coastal zoning regulations, the principally permitted uses allowed within the RA zone include Single Family Residential, Second Residential Unit, General Agriculture, Cottage Industry, and Minor Utilities to serve these uses. The principally permitted uses allowed within the CT zone include Single Family Residential, General Agriculture, Timber Production, Cottage Industry, and Minor Utilities to serve these uses. Thus, an effect of the proposed zoning change would be that timber production would be principally permitted on the proposed CT-zoned lands, and second residential units would not be principally permitted on the subject land.

C. IMPLEMENTATION CONFORMITY

For any proposed change to a property’s zoning designation to be certifiable, the implementing zoning designation must be shown to conform with its LUP counterpart and adequately carry out all applicable LUP policies. In this case, the proposed “Commercial Timber” (CT) zoning district would implement the proposed “Coastal Commercial Timberland” (TC) land use designation for the site. The CT zoning district allows for the same range of uses as the TC designation, in particular timber production and related uses, agricultural uses, and single family residential uses. As the subject site currently lies within a designated Special Treatment Area for timber harvesting operations, and timber operations regulated under a timber harvesting plan submitted pursuant to the Forest Practice Act are exempt from CDP requirements, the zoning change from a RA to CT will not significantly change the kind or intensity of land use that is currently allowed under the current RA district standards. However, because a second residential unit will no longer be principally permitted, the proposed zoning change will actually decrease the overall maximum potentially allowable dwelling unit density in the area. This change is consistent with the allowable uses specified in TC-designated areas under the LUP, which also prohibits second dwelling units in areas designated for coastal commercial timberland uses.

Therefore, the Commission finds that given this consistency between the LUP and zoning designations, the proposed CT zoning classification will conform with and be adequate to carry out the policies and standards of the LUP, as amended.

IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT

In addition to making a finding that the amendment is in full compliance with the Coastal Act, the Commission must make a finding consistent with Section 21080.5 of the Public Resources

Code. Section 21080.5(d)(2)(A) of the Public Resources Code requires that the Commission not approve or adopt an LCP:

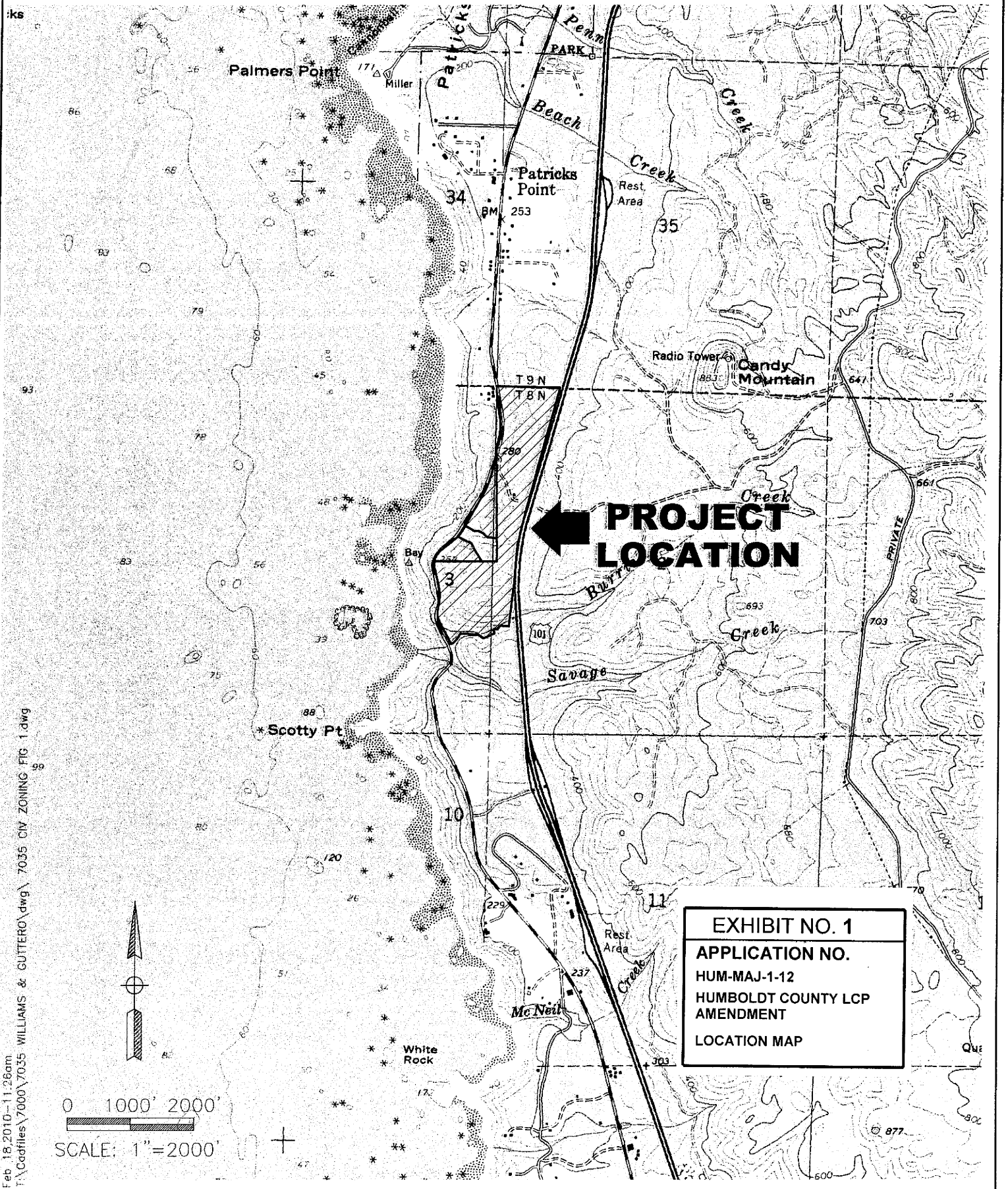
...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effects which the activity may have on the environment.

As discussed in the findings above, the amendment request is consistent with the Coastal Act. There are no other feasible alternatives or mitigation measures available which would substantially lessen any significant adverse effects which the activity may have on the environment. The Commission finds that approval of the LCP amendment as submitted will not result in significant environmental effects within the meaning of the California Environmental Quality Act.



LACO ASSOCIATES
CONSULTING ENGINEERS
21 W 4TH ST. EUREKA, CA 95501 (707)443-5054

PROJECT	WILLIMAS/GUTTERO GENERAL PLAN PETITION	BY	JB	FIGURE	1
CLIENT	WILLIAMS & GUTTERO	DATE	2/17/10	JOB NO.	
LOCATION	2555 & 2625 PATRICK'S POINT DRIVE, TRINIDAD	CHECK	RLD		
	LOCATION MAP	SCALE	1"=2,000'		7035.01



Feb 18, 2010 - 11:26am
T:\Caddfiles\7000\7035 WILLIAMS & GUTTERO\dwg\ 7035 CIV ZONING FIG 1.dwg

AREAS TO BE REZONED/REDESIGNATED

EXHIBIT NO. 2

APPLICATION NO.
HUM-MAJ-1-12
HUMBOLDT COUNTY LCP
AMENDMENT
PROPOSED LAND USE
DESIGNATION & ZONING
CHANGE

Legend



General Plan
From: RR(a) to TC
Zoning
From: RA-2 to TC

This is a supplemental map. The previously adopted Trinidad Area Plan (LCP) maps and zoning maps are superseded by this supplemental map for the specific geographic area indicated.

WILLIAMS/GUTTERO
GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION,
LOT LINE ADJUSTMENT, COASTAL DEVELOPMENT PERMIT &
NOTICE OF MERGER
PATRICKS POINT AREA
GPA-11-03/ZR-11-04/LLA-11-11/CDP-11-13/NOM-11-04
APN: 517-041-12, 517-271-05 & 07



