



Forest Project Submittal Form

Instructions: Please complete all fields as thoroughly as possible. If the project in question is still in the planning/development phase, all fields must be completed using best available data and estimates based on the proposed project design. This is an interactive Word form. Upon completion, please save this form as a PDF prior to uploading it to the Reserve. All fields must be completed, even if the answer is also provided elsewhere; if a field is not applicable insert N/A in the space provided.

Section 1: Project Contact Information

Project Name (as it appears in the Reserve software): **Willits Woods**

Account Holder (as it appears in the Reserve software)¹: **Coastal Ridges, LLC**

Is the Account Holder authorized to sign the Attestation of Title form on behalf of all Forest Owners?¹

☒ Yes

☐ No

Is the Account Holder authorized to sign the Restrictive Covenant and Project Implementation Agreement (the "PIA")?²

☒ Yes

☐ No

Please disclose any impediments that may exist to the Account Holder signing the PIA:

Forest Owner (name of business entity as corporation, partnership, or individual):

Coastal Ridges, LLC, a California Limited Liability Company

Forest Owner Contact: **Mark D. Edwards, North Coast Resource Management**

Technical Consultants who have assisted in Project Development (name of business entity as corporation, partnership, or individual): **North Coast Resource Management (NCRM), P.O. Box 435, Calpella, CA 95418, Telephone (707) 485-7211**

Technical Consultant Contact: **James D. Clark, NCRM**

Other Parties with a Material Interest in the project: **N/A**

¹ The Account Holder must also be the Forest Owner. The Forest Owner must sign the Attestation of Title and the PIA. Multiple parties that are involved in the ownership of the land and project itself must be disclosed to the Reserve in this form.

² Please review the PIA prior to listing to determine if the Account Holder is eligible as a Forest Owner.

Date of Form Completion: **7/29/2010**

Form Completed By (name, organization): **James D. Clark, NCRM**

Section 2: Ownership and Organization Summary

1. Is the proposed Forest Owner the property owner(s) in fee for the Project Area? (Owner in fee is the absolute owner of real property and free from any restrictions, conditions or limitations.)

☒ Yes ☐ No

If yes, please complete the following:

- (a) Provide documentation (e.g. deed of trust, title report, etc.) showing Forest Owner's ownership interest in the property and its interest in the trees and standing timber located on the property. Upload as a separate PDF titled "*Ownership Interests Documentation*". **Please see the attached document entitled "Ownership Interests Documentation" which contains the Title Report for the Willits Woods tract dated 4/12/2010, (herein the "Title Report"). Also attached is a title document entitled "Additional Ownership Interests Documentation" which confirms the date Coastal Ridges acquired ownership of the Willits Woods.**

If no, please answer/complete the following:

- (a) Explain how the entity identified as the Forest Owner has the right to undertake the project, register it with the Reserve, and execute the PIA: **N/A**
- (b) Would Forest Owner's execution of the PIA breach any relevant legal obligation or agreement it has with the fee owner(s) of the property? **N/A**

☐ Yes ☐ No

If yes, please explain:

- (c) Has consent been given by the fee owner(s) of the property to the project and to Forest Owner executing the PIA? **N/A**

☐ Yes ☐ No

If no, please explain:

- (d) Does Forest Owner anticipate that the fee owner(s) of the property will also execute the PIA with the Reserve? **N/A**

☐ Yes ☐ No

- (e) Provide documentation (e.g. deed of trust, title report, etc.) showing Forest Owner's ownership interest in the property or its interest in the trees and standing timber located on the property. Upload as a separate PDF titled "*Ownership Interests Documentation*". **N/A**
2. List all owners of the property in fee, the ownership structure, and the Assessor Parcel Number (APN) for each tract of land in the Project Area: **A list of APNs for the Willits Woods Property entitled "Willits Woods – Assessor Parcel Information" is attached.**

Names/Entity	Entity Type (e.g. corporation, partnership, individual)	APN
Coastal Ridges, LLC.	California Limited Liability Company	See Attached PDF

3. If more than one name is listed as fee owner in the table above, who is authorized to sign on behalf of all parties and who will be designated to manage the project³? **N/A**
4. Provide documentation (e.g. deed of trust, title report, etc.) showing other property interests existing within the Project Area, which are held by third parties and affect the trees and standing timber located on the property (e.g., mineral rights, timber rights, easements, rights of way, leases etc.). Upload as a separate PDF titled "*Ownership Interests Documentation*". In addition, in the table below, please list all entities that hold any direct or indirect⁴ legal interest⁵ in the trees or standing timber located on the property and what right the entity has through such interest to impact the trees or standing timber on the property.

