

Resolution PC 2021-026

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Siskiyou County Board of Supervisors Approve the Michigan-California Timber Company, LP Boundary Line Adjustment (BLA-21-22).

Whereas, an application has been received from Michigan-CA Timber Company, LP for a minor boundary line adjustment to reconfigure two existing legal parcels (APN 015-420-200 and APN 015-420-230); and

Whereas, the applicant submitted a Joint Timber Management Plan (JTMP) with the application in order to satisfy the requirements of Section 51119.5 of the Government Code of the State for division of Timberland Production Zone parcels containing less than one hundred and sixty (160) acres; and

Whereas, a Notice of Public hearing was published in the Siskiyou Daily News on November 3, 2021; and

Whereas, public hearing notices were provided pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; and

Whereas, the Planning Division presented its oral and written staff report on the Michigan-California Timber Company, LP Boundary Line Adjustment (BLA-21-22) at a regular meeting of the Planning Commission on November 17, 2021; and

Whereas, the Planning Division recommended the Planning Commission recommend the Board of Supervisors approve Boundary Line Adjustment (BLA-21-22) subject to the conditions of approval included in Exhibit A-1 to this resolution; and

Whereas, the Planning Division recommended the Planning Commission recommend the Board of Supervisors determine the project exempt from the California Environmental Quality Act (CEQA) based on the "common sense" that CEQA only applies to projects with the potential to result in a significant impact on the environment in accordance with CEQA Guidelines Section 15061(b)(3); and

Whereas, on November 17, 2021, the chair of the Planning Commission opened the duly noticed public hearing on the Michigan-CA Timber Company, LP Boundary Line Adjustment (BLA-21-22) to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the project prior to reaching its decision.

Now, Therefore, Be It Resolved that the Planning Commission adopts the recommended findings set forth in Exhibit A-2 of the written staff report; and

Be It Further Resolved that the Planning Commission, based on the evidence in the record and the findings set forth in Exhibit A-2, hereby takes the following action on the Michigan-California Timber Company, LP Boundary Line Adjustment (BLA-21-22):

1. Recommends that the Board of Supervisors of Siskiyou County determine the project exempt from CEQA pursuant to the "common sense" exemption in CEQA Guidelines Section 15061(b)(3); and
2. Recommends that the Board of Supervisors of Siskiyou County approve Boundary Line Adjustment BLA-21-22, subject to the conditions of approval contained in Exhibit A-1 to this resolution.

It is Hereby Certified that the foregoing Resolution PC-2021-026 was duly adopted on a motion by Commissioner Fowle and seconded by Commissioner Veale at a regular meeting of the Siskiyou County Planning Commission held on the 17th day of November 2021 by the following vote:

Ayes: Commissioners Fowle, Veale and Melo

Noes:

Absent: Commissioner Lindler

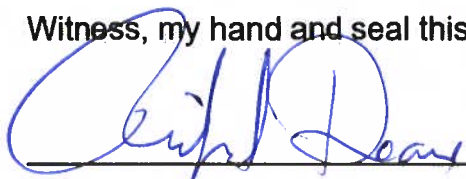
Abstain: Commissioner Hart

Siskiyou County Planning Commission



Tony Melo, Chair

Witness, my hand and seal this 17th day of November 2021



Richard Dean, Secretary of the Commission

Exhibit A-1 to Resolution PC-2021-026
Notations and Recommended Conditions of Approval

Notations

1. Within ten (10) days following the date of the decision of the Siskiyou County Planning Commission, the decision may be appealed to the Board of Supervisors. The appeal shall be filed with the Clerk of the Board of Supervisors.
2. Upon determination of the categorical exemption(s), a check in the amount of \$50 made payable to the Siskiyou County Clerk and submitted to the Siskiyou County Planning Division is necessary to file the Notice of Exemption. Failure to file the Notice of Exemption extends the statute of limitations for legal challenges to the categorical exemption from 35 days to 180 days. The applicant has the sole responsibility to ensure timely compliance with this condition.
3. If a proposed project will result in the conversion of greater than three (3) acres of timberland to non-timber use, a Timberland Conversion Permit (TCP) is required prior to undertaking any conversion operations. Provisions and procedures for filing an application for a TCP are found in Article 9, Division 4, Chapter 8 of the Public Resources Code. If the area to be converted is less than three acres, the project may qualify for a "Less Than 3-Acre Conversion Exemption" under 14CCR 1104.
4. Pursuant to Siskiyou County Code Section 10-6.5103(g), the construction and/or occupancy of any building, structure, or other facility constructed and/or occupied consistent with and pursuant to the uses permitted in the TPZ District requires a conditional use permit.

Conditions of Approval

1. The project shall substantially conform to the Boundary Line Adjustment (BLA-21-22) as recommended for approval by the Siskiyou County Planning Commission on November 17, 2021. Any proposed amendment(s) shall be submitted for consideration to the Planning Director to determine the review process pursuant to the Siskiyou County Code.
2. Approval of the Boundary Line Adjustment requires that a joint timber management plan be first recorded as a deed restriction. The deed restriction shall run with the land rather than with the owners and shall remain in force for a period of not less than 10 years from the date the project is approved by four-fifths vote of the Board of Supervisors.
3. The applicant, shall defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action, or proceeding (collectively, "Action") against the County, its agents (including consultants), officers or employees to attack, set aside, void, or annul the approvals, or any part thereof, or any decision, determination, or Action, made or taken approving, supplementing, or sustaining, the project or any part thereof, or any related approvals or project conditions imposed by the County or any of its agencies, departments, commissions, agents (including consultants), officers or employees, concerning the project, or to impose personal liability against such agents (including consultants), officers or employees resulting from their non-negligent involvement in the project, which action is brought within the time period provided by law, including any claim for private attorney general fees claimed by or awarded to any party from the County. Said responsibilities shall be pursuant to the County's standard Agreement for Indemnification in effect at the time of application approval or Agreement for Indemnification if signed and effective prior to the date the application is approved. If the applicant fails to comply with the terms of the applicable agreement, the applicant does hereby consent and agree to all

Exhibit A-1 to Resolution PC-2021-026
Notations and Recommended Conditions of Approval

remedies in said agreement and does hereby agree and consent to the County rescinding all applicable project approvals.

4. Prior to recordation of the joint timber management plan, language shall be added that the management plan is a covenant that runs with the land. The language added shall be to the satisfaction of County Counsel.

