

# Mad River Properties, Inc.

2660 Clay Road McKinleyville, CA 95519; (707) 496-0054

Nathaniel Pollette  
P.O. Box 2426  
Redway, CA 95560

## **Pollette Less Than Three Acre Conversion Mitigation Plan**

This document has been prepared pursuant to Section 55.4.10(j) of the Humboldt County Commercial Medical Marijuana Land Use Ordinance, applications for Commercial Cannabis Activity occupying sites created through prior unauthorized conversion of timberland. The document evaluates site conditions and conversion history for the parcel and contains a Registered Professional Foresters (RPF's) recommendation as to remedial actions necessary to bring the conversion area into compliance with provisions of the Forest Practice Act.

### 1. Contact Information

#### a. Timberland/Timber Owner of Record:

Nathaniel Pollette  
P.O. Box 2426  
Redway, CA 95560

#### b. Registered Professional Forester Preparing Report:

Stephen Hohman RPF #2652  
PO Box 733  
Hydesville CA. 95547  
(707) 768-3743

### 2. Location of Project

a. Site Address: 717 Main Drive

b. Community Area: Garberville

c. Assessor's Parcel No(s): 223-261-005

d. Parcel Size(s): 29 Ac.

### 3. Project Description

a. Timber stand characteristics including species composition and age class.

The Pullette property is within a Douglas fir/Tanoak / and Madrone forest. The surrounding forest composition consists primarily of uneven-age second growth Douglas-fir, tanoak, and pacific madrone with a minor amount of other hardwood species. Understory vegetation consist of huckleberry, manzanita, poison oak, and ferns. All species combined (conifer & hardwood) basal areas is approximately 180 square feet (sq. ft.) per acre with closed canopy. The property is zoned Agriculture Exclusive (AE-B-6).

b. Watercourse and Lake Protection Zones (WLPZ) which exist within the boundaries of the parcel or immediate vicinity of the project (Section 916.4)

The property does contain a class IV Pond that requiries protection. As per the Forest Practice Rules, the riparian buffers requirements are listed as follows:

*The width of the WLPZ for Class III and IV waters shall be determined from on-site inspection. Minimum protective measures required when Class III and Class IV protection zones are necessary are contained in Table I 14 CCR §§ 916.5, 936.5, 956.5.*

*Class IV waters shall be exempted from required protection when such protection is inconsistent with the management objectives of the owner of the manmade Watercourse.*

c. Describe the timber harvest history, including timber operations within the parcel prior to the unauthorized conversion.

There is not record of timber harvest in the area on the Cal-Fire Forest Practice Watershed Mapper. The last commercial timber harvest in the area likely occurred over 40 years ago and incorporated Clear Cut silviculture using tractor skidding and encompassed a much larger area than the current ownership.

d. Identify and describe any portions of the parcel that are part of the unauthorized conversion of timberland. Calculate the total acreage of all areas converted. Differentiate between discrete (non-contiguous) areas of conversion and provide relevant sub-totals of these acreages.

There are two sites which meet the definition of a conversion consisting of approximately 2.67acres (see table below).

<b>Site</b>	<b>Year Converted</b>	<b>Acres</b>
1	NA	1.63
2	NA	1.04
Current Site	NA	2.67

4. Analysis of Consistency between Unauthorized Conversion and Forest Practice Rules.

**Site 1 (House, Shop, Sheds, Greenhouses & Outdoor Grow Area)**

History: The site meets the definition of a conversion as per forest practice rules (14CCR1104.1). The site is situated on a ridge and is outside of any stream zones. The site was originally converted prior to 1998 and the owner at the time of cultivation is not known. The house appears in the 2004 air photos and was likely built in the early 2000s. The first sign of cannabis cultivation appears to be around 2012 which is when the first greenhouse appears. Currently the site features are the main house (50' x 55'), shop (24' x 60'), Storage shed (12 x 40'), two greenhouses a (24' x 100') & a (20' x 40'), Two outdoor grow areas which are approximately (130' x 100') & (18' x 60'), three small livestock sheds, 5 water tanks (two 5000g, one 3000g & two 2500g tanks) and one small pump house. No threatened or endangered animals and plants present within 1000' as per 2019 CNDDDB search. There are several hazard reduction issues present please see the mitigations below. There is also several erosion issues present regarding road drainage see mitigations below. The parcel was not under the ownership of Nathaniel Pollette at the time of the original conversion however some clearing around the site has occurred likely between 2012 and 2016.

