

Conservation Easement Monitoring Report
For: Usal Redwood Forest Conservation Easement

October 29, 2013

Usal Forest Conservation Easement Monitoring Inspection Report

Prepared by
Holly Newberger, Program Coordinator, The Conservation Fund

DATES OF MONITORING: October 29, 2013

1. Easement Name: Usal Redwood Forest. Size in Acres: Approximately 49,576. Date Conservation Easement Acquired October 27, 2011.

Location: North end of Mendocino County, encompassing the Usal Creek watershed and several tributaries to the South Fork of the Eel River. Approximately 26 miles due north of the city of Fort Bragg. Generally a well blocked out property 12 miles North/South by 10 miles East/West.

U.S.G.S. 7 ½' Quadrangles: Bear Harbor, Piercy, Leggett, Mistake Point, Hales Grove

2. Current Land Owner: Redwood Forest Foundation Inc. dba Usal Redwood Forest Company, LLC.
3. Conservation Easement Holder: The Conservation Fund
4. Description of Current Land Use: The property is being managed as a working forest. Current land use practices include road maintenance, timber harvest, forest restoration and instream restoration.
5. Date of Monitoring Inspection: October 29, 2013.
6. Narration: The inspection began at 9:00 am at the 100 mile marker on Highway 1. We entered the property at the WRP gate and proceeded down the road to see the WRP timber harvest (1-12-102 MEN) in progress. We observed a yarder and loader decking logs. We continued past the active logging to observe the road upgrades and new road construction conducted on the Usal Redwood Forest by Mendocino Redwood Co. on their right of way over the Usal Forest. We returned to the WRP gate, crossed the highway and went to observe the Poke Easy timber harvest (1-12-067 MEN). From there we went a few miles south and entered the Forest on the M&M road. We did a brief overlook of the M&M THP (1-11-118 MEN) that was harvested in October & November 2012. On the M&M road we observed road upgrades, including new culverts, rolling dips and the removal of inboard ditches.
7. Observations: We did not observe any instances of non-conformance with the conservation easement.

METHOD OF INSPECTION: Ground

TIME SPENT ON THE PROPERTY: 6 hours

LIST ALL PERSONS ATTENDING INSPECTION (landowner & others):

Robert Ballard, Campbell Timberland Management Forester
 Tabi Bolton, Campbell Timberland Management, Natural Resources Specialist
 and Forest Certification Manager
 Jeff Calvert, CalFire, Stewardship Forester/Forest Legacy Coordinator
 Richard Gienger, Redwood Forest Foundation, Boardmember
 Scott Kelly, The Conservation Fund, Timberland Manager
 Heidi Knott Gundling, Redwood Forest Foundation, Boardmember
 Holly Newberger, The Conservation Fund, Program Coordinator
 Candy Skarlatos, Redwood Forest Foundation, Boardmember
 Mark Welther, Redwood Forest Foundation, President & Chief Executive Officer

MONITOR'S NAMES: Holly Newberger and Scott Kelly

ADDRESS AND PHONE: The Conservation Fund
 14951A Caspar Road, Box 50
 Caspar, CA 95420
 (707) 962-0712

Annual Field Monitoring Checklist

Monitoring Objectives:

Observe conditions on the Property as they relate to provisions within the Conservation Easement. The citation at the bottom of each numbered box refers to the specific paragraph within the Conservation Easement (CE) or Schedule (SC) that is relevant to the question. "Observed" denotes whether or not the specific condition was encountered as part of the monitoring visit. "Concern" denotes whether or not the observation might constitute a non-conformance with the requirements of the Conservation Easement. A Yes (Y) observation shall trigger follow-up visits or documentation review to determine if there has in fact been a non-conformance.

Monitoring Condition	Observed (Y/N)	Concern (Y/N)	Details <i>Explain all responses.</i>
Forestry			
Observation of activity that impairs forest habitat and ecological functions	N	N	No forest habitat degradation or water quality impairment was observed. No action that would lead to habitat degradation or water quality impairment was observed.

CE ¶ E,F,G			
Observation of commercial forest management (especially even aged management regimes) SC 4 ¶ 1	Y	N	<p>Observed the 65 acre M&M THP (1-11-118 MEN) which was completed after the last CE monitoring in October 2012. Observed the 2013 Poke Easy (1-12-067 MEN) and WRP (1-12-102 MEN) harvests in progress. Silviculture includes selection harvest with some small groups less than ¼ acre.</p> <p>We did not observe any non-conformance with the CE.</p>
Observation of fuelwood harvest. SC 5 ¶ 18	N	N	
Observation of non commercial forestry management (e.g. chemical application, tree planting, fire suppression, prescribed burning, restoration/enhancement projects) SC 6 ¶ 2	N	N	<p>Pre-commercial thinning was implemented on the property in 2013 (92 acres). We did not visit these sites during the monitoring visit due to time constraints.</p> <p>Discussed the new biochar demonstration project that will begin soon.</p>
Observation of conformance of Forest Certification Requirements SC 4 ¶ 2	N	N	<p>Not yet certified by FSC. The Campbell Group and RFFI are working on the sustainable Stewardship Plan for the property.</p>

