

Usal Redwood Forest & Reist Ranch Conservation Easements 2025 Annual Monitoring Report



Prepared by:
Alex Stone, RPF #3022
Forest Legacy Program Monitoring Forester
CAL FIRE
08/13/2025

Usal Forest Conservation Easement Monitoring Inspection Report

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Alex Stone RPF #3022, Forest Legacy Program Forester – CAL FIRE

1. Easement Name: Usal Redwood Forest and Reist Ranch
2. Size in Acres: 49,576 and 95
3. Date Conservation Easement Acquired: October 27, 2011 and May 9, 2023
4. 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

5. Current Landowner: Redwood Forest Foundation Inc. dba Usal Redwood Forest Company, LLC.
6. Conservation Easement Holder: CAL FIRE
7. 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.
8. Date of Monitoring Inspection: August 13th, 2025
9. Narration: The property was physically visited in August of 2025 and remote monitored with LENS software. This report combines the Usal and Reist Ranch Properties. Reist Ranch is an inholding that will be managed by RFFI in conjunction with the main Usal property.
10. Method of Inspection: Physical and Remote
11. Time Spent on Property: 8 hours

LIST ALL PERSONS ATTENDING INSPECTION (landowner & others):

- Alex Stone, Forest Legacy Program Forester - CAL FIRE
- Justin Lewis, Forest Improvement Forester – CAL FIRE
- Steve Severi, Usal Forest Manager - RFFI

Monitor's Name: Alex Stone, RPF #3022 – CAL FIRE
Address and Phone: CAL FIRE, Sacramento HQ
715 P St., Sacramento, CA
(916) 202-7658

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 the specific condition was encountered as part of the monitoring visit. “Concern” denotes whether 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 CE ¶ E, F, G	N	N	None observed
Observation of commercial forest management (especially even aged management regimes) SC 4 ¶ 1	Y	N	No timber harvesting occurred within the 2025 season. 2024 harvest areas were observed.
Observation of fuelwood harvest. SC 5 ¶ 18	N	N	None observed
Observation of non-commercial forestry management (e.g. chemical application, tree planting, fire suppression, prescribed burning, restoration/enhancement projects) SC 6 ¶ 2	N	N	None observed
Observation of conformance of Forest Certification Requirements SC 4 ¶ 2	Y	N	No inconsistencies were observed
Roads	Observed	Concern	
Observation of road maintenance new road construction or reconstruction, or decommissioned roads- must meet CTM Manual standards &	N	N	None observed

Weaver and Hagans "Farm and Ranch Roads" manual SC 5 ¶2 SC 6 ¶13			
Observation of rock extraction SC 5 ¶3	Y	N	Rock extraction is minimal and non-commercial. All observed pits were within the SMARA exemption.
Observation of significant landslides or debris torrents SC 6 ¶11	N	N	None observed

Residences and Structures	Observed	Concern	
Observation of Designated Improvement Areas SC 5 ¶7 & 9	N	N	None
Observation of Provisional Work Areas SC 5 ¶8	N	N	None
Observation of utilities SC 5 ¶10	N	N	None observed
Observation of new structures outside of designated improvement areas or provisional work areas - <i>prohibited</i> SC 5 ¶7	N	N	None observed
Observation of permanent recreational facilities SC 6 ¶9	N	N	None observed
Observation of non-permitted signs SC 5 ¶4	N	N	None observed

General	Observed	Concern	
Observation of impairment of conservation values CE ¶ E, F, G	N	N	None observed
Observation of use or transfer of development rights or granting of parcel interest or subdivision SC 6 ¶4&5	N	N	None observed
Observation of industrial, commercial residential agricultural or grazing usage SC 6 ¶6&7	N	N	None observed

Observation of dumping, drainage, diking or violation of local, state or federal laws protecting soil and water SC 6 ¶11&12	N	N	None observed
Observation of exotic species introduction SC 6 ¶15	N	N	None observed
Observation of exploration for or use of renewable energy sources SC 6 ¶14	N	N	None observed
Observation of impacts of trespass SC 5 ¶6	N	N	None observed
Observation of non-permitted grazing SC 5 ¶15	N	N	None observed
24/ Observation of recreational off-road motorized use <i>Prohibited</i> SC 5 ¶12	N	N	None observed

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>
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	N	N	
Timber harvest, proposed THPs or amendments to THPs inconsistent with terms of CE SC 6 ¶2	N	N	None observed
Forest certification SC 4 ¶2	Y	N	FSC certification
Legal or de facto division, subdivision or partitioning of the Property into two or more legal parcels is prohibited. SC ¶5	N	N	None observed
Granting subsequent easement on the Property that might adversely affect the Conservation Purpose of the Easement. SC 6 ¶1	N	N	None observed
Aerial photo observation of structures, large scale forest condition changes and rock and gravel pits. SC 6 ¶	Y	N	None observed

Summary Comments or General Observations

Notable events occurring since 2024 monitoring inspection:

There were no noticeable changes in the forest type, road location, improvements to the property, or natural disasters i.e. land slides, pest infestation, etc.

General Background/Observations:

Mendocino Unit Foresters have no outstanding forest practice issues (as of the writing of this report)

Annual Monitoring Report Verification

DATE: 8/13/2025

Inspector: Alex Stone

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

- Grantor: Usal Redwood Forest Company, LLC, PO Box 12, Mendocino, CA 95460
- Wildlife Conservation Board, Attention Executive Director, 1807 13th Street, Suite 103, Sacramento CA 95811. Chad Fien
- Steve Severi, URFC Chief Forester