General Mitigations for property: Road Points (RP) are specific locations that are currently in conflict with the Forest Practice Rules or have potential to cause environmental damage. All road points with potential impacts have been identified from where the access road enters the property to and around the conversion/cultivation sites. Note only roads currently used by the landowner within and accessing the conversion areas were assessed; legacy roads and past skid trails were not evaluated.

***General mitigation: All seasonal roads within and accessing the two sites shall be rocked with crushed angular rock 1"± in diameter to reduce surface erosion. Additionally any existing rocked roads that shall be re-rocked if fines have worked their way to the surface.***

***The water tank west of site 1 is not connected to any water system and shall be relocated to the existing tank site near the pump house.***

Site 1 Mitigations:

***MP8: Install a rocked rolling dip to catch drainage from both roads. The dip shall be lined with 3" to 6" mixed diameter sharp angular rock.***

***MP10: Clear slash/logs from site or cut up into 16" lengths.***

***MP11: Abandoned outdoor grow area clear old pots from site and store organic soils in a suitable covered central location to protected from rain and runoff. Or utilize within the covered greenhouses.***

***MP12: Clear slash/logs from site or cut up into 16" lengths within 30' from the edge of the site.***

***MP13: Clear slash/logs from site or cut up into 16" lengths within 30' from the edge of the site.***

***MP14: Junk metal pile shall be removed from site and recycled property.***

## **Site 2 (Old Barn, Class IV Pond & Greenhouses)**

History: The site meets the definition of a conversion as per forest practice rules (14CCR1104.1). Was originally converted prior to 1993 and the old barn was also present prior to that time. The class IV pond was likely built prior to that time as well although it is not clearly evident in the images. The first apparent utilization to cultivate cannabis between was evident in 2009 when the first greenhouse is visible. The class IV pond had become grown over with trees in the years since 1993 and was cleared between the years 2014 and 2016 for the purposes of restoring it to a pond for water storage. Currently the site features are the old barn, 4 greenhouses ( a 24' x 80', 20' x 60', 8' x 80' & 10' x 40') and the class IV pond. Timber harvest has occurred in or around this site in the last ten years. No threatened or endangered animals and plants present within 1000' as per 2019 CNDDDB search. Hazard reduction issues are present in the form of slash and logs. Several erosion issues present in regards to the seasonal road and the class IV pond. The parcel was not under the ownership of Nathaniel Pollette at the time the original conversion however small trees that had overgrown the class IV pond area were cut within the last 10 years.

Site 2 Mitigations:

***MP1: Class IV pond dam/seasonal access road. The portion of the road adjacent to the pond that also serves as the dam shall be rocked with heavy mixed 1" to 2" sharp angular rock. To reduce surface erosion and to ensure no downcutting or rutting occurs on the class IV dam.***

***MP2: Install overflow culvert to the engineered specifications. Install a critical dip to the right of the culvert and rock dip with 3"-6" diameter sharp angular rock for 2' either side of the dip. Rock the inlet and outlet with larger 8" to 18" sharp angular rock.***

***MP3: Install straw mulch on bare soil at the edge of greenhouse. Additionally remove all slash and brush within 30' of the edge of the greenhouse and lop and scatter any slash and brush between 30 and 100' from the greenhouse to reduce fire hazard.***

***MP4: Untreated slash and brush behind old barn remove all slash and brush within 30' of the edge of the barn and lop and scatter any slash and brush between 30 and 100' from the barn to reduce fire hazard.***

