

**Conservation Easement Monitoring Report**  
**For: Usal Redwood Forest Conservation Easement**

**October 28, 2014**

# Usal Forest Conservation Easement Monitoring Inspection Report

Prepared by  
Holly Newberger, Program Coordinator, The Conservation Fund

DATES OF MONITORING: October 28, 2014

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 28, 2014.
6. Narration: The inspection began at 10:00 am at the 100 mile marker on Highway 1. We entered the property at the M&M gate and proceeded down the road to Usal Creek to see the road stabilization and LWD implementation project. On M&M road we observed road winterizing; waterbars and clearing ditches. We returned to Highway 1 and re-entered the property at the WRP gate and observed THP related road upgrades; culvert replacement. We observed last year's WRP timber harvest (1-12-102 MEN). Also on the WRP road, we stopped to see the biochar pilot project site. We observed the 2.5 acre tanoak harvest and log deck and discussed the project's potential. (The actual biochar machine is being utilized in Branscomb, CA.) We returned to the WRP gate, crossed the highway and went to observe the Poughkeepsie (1-13-133)/Poke Easy (1-12-067 MEN) timber harvest; transition and variable retention harvest sites, and tanoak girdling experiment. This area included the development of a new road to access a new rockpit.
7. Observations: We did not observe any instances of non-conformance with the conservation easement.

METHOD OF INSPECTION: Ground

TIME SPENT ON THE PROPERTY: 5 hours

LIST ALL PERSONS ATTENDING INSPECTION (landowner & others):

Robert Ballard, Campbell Global, Forester  
 Tabi Bolton, Campbell Global, Forest Stewardship Manager  
 Brook Darley, CalFire, Forestry Assistance Specialist  
 Richard Gienger, Redwood Forest Foundation, Boardmember  
 Zach Jones, Campbell Global, Production Forester  
 Heidi Knott Gundling, Redwood Forest Foundation, Boardmember  
 Holly Newberger, The Conservation Fund, Program Coordinator  
 Madison Thomson, The Conservation Fund, Forester

MONITOR'S NAMES: Holly Newberger and Madison Thomson

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>
<b>Forestry</b>			
Observation of activity that impairs forest habitat and ecological functions	<b>N</b>	<b>N</b>	<b>No forest habitat degradation or water quality impairment was observed. No action that would lead to habitat degradation or water quality impairment was observed.</b>

CE ¶ E,F,G			CalFire did not issue any Forest Practice violations.
Observation of commercial forest management (especially even aged management regimes) SC 4 ¶ 1	Y	N	Observed the 2013/2014 Poughkeepsie (1-13-133)/Poke Easy (1-12-067 MEN), WRP (1-12-102 MEN) and M&M (1-11-118) harvests. Silviculture includes selection harvest, transition and variable retention.  We did not observe any non-conformance with the CE.
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	Y	N	Pre-commercial thinning was implemented on the property in 2014 (35 acres). We did not visit these sites during the monitoring visit due to time constraints.  Observed manual hardwood treatment (girdling) as proposed in PoughkeepsieTHP.  Observed the new biochar demonstration project; 2.5 acre harvest site and log deck.  Observed the LWD placement and road stabilization project on Usal Creek.  3-year moratorium on herbicide use.
Observation of conformance of Forest Certification Requirements  SC 4 ¶ 2	N	N	Not yet certified by FSC. Campbell and RFFI are working on the sustainable Stewardship Plan for the property. CE requires certification by May 2015.

<b>Roads</b>	<b>Observed</b>	<b>Concern</b>	
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	<b>Y</b>	<b>N</b>	<p><b>Observed numerous road upgrades on the M&amp;M and WRP roads, including new culverts, rolling dips and the removal of inboard ditches.</b></p> <p><b>Observed new road construction to access new rockpit within the Poughkeepsie THP area. Road was observed by CalFire in close-out of THP.</b></p> <p><b>Road winterization was in progress.</b></p> <p><b>We did not observe any non-conformance with the CE.</b></p>
Observation of rock extraction  SC 5 ¶3	<b>Y</b>	<b>N</b>	<p><b>New rock pit was observed.</b></p> <p><b>We did not observe any non-conformance with the CE.</b></p>
Observation of significant landslides or debris torrents  SC 6 ¶11	<b>N</b>	<b>N</b>	

<b>Residences and Structures</b>	<b>Observed</b>	<b>Concern</b>	
Observation of Designated Improvement Areas  SC 5 ¶7 & 9	<b>N</b>	<b>N</b>	
Observation of Provisional Work Areas  SC 5 ¶8	<b>N</b>	<b>N</b>	
Observation of utilities	<b>N</b>	<b>N</b>	

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

<b>General</b>	<b>Observed</b>	<b>Concern</b>	
Observation of impairment of conservation values	<b>N</b>	<b>N</b>	
CE ¶ E,F,G			
Observation of use or transfer of development rights or granting of parcel interest or subdivision	<b>N</b>	<b>N</b>	
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	<b>Forester Robert Ballard noted a significant decline in large marijuana garden sites. Campbell flies the property each year looking for illegal gardens to notify staff and the sheriff. Campbell has 2 security patrol people.</b>
Observation of non permitted grazing  SC 5 ¶¶15	N	N	
24/ Observation of recreational off-road motorized use <i>Prohibited</i>  SC 5 ¶¶12	N	N	

## 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.

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

## **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), Poughkeepsie (1-13-133) 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/](ftp://thp.fire.ca.gov/THPLibrary/North_Coast_Region/)

On July 30, 2014, a lightning storm caused a wildfire to burn on BLM property in the general vicinity of the southeast corner of the Usal Redwood Forest property. In total, the wildfire and associated control operation burned approximately 457 acres of Usal Forest property. For more information:

<http://www.rffi.org/Newsletters/RFFI-Fall2014-Lodge-Complex-Fire.html>

In 2015, RFFI intends to ramp up timber harvest but is aware of the restraint of 2.9% total inventory of standing conifers.