³ Only one entity can sign the Attestation of Title, Attestation of Regulatory Compliance, and the Attestation of Voluntary Compliance. If a Forest Owner consists of combination of eligible entities, it is the responsibility of the Forest Owners to designate one entity with the authority to sign on behalf of all parties.

⁴ An "indirect interest" is any property interest that is not specific to trees or timber, but that could potentially impact the trees or standing timber located on the property.

⁵ Such interests could include a mineral or subsurface interest, surface interest, development right, future interest (reversionary or remainder interest), easement, or right of way.

Name/Entity	Type of Legal Interest	Potential Impact on Trees / Standing Timber
None	0%	None

For each entity listed above, please provide further explanation of their rights to impact or otherwise affect the property, trees, and standing timber located on the property, and what impediments such rights could potentially pose to implementation of the Forest Project: **Coastal Ridges, LLC is the sole, fee simple owner for the Willits Woods. There are no other entities which have an interest in the timber located on the property. The Title Report lists ownership of the Willits Woods; various easements which provide for access to the Willits Woods; and exceptions to Title. Exhibit "B" of the Title Report also lists exceptions to title of record, including mineral rights and easements granted to others across and on the Willits Woods. Many of these easements are typical for forestland properties. With respect to mineral rights, previous landowners of the Willits Woods reserved these rights (or partial interests in such rights) should they be discovered and become economically viable in the future. These reserved mineral rights cover approximately 3,100 acres of the 19,008 acres that comprise the Willits Woods; There are no current commercial mineral operations on the property, nor are any commercially viable reserves known to exist. These reserved rights are not expected to become active in the near future, and their potential to adversely impact the carbon project is believed to be negligible. Other easements across the Willits Woods are predominantly for road use across existing roads, whose impacts are known. It is not expected that any easements granted or retained by others across the Willits Woods will have a significant adverse impact on overall forest productivity, or the production of Carbon Reduction Tonnes. Any impacts on forest productivity related to easements granted or retained by others will be addressed during periodic verifications and field inventories.**

5. Is this project located on public land?

☐ YES ☒ NO

If yes, describe how the project's management activities and baseline will be approved, including any public vetting processes necessary to evaluate management and policy decisions concerning the project activity: **N/A**

6. Is this Project Area located on tribal land?

☐ YES ☒ NO

If yes, describe how the land within the Project Area is owned by a tribe or private entities:

Section 3: General Project Site Information

1. Specify your forest project type:

☒ Improved Forest Management

☐ Reforestation

☐ Avoided Conversion

2. Project Start Date (format MM/DD/YYYY): **12/22/2003**

a. Specify the actions that identify the project start date: **See the attached document entitled "Project Start Date Documentation".**

b. For Improved Forest Management project provide documentation (i.e., management plan that denotes a change in practice, conservation easement, transfer to public ownership, or date of signing of the PIA) supporting the project start date. Upload as a separate PDF titled "*Project Start Date Documentation*". **See the attached document entitled "Project Start Date Documentation".**

3. What assessment area or area(s) does the project fall within (see Appendix F online at: <http://www.climateactionreserve.org/how/protocols/adopted/forest/resources/#appendix-f-documents>) **The Project is located within the Coast Redwood/Douglas-fir Mixed**

Conifer Assessment Area and the Northern California Coast Mixed Oak Woodland Assessment Area, within the larger Northern California Coast Supersection. More than 90% of the Project Area is located within the Coast Redwood/Douglas-fir Mixed Conifer Assessment Area, with less than 10% within the Northern California Coast Mixed Oak Woodland Assessment Area.