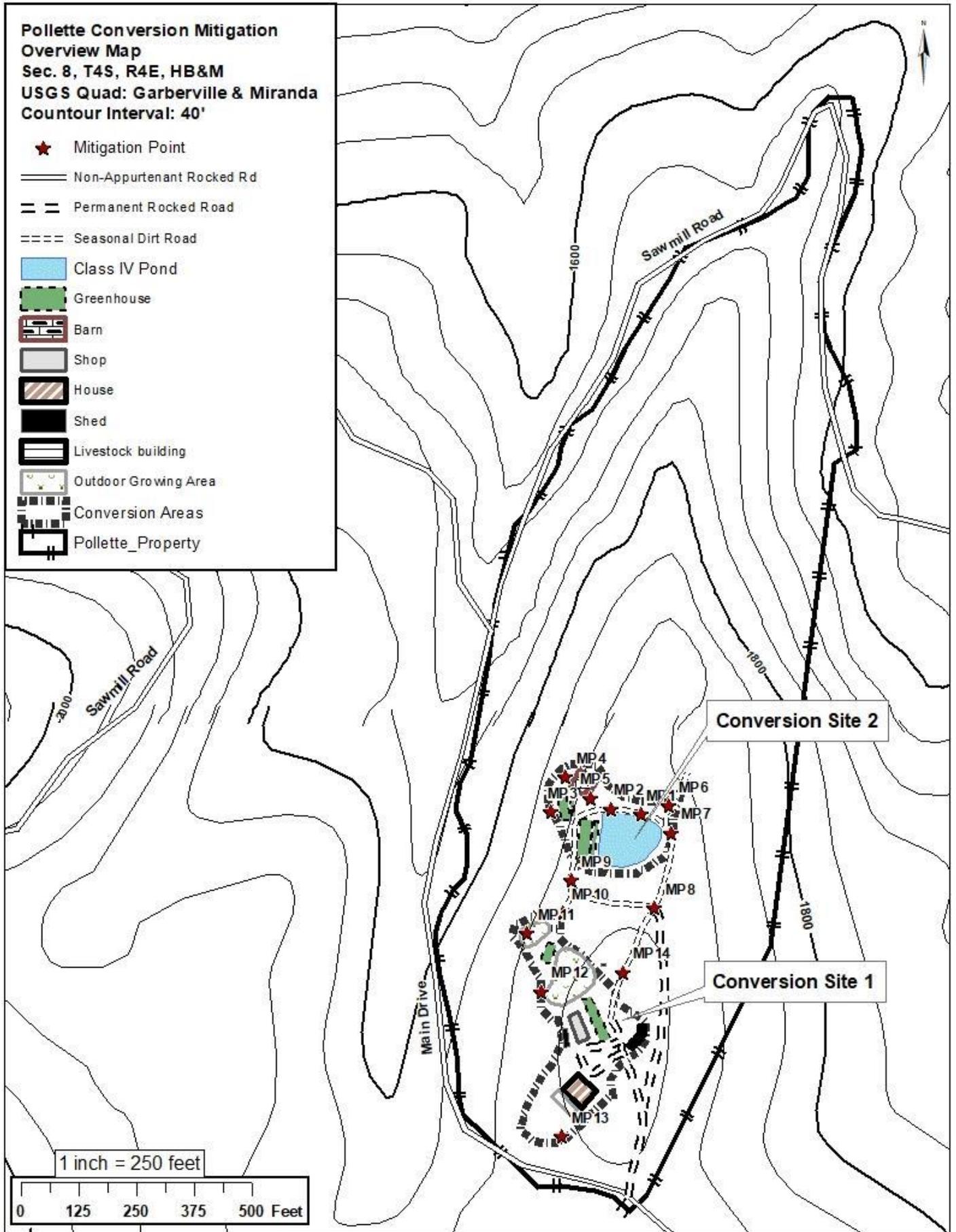
***MP5: Organic potting soil and soil bags. Clear Organic soils and torn soil bags from the site and store in a suitable covered central location to protected from rain and runoff. Or utilize within the covered greenhouses.***