**Exhibit A-2 to Resolution PC-2021-026
Recommended Findings**

Findings

1. Because the proposed boundary line adjustment involves four or fewer existing adjoining parcels, where the land taken from one parcel would be added to an adjoining parcel, and because a greater number of parcels than originally existing would not be created, the proposed boundary line adjustment is exempt from the requirements of the Subdivision Map Act pursuant to Government Code Section 66412(d).
2. Pursuant to Government Code Section 66412(d), the Board of Supervisors of the County of Siskiyou has limited its review and approval of the Michigan-California Timber Company LP Boundary Line Adjustment (BLA-21-22) to a determination of whether or not the parcels resulting from the proposed boundary line adjustment will conform to the Siskiyou County General Plan, Scott Valley Area Plan, Zoning Ordinance, and California Building Code.
3. The proposed boundary line adjustment is consistent with the applicable policies of the Siskiyou County General Plan and Scott Valley Area Plan, as documented herein below.
4. The proposed boundary line adjustment is consistent with Siskiyou County Code Title 10, Chapter 6, Article 51 and in accordance with the provisions of Section 51119.5 of the Government Code of the State.
5. Access to Parcel A is via Scott River Road, a public road. Access to Parcel B is via a series of spur roads from Big Meadows Road, a public road.
6. The resulting lots of record, as designed, will not result in any significant change in the existing environment that would in any way threaten the public health, safety, peace, morals, comfort, convenience, or general welfare.

General Plan Consistency Findings

Composite Overall Policies

Policy 41.3(e) All proposed uses of the land shall be clearly compatible with the surrounding and planned uses of the area.

The project site is surrounded by parcels zoned for Timber Production Zone (TPZ), with the northeast of the project site zoned Rural Residential Agricultural (R-R). Existing use of the project site is solely timber production. There is no change in zoning proposed. The uses presently established on the project site are compatible with the surrounding area and would remain the same.

Policy 41.3(f) All proposed uses of the land may only be allowed if they clearly will not be disruptive or destroy the intent of protecting each mapped resource.

The uses presently established on the project site are not disruptive or damaging to mapped resources and would remain the same.

Policy 41.9 Buildable, safe access must exist to all proposed uses of land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.

**Exhibit A-2 to Resolution PC-2021-026
Recommended Findings**

Proposed Parcel A is accessible via Scott River Road, a public road capable of handling traffic generated by the parcel. Scott River Road bisects the parcel and two spur roads access both the northern and southern portions of proposed Parcel A. Proposed Parcel B is legally accessible from a series of spur roads via Big Meadows Road. No new development is proposed as part of this project. Therefore, there would be no immediate and cumulative traffic impacts to the resultant parcels.

Policy 41.18 (b). – Conformance with all policies in the Land Use Element shall be provided, documented, and demonstrated before the County decides on any proposed development.

Staff has reviewed all Land Use Element policies and has determined that the project is consistent with the Siskiyou County General Plan.

Policy 41.19 It is the intent of all the policies in the Land Use Element to accomplish the following: (b) Ensure compatibility of all land uses.

The proposed tentative parcel map would not result in land use incompatibility or conflict.

Map 1: Geologic Hazard

Policy 1. - No development will be allowed in identified and potential landslide areas unless certified by a licensed California Geologist, as reasonably safe for the development proposed.

No new development is proposed as part of this project. Proposed Parcel A is not within a mapped landslide area; therefore, it would not require a certification from a licensed California Geologist in the case of future development. Proposed Parcel B is within a mapped landslide area and would require certification from a licensed California Geologist in the case of future development.

Policy 5. – If a mapped landslide area is proven reasonably safe for development, the minimum lot size shall be one acre on 0-15% slope, and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

Both proposed parcels meet the minimum lot size requirement and no change in density is proposed as part of this project. The permitted density would not create erosion or sedimentation problems.

Policy 6. - If a mapped landslide area is proven reasonably safe for development, single family residential, light commercial, light industrial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted. The permitted uses will not create erosion or sedimentation problems.

Proposed Parcel A is not mapped within a landslide. Proposed Parcel B is mapped within a landslide area; however, no development is proposed as part of this project. The existing permitted uses are not proposed to change as part of this project and will not create erosion or sedimentation problems.

**Exhibit A-2 to Resolution PC-2021-026
Recommended Findings**

Map 2: Soils: Erosion Hazard

Policy 7. - Specific mitigation measures will be provided that lessen soil erosion, including contour grading, channelization, revegetation of disturbed slopes and soils, and project timing (where feasible) to lessen the effect of seasonal factors (rainfall and wind).

No new development is proposed as part of this project. Therefore, there would be no reduction in soil erosion, contour grading, channelization, and revegetation of disturbed slopes and soils.

Map 3: Building Foundation Limitations

Policy 8. - Enforce building construction standards (uniform building code) and public works requirements.

No new development is proposed as part of this project. Any future development will be required to meet building code standards.

Map 4: Soils: Severe Septic Tank Limitations

Policy 9. - The minimum parcel size shall be one acre on 0-15% slope and 5 acres on 16-29% slope. The permitted density will not create erosion or sedimentation problems.

Both proposed parcels meet the minimum parcel size requirements. No new development is proposed as part of this project.

Policy 10. - Single family residential, heavy, or light industrial, heavy, or light commercial, open space, non-profit and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted.

The permitted uses will not create erosion or sedimentation problems.

The already entitled uses are permitted uses per Policy 10. No new development is proposed as part of this project. Therefore, the proposed project will not create erosion or sedimentation problems.

Map 5: Excessive Slope

Policy 11. - All areas with 30 percent or greater natural slope shall not be developed with facilities requiring septic tanks for sewage disposal.

No new development is proposed as part of this project.

Policy 12. - If areas designated as 30 percent or greater natural slope are proven to be less than 30 percent slope, the minimum parcel size shall be one acre on 0-15 percent slope, and 5 acres on 16-29 percent slope.

The permitted density will not create erosion or sedimentation problems.

Both proposed parcels meet the minimum required parcel size for excessive slope

Policy 14. - Reducing the percentage of slope below 30 percent by grading is prohibited and not acceptable as a means of conforming to the density requirement of Policy 12 for sewage disposal purposes.

**Exhibit A-2 to Resolution PC-2021-026
Recommended Findings**

No new development or grading is being proposed as part of this project.

Policy 16. - Single-family residential, light industrial, light commercial, open space, non-profit, and non-organizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted, if the area is proven to be less than 30 percent slope.

The permitted uses will not create erosion or sedimentation problems.

The already entitled uses are permitted uses per Policy 16. No new development is proposed as part of this project. Therefore, the proposed project will not create erosion or sedimentation problems.