Roads	Observed	Concern	
<p>Observation of road maintenance new road construction or reconstruction, or decommissioned roads- must meet CTM Manual standards & Weaver and Hagans "Farm and Ranch Roads" manual SC 5 ¶2 SC 6 ¶13</p>	Y	N	<p>Observed numerous road upgrades on the M&M Road, including new culverts, rolling dips and the removal of inboard ditches.</p> <p>Observed approximately 200 feet of new road construction implemented by Mendocino Redwood Co. and one mile of road upgrades implemented by MRC, all on Usal Forest property within the right of way.</p> <p>Road spoils were deposited on a landing in the Usal Forest.</p> <p>Winterization was complete.</p> <p>We did not observe any non-conformance with the CE.</p>
<p>Observation of rock extraction</p> <p>SC 5 ¶3</p>	Y	N	<p>One inactive but recently used rock pit was observed.</p>
<p>Observation of significant landslides or debris torrents</p> <p>SC 6 ¶11</p>	N	N	

Residences and Structures	Observed	Concern	
<p>Observation of Designated Improvement Areas</p> <p>SC 5 ¶7 & 9</p>	N	N	
<p>Observation of Provisional Work Areas</p>	N	N	

SC 5 ¶8			
Observation of utilities	N	N	
SC 5 ¶10			
Observation of new structures outside of designated improvement areas or provisional work areas - <i>prohibited</i>	N	N	
SC 5 ¶7			
Observation of permanent recreational facilities	N	N	
SC 6 ¶9			
Observation of non-permitted signs	N	N	
SC 5 ¶4			

General	Observed	Concern	
Observation of impairment of conservation values	N	N	
CE ¶ E,F,G			
Observation of use or transfer of development rights or granting of parcel interest or subdivision	N	N	
SC 6 ¶4&5			

Observation of industrial, commercial residential agricultural or grazing usage SC 6 ¶¶6&7	N	N	
Observation of dumping, drainage, diking or violation of local, state or federal laws protecting soil and water SC 6 ¶¶11&12	N	N	
Observation of exotic species introduction SC 6 ¶¶15	N	N	
Observation of exploration for or use of renewable energy sources SC 6 ¶¶14	N	N	
Observation of impacts of trespass SC 5 ¶¶6	N	N	Forester Robert Ballard noted that the Sherriff's department pulled out about 10,000 marijuana plants via helicopter in 2013. CTM flies the property each year looking for illegal gardens to notify staff and the sheriff. CTM has 2 security patrol people.
Observation of non permitted grazing SC 5 ¶¶15	N	N	
24/ Observation of recreational off-road motorized use <i>Prohibited</i>	N	N	

SC 5112			
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Summary comments or general observations

Per the conservation easement, Campbell Timberland Management Certificate of Liability Insurance has been provided to The Conservation Fund.

The M&M (1-11-118 MEN), Poke Easy (1-12-067 MEN) and WRP (1-12-102 MEN) timber harvest plans were reviewed online and found to be within conformance of the conservation easement. ftp://thp.fire.ca.gov/THPLibrary/North_Coast_Region/

ANNUAL MONITORING REPORT VERIFICATION

DATE: 10/29/13

Inspector: Holly Newberger

DATE: 10/29/13

Inspector: Scott Kelly

Landowner requests a copy of monitoring report prior to submittal

Landowner does not request a copy of monitoring report prior to submittal

Copies of the Monitoring Report to be submitted to the following:

Grantor: Usal Redwood Forest Company, LLC, PO Box 12, Mendocino, CA 95460

Campbell Timberland Management, LLC, P.O. Box 1228, Fort Bragg, CA 95437

Wildlife Conservation Board, Attention Executive Director, 1807 13th Street, Suite 103, Sacramento CA 95811