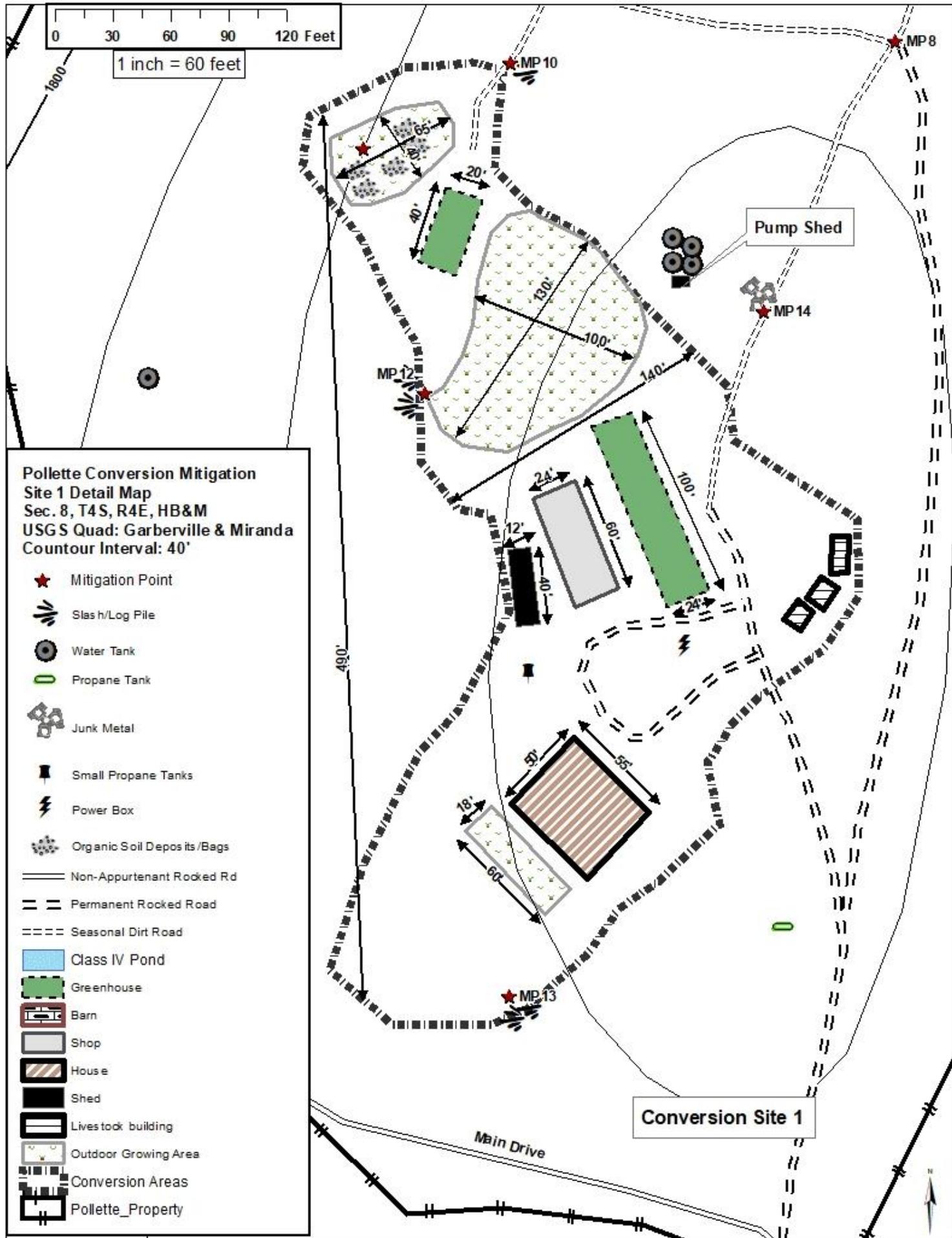
***MP6: Clear slash/logs from site or cut up into 16" lengths and remove organic soils and torn soil bags from the site and store in a covered central location to protected from rain and runoff. Or utilize within the covered greenhouses.***