4. What year will/did the project first generate reductions (format: YYYY)? **2003**
5. Project Reporting Start Date (Estimated date reporting of reductions with the Reserve shall begin; i.e. the first planned verification date; format: MM/DD/YYYY): **07/15/2010**
6. How many acres is the Project Area? **The Willits Woods Project is comprised of 18,008 acres of timberland on the larger 19,008 acres comprising the Willits Woods. The Project Area boundaries are shown on the attached topographic map.**
7. Have any vintage reduction tonnes from the project ever been registered with or claimed by another registry or program, or sold to another third party prior to registering with the Reserve? **No**

If the answer is yes, you must complete and return a "Registry Project Transfer" form.

8. Describe how the project boundaries were determined: **The Willits Woods Project is comprised of 18,008 acres of timberland on the larger 19,008 acre Willits Woods, which is located in the North Coast Range of California in central Mendocino County, generally west of the town of Willits, mostly south of Highway 20, between Willits and Fort Bragg. The attached topographic map shows the project boundaries in relation to the larger property boundary. The legal description of the Willits Woods is contained within the attached "Ownership Interests Documentation".**
9. Total Project Area acreage: **See question 6 above.**
10. Describe the GHG Assessment Boundary for the project, including any optional carbon pools/reservoirs that will be included: **The GHG Assessment Boundary for the Willits**

Woods Project includes the following Primary Effect Sources: IFM-1, Standing live carbon; IFM-3, Standing dead carbon; and IFM-7, Carbon in in-use forest products; and IFM-8, Forest product carbon in landfills. Secondary Effect Sources are as follows: IFM-14, Biological emissions/removals from changes in harvesting on forestland outside of the Project Area, and IFM-17, Biological emissions from decomposition of forest products.

11. Provide a general description of the forest conditions within the Project Area:

- a. Species (tree) composition: **Primary conifer species are coastal redwood and Douglas-fir, there is a minor component of pine species. The principal hardwood species is tanoak with a mixture of Pacific madrone, true oak, California laurel, and other California hardwoods.**
- b. Age class distribution: **The Willits Woods Project is comprised of primarily young thrifty conifer timber stands. A wide diversity of age classes exist across the Project Area as a result of past management. The forests found on the Willits Woods Project are primarily characterized by trees 30 to 60 years in age. The primarily uneven-aged silvicultural practices employed on the ownership since 1992 have created a landscape with a relatively intact canopy of conifers and hardwoods in varying densities.**
- c. Management history: **The Willits Woods was initially harvested in the early 1900's. After World War II, Willits Redwood Company harvested throughout the property on a selective basis. In the early 1970s, Harwood Investment Company purchased the tract from Willits Redwood Company and began a program under which harvest approximately equaled annual growth up until the late 1980s. Harvesting activity commenced again in 1988 through 1992 with a focus on the removal of slower growing residual trees which were deemed undesirable during the 1950's and 1960's harvests. Harvesting continued into the middle to late 1990s with harvesting shifting focus to the thinning of smaller diameter young-growth stands, and the reduction of competing hardwoods. Harvest activity stopped for**

the most part in 1998 when the Willits Woods property was sold to Pioneer Resources. Pioneer Resources harvested very little conifer timber under the timber harvest plans which were approved at the time it purchased the property, but Pioneer did treat approximately 1,000 acres of stands for hardwood reduction between September 2000 and December 2002. Coastal Ridges LLC purchased the Willits Woods from Pioneer Resources in 2003. Since that time, no commercial harvest activities have taken place. For the last several years, management activities have concentrated on hardwood reduction, maintenance of existing infrastructure, timber harvest plan preparation, and the preparation, submission, and final approval by the California Department of Forestry and Fire Protection (CDF) of an Option “A” for all of Coastal Ridges’ timberlands. Preparation of Coastal Ridges’ Option A document commenced immediately following acquisition in 2003. Since 2004, Coastal Ridges has conducted no timber harvesting but has treated approximately 1,000 acres of the Willits Woods for hardwood reduction.