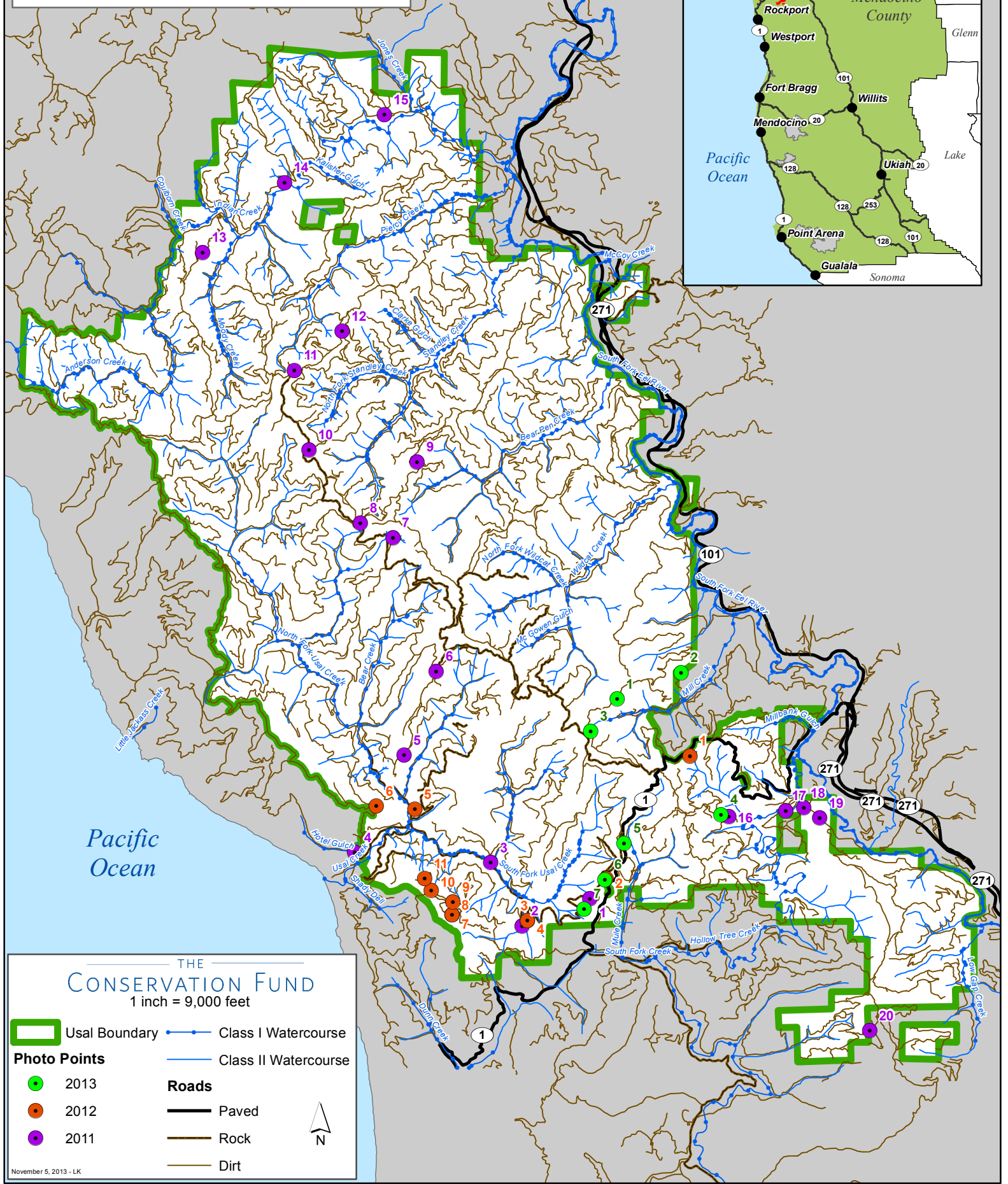
Office Based Monitoring Checklist

Monitoring Objectives:










- Collect and review additional data sources to monitor compliance with terms and conditions of the Conservation Easement noted below. Additional data may include, but not be limited to: THPs, RWQCB permits, DFG 1603 permits, Restoration Contracts, Scaling Bureau Tickets, Yield Tax records, Aerial Photographs, etc.
- This checklist should be reviewed annually to determine which questions are relevant to activities implemented in current year.

Monitoring Condition	Observed	concern	Details <i>Explain all responses.</i>
	Y	N	
Carbon offset registration does not diminish or impair the Conservation Values, easement restrictions are considered as part of the baseline, summary of annual activity provided. SC 5 ¶20			RFFI is working with CAR to register carbon offsets and have them to ARB by year-end. Per the CE, WCB and TCF were notified.
Timber harvest, proposed THPs or amendments to THPs inconsistent with terms of CE SC 6 ¶2		N	Timber harvest planning and silviculture is consistent with CE.
Forest certification SC 4 ¶2		N	Not yet certified by FSC. Working on the sustainable Stewardship Plan for the property, with the goal of certification in May, 2015.
Legal or de facto division, subdivision or partitioning of the Property into two or more legal parcels is prohibited. SC ¶5		N	
Granting subsequent easement on the Property that might adversely affect the Conservation Purpose of the Easement. SC 6 ¶1		N	
Aerial photo observation of structures, large scale forest condition changes and rock and gravel pits. SC 6 ¶		N	

Usal Redwood Forest Company Photo Points



THE
CONSERVATION FUND
1 inch = 9,000 feet

	Usal Boundary		Class I Watercourse
Photo Points			Class II Watercourse
	2013	Roads	
	2012		Paved
	2011		Rock
			Dirt

November 5, 2013 - LK



2013 Photo Point 1. WRP timber harvest; yarder and heel boom loader.



2013 Photo Point 2. New road built by Mendocino Redwood Company.



2013 Photo Point 3. Spoils from new road built by MRC; placed on Usal Forest landing.



2013 Photo Point 4. Poke Easy timber harvest.



2013 Photo Point 5. Grant funded, home made goose pen.



2013 Photo Point 6. M&M road culvert replacement, after first winter.



2013 Photo Point 6. M&M timber harvested Oct/Nov 2012.



2013 Photo Point 7. M&M road rolling dip; after first winter.