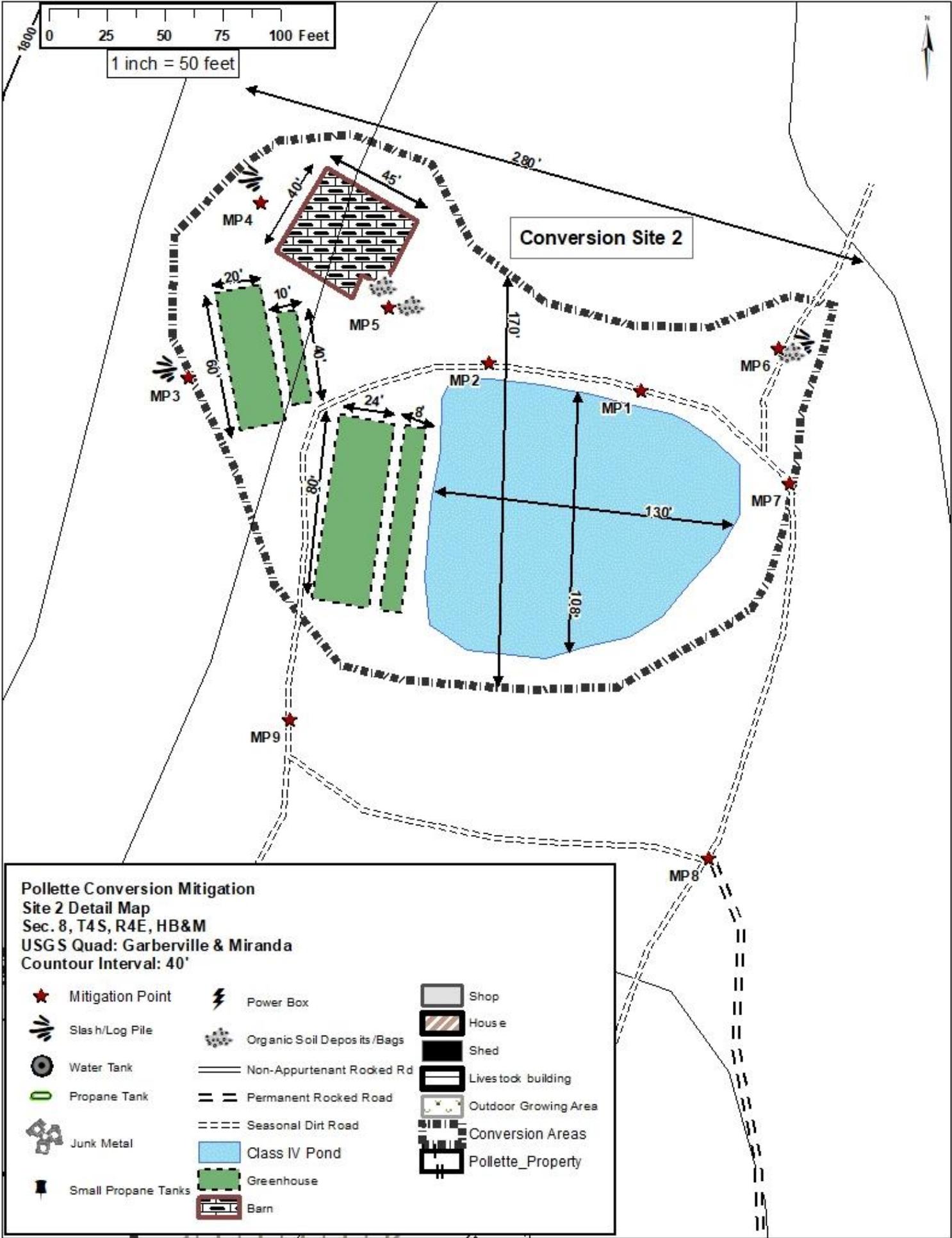
***MP7: Divert surface drainage install a rocked rolling dip. The dip shall be lined with 3" to 6" mixed diameter sharp angular rock.***