Map 7: Flood Hazard

Policy 21. - Primary and secondary flood plains are defined as follows:

1. Primary flood plains are the designated flood ways.
2. Secondary flood plains are the areas located within the 100-year flood hazard boundaries but located outside the designated floodways.

Policy 22. - No development may be allowed within the designated floodways, and any development proven to be outside the designate floodway and within the 100-year flood hazard boundary shall be in accordance with the requirements of the County's flood plain management ordinance.

No new development is proposed as part of this project and any future development will be required to meet building code standards including any local, state, or federal applicable floodplain requirements for development

Policy 24. – Single family residential, light commercial, light industrial, open space non-profit and non-organizational in nature recreation uses, commercial/recreational uses, and public or quasi-public uses only may be permitted if the requirements of Policy 22 have been met.

The permitted uses will not create erosion or sedimentation problems.

No new development is proposed as part of this project. Therefore, the proposed project would not create erosion or sedimentation problems.

Policy 25. – A minimum parcel size of one acre on 0-15% slope, and 5 acres on 16-29% slope only may be permitted if the requirements of Policy 22 have been met.

The permitted density will not create erosion or sedimentation problems.

Both parcels exceed the minimum parcel size requirements. No new development is proposed as part of this project.

Policy 26. – All flood plain requirements of the Federal Government shall take precedence to Policies 21-23.

Any flood plain requirements of the Federal Government take precedence over the County's flood plain management ordinance and are enforced by the Building Division as part of the building application review process.

**Exhibit A-2 to Resolution PC-2021-026
Recommended Findings**

Map 8: Surface Hydrology

Policy 27. - No residential or industrial development shall be allowed on water bodies. Exceptions may be considered for water supply, hydroelectric power generation facilities, public works projects necessary to prevent or stabilize earth movement, erosion, and the enhancement of migratory fish and other wildlife, light commercial, open space, non-profit and non-organizational in nature recreational uses, and commercial/recreational uses.

No new development is proposed as part of this project. Any future development will be required to meet building code standards including any local, state, or federal applicable floodplain requirements for development.

Map 10: Wildfire Hazard

Policy 30. - All development proposed within a wildfire hazard area shall be designed to provide safe ingress, egress, and have an adequate water supply for fire suppression purposes in accordance with the degree of wildfire hazard.

No new development is proposed as part of this project. However, proposed Parcel A has access via Scott River Road, a public road that provides safe ingress and egress. Furthermore, future development of Parcel A would be reviewed to ensure there is adequate supply for fire suppression purposes and to ensure there is no impact to existing water supply to satisfy all Cal Fire PRC 4290 requirements.

Map 11: Woodland Productivity

Policy 31. - The minimum parcel size shall be one acre on zero to 15 percent slope, and five acres on 16-29 percent slope.

Proposed Parcel A is 78 +/- acres and proposed Parcel B is 596 +/- acres in size. Both proposed parcels exceed the minimum parcel size for woodland productivity.

Policy 32. - Single-family residential, light industrial, light commercial, open space, non-profit and nonorganizational in nature recreational uses, commercial/recreational uses, and public or quasi-public uses only may be permitted.

The already entitled uses are permitted uses per Policy 32. No new development is proposed as part of this project.

Scott Valley Area Plan Consistency Findings

Composite Policies

Policy 33 The minimum parcel size permitted are those as specified on the Comprehensive-Composite Plan map (Map XII).

Both resultant parcels exceed the minimum parcel size requirements of 40-acres.

**Exhibit A-2 to Resolution PC-2021-026
Recommended Findings**

Policy 36 Safe, buildable access must exist to all proposed uses of the land. The access must also be adequate to accommodate the immediate and cumulative traffic impacts of the proposed development.

Proposed Parcel A is accessible via Scott River Road, a public road capable of handling traffic generated by the parcel. Proposed Parcel B is legally accessible from a series of spur roads via Big Meadows Road. No new development is proposed as part of this project. Therefore, there would be no immediate and cumulative traffic impacts to the resultant parcels.

Policy 38 None of the policies stated in this plan will apply to Boundary Line Adjustments, so long as the new parcel configuration(s) and sizes conform to the intent of the density permitted in each resource, physical hazard, and non-resource area. All new parcel configurations and sizes must conform to all requirements of the applicable zoning districts.

The proposed project is a Boundary Line Adjustment (BLA-21-22) that proposes to reconfigure two parcels. The proposed parcels conform to the density permitted in each resource and all requirements of the TPZ zoning district upon recordation of a deed restricted Joint Timber Management Plan.

Map V: Flood Plain

Policy 8 No development shall be allowed within the designated floodways, and any development within the 100-year flood hazard boundary outside the designated floodways shall be in accordance with the requirements of the county's flood plain management ordinance. Proof that land is not within a designated floodway can only be made when so indicated by the county engineer. The county engineer must make this determination prior to any action by the county on any proposed development.

No new development is proposed as part of this project. However, future development will be required to meet building code standards including any local, state, or federal applicable floodplain requirements for development.

Policy 9 Only agricultural, residential, open space, and small-scale commercial, industrial, recreation uses, and public or quasi-public uses may be permitted.

No new development is proposed as part of this project.

Policy 10 Residential, small-scale commercial, industrial, recreation uses, and public or quasi-public uses may only be permitted when they are clearly compatible with the surrounding and existing uses of the land.

No change in use is proposed as part of this project.

Policy 11 In all secondary flood plains, the minimum parcel size shall be 10 acres.

Both resultant parcels exceed the minimum 10-acre requirement.

**Exhibit A-2 to Resolution PC-2021-026
Recommended Findings**

Map VI Landslide Area

Policy 12 No development will be allowed in identified and potential landslide areas unless certified by a registered California geologist or geological engineer as safe. Proof that an area is safe from landslide, other than from a licensed California geologist or geological engineer, can be made by the County Planning Department if an on-site field inspection indicates that the mapped area of concern obviously presents no danger of landslide.

No new development is proposed as part of this project.

Policy 13 Only agricultural, residential, open space, and small-scale commercial, industrial, recreational uses, and public and quasi-public uses may be permitted.

No change in use is proposed as part of this project.

Policy 14 Residential, small-scale commercial, industrial, recreational uses, and public or quasi-public uses may only be permitted when they are clearly compatible with the surrounding or planned uses of the land.

No change in use is proposed as part of this project.