- d. Associated flora and fauna: **Specific natural communities on the Willits Woods include Redwood, Douglas Fir, Coastal Oak Woodland, Montane Hardwood, Mixed Chaparral, Coastal Scrub and Grasslands. Specific ecosystem conservation features include neotropical migratory birds, anadromous fish, riparian forests, intermittent and perennial streams and other wetland features, including seeps and springs. Specific species-level conservation features include coho, pink, and chinook salmon, and steelhead, foothill yellow-legged frog, California red-legged frog, tailed frog, Pacific fisher, northern spotted owl, marbled murrelet, and red tree vole.**
- e. Recreational opportunities: **The Willits Woods Project Area could and does support many recreational activities including but not limited to hiking, hunting, camping, horseback riding, photography, and swimming.**
- f. Watercourses: **Approximately 96% of the Willits Woods Project is located within the Big River watershed with the remaining approximate 4% of its area within the Upper Main Eel River, Noyo River, or Upper Russian River watersheds. The Main**

stem and North fork of Big River run through the Project Area. The Project Area includes many larger tributary watercourses to the larger Big River watershed.

12. Provide a general description of land management activities occurring on similar landscapes: **Similar timbered landscapes in the vicinity of the Project Area of relative size to the Project are utilized for timber production by such owners as Mendocino Redwood Company, and Jackson Demonstration State Forest. Smaller sized parcels in the vicinity of the Project are utilized for rural residential and general ranching purposes.**

13. Will the project become part of an aggregate?

☐ YES ☒ NO

Section 4: Project Eligibility

1) Is commercial harvesting planned or ongoing within the Project Area?

☒ YES ☐ NO

If yes, describe how the Forest Owner will satisfy one of the three requirements for employing and demonstrating sustainable long-term harvesting practices on all of its landholdings (Refer to Section 3.9.1 of the Forest Project Protocol for additional information): **Coastal Ridges' obtained approval of an Option A document from the California Department of Forestry and Fire Protection in 2006 for its entire ownership. The Option A document describes how Coastal Ridges' timberlands will meet or exceed the minimum Forest Practice Rules with regard sustainable long-term harvesting . All timber harvest plans on the Willits Woods Project Area have been approved subject to the provisions of Coastal Ridges' Option A document.**

2) Specify how the project meets (or will meet) the following requirements under "Natural Forest Management" (Refer to Section 3.9.2 of the Forest Project Protocol for additional information):

- a) Native species: **The Willits Woods is characterized by a mix of redwood, Douglas-fir, pine, tanoak, Pacific madrone, and other native hardwoods. Greater than 95% of the Project's biomass is in native species, and thus the project meets the 95% criteria for carbon in native species. Activities proposed under the Project will utilize only native species.**
- b) Composition of native species: **As of 1/1/2010, the Project Area was composed of approximately 24% redwood, 25% Douglas-fir, 1% pine, 36% tanoak, and 14% other hardwoods by basal area. Coastal Ridges intends to manage the timber stands to reduce the hardwood component and increase the component of redwood. In no case will the composition of any one species exceed 60% on average across the Project Area.**
- c) Distribution of age classes/sustainable management: **The target stand condition for the Willits Woods Project is characterized by a multi-aged conifer stand containing between 180 to 210 square feet of conifer basal area per acre, and approximately 32,000 board feet per acre of conifer volume. Hardwoods will comprise approximately 35% of the stand basal area. As described in Section 4, question 1 above, Coastal Ridges will demonstrate sustainable management through its approved Option A document. In addition, the project proposes to employ uneven-aged management which will maintain no more than 40% of the timber stands in ages less than 20 years.**
- d) Structural elements: **Coastal Ridges does not actively remove lying dead wood as a part of its stand management activities. In fact Coastal Ridges' hardwood reduction program since acquisition in 2003, and the hardwood reductions performed by Pioneer Resources, Inc have contributed significant amounts of lying dead wood within the timber stands in general. It is expected that the accumulation of lying dead wood will be commensurate with recruitment from standing dead trees. Coastal Ridges is committed to maintaining if not increasing, the number of standing dead trees within the Project Area as a component of its forest management objectives. Coastal Ridges does not**

currently, nor does it intend in the future to actively pursue salvage operations on its timberlands. Coastal Ridges has a policy of allowing standing dead trees to remain and recruiting large specimen trees across their ownership as components of its overall timber management strategy.