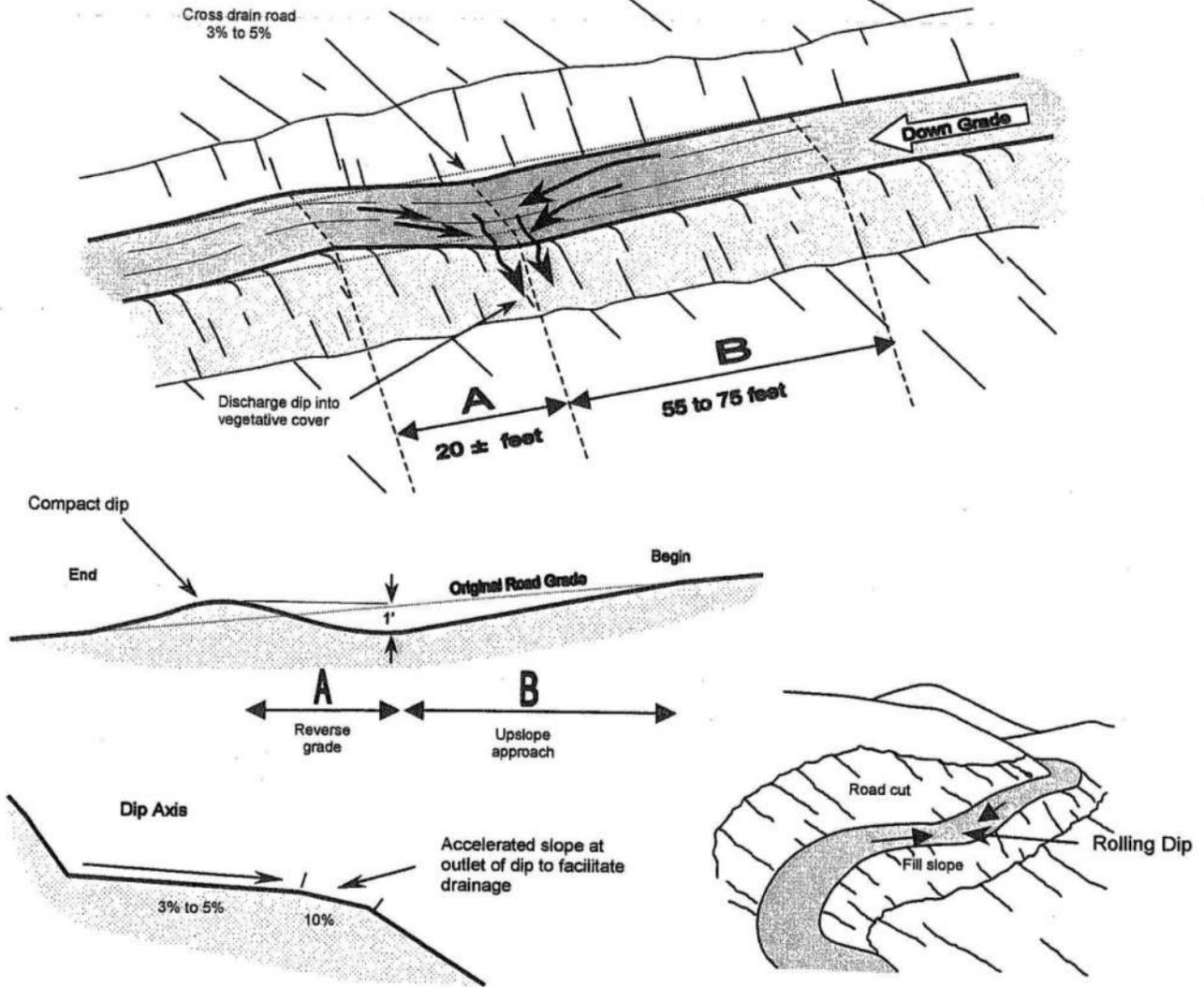
***MP9: Divert surface drainage install a rocked rolling dip. The dip shall be lined with 3" to 6" mixed diameter sharp angular rock.***