Map VII Excessive Slope

Policy 16 Reducing the percentage of slope below 30% by grading or other man related activities is strictly prohibited and not considered acceptable as a means of conforming to this density requirement. This policy is specifically intended to prohibit the grading of excessive slope areas to create buildable sites for any proposed use of the land.

No new development or grading is proposed as part of this project.

Policy 17 Only agriculture, residential, open space, and small-scale commercial, industrial, recreational uses, and public or quasi-public uses may be permitted.

No change in use is proposed as part of this project.

Policy 18 Residential, small-scale commercial, industrial, recreational uses, and public or quasi-public uses may only be permitted when they are clearly compatible with the surrounding and existing uses of the land.

No change in use is proposed as part of this project.

Policy 19 In all areas proven to be 30% or greater natural slope, the minimum parcel size shall be 40 acres. It is the intent of this policy that all areas entirely within excessive slope mapped areas shall have a 40-acre minimum parcel size, regardless of site-specific slopes. This policy shall not apply to areas mapped as excessive slope, but adjacent to lands not otherwise restricted (non-resource areas), where the slope of the land is less than 30%, i.e., fringe areas between the valley floor and the mountainous areas. The fringe area density shall be the continuation of the prevalent non-resource density adjacent to the parcel.

**Exhibit A-2 to Resolution PC-2021-026
Recommended Findings**

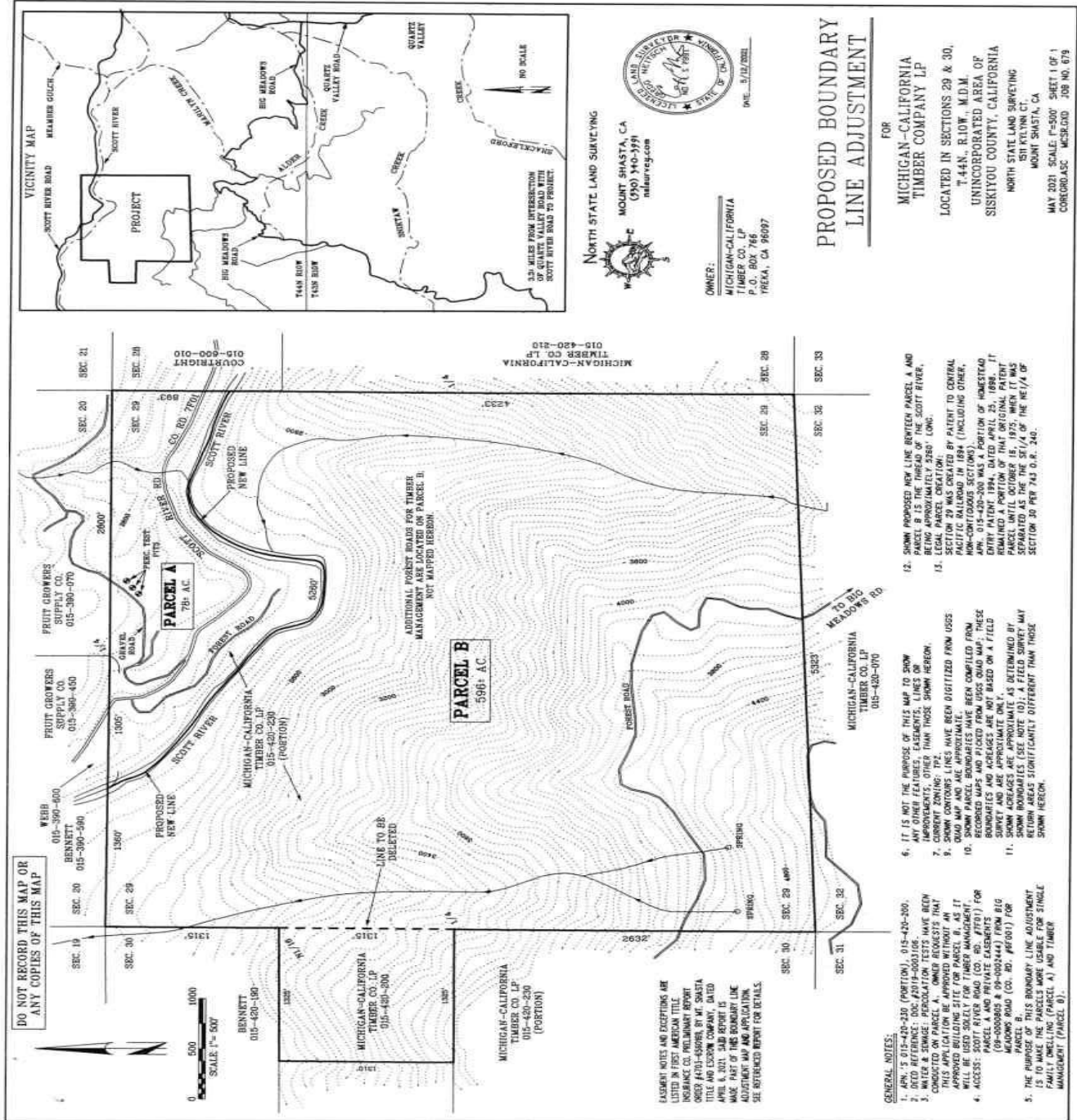
Proposed Parcel B is mapped as an excessive slope area and exceeds the minimum required 40-acre parcel size.

California Environmental Quality Act (CEQA) Findings

1. Because there is not substantial evidence, considering the whole record before the County, that the boundary line adjustment would have a significant effect on the environment, Staff is recommending the “common sense” exemption be adopted in accordance with Section 15061(b)(3) of the CEQA Guidelines.
2. In making its recommendation, the Planning Commission has reviewed and considered the proposed project and all comments submitted and has determined that the record demonstrates that there is no evidence that the proposed project will have an individually or cumulatively significant effect on the environment.
3. The Planning Commission has determined that the custodian of all documents and other material which constitute the record of proceedings shall rest with the County of Siskiyou Planning Division.

Exhibit B

Michigan-California Timber Company LP Boundary Line Adjustment (BLA-21-22) Exhibit Map



DO NOT RECORD THIS MAP OR ANY COPIES OF THIS MAP.

SCALE 1" = 500'

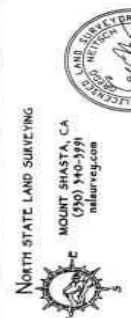
EXISTING NOTES AND EXISTINGS ARE LISTED IN BEST INTEREST OF THE INSURANCE CO. PROXY REPORT ORDER #170-458089 BY MT. SHASTA TITLE AND EGRESS COMPANY, DATED APRIL 8, 2021. SAID REPORT IS MADE PART OF THIS BOUNDARY LINE ADJUSTMENT MAP AND APPLICATION. SEE REFERENCED REPORT FOR DETAILS.