NOTE:
ALL LOCATIONS ARE APPROXIMATE

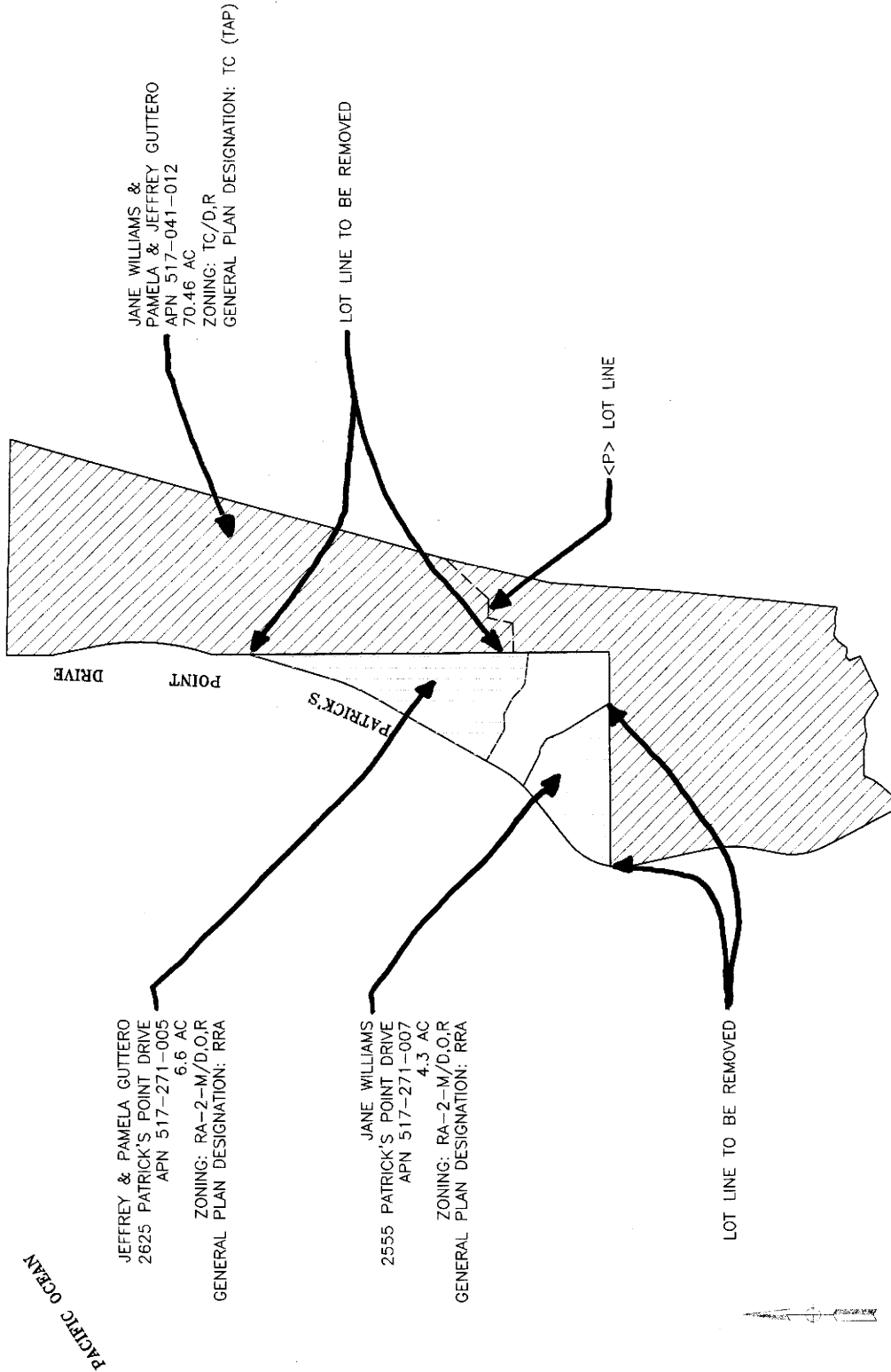
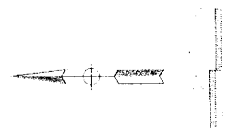
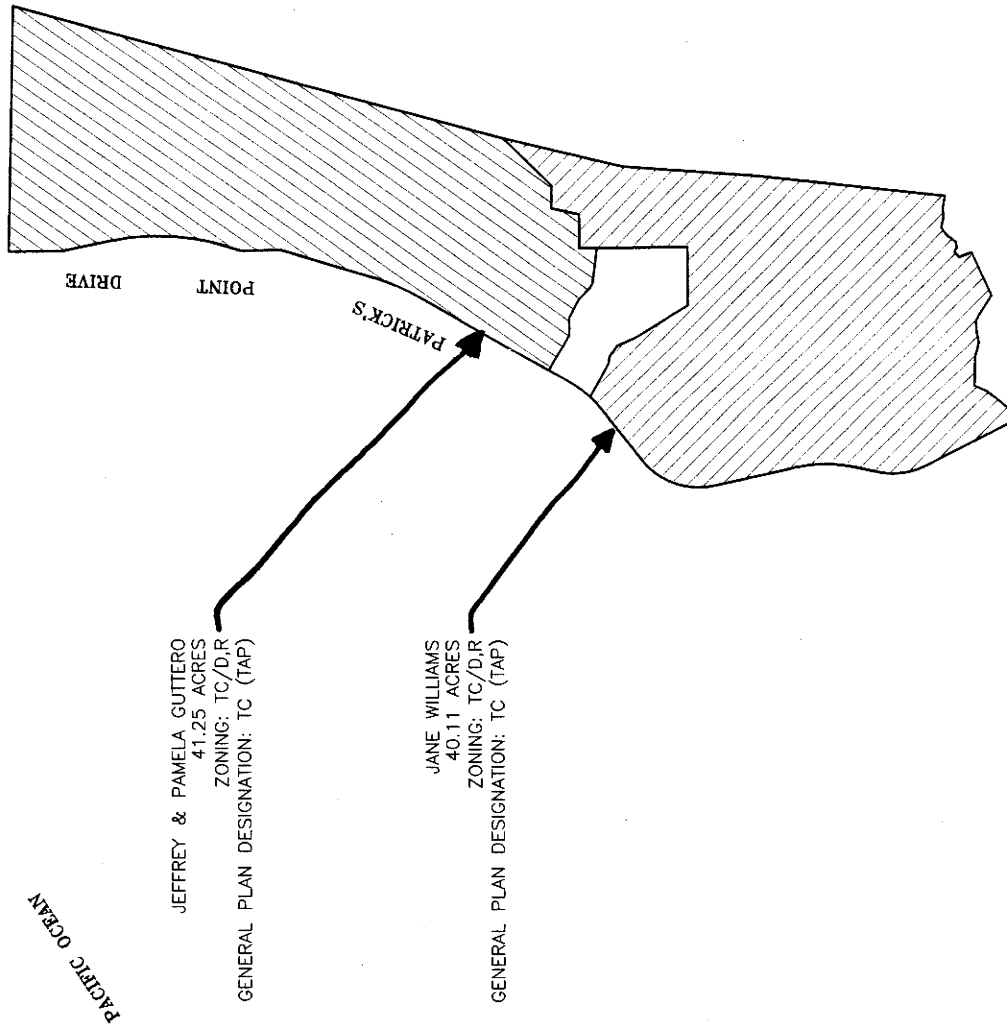


EXHIBIT NO. 3

APPLICATION NO.
HUM-MAJ-1-12
HUMBOLDT COUNTY LCP
AMENDMENT
FUTURE PLANNED MERGER
AND RESUBDIVISION WITH
ADJACENT LOT (1 of 2)



NOTE:
ALL LOCATIONS ARE APPROXIMATE



Joint Timber Management Plan
for
APN# 517-041-12

Property Owners:

Dr. Jane Williams
2555 Patricks Point Drive
Trinidad, CA

Mr. Jeff Guttero
2625 Patricks Point Drive
Trinidad, CA

RECEIVED
AUG 12 2012
CALIFORNIA
COASTAL COMMISSION

Report Prepared for:

LACO ASSOCIATES
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Prepared by

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1434 Third Street
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EXHIBIT NO. 4

APPLICATION NO.
HUM-MAJ-1-12
HUMBOLDT COUNTY LCP
AMENDMENT
COUNTY-APPROVED JOINT
TIMBER MANAGEMENT PLAN
(1 of 30)

Paul Grunden

Paul Grunden, RPF #2296

February 14, 2011

Date

Table of Contents

Project Description and Location.....	2
Project Location.....	2
Purpose of the General Plan Amendment.....	2
Existing Lot Configuration and General Plan Designation.....	3
Existing Lot Configuration and Zoning.....	3
Proposed Lot Configuration and General Plan Designation.....	4
Property Description.....	5
Inventory.....	6
Inventory Design and Description.....	6
Williams - Parcel 1.....	9
Inventory Results.....	9
Guttero - Parcel 2.....	14
Inventory Results.....	14
Stocking Component.....	19
Growth.....	19
Access Component.....	20
Management Statement.....	21
Management Description and Schedule.....	21
Fire and Other Resource Protection.....	22
Management Organization.....	24
Management Schedule.....	25

Tables

Table 1 - Total Net Volume (MBF) by Species.....	7
Table 2 - Net Volume Per Acre (MBF) by Species.....	8
Table 3 - Basal Area Per Acre (Sq. Ft.) by Species.....	8
Table 4 - Conifer Stocking Levels.....	19
Table 5 -Comparison of Timber Harvest Documents.....	26

Figures

Figure 1 - Project Location Map.....	1
Figure 2 - Map of Existing Lot.....	3
Figure 3 - Map of Proposed Lot.....	4
Figure 4 - Project Map.....	27
Figure 5 - Inventory Map.....	28
Figure 6 - Aerial Photography Map.....	29
Figure 7 - Survey Maps and Corner Notes Page 1.....	30
Figure 8 - Survey Maps and Corner Notes Page 2.....	31
Figure 9 - Survey Maps and Corner Notes Page 3.....	32
Figure 10 - Humboldt County Assessor Map 1.....	33
Figure 11 - Humboldt County Assessor Map 2.....	34

Attachments

Attachment 1 - General Plan Amendment Petition Request.....	35
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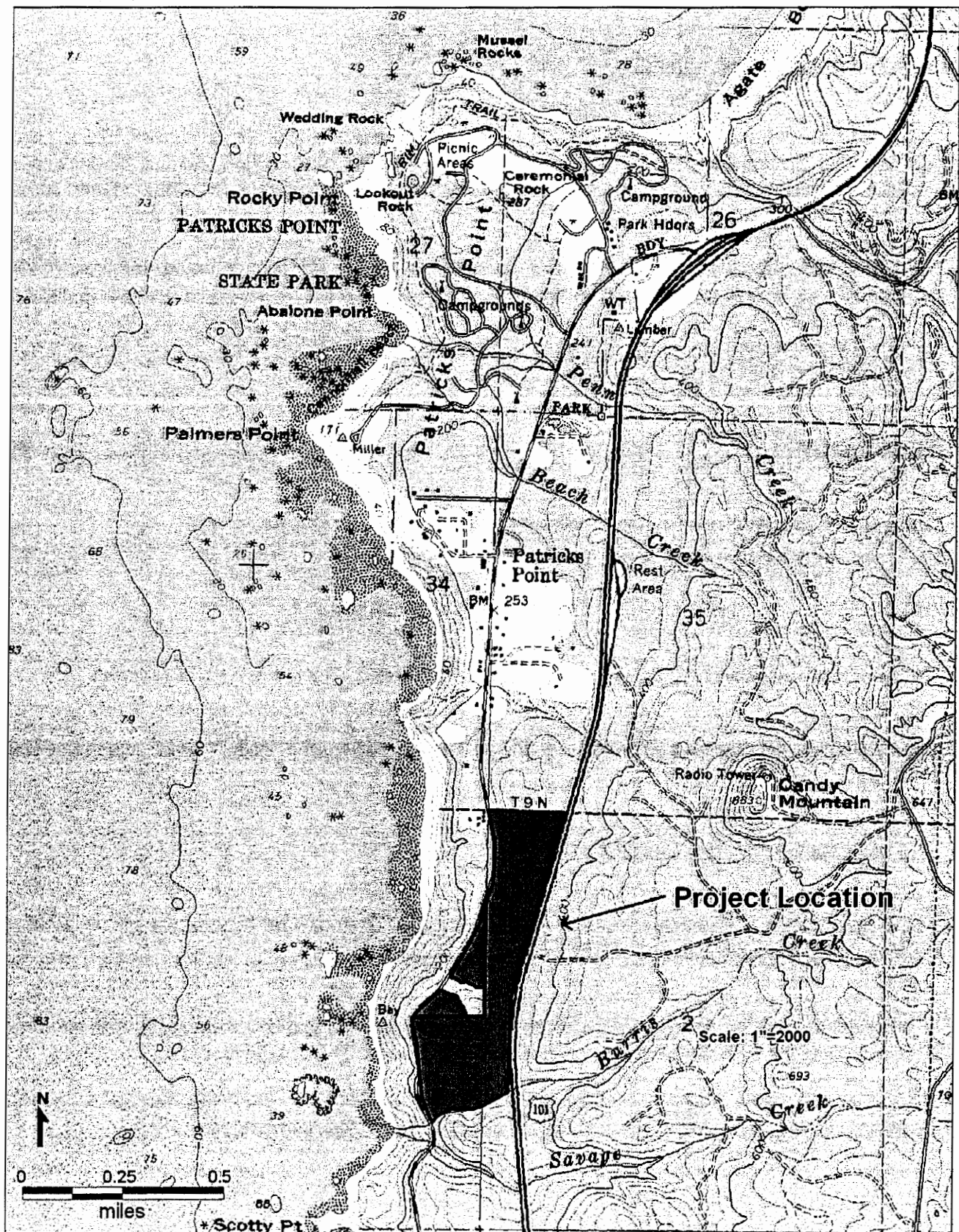


Figure 1 - Project Location Map

Project Description and Location

This Joint Timber Management Plan (JTMP) has been prepared to allow the division of 70.5 acres of land zoned as Timber Commercial (TC) by the county. The TC classification restricts the division of timberlands which create parcels of less than forty (40) acres. The sub division of timberlands of less than 160 acres shall be approved only upon the preparation and approval of a Joint Timber Management Plan pursuant to Government Code Section 51100. The project as proposed is described in the Williams/Guttero General Plan Amendment Petition (GPA) which has been reviewed and approved by the county. The GPA requests a zone reclassification, lot line adjustment and parcel merger. A copy of the GPA is included at the end of this report. A summary of the GPA is provided below to fully describe the overall project. This JTMP specifically addresses the division of APN# 517-041-12 jointly held by Williams and Guttero.