## ANNUAL MONITORING REPORT VERIFICATION

DATE: 10/28/14

Inspector: Holly Newberger

DATE: 10/28/14

Inspector: Madison Thomson

Landowner requests a copy of monitoring report prior to submittal

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

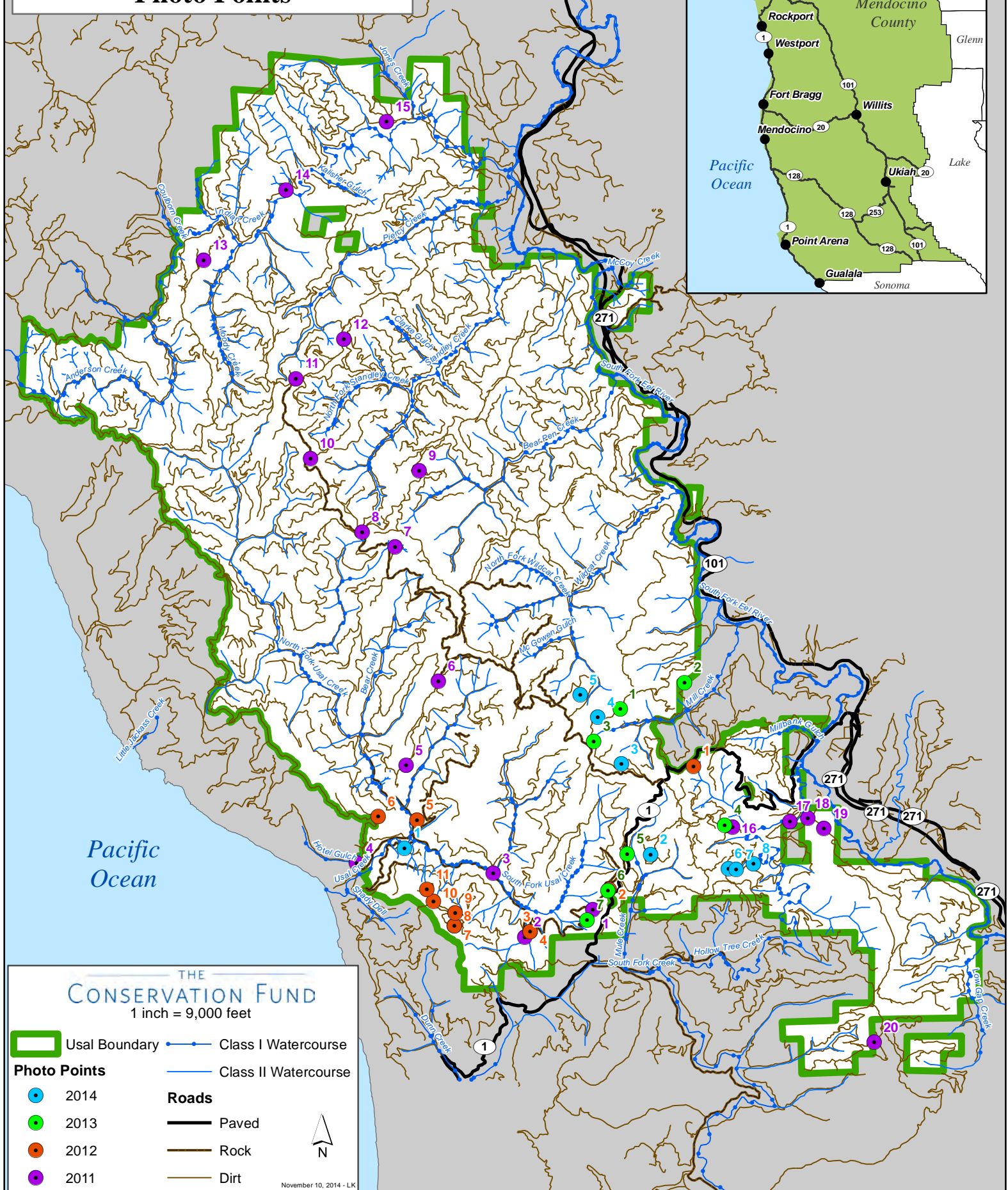
### **Copies of the Monitoring Report to be submitted to the following:**

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

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

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

# Usal Redwood Forest Company Photo Points



THE  
**CONSERVATION FUND**  
1 inch = 9,000 feet

Usal Boundary	Class I Watercourse
<b>Photo Points</b>	Class II Watercourse
2014	<b>Roads</b>
2013	Paved
2012	Rock
2011	Dirt

N

November 10, 2014 - LK



2014 Photo Point 1. Usal Creek Large Wood implementation and road bank stabilization.



2014 Photo Point 2. M&M THP, harvested in 2012.



2014 Photo Point 3. WRP Road, THP related culver replacement.



2014 Photo Point 4. Biochar project, tanoak landing.



2014 Photo Point 5. WRP THP, single tree selection unit, cable corridor.



2014 Photo Point 6. Poughkeepsie THP, tanoak girdling research project, per THP.



2014 Photo Point 7. Poughkeepsie THP, variable retention unit.



2014 Photo Point 8. New road to rockpit within Poughkeepsie THP.



2014 Photo Point 8. New rockpit within Poughkeepsie THP.