GENERAL NOTES:

1. APN: 015-429-230 (PORTION), 015-429-200.
2. DTD REFERENCE: DOC #2019-003106.
3. CONNECTED TO PARCEL 015-429-230 THAT THIS APPLICATION BE APPROVED WITHOUT AN APPROVED BUILDING SITE FOR TIMBER MANAGEMENT.
4. ACCESS: PARCEL A AND PRIVATE EASEMENTS (09-000805 & 09-000444) FROM BIG MEADOWS ROAD (CO. RD. #600) FOR PARCEL B.
5. THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO MAKE THE PARCELS MORE USABLE FOR SINGLE FAMILY DWELLING (PARCEL A) AND TIMBER MANAGEMENT (PARCEL B).

6. IT IS NOT THE PURPOSE OF THIS MAP TO SHOW ANY OTHER FEATURES, EASEMENTS, LINES OR IMPROVEMENTS, OTHER THAN THOSE SHOWN HEREON.
7. SHOWN CONTOUR LINES HAVE BEEN DIGITIZED FROM USGS QUAD MAP AND ARE APPROXIMATE.
8. SHOWN PARCEL BOUNDARIES HAVE BEEN COMPILED FROM RECORDED SURVEYS AND TITLED FROM USGS QUAD MAPS; THESE BOUNDARIES ARE APPROXIMATE AND BASED ON A FIELD SURVEY AND ARE APPROXIMATE ONLY.
9. SHOWN AREAS ARE APPROXIMATE AS DETERMINED BY USGS QUAD MAPS (SEE NOTE 10); A FIELD SURVEY MAY SHOW AREAS SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN HEREON.

10. SHOWN PROPOSED NEW LINE BETWEEN PARCEL A AND PARCEL B IS THE THREAD OF THE SCOTT RIVER, BEING APPROXIMATELY 2350' LONG.
11. SECTION TO BE ADJUSTED BY PATENT TO CENTRAL PACIFIC RAILROAD IN 1894 (INCLUDING OTHER NON-CONTIGUOUS SECTIONS).
12. APN: 015-429-200 WAS A PORTION OF HOMESTEAD #104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



OWNER:
MICHIGAN-CALIFORNIA
TIMBER COMPANY LP
P.O. BOX 715
TREKA, CA 96097

PROPOSED BOUNDARY LINE ADJUSTMENT

FOR
MICHIGAN-CALIFORNIA
TIMBER COMPANY LP
LOCATED IN SECTIONS 29 & 30,
T.44N., R.10W., M.D.M.
UNINCORPORATED AREA OF
SISKIYOU COUNTY, CALIFORNIA
NORTH STATE LAND SURVEYING
151 KILYNN CT.
MOUNT SHASTA, CA
MAY 2023. SCALE: 1"=500'. SHEET 1 OF 1
CORECORD.ASC MCSB.DWG JOB NO. 679

BIG MEADOWS JOINT TIMBER MANAGEMENT PLAN



INTRODUCTION

This Joint Timber Management Plan (JTMP) is being prepared to fulfill the requirements of California Government Code 51119.5 pertaining to the division of parcels zoned as timber production (T.P.Z.). The Michigan-California Timber Company, LLC (MCTC) is proposing a parcel division in Siskiyou County, California in Township 44-North Range 10-West Sections 28 and 29 as part of a Boundary Line Adjustment prepared by North State Land Surveying. Specifically, parcel 015-420-230 is proposed to be divided into two parcels: "PARCEL A" and "PARCEL B". PARCEL A is being proposed to be north of the thread of the Scott River. PARCEL B is being proposed to be south of the thread of the Scott River and is also being proposed to include existing parcel 015-420-200. See MAP 1 on page 6. *Italic typeface indicates verbage from EXHIBIT "A" CRITERIA FOR T.P.Z. MANAGEMENT PLANS* while **bold typeface indicates MCTC's discussion.**

SECTION 1

Map showing legal description and the assessor's parcel number(s) and map(s). Additionally, as part of the management plans, the map shall contain the following elements.

- a) *Stated scale:* see **MAP 1 on page 6, MAP 2 on page 7, and MAP 3 on page 8.**
- b) *Location of existing roads and principal streams:* see **MAP 1 on page 6, MAP 2 on page 7, and MAP 3 on page 8.**
- c) *Broad timber types including any unstocked areas:* see **MAP 2 on page 7.**
- d) *Estimated Site Classes:* see **MAP 2 on page 7.**
- e) *Name of owners of surrounding lands and type of zoning:* see **MAP 1 on page 6.**
- f) *Total number of acres in parcels:* see **table in bottom right corner of MAP 2 on page 7.**
- g) *Total number of stocked acres:* see **first row of table in bottom right corner of MAP 2 on page 7.**
- h) *Total acres of the various site classes:* see **first row of table in bottom right corner of MAP 2 on page 7.**
- i) *Date:* see **bottom portions of MAP 1 on page 6, MAP 2 on page 7, and MAP 3 on page 8.**
- j) *Name of preparer:* see **bottom portions of MAP 1 on page 6, MAP 2 on page 7, and MAP 3 on page 8.**

SECTION 2

- a) *Status of access, both legal and physical:* **Parcel A is legally accessible via Scott River Road. Scott River Road bisects the parcel and two spur roads access both the northern and southern portions of Parcel A. Each spur road is gated. Parcel B is legally accessible from a series of spur roads via Big Meadows Road "BMR" (see MAP 3 on page 8). All spur roads are physically accessible except for the 605, 607, 608 roads and the western portion of the 600 road. Access is planned to be restored to these roads in the summer of 2021. The 600, 700, 1000, and 1200 roads are gated at their intersection with Big Meadows Road.**

b) *Approximate age and condition of forest stands:*

Stand #	Approximate Age	Stand #	Approximate Age
01	Nontimber	13	82
02	Nontimber	14	82
03	111	15	82
04	67	16	82
05	82	17	92
06	67	18	48
07	58	19	73
08	50	20	73
09	Nontimber	21	61
10	111	22	61
11	65	23	46
12	44		

In general all stands within the proposed parcels appear in good condition. The rate of mortality is at an acceptable level with little influence from drought and/or insect outbreaks. Mistletoe, fir engraver (*Scolytus ventralis*), bark beetles (*Dendroctonus spp.*) and other agents do not appear to be extensively present. Stands 04, 05, 12, 22, 23 had sanitation harvesting entries in 2018.