Project Location

The proposed general plan amendment involves the following three parcels.

Assessor's Parcel Numbers: 517-271-05 - Guttero
517-271-07 - Williams
517-041-12 - Guttero/Williams

The properties are located at 2555 and 2625 Patricks Point Drive, four miles north of Trinidad.

Legal Description - Portions of Sections 2 and 3, Township 8 North, Range 1 West, Humboldt Base Meridian.

Purpose of the General Plan Amendment

The General Plan Amendment requests re-designation of both of the smaller parcels from Rural Residential Agriculture (RA) to Timber Commercial (TC).

A subsequent Lot Line Adjustment and Merger involving all three parcels, resulting in two properties both exceeding the 40-acre minimum parcel size required by the TC land use designation.

Development of a Joint Timber Management Plan involving both property owners.

Existing Lot Configuration and General Plan Designation

Dr. Jane Williams owns parcel 517-271-07 (4.3 acres)

- Zoning: RA-2-M/d, O, R
- Land Use Designation: RRA
- Status: Developed with Single Family Home with potential to subdivide down to 2-acre parcels

Mr. Jeff Guttero owns parcel 517-271-05 (6.6 acres)

- Zoning: RA-2-M/D, O, R
- Land Use Designation: RRA
- Status: Developed with Single Family Home with potential to subdivide down to 2-acre parcels

Parcel -12 is jointly held by both Dr. Williams and Mr. Guttero (70.5 acres)

- Zoning: TC/D, R
- Land Use Designation: TC
- Status: Vacant/Timbered

Existing Lot Configuration and Zoning

Both smaller parcels have zoning designations of:

- RA: Rural Residential Agriculture
- M/D: Manufactured homes/Design Review
- O: Offshore Rocks and Rocky Intertidal Areas
- R: Stream and Riparian Corridors Protection
 - 2 acre minimum
 - Single family homes (principally permitted)
 - Guest homes (conditionally permitted)

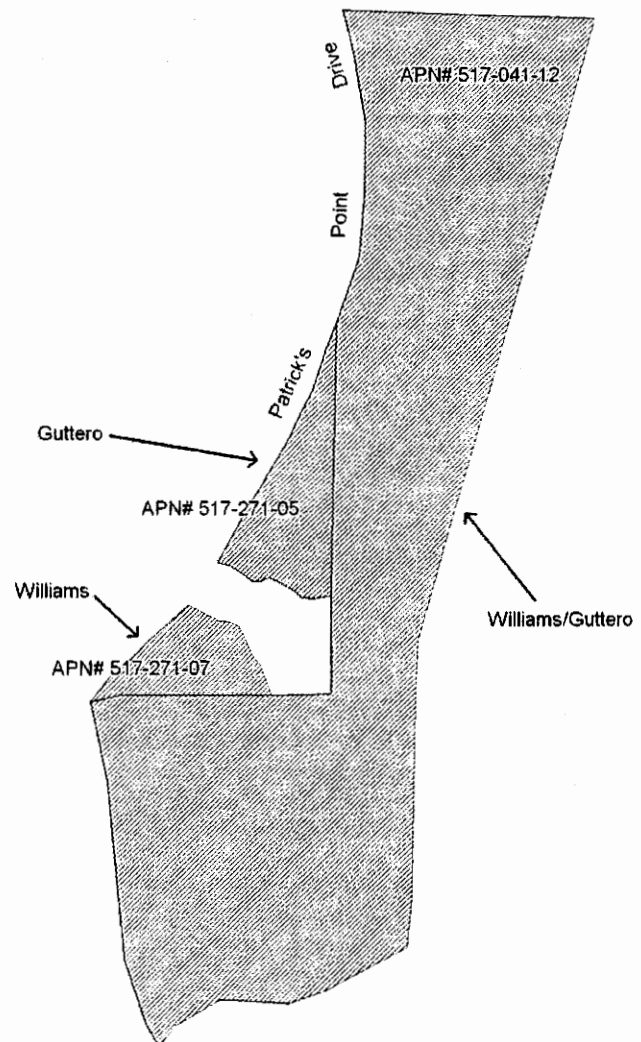


Figure 2 - Map of Existing Lot

The shared larger parcel is undeveloped and currently has a zoning designation of:

- TC/D: Commercial Timber/Design Review
- R: Streams and Riparian Corridors Protection
 - General Agriculture (principally permitted)
 - Single family homes at 1 per 40-acres parcel (principally permitted)
 - Timber Processing (conditionally permitted)

Proposed Lot Configuration and General Plan Designation

Dr. Jane Williams will own a 40.11 acre parcel

- Zoning: TC/D, R
- Land Use Designation: TC
- Status: Developed with Single Family Home with timber

Mr. Jeff Guttero will own a 41.25 acre parcel

- Zoning: TC/D, R
- Land Use Designation: TC
- Status: Developed with Single Family Home with timber

The Commercial Timber/Design Review, Streams and Riparian Corridors Protection (TC/D, R) combining zone allows the following uses:

- General Agriculture (principally permitted)
- Single Family Home at 1 per 40-acre parcel (principally permitted)
- Timber Processing (conditionally permitted)

The purpose of this JTMP is to assess the potential effects to forest management as a result of the property division and subsequent lot line adjustment of APN# 517-041-12 (70.5 acres). Information contained in this report is based on field observations and measurements and addresses the requirements specified in the Humboldt County General Plan, Section 2510.4B, Chapter 5.

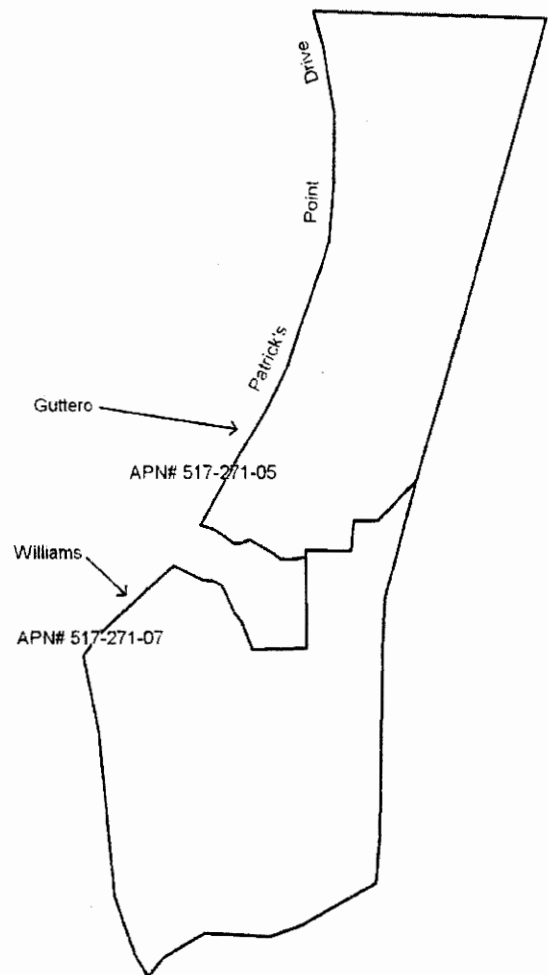


Figure 3 - Map of Proposed Lot

Property Description

The proposed project will result in two individual parcels as described above. The attached maps (figures 4-6) indicate the proposed lot line adjustment and merger, roads, topographic and physical features.

The 70.5 acre project area is approximately 2 miles south of Patricks Point and 4 miles north of the town of Trinidad. It is located between U.S Highway 101 and Patricks Point Drive and is north of Burris Creek. All of the area is located within a ¼ mile of the Pacific coast. Access to the parcel is provided by the Patricks Point Drive county road to the north and Patricks Point Drive and Seawood Drive to the south. These county roads are paved from the entrance to the property to the Highway 101 on ramps.

The project area is located on the coastal marine terrace. The topography of the parcels is gentle with slopes generally ranging between 10-30%. Steeper slopes are present for short pitches adjacent to watercourses. Elevations on the parcel range from a low of 275' above sea level in the southwest corner to a high of about 375' above sea level along the eastern boundary. The predominant aspect of both parcels is to the west.

Soils information on the parcels was obtained from the Humboldt County Soil – Vegetation Survey. This survey was a combined effort by the U.S. Department of Agriculture, University of California and California Department of Natural Resources. The survey map shows two soil units present on the parcel. The soil map units are Hugo soil series (812/4S-2) and unclassified secondary soils on terraces or bench-lands (400). The unclassified soils appeared to be similar Hugo soils. The area is generally stable and suitable for growing timber.

The California Soil – Vegetation Map for the area indicates a timber site class varying between site class III and IV. This is consistent with data derived from Natural Resources Management Corporations inventory of the property conducted in November of 2010.

Watercourses on the property consist of unnamed seasonal and perennial streams that drain into the ocean. Burris Creek is the only fish bearing watercourse and is adjacent to the southern boundary. This is not considered a watercourse with anadromous fish habitat due to the steep drop into the ocean from the crossing on Patricks Point Drive. Fish bearing watercourses are given a class I designation under the California Forest Practice Rules (FPR). Burris Creek is a fish bearing watercourse that is known to contain cut-throat trout upstream from the project area based on review of timber harvest documents located upstream of the proposed project. The property map shows the location and classification of watercourses located during the inventory and assessment of the property conducted in November of 2010. The class II (FPR) watercourses are considered to provide aquatic habitat for non-fish aquatic species and are expected to have surface water for the majority if not all year. The class III (FPR) watercourses are small creeks that are generally dry the majority of the year but are capable of transporting sediment to higher order streams. They tend to have surface flow in response to heavy or extended precipitation.

Harvesting in the project vicinity originally occurred during the early to mid 1900's. In some areas the forestlands were converted for agricultural use for a time, but have reverted back to timberland as farming was abandoned. A major fire also swept through the area in 1945 and a major wind storm occurred in 1960. More recently a combination of salvage logging and unevenaged management occurred in about 2003. This pattern of both natural and human manipulation of the stand has created the current uneven age stand condition.

The present stand consists of trees that range in age from 1 to about 80 years but the average stand is about 60 years old. Only a few decadent trees were observed on the property. No old-growth snags and few large downed logs were observed. A timber inventory performed November of 2010 for this project indicated that the conifer composition of the stand, by basal area, is Sitka spruce (55.4%), redwood (30.2%), grand fir (13.1%) and Douglas-fir (1.3%). A few Monterey pine seedlings were also observed. Hardwoods generally include alder, willow and tan oak. Understory vegetation is generally comprised of tree seedlings and saplings, Cascara buckthorn, Elder berry, California hazel, evergreen and red huckleberry, salal and trailing blackberry. The cruise of the property showed that the stand is better than 85% stocked with "group A" conifers and would easily meet the California Forest Practice Rules minimum stocking standards.