- 3) Will the project incorporate broadcast fertilization? **No**
- 4) Will this project employ a Qualified Conservation Easement or Qualified Deed Restriction?
The Project will most likely employ either a Qualified Deed Restriction, or a Qualified Conservation Easement.
- a) Date the Qualified Conservation Easement or Qualified Deed Restrictions will be recorded: **To be Determined**
- b) Terms that affect forest management within Qualified Conservation Easement or Qualified Deed Restriction: **To be Determined**

Reforestation Projects – This Section is Not Applicable

- 5) The project is submitted under the eligibility requirement of: **N/A**
- a) ☐ Less than 10 percent tree canopy cover for a minimum of 10 years
- i) Describe why the forest has been out of forest cover:
- b) ☐ Subject to a significant disturbance that has removed at least 20 percent of the land's above-ground live biomass.
- i) Describe the nature and effects of the significant natural disturbance that occurred:
- ii) Indicate the eligibility scenario pertaining to the project site as identified in Appendix E of the Forest Project Protocol and explain why your project meets that scenario criteria OR provide a description of how the project occurs on a type of land for which the Forest Owner has not historically engaged in or allowed timber harvesting:

- 6) List any laws, statutes, regulations or other legal mandates that would encourage or require reforestation on the Project Area: **N/A**

Improved Forest Management Projects on Private Lands

- 7) Description and citation of any and all legal constraints affecting forest management activities on the Project Area:

Z'Berg-Nejedly Forest Practice Act of 1973 (California Public Resources Code – Division 4, Chapter 8): Designed to protect, enhance & restore California's timberland.

California Forest Practice Rules (Title 14, California Code of Regulations, Chapter 4): Regulations used to implement the Forest Practice Act that govern timber operations.

California Timberland Productivity Act of 1982 (Gov.C. 51100 et seq.): The intent of this Act is to "encourage investment in timberlands based on reasonable expectation of harvest", and to "discourage premature or unnecessary conversion of timberland to urban and other uses".

California Environmental Quality Act (CEQA) (Pub.Res.C. 21000 et seq.): statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

Porter-Cologne Water Quality Control Act (California Water Code, Division 7. Water Quality): This is the primary vehicle for implementation of California's responsibilities under the federal 1972 Clean Water Act.

Clean Water Act of 1972 (33 U.S.C. §1251 et seq.): The Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters.

California Endangered Species Act (Fish & G.C. 2050 et seq.): Protects and Preserves all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, that are threatened with extinction.

Endangered Species Act of 1973 (16 U.S.C. 1531-1544, 87 Stat. 884): The Act provides for the conservation of ecosystems upon which threatened and endangered species of fish, wildlife, and plants depend.

Improved Forest Management Projects on Public Lands

- 8) Describe how current and future public policy will affect onsite carbon stocks and how the baseline modeling incorporates constraints imposed by all applicable statutes, regulation, policies, plans and Activity-Based Funding: **N/A**

Improved Forest Management Projects

- 9) Does the forest land have an estimated canopy cover of 10 percent or greater? **Yes**
- 10) Does the project take place on land that was part of a previously registered Forest Project?
No
- a) If yes, why was the project terminated? **N/A**

Avoided Conversion Projects

1. Describe how the type of anticipated land use conversion is legally permissible: **N/A**
2. Describe how the Project Area will be dedicated to continuous forest cover (i.e., through a conservation easement or transfer to public ownership): **N/A**
- a. Was the land under private ownership prior to project start date? Y/N **N/A**
3. Specify the highest value alternative land use identified in the real estate appraisal for the Project Area and describe how the physical characteristics of the Project Area are suitable for the alternative land use: **N/A**

4. Where conversion is to commercial, residential, or agricultural land use, is the slope of the Project Area greater than 40%?

☐ YES ☐ NO ☒ N/A

If yes, please explain:

5. Where conversion is to mining land use, describe the extent of mineral resources existing in the Project Area: **N/A**
6. Where conversion to residential, commercial, or recreational land use is anticipated, please describe: **N/A**
- a. The proximity of the Project Area to metropolitan areas: **N/A**
- b. The proximity of the Project Area to grocery and fuel services and accessibility of those services: **N/A**
- c. Population growth (people per year) within 180 miles of the Project Area: **N/A**

Additional information: **See attachments as follows:**

1. **Ownership Interests Documentation**
 2. **Additional Ownership Interests Documentation**
 3. **Project Start Date Documentation**
 4. ***Willits Woods – Assessor Parcel Information***
 5. **Topographic Map**
 6. **Project Vicinity Map**
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