- c) *Statement of owner's objective in owning and managing the property:* Michigan-California Timber Company strives to be good stewards of the land, air, and water to practice sustainable forestry without compromising the needs of future generations. MCTC's main management goal is to maximize a sustainable yield of forest products while not precluding management for other resources such as: water quality, wildlife, fish, historic sites/artifacts, and recreation.
- d) *Measures to be employed for the control of insects & diseases:* If stand health and/or vigor appears to be affected by either abiotic or biotic factors then affected trees are planned to be removed. Sanitation and/or salvage harvesting will be limited to trees that are being attacked, diseased, dead, dying, or deteriorating. Pre-commercial and commercial thinning will also be utilized where feasible. Post-harvest top and slash piles will be burned in a timely fashion to minimize potential insect or disease outbreaks.
- e) *Measures, if any, for stocking understocked areas and for treating overstocked areas:* As stated in Section 3 the proposed parcels meet the stocking standards of the Forest Practice Rules. Unstocked areas exist within the proposed parcels but are either small enough or are areas that do not naturally bear timber (i.e. water, river channel, or grass) and therefore do not bring the parcels below the stocking standards of the Forest Practice Rules. If evenaged management is used on the proposed parcels then, as required by the Forest Practice Rules, the harvest area shall be regenerated to at least the minimum stocking standards (14 CCR 932.7(b)). Pre-commercial and commercial thinning will also be utilized where feasible to treat overstocked areas.

- f) *Plan for protection from fire, trespass and other agents:* As stated in Section 2 Item a), all private spur roads that access the proposed parcels via a public road are gated.

MCTC takes multiple precautions to limit the impact of wildfire such as; developing an annual fire plan, maintaining firefighting tools and equipment, conducting annual fire line training for staff, conducting routine fire inspections of contractors, monitoring fire weather conditions, observing Red Flag activity levels, maintaining membership in the Northern California Fire Cooperative Association, and opening gates prior to forecasted lightning events.

- g) *Timetable for eventual harvest:* The harvest areas of the Snow Creek and Isinglass Timber Harvest Plans (THP) occur within proposed Parcel B. 14 acres of Unit 5 of the Snow Creek THP occurs within Parcel B, clearcutting is the proposed silviculture. Units 4, 5, 6, 7, 8, 9, & 12 of the Isinglass THP occur within proposed Parcel B for a total of 134 acres. The proposed silviculture includes Seed Tree Seed Step, Alternative Prescription (Shelterwood Removal & Sanitation/Salvage), and another Alternative Prescription (Modified Shelterwood Seed Step). Harvest of these units is planned for 2022. No other timber harvest plans for proposed for the next decade on the proposed parcels.

- h) *Schedule for inventory:* Inventory for the proposed parcels was last collected in 2020. MCTC keeps a 10 to 15 year schedule on updating the inventory over its entire ownership. Therefore Parcel B will be cruised in 2031-2036.

- i) *Evidence that the owner possesses the knowledge to manage the forest property, or has sought advice and information from appropriate sources:* Michigan-California Timber Company (an affiliate of Timber Products Company) has been managing timberlands in Siskiyou County since 1994 and previously in the Sierra Nevada for nearly a century. Currently MCTC employs 5 Registered Professional Foresters (RPF) combining for over 90 years of forestry experience.

- j) *Signature and License number of Registered Professional Forester:*
Registered Professional Forester: Cole Humphrey #3106

Signature: 

- k.) *Signature of owner:*

Michigan-California Timber Company: Chris Quirmbach – Chief Forester

Signature: 

- l.) *Date:* 6/03/2021

SECTION 3

The parcel shall currently meet the stocking standards of the Forest Practice Rules, or the owner must enter into an agreement with the Board to meet the standards within five years: the proposed parcels meet the stocking standards of the Forest Practice Rules. Unstocked areas exist within the proposed parcels but are either small enough or are areas that do not naturally bear timber (i.e. water, river channel, or grass) and therefore do not bring the parcels below the stocking standards of the Forest Practice Rules.

SECTION 4

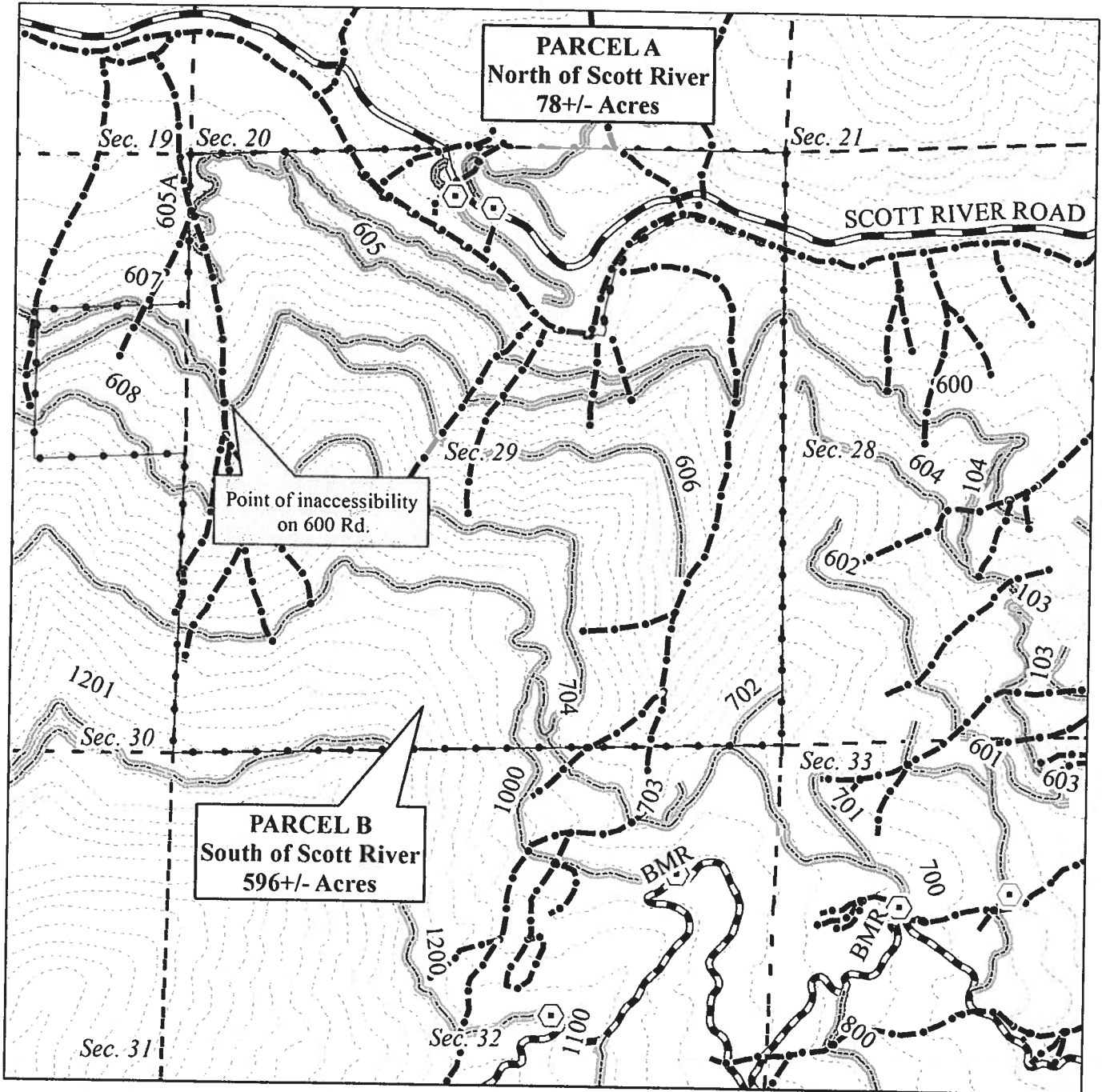
The parcel shall contain a minimum equivalency to 40 acres of site class III Timberland to the following productivity schedule:

<u>Site Class</u>	<u>Minimum Number of Acres*</u>	<u>Minimum Parcel Equivalency</u>
<i>I</i>	<i>18 acres</i>	<i>2.2:1</i>
<i>II</i>	<i>25 acres</i>	<i>1.6:1</i>
<i>III</i>	<i>40 acres</i>	<i>1:1</i>
<i>IV</i>	<i>80 acres</i>	<i>1:2</i>
<i>V</i>	<i>120 acres</i>	<i>1:3</i>

**Based on relative productivity of site classes. Tech. Bulletin #354 USDA-Dunning & Reineke*

As indicated in the table in the bottom right corner of MAP 2 on page 7, the parcels meet the 40-acre threshold since proposed PARCEL A has a minimum equivalency of 62 acres while PARCEL B has a minimum equivalency of 592 acres.

MAP 3



- Proposed Parcels
- Principal Streams
- Gates
- Section Lines
- Existing Roads
- County Road
- MAINLINE
- Private Road

Road Number	Accessible	Road Number	Accessible	Road Number	Accessible
600	Yes*	605A	No	702	Yes
601	Yes	606	Yes	703	Yes
602	Yes	607	No	704	Yes
603	Yes	608	No	1000	Yes
604	Yes	700	Yes	1200	Yes
605	No	701	Yes		

* Sec call out

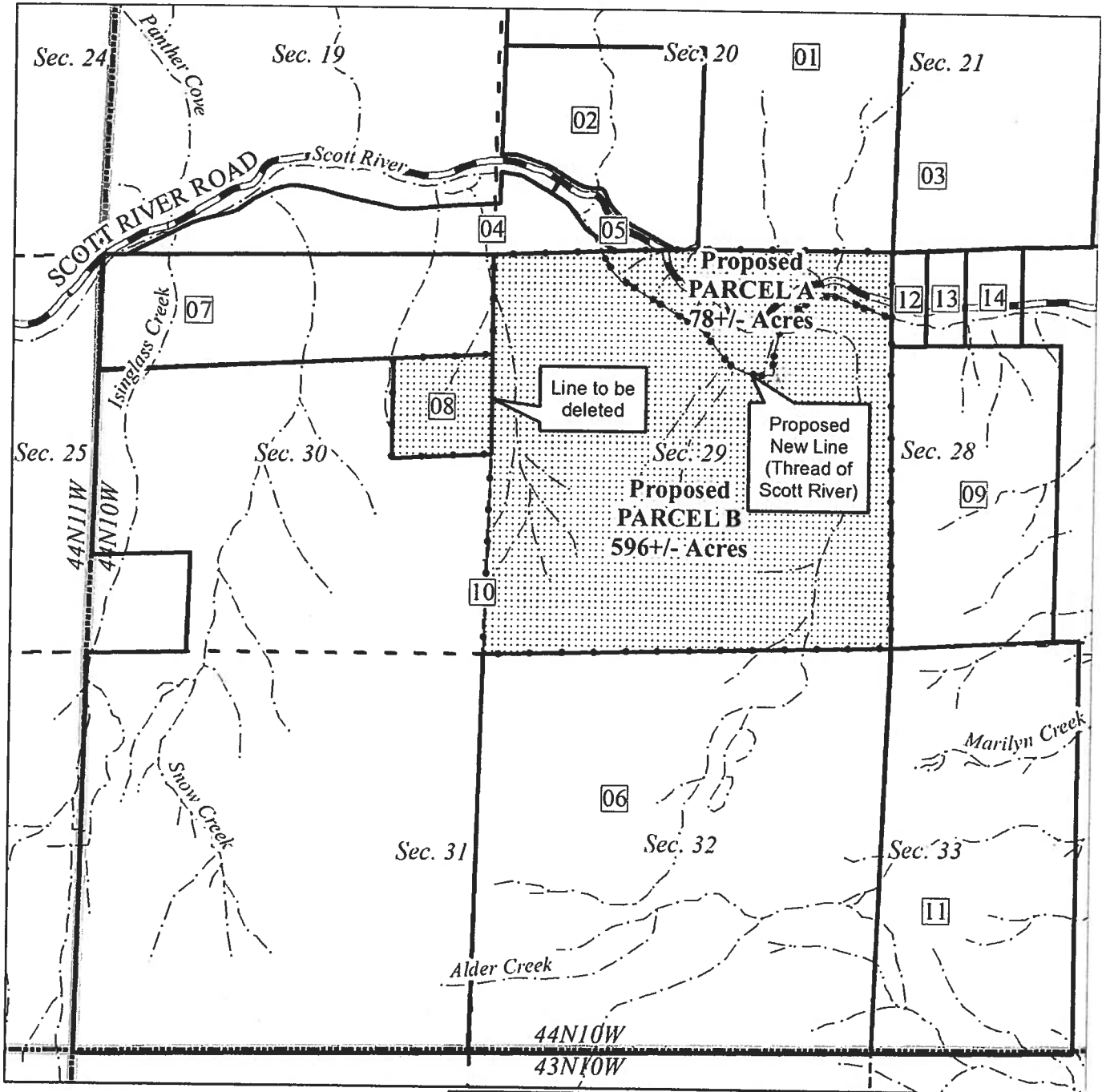









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Prepared by:
Cole Humphrey
5/26/2021