The plan area is located in the Cal Fire designated McDonald Creek 23,880 acre planning watershed that has the CalWater ID#1108.100002. The McDonald Creek drainage includes several of the smaller drainages that flow directly into the Pacific Ocean or the lagoons along the coast. This watershed generally contains a mixed conifer forest. The principal land use is timber production and rural residences.

Inventory

The vegetation and stand conditions are based upon a property-wide inventory performed by Natural Resources Management Corporation in November 2010 as described below.

Inventory Design and Description

The methodology used in determining volumes, stocking levels and growth rates is as follows:

A stratified inventory design using variable radius plots was used to obtain volume and growth information. Aerial photos and field reconnaissance was employed in the stratification of timbered areas. Thirty one (31) nested sample plots were distributed across the timbered areas on a 4x5 chain grid. The following information was gathered on each sample plot.

Variable Radius Plot - (33 BAF)

Species - Conifer and hardwood

Diameter - ≥ 10 " DBH in 2" classes

Log Height - 16' logs to 6" top DIB for trees 10"-38" DBH

16' logs to 12" top DIB for trees ≥ 40 " DBH

Grade and Defect - all logs - merch. verses cull grades

One-fiftieth acre (1/50) subplot - (16.7' radius) - in-growth and stocking data

Species - Conifer and hardwood

Diameter - 2" to 8" DBH in 2" classes

Total Height - Average by species by diameter class

Crown Class - Average by species by diameter class

Crown Ratio - Average by species by diameter class

One-one-hundredth acre (1/100) subplot - (11.8" radius) - new regeneration

Species - Conifer

Count - Total number by species - maximum of 9; only viable seedlings at least 6" tall and in place at least two seasons were recorded.

In addition to the above information on stocking and stand structure a stocking survey that meets the requirements of the California Forest Practice Rules (CCR Tit.14 sec.1070) was performed. The results of this alternate stocking survey are further discussed under the "Stocking Component" section.

Inventory results are reported by the proposed parcels. The following reports for each parcel are included.

- Net Volume (MBF) and count by species and DBH class for conifer and hardwood
- Basal Area, trees per acre and volume per acre for conifer and hardwood
- Ten year and twenty year growth projection for young-growth conifer

Following is a recap of the inventory results.

Table 1 - Total Net Volume (MBF) by Species

	<u>Williams</u>	<u>Guttero</u>
	<u>South Parcel 1</u>	<u>North Parcel 2</u>
Redwood	62.0	323.0
Sitka Spruce	395.0	484.0
Grand fir	100.0	139.0
Douglas fir	15.0	0.0
Alder	88.0	3.0
Total	660.0	949.0

Table 2 - Net Volume Per Acre (MBF) by Species

	<u>Williams</u>	<u>Guttero</u>
	<u>South Parcel 1</u>	<u>North Parcel 2</u>
Redwood	2.0	9.6
Sitka Spruce	12.9	14.3
Grand fir	3.3	4.1
Douglas fir	0.5	0.0
Alder	2.9	0.1
Total	21.6	28.1

Table 3 - Basal Area Per Acre (Sq. Ft.) by Species

	<u>Williams</u>	<u>Guttero</u>
	<u>South Parcel 1</u>	<u>North Parcel 2</u>
Conifer	119.0	244.0
Hardwood	39.4	4.5
Total	158.4	248.5

Williams - Parcel 1

Inventory Results

*STAND Trees per Acre, Basal Area and Volume by Species***Williams-Gutero JTMP**

	<u>Stand Number</u>	<u># Plots</u>	<u>Stand Acres</u>	<u>Forest Type</u>						
	1	17	30.51	Williams						
<u>YOUNG GROWTH CONIFER</u>	<u>Per Acre Results</u>					<u>Total for the Stand</u>				
	DBH	TPA	BA	Gross MBF / Ac	Net MBF / Ac	DBH	Total Trees	Gross MBF	Net MBF	% Defect
Douglas Fir										
	6 - 8	2.9	1.0							
	30 - 32	0.3	1.8	0.5	0.5	30 - 32	10	15	15	-
	50 - 58	0.1	1.8	0.5	0.0	50 - 58	3	14	0	100.0%
		3.4	4.6	1.0	0.5		13	29	15	47.7%
Redwood										
	6 - 8	5.9	1.2							
	30 - 32	0.3	1.8	0.1	0.1	30 - 32	10	3	3	-
	34 - 36	0.3	1.8	0.4	0.3	34 - 36	9	12	11	8.9%
	40 - 48	0.5	5.3	0.8	0.6	40 - 48	16	24	19	21.9%
	50 - 58	0.1	1.8	0.5	0.4	50 - 58	3	15	13	12.6%
	60 - 68	0.1	1.8	0.5	0.5	60 - 68	3	14	14	-
	80 - 100	0.1	1.8	0.5	0.1	80 - 100	2	16	2	87.7%
		7.2	15.3	2.8	2.0		41	84	62	26.3%
White/Grand Fir										
	2 - 4	2.9	0.3							
	6 - 8	5.9	1.6							
	14 - 16	3.3	3.5	0.3	0.3	14 - 16	101	11	11	-
	22 - 24	1.3	3.5	0.8	0.8	22 - 24	41	26	26	-
	26 - 28	1.2	5.3	1.3	1.3	26 - 28	38	40	40	-
	40 - 48	0.2	1.6	0.8	0.0	40 - 48	6	23	0	100.0%
	50 - 58	0.2	3.5	1.1	0.8	50 - 58	7	33	24	28.0%
		15.1	19.5	4.3	3.3		192	132	100	24.3%
Sitka Spruce										
	0 - 1	11.8	0.0							
	2 - 4	26.5	0.8							
	6 - 8	8.8	2.6							
	10 - 12	15.2	8.8	0.5	0.5	10 - 12	463	14	14	-
	14 - 16	4.6	5.3	0.5	0.5	14 - 16	139	14	14	-
	18 - 20	5.0	10.6	1.2	1.2	18 - 20	154	38	38	-
	22 - 24	1.2	3.5	0.5	0.5	22 - 24	38	17	17	-
	26 - 28	3.9	15.9	2.6	2.5	26 - 28	119	78	77	1.9%
	30 - 32	0.4	1.8	0.3	0.3	30 - 32	11	10	10	-
	34 - 36	0.5	3.5	0.5	0.5	34 - 36	15	16	15	8.8%
	38	0.4	3.5	0.9	0.9	38	14	26	26	-
	40 - 48	1.4	14.1	3.6	3.6	40 - 48	42	110	110	-
	50 - 58	0.3	5.3	1.4	1.4	50 - 58	10	42	42	-
	60 - 68	0.1	1.8	0.5	0.5	60 - 68	2	15	15	-
	70 - 78	0.1	1.8	0.6	0.6	70 - 78	2	17	17	-
		80.2	79.3	13.0	12.9		1,010	398	395	0.7%
Total YG for Stand 1	106	119	21.1	18.8			1,256	643	572	11.1%

Volumes : Scribner Log Rule; 16 foot logs; Behre Hyperbola

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Page 1 of 5

*STAND Trees per Acre, Basal Area and Volume by Species***Williams-Guttero JTMP**

<u>Stand Number</u>	<u># Plots</u>	<u>Stand Acres</u>	<u>Forest Type</u>						
1	17	30.51	Williams						
<u>HARDWOODS</u>									
<u>Per Acre Results</u>					<u>Total for the Stand</u>				
DBH	TPA	BA	Gross MBF / Ac	Net MBF / Ac	DBH	Total Trees	Gross MBF	Net MBF	% Defect
Alder									
2 - 4	5.9	0.1							
6 - 8	5.9	1.2							
10 - 12	6.5	3.5	0.2	0.2	10 - 12	197	6	6	-
14 - 16	2.9	3.5	0.4	0.4	14 - 16	89	11	11	-
18 - 20	5.0	10.6	1.0	1.0	18 - 20	154	29	29	-
22 - 24	3.1	8.8	0.9	0.9	22 - 24	95	29	29	-
26 - 28	1.3	5.3	0.5	0.5	26 - 28	40	14	14	-
	30.6	33.0	2.9	2.9		575	88	88	-
Tanoak									
2 - 4	2.9	0.3							
	2.9	0.3							
Other Hardwood									
2 - 4	61.8	1.5							
6 - 8	2.9	1.0							
10 - 12	6.5	3.5			10 - 12	197			
	71.2	6.1				197			
Total HW for Stand 1	105	39.4	2.9	2.9		773	88	88	-

Volumes : Scribner Log Rule; 16 foot logs; Behre Hyperbola

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Page 2 of 5

MRT Projected Growth in 10 Years
2020 Gross Volume (MBF)

JTMP**Williams' Portion**

Starting Volume for Growth Year 2011 (MBF): 677

10-year Projected Volume (MBF): 937

Compound Annual Growth Rate: 3.30%

Compound Annual Growth Rate per species

1.86%		1.76%		2.99%		3.83%	
DBH	DF	DBH	RW	DBH	WF	DBH	SS
10	1.79	10	1.44	10	1.79	10	4.58
12	-	12	-	12	-	12	10.59
14	-	14	-	14	-	14	18.95
16	-	16	-	16	13.30	16	19.15
18	-	18	-	18	11.68	18	7.13
20	-	20	-	20	-	20	12.75
22	-	22	-	22	-	22	-
24	-	24	-	24	22.54	24	46.40
26	-	26	-	26	5.26	26	13.57
28	-	28	-	28	-	28	5.28
30	-	30	-	30	-	30	48.11
32	-	32	-	32	41.65	32	120.24
34	8.68	34	-	34	19.74	34	4.05
36	9.88	36	17.17	36	-	36	-
38	-	38	7.41	38	-	38	-
40	-	40	-	40	-	40	36.69
42	-	42	-	42	14.47	42	33.44
44	-	44	13.48	44	10.59	44	25.51
46	-	46	0.74	46	-	46	56.21
48	-	48	10.28	48	-	48	13.18
50	-	50	10.93	50	-	50	12.00
52	-	52	4.84	52	-	52	20.31
54	-	54	-	54	22.56	54	-
56	1.50	56	-	56	1.30	56	19.56
58	14.44	58	9.45	58	23.29	58	24.55
60	-	60	4.72	60	-	60	7.38
62	-	62	11.04	62	-	62	-
64	-	64	5.35	64	-	64	-
66	-	66	-	66	-	66	-
36.28		68	-	188.17		68	-
		70	-			70	16.33
		72	-			72	18.28
		74	-			74	1.88
		76	-			76	-
		78	-			78	-
		80	1.88			80	-
		82	17.48			596.13	
		84	-				
		86	-				
		88	-				
		90	-				
		116.21					

Volumes : Scribner Log Rule; 16 foot logs; Behre Hyperbola

10-year Increment Growth Measurements

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Page 1 of 1

MRT Projected Growth in 20 Years
2031 Gross Volume (MBF)