5. Photos, Figures, and Maps









**ROLLING DIP DIMENSIONS**

		MAIN LINE ROAD		SECONDARY ROAD	
Road Grade (%)	Depth of trough Depth below downslope crest (ft)	A: Reverse grade (Distance from trough to downroad crest (ft))	B: Upslope Approach (Distance from up-road start of rolling dip to trough (ft))	A: Reverse grade (Distance from trough to downroad crest (ft))	B: Upslope Approach (Distance from up-road start of rolling dip to trough (ft))
<6	1.0	20	65	15	55
6 - 8	1.0	20	75	15	65

**NOTES:**

- A rolling dip is a broad long permanent dip constructed into native soils. It is intended to drain the road while not significantly impeding traffic.
- The cross drain road (outslope) at 3% to 5%
- Dip outlets should be located to drain into areas with adequate sediment filter quality and non-erodible material such as rock, slash, brush, etc. Where specified, the bottom of the outfall of the dip will be surface rocked.
- Where natural slopes exceed 50%, fill shall not be pushed over the dip outlet. A backhoe or excavator may be required to pull back fill at outlet of existing dips.

**ROLLING DIP  
STANDARD PLAN**

Standard Detail

Site 1 Photos



Site 1 Photo1: House



Site1 Photo 2: Shop



Site 1 Photo 3: 24' x 100' Greenhouse



Site 1 Photo 4: Storage Shed



Site 1 Photo 5: 20' x 40' Greenhouse



Site 1 Photo 6: Abandoned Outdoor Grow Area



Site 1 Photo 7: 130' x 100' Outdoor Grow Area



Site 1 Photo 8: Slash and logs at MP12



Site 1 Photo 9: Livestock Sheds



Site 1 Photo 10: Water Tanks and Pump Shed

Site 2 Photos



Site 2 Photo 11: Class IV Pond and Greenhouses



Site 2 Photo 12: The 20' x 60' and 10' x 40' Greenhouses with the Old Barn in the Background.



Site 2 Photo 13: Organic Soil Deposits at MP5



Site 2 Photo 14 Slash and Logs to be Removed from Site

# Quitclaim Deed

RECORDING REQUESTED BY Nathaniel Pollette

AND WHEN RECORDED MAIL TO:

Nathaniel Pollette, Grantee(s)

P.O. Box 2426

Redway CA 95560

Consideration: \$ NO CONSIDERATION

Property Transfer Tax: \$ 0

Assessor's Parcel No.: 34 map No 993 pages 137 to 144

PREPARED BY: Glenna F. Pollette certifies herein that he or she has prepared this Deed.

Glenna F. Pollette  
Signature of Preparer

MARCH 4, 2019  
Date of Preparation

Glenna F. Pollette  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on MARCH 4, 2019 in the County of

Los Angeles, State of CALIFORNIA

by Grantor(s), Glenna F. Pollette,

whose post office address is 5059 W. Ave M4, Quartz Hill, CA 93536

to Grantee(s), Nathaniel Pollette

whose post office address is P.O. Box 2426, Redway CA 95560

WITNESSETH, that the said Grantor(s), Glenna F. Pollette,

for good consideration and for the sum of No Consideration

(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Humboldt, State of CALIFORNIA and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Glenna Pollette  
Signature of Grantor

Glenna Pollette  
Print Name of Grantor

Gail Carter  
Signature of First Witness to Grantor(s)

GAIL CARTER  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

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Print Name of Second Grantor (if applicable)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Nate Pollette  
Signature of Grantee

Nathaniel Pollette  
Print Name of Grantee

\_\_\_\_\_  
Signature of First Witness to Grantee(s)

\_\_\_\_\_  
Print Name of First Witness to Grantee(s)

\_\_\_\_\_  
Signature of Second Grantee (if applicable)

\_\_\_\_\_  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

NOTARY ACKNOWLEDGMENT

State of CALIFORNIA

County of LOS ANGELES

On MARCH 4<sup>TH</sup>, 2019, before me, STAN W. BOYLAN, a notary public in and for said state, personally appeared, GLENDA F. POLLETTE