80 Meter Contour
Township 44-North Range 10-West
Mount Diablo Base and Meridian

MAP 1



-  Township Range Boundaries
-  Existing Parcel Boundaries
-  Proposed Parcels
-  Principal Streams
-  Map Points
-  Section Lines
-  County Road



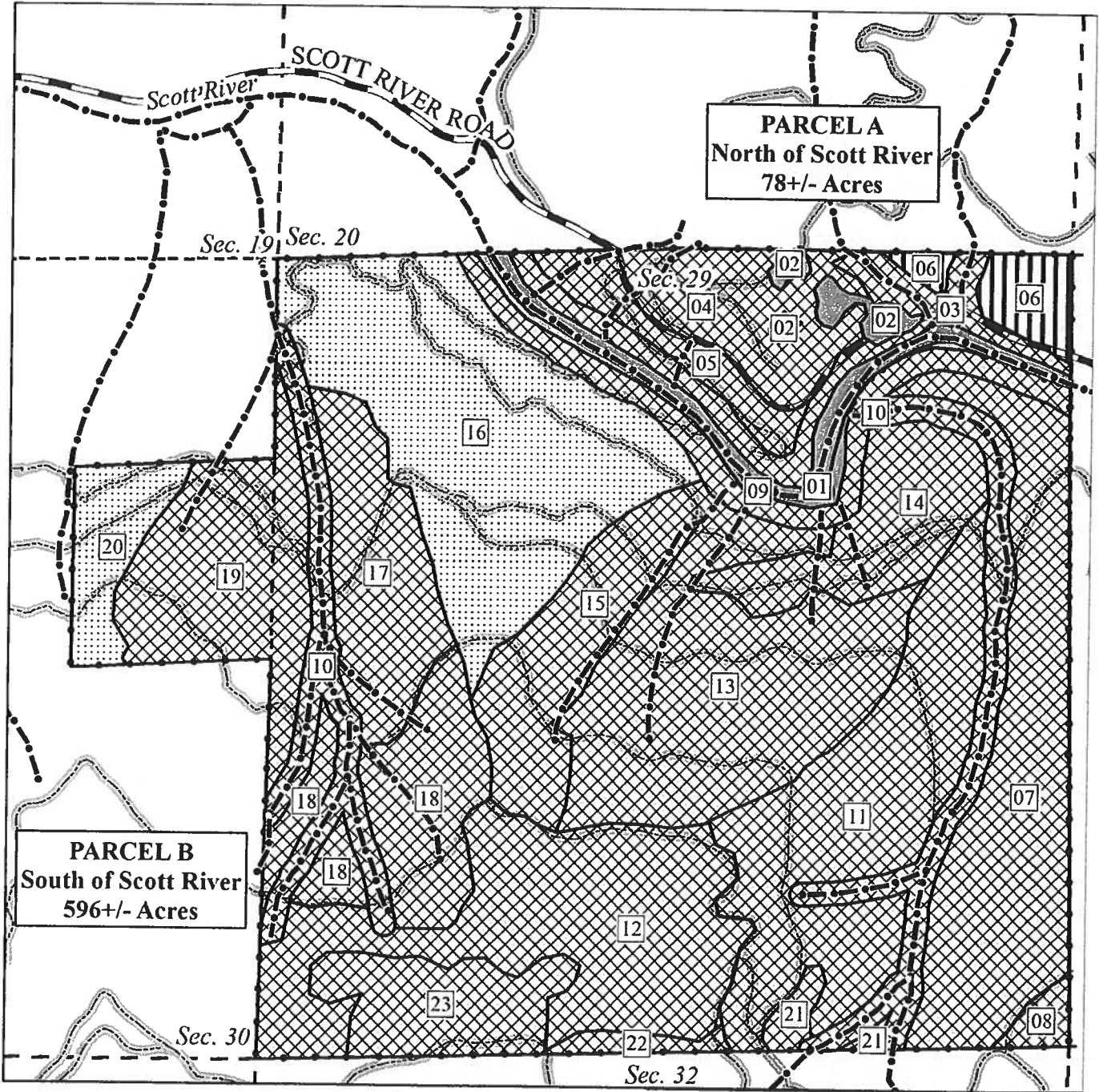
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Prepared by:
Chris Quirnbach
5/25/2021

Mount Diablo Base and Meridian

MapPoint	Type of Zoning	Name Of Owner
01	TPZ	FRUIT GROWERS SUPPLY COMPANY
02	TPZ	FRUIT GROWERS SUPPLY COMPANY
03	TPZ	FRUIT GROWERS SUPPLY COMPANY
04	TPZ	BENNETT RONALD L. & TERE
05	Single-Family Residential	WEBB CHRIS S & SYLVIA GOMEZ
06	TPZ	MICHIGAN CALIFORNIA TIMBER COMPANY LP
07	TPZ	BENNETT RONALD L. & TERE
08	TPZ	MICHIGAN CALIFORNIA TIMBER COMPANY LP
09	TPZ	MICHIGAN CALIFORNIA TIMBER COMPANY LP
10	TPZ	MICHIGAN CALIFORNIA TIMBER COMPANY LP
11	TPZ	MICHIGAN CALIFORNIA TIMBER COMPANY LP
12	Single-Family Residential	COURTRIGHT BRUCE A & CATHERINE L BARASH TRUST
13	Residential	KNORR JULIE D TRUST
14	Residential	HUGG KENNETH RAY TRUSTEE

MAP 2



PARCEL B
South of Scott River
596+/- Acres

PARCEL A
North of Scott River
78+/- Acres

- Proposed Parcels
- Douglas-fir Forest
- Mixed Conifer Forest
- Ponderosa Pine Forest
- Unstocked Area
- Principal Streams
- Section Lines
- Existing Roads
- County Road
- Private Road
- Stand Numbers

Stocking Status/Site Class	Acreage		
	PARCEL A	PARCEL B	Total
Stocked Areas (all Site Class III)	62	592	654
Unstocked Areas (No Site Class)	16	4	20
Total	78	596	674

1:12,000



Prepared by:
Chris Quirnbach
5/25/2021

Township 44-North Range 10-West
Mount Diablo Base and Meridian