JTMP**Williams' Portion**

Starting Volume for Growth Year 2011 (MBF): 677

20-year Projected Volume (MBF): 1,254

Compound Annual Growth Rate: 3.13%

Compound Annual Growth Rate per species

1.98%		1.96%		3.38%		3.36%	
DBH	DF	DBH	RW	DBH	WF	DBH	SS
10	-	10	0.72	10	1.44	10	2.69
12	4.49	12	4.31	12	5.83	12	6.28
14	-	14	-	14	-	14	8.61
16	-	16	-	16	-	16	41.07
18	-	18	-	18	5.84	18	25.41
20	-	20	-	20	29.01	20	24.49
22	-	22	-	22	-	22	27.01
24	-	24	-	24	-	24	3.62
26	-	26	-	26	24.56	26	-
28	-	28	-	28	13.09	28	54.79
30	-	30	-	30	-	30	44.92
32	-	32	-	32	-	32	-
34	-	34	-	34	-	34	46.65
36	-	36	-	36	51.18	36	176.91
38	22.65	38	5.09	38	62.99	38	-
40	-	40	19.09	40	-	40	-
42	-	42	10.60	42	-	42	-
44	-	44	-	44	5.29	44	48.69
46	-	46	-	46	23.05	46	39.82
48	-	48	13.99	48	-	48	40.88
50	-	50	1.77	50	-	50	54.15
52	-	52	14.02	52	-	52	12.08
54	-	54	18.05	54	-	54	29.41
56	-	56	-	56	23.33	56	8.25
58	3.21	58	-	58	2.70	58	7.23
60	14.33	60	6.30	60	24.06	60	35.46
62	-	62	10.86	62	-	62	16.09
64	-	64	7.13	64	-	64	-
66	-	66	11.93	66	-	66	-
44.68		68	-	272.38		68	-
		70	-			70	-
		72	-			72	15.41
		74	-			74	19.06
		76	-			76	3.99
		78	-			78	-
		80	-			80	-
		82	3.88			792.97	
		84	16.16				
		86	-				
		88	-				
		90	-				
		143.91					

Volumes : Scribner Log Rule; 16 foot logs; Behre Hyperbola

10-year Increment Growth Measurements

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Page 1 of 1

Guttero - Parcel 2

Inventory Results

STAND Trees per Acre, Basal Area and Volume by Species

Williams-Gutero JTMP

<u>Stand Number</u>	<u># Plots</u>	<u>Stand Acres</u>	<u>Forest Type</u>							
2	14	33.75	Gutero							
<u>YOUNG GROWTH CONIFER</u>				<u>Per Acre Results</u>		<u>Total for the Stand</u>				
	DBH	TPA	BA	Gross MBF / Ac	Net MBF / Ac	DBH	Total Trees	Gross MBF	Net MBF	% Defect
Redwood										
	0 - 1	28.6	0.0							
	10 - 12	24.2	17.1	0.8	0.7	10 - 12	818	27	24	9.8%
	14 - 16	14.6	17.1	1.3	1.2	14 - 16	494	44	42	4.7%
	18 - 20	6.8	12.9	1.1	1.1	18 - 20	230	39	38	1.7%
	22 - 24	1.6	4.3	0.4	0.4	22 - 24	55	15	13	12.3%
	26 - 28	1.0	4.3	0.6	0.5	26 - 28	34	20	16	16.8%
	30 - 32	1.2	6.4	1.0	0.6	30 - 32	41	35	19	44.3%
	34 - 36	0.3	2.1	0.4	0.4	34 - 36	11	13	13	-
	38	0.8	6.4	1.4	1.0	38	28	46	34	26.3%
	40 - 48	1.9	19.3	4.3	3.4	40 - 48	65	146	115	21.3%
	50 - 58	0.1	2.1	0.2	0.2	50 - 58	4	8	6	23.2%
	60 - 68	0.1	2.1	0.4	0.1	60 - 68	3	12	2	82.5%
		81.4	94.3	12.0	9.6		1,782	404	323	20.0%
White/Grand Fir										
	0 - 1	7.1	0.0							
	10 - 12	3.9	2.1	0.1	0.1	10 - 12	133	3	2	30.0%
	14 - 16	1.5	2.1	0.3	0.2	14 - 16	52	9	7	14.1%
	18 - 20	5.8	10.7	1.7	1.5	18 - 20	197	57	49	13.8%
	22 - 24	2.3	6.4	1.2	1.2	22 - 24	78	42	42	-
	26 - 28	0.5	2.1	0.5	0.5	26 - 28	17	18	18	-
	30 - 32	0.4	2.1	0.3	0.3	30 - 32	13	11	9	22.0%
	50 - 58	0.1	2.1	0.8	0.4	50 - 58	4	26	13	51.3%
		21.8	27.9	4.9	4.1		493	165	139	15.5%
Sitka Spruce										
	2 - 4	3.6	0.1							
	6 - 8	32.1	7.9							
	10 - 12	25.8	19.3	1.1	1.1	10 - 12	869	36	36	-
	14 - 16	13.7	17.1	1.5	1.5	14 - 16	462	50	50	-
	18 - 20	12.0	23.6	2.4	2.1	18 - 20	404	80	70	11.6%
	22 - 24	7.5	21.4	3.3	3.3	22 - 24	252	113	113	-
	26 - 28	2.2	8.6	1.4	1.3	26 - 28	73	46	44	3.4%
	30 - 32	0.8	4.3	0.9	0.9	30 - 32	26	30	30	-
	34 - 36	0.6	4.3	0.8	0.7	34 - 36	22	26	24	7.5%
	38	0.5	4.3	1.0	1.0	38	18	34	34	-
	40 - 48	1.2	10.7	2.5	2.4	40 - 48	39	85	82	2.8%
		99.9	121.6	14.8	14.3		2,165	499	484	3.0%
Total YG for Stand 2		203	244	31.6	28.0		4,440	1,068	947	11.4%

HARDWOODS

				<u>Per Acre Results</u>		<u>Total for the Stand</u>				
	DBH	TPA	BA	Gross MBF / Ac	Net MBF / Ac	DBH	Total Trees	Gross MBF	Net MBF	% Defect
Alder										
	10 - 12	2.7	2.1	0.1	0.1	10 - 12	92	3	3	-
		2.7	2.1	0.1	0.1		92	3	3	-

Volumes : Scribner Log Rule; 16 foot logs; Behre Hyperbola

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Page 3 of 5

*STAND Trees per Acre, Basal Area and Volume by Species***Williams-Guttero JTMP**

<u>Stand Number</u>		<u># Plots</u>	<u>Stand Acres</u>	<u>Forest Type</u>						
2		14	33.75	Guttero						
<u>HARDWOODS</u>			<u>Per Acre Results</u>			<u>Total for the Stand</u>				
	DBH	TPA	BA	Gross MBF / Ac	Net MBF / Ac	DBH	Total Trees	Gross MBF	Net MBF	% Defect
Other Hardwood										
	2 - 4	53.6	1.6							
	6 - 8	3.6	0.7							
		57.1	2.3							
Total HW for Stand 2		59.9	4.5	0.1	0.1		92	3	3	-

Volumes : Scribner Log Rule; 16 foot logs; Behre Hyperbola

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Page 4 of 5

MRT Projected Growth in 10 Years
2020 Gross Volume (MBF)

JTMP**Gutiero Portion**

Starting Volume for Growth Year 2011 (MBF): 1,105

10-year Projected Volume (MBF): 1,796

Compound Annual Growth Rate: 4.98%

Compound Annual Growth Rate per species

#Num!		4.04%		4.70%		5.74%	
DBH	DF	DBH	RW	DBH	WF	DBH	SS
10	-	10	-	10	-	10	14.10
12	-	12	6.36	12	6.03	12	8.08
14	-	14	30.76	14	4.38	14	6.36
16	-	16	47.47	16	-	16	108.62
18	-	18	20.54	18	9.01	18	40.53
20	-	20	21.42	20	19.25	20	85.62
22	-	22	31.43	22	82.62	22	-
24	-	24	20.29	24	41.05	24	74.79
26	-	26	2.92	26	7.07	26	21.88
28	-	28	5.92	28	-	28	35.48
30	-	30	51.34	30	14.62	30	172.31
32	-	32	10.89	32	35.57	32	101.02
34	-	34	-	34	8.84	34	-
36	-	36	45.27	36	35.09	36	29.14
38	-	38	25.75	38	-	38	33.92
40	-	40	-	40	-	40	26.67
42	-	42	42.42	42	-	42	49.01
44	-	44	91.49	44	-	44	48.16
46	-	46	38.16	46	-	46	53.58
48	-	48	-	48	-	48	-
50	-	50	21.50	50	-	50	-
52	-	52	28.18	52	-	52	-
54	-	54	5.61	54	-	54	-
56	-	56	-	56	-	56	-
58	-	58	-	58	31.29	58	-
60	-	60	13.80	60	-	60	-
62	-	62	6.80	62	-	62	-
64	-	64	-	64	-	64	-
66	-	66	18.78	66	-	66	-
0.00		68	5.18	294.81		68	-
		70	-			70	-
		72	-			72	-
		74	-			74	-
		76	-			76	-
		78	-			78	-
		80	-			80	-
		82	-			909.26	
		84	-				
		86	-				
		88	-				
		90	-				
		592.27					

Volumes : Scribner Log Rule; 16 foot logs; Behre Hyperbola

10-year Increment Growth Measurements

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Page 1 of 1

MRT Projected Growth in 20 Years
2031 Gross Volume (MBF)

JTMP**Gutiero Portion**

Starting Volume for Growth Year 2011 (MBF): 1,105

20-year Projected Volume (MBF): 2,537

Compound Annual Growth Rate: 4.24%

Compound Annual Growth Rate per species

#Num!		3.49%	4.50%	4.67%
DBH	DF	DBH RW	DBH WF	DBH SS
10	-	10	-	10
12	-	12	-	12
14	-	12.73	14	14
16	-	21.66	16	16
18	-	85.56	18	18
20	-	28.75	20	20
22	-	29.83	22	22
24	-	32.83	24	24
26	-	43.22	26	26
28	-	28.64	28	28
30	-	10.34	30	30
32	-	9.34	32	32
34	-	87.10	34	34
36	-	-	85.30	36
38	-	6.84	38	38
40	-	38.08	40	40
42	-	60.90	42	42
44	-	-	44	44
46	-	26.45	46	46
48	-	137.82	48	48
50	-	26.59	50	50
52	-	11.15	52	52
54	-	28.86	54	54
56	-	-	56	56
58	-	13.44	58	58
60	-	-	32.32	60
62	-	9.07	62	62
64	-	15.37	64	64
66	-	-	66	66
0.00	-	68	448.83	68
	-	70	11.33	70
	-	72	-	72
	-	74	-	74
	-	76	-	76
	-	78	-	78
	-	80	-	80
	-	82	-	82
	-	84	-	84
	-	86	-	86
	-	88	-	88
	-	90	-	90
	-	791.43		

Volumes : Scribner Log Rule; 16 foot logs; Behre Hyperbola

10-year Increment Growth Measurements

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Page 1 of 1

Stocking Component

The results of the inventory provide a detailed description of the individual parcels timber resources. In addition to the variable plot inventory, a California State Stocking Survey in accordance with the Forest Practice Rules CCR tit.14 sec.1070 was performed on a 2x5 chain grid over the entire parcel. Sample plots were installed to determine stocking levels using the combination point count and basal area methodology. For the purposes of this stocking survey, the entire property was considered to be timber site class III.