XX  
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names <sup>is</sup> are subscribed to the within instrument and acknowledged to me that <sup>she</sup> they executed the same in <sup>her</sup> their authorized capacities, and that by <sup>her</sup> their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary



Affiant Known \_\_\_\_\_ Produced ID

Type of ID ACDL # J0370999

(Seal)

## EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

### PARCEL ONE

Parcel 34 as shown on Parcel Map No. 993, on file in the office of the County Recorder of Humboldt County, California, in Book 8 of Parcel Maps, Pages 137 to 144, inclusive.

### PARCEL TWO

A non-exclusive easement for ingress, egress and public utilities within the private roads 50 feet in width, the centerlines of which are set forth and delineated on Parcel Map No. 993, on file in the office of the County Recorder of Humboldt County, California, in Book 8 of Parcel Maps, Pages 137 to 144, inclusive.

### PARCEL THREE

That interest in the spring located North 66 degrees 16 minutes East, 181.0 feet from the southeast corner of Parcel 31 of Parcel Map No. 993, McKee & Sons, Inc. recorded in Book 8 of Parcel Maps, Page 139, of Parcel 31, as will produce 1 gallon per minutes of water, together with the right to transport the same in a general Easterly direction through a 2" PVC water line, which presently runs from said spring Easterly through Parcels 31, 32 and 33 to the Easterly boundary of Parcel 33 and beyond.

The rights granted herein are intended to be non-exclusive and to be used in common with others.

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Humboldt)

On April 16<sup>th</sup>, 2019 before me, Natalia Draper Nelson, Notary Public  
(insert name and title of the officer)

personally appeared Nathaniel Pollette,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in  
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Document Description: Quitclaim Deed  
3~~X~~<sub>no</sub> pages

## 6. References

California Forest Practice rules, 2018; Title 14, California Code of Regulations, Chapters 4, 4.5, and 10

California Natural Diversity Database May 28, 2019 – <http://bios.dfg.ca.gov>

Forest Practice Watershed Mapper V2 May 28, 2019 - [http://egis.fire.ca.gov/watershed\\_mapper/](http://egis.fire.ca.gov/watershed_mapper/)

Google Earth Professional V 7.3.2.5491; – Historic imagery

Humboldt County Web GIS May 28, 2019 - <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

Parcel Quest Data – County Assessor information; <http://pqweb.parcelquest.com>

## 7. STATEMENT OF CONTINGENT AND LIMITING CONDITIONS CONCERNING THE PREPARATION AND USE OF THE LESS THAN 3 AC CONVERSION MITIGATION PLAN

Prepared by Mad River Properties, Inc./ Hohman & Associates

1. This information has been prepared for the sole use of the **Landowner of Record**, for the express purpose of submitting the document to CAL Fire and the local county planning department.
2. Mad River Properties, Inc. /Hohman and Associates does not assume any liability for use of this information by any party other than the owner or their agent.
3. The assessment presented in this report should be viewed and considered in light of the time spent observing the property and the methodologies used. The assessment may differ from those made by others or from the results of interpretation and assessment protocols.
4. Mad River Properties Inc./ Hohman and Associates did not conduct an investigation on a legal survey of the property.
5. The information is based upon conditions apparent to Mad River Properties, Inc./ Hohman and Associates at the time the work was done. This report is time sensitive and provides current conditions as per the date of this document. No further clearing of trees, grading or construction of structures shall occur on site until the approval of this document by CAL Fire and/or the local county planning department.
6. All future work on site shall be through **approved permits** with local state or county agencies.
7. Mad River Properties, Inc. /Hohman and Associates shall not be responsible for the supervision of mitigation operations following approval of the conversion plan.

Signatures

Land Owner of Record: Nathaniel Pollette

Signature: Nathaniel Pollette

Date: 6-12-19

Registered Professional Forester: Stephen Hohman RPF #2652

Signature: Stephen Hohman

Date: 6-5-19