The Coast District Forest Practice Rules 14 CCR 912.7 describe acceptable stocked areas as having the following standards:

1. A point count of 300 or 50 square feet per acre of basal area. A description of how to assess points can be found at 14 CCR 912.7(b)(1)(A-D)). These standards apply to site class II and III lands.

An area is considered adequately stocked if the stocking survey indicates that 55% of the area meets the above standard. All of the proposed subdivision parcels exceed the minimum stocking standard. The following table lists the conifer stocking levels based on the above described stocking survey method.

**Table 4 - Conifer Stocking Levels
Based on California Forest Practice
Rules Methodology**

	<u>% Stocked</u>
Williams Parcel	85%
Guttero Parcel	89%

Growth

Growth projections are based on movement ratio tables developed from the data collected during the November 2010 cruise of the property. Detailed information by species is provided with the inventory results.

Williams Parcel: The 10 year growth projection indicates an increase in gross conifer volume from the existing 677 MBF to 937 MBF at a 3.30% compound annual growth rate. This corresponds to an average growth of 852 bd. ft./acre/year or 26.0 MBF a year for the 10 year period for the entire parcel.

The 20 year growth projection indicates an increase in gross conifer volume from the existing 677 MBF to 1,254 MBF at a 3.13% compound annual growth rate. This corresponds to an average growth of 946 bd. ft./acre/year for a total of 28.9 MBF a year for the 20 year period for the entire parcel. The increased average volume growth predicted for the 20 year time frame as compared to the 10-year time frame is a function of in-growth from conifer poles and saplings currently occupying the site.

Guttero Parcel: The 10 year growth projection indicates an increase in gross conifer volume (MBF) from the existing 1,105 MBF to 1,796 MBF at a 4.98% compound annual growth rate. This corresponds to an average growth of 2,047 bd. ft./acre/year for a total of 69.1 MBF a year for the 10-year period for the entire parcel.

The 20 year growth projection indicates an increase in gross conifer volume from the existing 1,105 MBF to 2,537 MBF at a 4.24% compound annual growth rate. This corresponds to an average growth of 2,121 bd. ft./acre/year for a total of 71.6 MBF a year for the 20 year period for the entire parcel. The increased average volume growth rate predicted for the 20-year time frame as compared to the 10-year time frame is a function of in-growth from conifer poles and saplings currently occupying the site.

The above volumes and growth rates are based on conifer trees that are 9.1 inches at DBH and greater. The increases in volume reflect individual tree growth on trees greater than 9.1 inches DBH and the added volume of smaller trees that grow into this 10 inch DBH class.

The above predictions assume that the stand remains in its current condition with no intermediate harvesting activities.

Access Component

Access to the newly created parcels is provided from Patricks Point Drive. Existing roads access the houses on each parcel. The access for harvesting on the Guttero parcel is provided by existing roads that can be accessed from the driveway to the existing house or at an additional entry point to Patricks Point Drive located north of the house. Access to the harvest area on the Williams parcel requires new road construction to tie into the existing road network. The proposed access route is located on gentle slopes of less than 25%. Approximately 1,000' of new road construction will be required to tie into the existing road system. Proposed road construction is located across gentle slopes and will have moderate grades of less than 15%. A short pitch of 20% road grade for approximately 150' is required to tie into the existing driveway.

Management Statement

The subject parcel is zoned Timberland Commercial (TC). It is the intent of this JTMP to facilitate management of the property in a manner compatible with the commercial timber zoning. The proposed project will result in the creation of two individual parcels, but will otherwise not affect the timberland resource or its management. The two proposed parcels are currently occupied by healthy stands of conifers and hardwoods and provide the opportunity for commercial harvesting and intermediate treatments should the landowner desire. The exact timing of future harvest prescriptions will be governed by market conditions and the individual landowner's goals.

Management Description and Schedule

Williams Parcel: Of the initial 70.5 acre pre project property the proposed Williams parcel will consist of 35.8 acres. Two separate stand types are included on the parcel. One is a 5.3 acre area that was recently cleared and the other is a 30.5 acre area that had a portion recently logged with a selection silviculture. Although some trees, saplings and seedlings are present in the recently cleared stand its stocking and composition would be improved with planting and possible site treatment. The larger uneven-aged stand is predominantly made up of conifers that range in age from 1 to 80 years but the average conifer age is about 60 years old. The hardwood trees that were present ranged in size from 2" to 28" diameter. Conifers present on the parcel include; sitka spruce, grand fir, redwood and Douglas-fir. Red alder and willow are the primary hardwood although some tan oak was also present. Detailed stand information is provided in the inventory portion of this report. Some of the conifer volume is located adjacent to the watercourses and may not be available for harvest due to restrictions on harvesting adjacent to riparian areas and watercourses contained in the Forest Practice Rules. A wide range of silvicultural option could be used to harvest the stand but due to the strong winds that could come in unblocked from the ocean either a selection harvest or a clear cut is recommended. The stand currently has a basal area per acre of 119 square feet for the group A commercial species. A selection harvest is not recommended at this time due to the low basal area per acre, species mix and restrictions contained in the Forest Practice Rules for selection harvesting. There could be an opportunity for commercial clear cut harvest on this parcel but the current low price for logs make harvesting uneconomical at this time. Since about 70% of the existing merchantable volume in the stand is composed of Sitka spruce the next entry into this stand should be delayed until log prices have improved. The opportunity for immediate harvest would be more economically feasible if costs could be split with other landowners in the area.

Guttero Parcel: Of the initial 70.5 acre pre project property the proposed Guttero parcel will consist of 34.7 acres. Two separate stand types are included on the parcel. One type is a 1 acre area that was

recently cleared and the other is a 33.7 acre area that had a portion recently logged with a selection silviculture. Regeneration is present in the recently cleared area but more planting would improve the stocking in the areas of recent windthrow. The timbered portion of this parcel is generally well stocked with merchantable trees and has a conifer basal area of about 244 sq. ft. per acre. A wide range of silvicultural options could be used to harvest the stand but due to the strong winds that could come in unblocked from the ocean either a selection harvest or a clear cut is recommended. Due to the size of the timber and the composition of this stand an opportunity for immediate timber harvest exists but the return value would be improved by waiting for the log market to improve. Based on field observations and a review of the inventory results it is estimated that there is approximately 947 MBF on the parcel and about 80% might be available for harvest with a clear cut and about 50% with a selection harvest. Costs to consider include harvest plan preparation fees, Department of Fish and Game fees, yield taxes, site preparation and planting costs.

Fire and Other Resource Protection

Forest fires are always a great threat to the tree farmer. A wildfire can destroy years of work and planning in a matter of hours. Fire will consume both large and small trees and leave remaining trees vulnerable to damage from insects and disease. Besides destroying valuable timber, wildfire can destroy property, deplete soil resources, reduce watershed values, and damage wildlife habitat.

When timber or improvement operations are being performed, both the owner and/or operator should be prepared to suppress a fire if one should start. Fire fighting tools such as shovels, McClouds, and backpack sprayers should be available at the job site in case of a fire start. This is required by law on timber operations.

Access roads should be maintained in as good a condition as possible to allow for safe passage of fire fighting equipment. If possible, turnouts should be available to allow for passing of vehicles as well as the turning of vehicles.

It is advisable for the landowner to develop a fire plan for his property. The California Department of Forestry and Fire Protection (CDF) has special forms for fire plans and will give assistance to the landowner to increase his/her fire readiness. Contact should be established with the local CDF officer to allow for the communication of information on roads, water locations, gates, and equipment owned by the landowner.

If a fire should occur, the emergency telephone number 911 should be contacted immediately and the dispatcher provided the exact location of the property. The 911 operator will then contact the appropriate agencies to be dispatched.

Forest pest and pathogens are generally present to some degree, but seldom in epidemic proportions. During the field reconnaissance of the property, some signs of decay were noted in the over mature trees and crown desiccation by salt spray on redwoods was observed, but overall, the stand was considered to be in good health. As cultural activities such as harvesting or thinning are done, the potential for pest or pathogen outbreaks may increase. The developing stands should be monitored to determine if problems are present and if action is required to reduce the problem.

Over the past nine years the emergence of sudden oak death (SOD) disease has become an important issue in the management of forestland. The subject property supports several species that are known to be hosts for SOD. Following is some current information related to SOD provided by the California Department of Forestry and Fire Protection.

Background

On April 3, 2001, the California Board of Forestry and Fire Protection authorized the Director of the Department of Forestry and Fire Protection (CDF) to declare a "Zone of Infestation" in response to growing concerns about the emerging problem of Sudden Oak Death. On May 22, 2001, the Oak Mortality Disease Control regulation (California Code of Regulations, Division 4, Subchapter 6, Section 3700) became effective. Currently, the regulated counties are: Alameda, Contra Costa, Humboldt, Marin, Mendocino, Monterey, Napa, San Mateo, Santa Clara, Santa Cruz, Solano, and Sonoma. Information on the disease and its hosts can be obtained from the California Oak Mortality Task Force web page at www.suddenoakdeath.org. Information regarding the California Department of Food & Agriculture regulation (i.e. Section 3700), which includes the commodities covered and restrictions required can be seen at <http://pi.cdffa.ca.gov/pqm/manual/455.htm>

Limitations

Plants, plant parts, unprocessed wood and wood products, and other products of Sudden Oak Death hosts (see web page above), created as a result of timber harvest, cannot be moved within or outside of regulated counties infested with SOD without written authorization of the County Agricultural Commissioner incorporated in the THP/NTMP, or without a CDF approved harvest document containing specific information.

Host Species

Known host species at this time are: Bigleaf maple, California bay laurel/pepperwood, California black oak, California buckeye, California coffeeberry, California honeysuckle, California maidenhair fern, Canyon live oak, Cascara, Coast live oak, Evergreen huckleberry, False Soloman's seal, Madrone, Manzanita, Rhododendron (including Azalea), Shreve's oak, Tanoak, Toyon, Western starflower, Wood rose, basal trunk/burl sprouts, small branches (less than one inch in diameter), and leaves of coast redwood, and small branches (less than one inch in diameter) and leaves of Douglas-fir.

Visual Special Treatment Area

US Highway 101 is adjacent to the eastern boundary of both parcels. US 101 is designated as a scenic highway in this area. Within 200 feet of the edge of the highway consideration must be given to the visual impact of harvesting operations on passing motorists. Depending on the vegetation present in the existing Cal Trans right of way and topographic features it may be necessary to mitigate the visual impact of harvesting adjacent to US 101. A thorough onsite review will be necessary to determine exact prescriptions and locations. Acceptable measures include partial harvesting, variable Silviculture and no harvest buffers.

Management Organization

The landowner must consider current and future obligations associated with property management.

The currently proposed project will require expenditures associated with surveying and associated lot line adjustment and merger procedures. On going expenditures include road maintenance and hazard reduction.

Future expenditures are difficult to quantify and can be altered in many ways as a result of timber stand manipulations, changing regulations and uncontrollable events such as fires, extended heavy precipitation, or high winds.

The timing and extent of future timber operations will need to take into account several factors including THP preparation costs, logging costs, log transportation costs, timber prices, yield taxes, and regeneration costs and follow-up treatments. Additional costs may also be incurred from state agencies that need to review certain aspects of a proposed project, which may include endangered species consultations, streamside alterations, and filing fees for required documentation.

If the landowner decides to commercially remove timber from the land, a Timber Harvesting Plan (THP) must be prepared. A THP must be prepared by a Registered Professional Forester (RPF) and approved by the California Department of Forestry and Fire Protection (CDF). A professional forester will be able to advise the landowner on the numerous factors mentioned above as well as the rules and regulations related to forest management and timber harvesting, all of which can affect the decision making process. There are several options for the type of harvest document that could apply to these parcels. The table included below provides a quick overview of the differences between the documents. In most cases it will provide a significant cost savings to the landowners if they cover both parcels under one document and share the costs of harvest plan preparation and marketing.

Proper forest management, which involves creating an environment for high timber yield as well as protecting the integrity of the biological, water, and soil resources, is a cyclical and continuous endeavor. The investments into stand improvements, soil and water protection, and biological concerns, result in increased long-term rewards of financial gain as well as environmental health and stability.

Management Schedule

The only management currently proposed is the General Plan Amendment, rezone, lot line adjustment and merger. As part of this project a deeded right of way for timber management and commercial hauling will be required for Williams to cross over the Guttero parcel. The location of this right of way is indicated on the attached Timber Map. This project will have no effect on the timber production capabilities of the property and no new development will occur. Future management of the properties and the timber resources will be in line with the individual property owner's goals and timeframe. However, collaborating preparation of harvest documents and contract services can reduce costs. There is a current opportunity for commercial harvest of redwood based on current prices of approximately \$800.00 per thousand board feet and good demand from local mills. The Spruce and Grand fir present a marketing challenge. The price on these species fluctuated around the point of being economically profitable. The preparation and approval of a THP can easily take 5 to 8 months or more. This extended time frame restricts your ability to act during favorable market conditions and can eliminate profitability for Spruce and Grand fir. For this reason a good strategy is to maintain an active timber harvest document such as a THP or Non Industrial Timber Management Plan (NTMP) on these parcels.

Table 5 -Comparison of Timber Harvest Documents

Purpose/Title	Acreage Limit	OK to cut "Live/Healthy" Trees?	Need RPF?	Approval Time	Time to Complete Work	Must Neighbors be Notified?	Silviculture Limitations:	Work Compl./Stocking Report Needed?	Misc.
Christmas Trees	None	Yes	No	Should wait for notice of receipt from CDF.	One Year	No	None	No	
Dead, Dying, or Diseased Trees	None	No (see definitions)	No	Should wait for notice of receipt from CDF.	One Year	No	Can only cut less than 10% of the volume per acre.	No	Must meet 10 requirements under 1038(b).
Fuelwood or Split Products	None	Yes	No	Should wait for notice of receipt from CDF.	One Year	No	Can only cut less than 10% of the volume per acre.	No	Must meet 10 requirements under 1038(b).
Fire Hazard Reduction Within 150' of a Residence	Can only cut within 150' of a residence.	Yes	No	Within 5 Days of Receipt from CDF	One Year	No	No Clear cutting, seed tree or shelter wood removal step.		
Substantially Damaged Land (not for sawlogs)	None	No (see rules for exceptions)	Yes	Should wait for notice of receipt from CDF.	One Year	No	Must meet def. for sub. damaged timberland	No	Must meet 10 requirements under 1038(b).
Less than 3 Acre Conversion	Cutting is less than 3 acres (one time/ ownership)	Yes	Yes	Within 15 days of receipt by CDF (wait for notice).	One Year (logging) (two to complete conversion).	Yes	None	Yes	Numerous special requirements listed in rules.
Emergency Operations	None	No	Yes	Should wait for notice of receipt from CDF.	120 Days	No	Must meet def. of emergency conditions.	Yes	
Modified Timber Harvesting Plan	100 acre or less ownership	Yes	Yes	Varies, minimum of 25 days, usually longer.	Three Years (can request two 1-year extensions).	Yes	Yes (must meet 16 special conditions listed in rules).	Yes	Written impact analysis not required.
Timber Harvesting Plan (THP)	None	Yes	Yes	Varies, minimum of 25 days, usually longer.	Three Years (can request two 1-year extensions).	Yes	Yes (based on rules).	Yes	Detailed cumulative impact analysis required.
Non Industrial Timber Management Plan (NTMP)	2,500 acres	Yes	Yes	Varies, minimum of 25 days, usually longer.	No Expiration	Yes	Unevenaged Management	Yes	

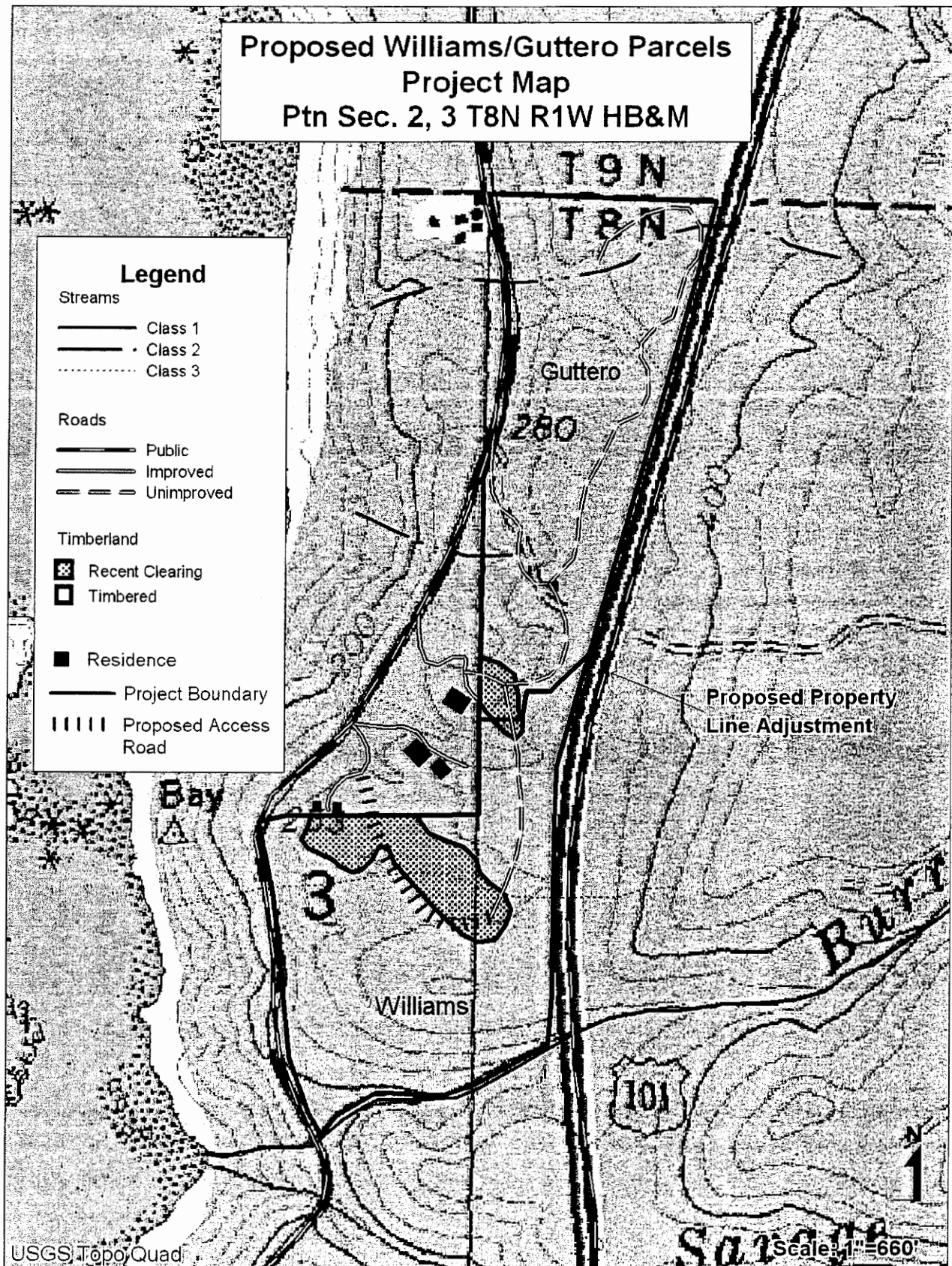


Figure 4 - Project Map

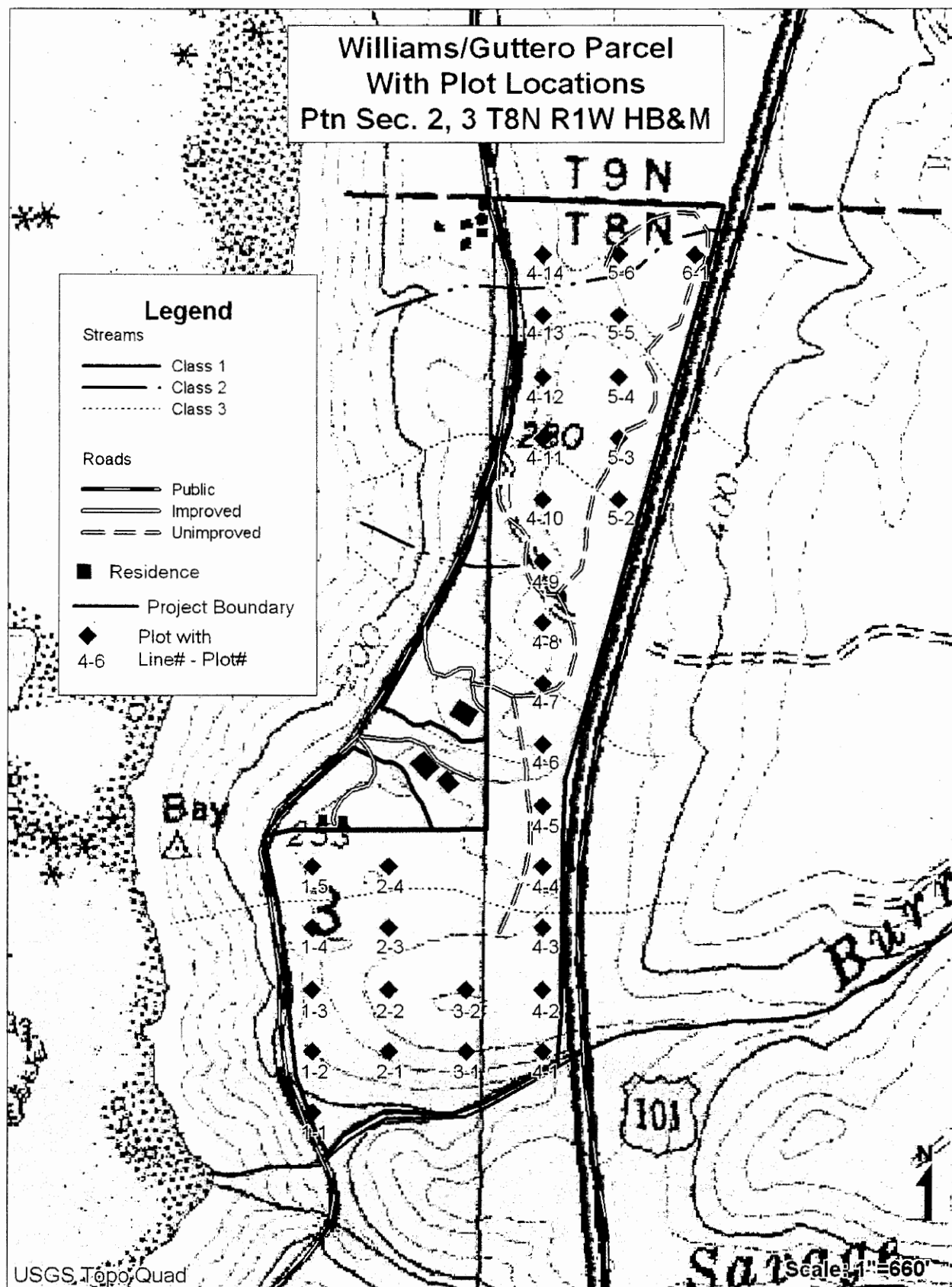


Figure 5 - Inventory Map

ATTACHMENT 1
Resolution No. 12-15

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on March 20, 2012

RESOLUTION NO. 12-15

**RESOLUTION TO MAKE THE REQUIRED FINDINGS FOR CERTIFYING COMPLIANCE WITH THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT AND RECOMMENDING APPROVAL OF THE WILLIAMS
GUTTERO APPLICATION; CASE NUMBERS GPA-11-03/ZR-11-04/CDP-11-13/LLA-11-11/JTMP-11-03;
-ASSESSOR PARCEL NUMBERS: 517-271-005, 517-271-007 & 517-241-012**

WHEREAS, State law provides for local governments to amend their General Plans up to four (4) times per year; and

WHEREAS, Jeff and Pamela Guttero and Jane Williams submitted an application and evidence in support of approving the General Plan Amendment, Zone Reclassification, Coastal Development Permit, Lot Line Adjustment and Joint timber Management Plan application; and

WHEREAS, the proposed General Plan Amendment and Zone Reclassification; that is, to redesignate lands from Rural Residential Agriculture (RR(a)) to Coastal Commercial Timberland (TC) and to rezone lands from Rural Residential Agriculture two acre minimum (RA-2) to Commercial Timber (TC), may be approved if it can be found that: (1) The proposed change is in the public interest; (2) The proposed change is consistent with a comprehensive view of the General Plan; (3) The amendment is in conformity with the policies of Chapter 3 of the Coastal Act; and (4) The amendment does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law; and

WHEREAS, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

WHEREAS, the Planning Division, the lead agency, found the project exempt from further environmental review under Section 15061(b)(3) of the California Environmental Quality Act (CEQA); and

WHEREAS, Attachment 2 in the Planning Division staff report includes evidence in support of making all of the required findings for approving the proposed General Plan Amendment, Zone Reclassification, Coastal Development Permit, Lot Line Adjustment and Joint timber Management Plan application for Case Nos.: GPA-11-03/ZR-11-04/CDP-11-13/LLA-11-11/JTMP-11-03; and

WHEREAS, the Planning Commission has reviewed and considered said reports and other written evidence and testimony presented to the Commission, and

WHEREAS, the Planning Commission held a public hearing on November 3, 2011 on this matter to receive other evidence and testimony; and

WHEREAS, at their November 3, 2011 meeting, the Planning Commission resolved, determined, and ordered that the following findings be and are hereby made:

1. The project is exempt from further environmental review under Section 15061(b)(3) of the CEQA Guidelines and found that there is no substantial evidence that the proposed project will have a significant effect on the environment; and

EXHIBIT NO. 5

APPLICATION NO.

HUM-MAJ-1-12

**HUMBOLDT COUNTY LCP
AMENDMENT**

RESOLUTION NO. 12-15

(1 of 3)

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on March 20, 2012

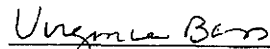
2. The Planning Commission made the findings in Attachment 2 of the Planning Commission staff report for Case Nos.: GPA-11-03/ZR-11-04/CDP-11-13/LLA-11-11/JTMP-11-03 based on the submitted evidence.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board of Supervisors finds the project exempt from further environmental review under Section 15061(b)(3) of the CEQA Guidelines, and finds that there is no substantial evidence that the proposed project will have a significant effect on the environment; and
2. The Board of Supervisors makes the findings for Case Nos.: GPA-11-03/ZR-11-04/CDP-11-13/LLA-11-11/JTMP-11-03 based on the submitted evidence, including the Planning Commission staff report (Attachment D), incorporated herein by this reference; and
3. The Board of Supervisors conditionally approves the General Plan Amendment, Zone Reclassification, Coastal Development Permit, Lot Line Adjustment and Joint timber Management Plan as recommended by the Planning Commission at their November 3, 2011 meeting for Case Nos.: GPA-11-03/ZR-11-04/CDP-11-13/LLA-11-11/JTMP-11-03.

BE IT FURTHER RESOLVED by the Humboldt County Board of Supervisors that:

1. The General Plan designation for the subject property in the Trinidad Area Plan be amended from Rural Residential Agriculture (RR(a)) to Coastal Commercial Timberland (TC); and
2. The Zone District for the subject property be amended from Rural Residential Agriculture two acre minimum (RA-2) to Commercial Timber (TC); and
3. The Board of Supervisors approves the Local Coastal Plan Amendment, which will be come effective upon certification by the Coastal Commission; and
4. The Board of Supervisors intends to carry out the LCP in a manner fully consistent with the California Coastal Act; and
5. The Board of Supervisors agrees to issue coastal development permits subject to the approved Local Coastal Program; and
6. The Board of Supervisors directs staff to submit the proposed Local Coastal Plan Amendment to the Coastal Commission for certification.


Chair, Board of Supervisors

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings, Meeting on March 20, 2012

Adopted on motion by Supervisor Sundberg, seconded by Supervisor Lovelace and the following vote:

AYES: Supervisors-- Sundberg, Lovelace, Smith, Bass, Clendenen
NOES: Supervisors--
ABSENT: Supervisors--
ABSTAIN: Supervisors--

STATE OF CALIFORNIA)
) ss.
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

IN WITNESS WHEREOF, I have hereunto
set my hand and affixed the Seal of
said Board of Supervisors

KATHY HAYES
Clerk of the Board of Supervisors of
the County of Humboldt, State of
California

By 

ATTACHMENT 2
Ordinance No. 2476

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT,
STATE OF CALIFORNIA**
Certified copy of portion of proceedings, Meeting on March 20, 2012

ORDINANCE NO. 2476

AMENDING SECTION 311-7 OF THE HUMBOLDT COUNTY CODE
BY REZONING PROPERTY IN THE TRINIDAD AREA
[ZR-11-03(Williams Guttero)]

The Board of Supervisors of the County of Humboldt ordains as follows:

SECTION 1. ZONE AMENDMENT. Section 311-7 of the Humboldt County Code is hereby amended by rezoning lands in the Trinidad area out of Rural Residential Agriculture two acre minimum (RA-2) to Commercial Timber (TC). The area described is also shown on the Humboldt County zoning maps for the Trinidad Area Plan and on the map attached as Exhibit B.

SECTION 2. EFFECTIVE DATE. This ordinance shall become effective upon certification by the California Coastal Commission.

PASSED, APPROVED, AND ADOPTED this 20th day of March, 2012 on the following vote, to wit:

AYES: Supervisors: Sundberg, Loveace, Smith, Cledomen Bass
NOES: Supervisors:
ABSENT: Supervisors:

Virginia Burr
Chairperson of the Board of Supervisors of
the County of Humboldt, State of California

(SEAL)

ATTEST:
Kathy Hayes
Clerk of the Board of Supervisors of the
County of Humboldt, State of California

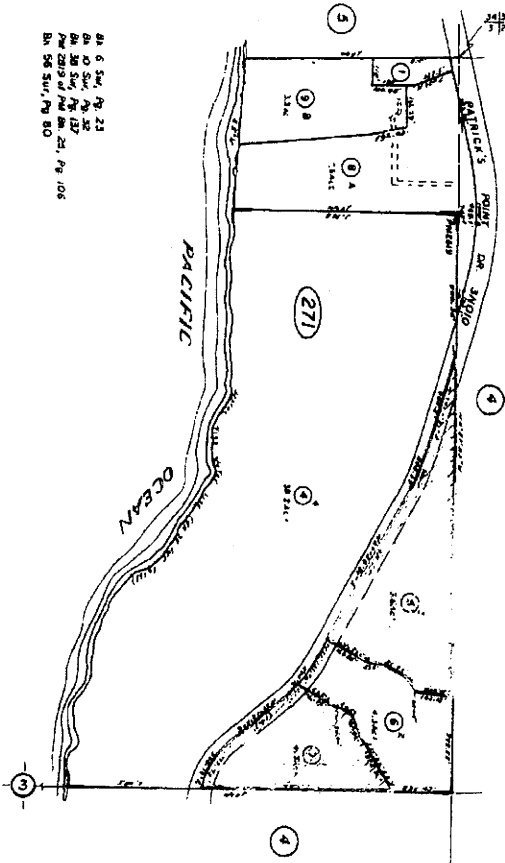
Nikki Turner
Deputy

EXHIBIT NO. 6

APPLICATION NO.
HUM-MAJ-1-12
**HUMBOLDT COUNTY LCP
AMENDMENT**
ORDINANCE NO. 2476 (1 of 3)

POR N 1/2 SEC 3 T 8N R 1W HB&M

517-27



PROJECT AREA = 

AREAS TO BE REZONED

PROPOSED WILLIAMS/GUTTERO
GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION,
LOT LINE ADJUSTMENT, COASTAL DEVELOPMENT PERMIT &
NOTICE OF MERGER
PATRICK'S POINT AREA
GPA-11-03/ZR-11-04/LLA-11-11/CDP-11-13/NOM-11-04
APNS: 517-041-12, 507-271-05 & -07
T08N R01W S02 & 03 HB&M



MAP NOT TO SCALE

Assessor's Maps BL 517-Pg. 27
County of Humboldt, Calif. 130

243

9

DESCRIPTION

That certain real property situated in the State of California, County of Humboldt, described as follows:

All that real property situated within Lot 2 of Section 3, Township 8 North, Range 1 West, Humboldt Meridian, described as follows:

Parcel 1 of Parcel Map No. 2819 for Wolfe and Stuart, filed in the Office of the County Recorder of Humboldt County, California, on August 6, 1991 in Book 25 of Parcel Maps, Page 106.

Parcel 3 of Parcel Map No. 2819 for Wolfe and Stuart, filed in the Office of the County Recorder of Humboldt County, California, on August 6, 1991 in Book 25 of Parcel Maps, Page 106.