



Greg Ester & Marion Collamer  
600 F ST STE 3 #208  
Arcata CA 95521-6301

**Ester Family 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:

Greg Ester, & Marion Collamer  
600 F ST STE 3 #208  
Arcata CA 95521-6301

b. Registered Professional Forester Preparing Report:

Mike Atkins, RPF #2613  
2660 Clay Rd  
Mckinleyville, CA 95519  
(707) 496-0054

2. Location of Project

a. Site Address: NA

b. Community Area: Panther Gap

c. Assessor's Parcel No(s): 211-184-006, 211-184-008

d. Parcel Size(s): 119 Ac. combined

### 3. Project Description

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

The Ester Family property is within a matrix grassland and mixed Douglas fir/tanoak forest. The current composition consists primarily of an even aged stand of second growth Douglas-fir, black oak, tanoak, and pacific madrone with a minor amount of other hardwood sub species. All species combined (conifer & hardwood) basal area in the forested areas is approximately 200 square feet (sq. ft.) per acre with closed canopy. The forest is approximately 60 years old. The property is zoned U (unclassified).

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 contains several class II and III watercourses that require WLPZ or ELZ protection. As per the Forest Practice Rules, the riparian buffers requirements are listed as follows:

Class II standard watercourse 14CCR 916.9(g): (Class II watercourses within the Coastal Anadromy Zone)

ZONE WIDTHS:

Channel Zone = channel between the WTL.

<30% = 15' Core Zone and 50' Inner Zone

30%-50% = 15' Core Zone and 75' Inner Zone

>50% = 15' Core Zone and 100' Inner Zone

Class III watercourses 14CCR 916.9(h): (Class III watercourses within a coastal anadromy zone)

ELZ WIDTHS:

30 ft. for side slopes <30%

50 ft. for side slopes >30%

As per the zone widths listed above it appears that this Site is within the riparian zones of a Class III watercourse. See Site discussion below for more specifics.

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

The area has had at least one previous entree. The past harvesting incorporated the removal of large diameter old growth by tractor skidding.

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 5 sites, totaling 4.09 acres of converted land on the property.

Site	area	Parcel APN	Date 1st Converted	2nd Date	Ownership
A	0.59	221-184-006	2009	2010	Greg Ester
B	0.77	211-183-008	2010		Greg Ester & Marion Collamer HWCPRS
C	0.33	221-184-006	Prior to 1999		Greg Ester
D	0.87	211-183-008	2009		Greg Ester & Marion Collamer HWCPRS
E	1.53	221-184-006	Prior to 1999	2009	Greg Ester
Total	4.09				

#### 4. Analysis of Consistency Between Unauthorized Conversion and Applicable Forest Practice Rules.

##### Conversion Site A (Grassy Knoll)

History: The initial site was first converted for cannabis cultivation in 2009 and expanded in 2010. No timber harvesting has occurred in or around this site in the last ten years. No permit was obtained from CALFIRE to clear the area for such activities. The conversion area is not within any riparian buffer zones. No rare, threatened or endangered animals and plants present within 1000' as per 2017 CNDDDB search. No hazard reduction issues present. Ownership at the time of the initial illegal conversion was Greg Ester.

Numbers of acres converted without 14CCR1104.1: **0.59**

Mitigations for Site: Road points (RP) are specific locations that are currently in conflict with the Forest Practice Rules or have potential to cause environmental damage. Road points have been identified from where the access road leaves the main access road to and around the conversion site.

RP#1: Drain surface drainage. Install a ditch along foot of cut bank that drains eastward to prevent drainage across graded area, line ditch and armor outlet with 2" to 4" rock. 14CCR 923.5

RP#2: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#3: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

##### Conversion Site B (Big Oak)

History: The initial site was first converted for cannabis cultivation in 2010. No timber harvesting has occurred in or around this site in the last ten years. No permit was obtained from CALFIRE to clear the area for such activities. The conversion area is not within any riparian buffer zones. No rare, threatened or endangered animals and plants present within 1000' as per

2017 CNDDB search. No hazard reduction issues present. Owner ship at the time of the initial illegal conversion was Greg Ester.

Numbers of acres converted without 14CCR1104.1: 0.77

Mitigations for Site: Road points have been identified from conversion site 'A' to and around the conversion site.

RP#4: Drain surface drainage. Install rocked ditch to edge of fill slope and armor slope with half culvert at least 10 feet long. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the grading. 14CCR 923.5

RP#5: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#6: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#7: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#8: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#9: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#10: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#11: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#12: Drain surface drainage. Install rocked rolling dip with ditches to capture runoff from Site A. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

#### Conversion Site C (Pagoda House)

History: The initial site was first converted for a logging landing prior to 1999. No timber harvesting has occurred in or around this site in the last ten years. No permit was obtained from CALFIRE to clear the area for such activities. The conversion area is not within any riparian buffer zones. No rare, threatened or endangered animals and plants present within 1000' as per 2017 CNDDB search. No hazard reduction issues present. Owner ship at the time of the initial illegal conversion was Greg Ester.

Numbers of acres converted without 14CCR1104.1: 0.33

Mitigations for Site: Road points have been identified from where the access road enters the property to and around the conversion site.

RP#13: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5 (RP #14 & #15 off property)

RP#16: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#17: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#33: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#34: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#35: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#36: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#38: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

#### Conversion Site D (The Compound)

History: The initial site was first converted for cannabis cultivation in 2009. No timber harvesting has occurred in or around this site in the last ten years. No permit was obtained from CALFIRE to clear the area for such activities. The conversion area is not within any riparian buffer zones. No rare, threatened or endangered animals and plants present within 1000' as per 2017 CNDDB search. No hazard reduction issues present. Owner ship at the time of the initial illegal conversion was Greg Ester.

Numbers of acres converted without 14CCR1104.1: 0.87

Mitigations for Site: Road points have been identified from conversion site 'C' to and around the conversion site.

RP#18: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#19: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#20: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#21: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#22: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism and away from adjacent watercourse. Install waddle just beyond outlet if necessary to prevent watercourse connection. 14CCR 923.5

RP#23: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#24: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#32: Gully erosion. Fill, seed, and waddle gully formation. 14CCR 923.5

RP#37: Drain surface drainage. Install ditch along foot of cut bank. Line/cap the ditch with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

#### Conversion Site E (Garden House)

History: The initial site was first converted for a logging landing prior to 1999 and later cleared for cannabis cultivation in 2009. No timber harvesting has occurred in or around this site in the last ten years. No permit was obtained from CALFIRE to clear the area for such activities. The conversion area is not within any riparian buffer zones. No rare, threatened or endangered animals and plants present within 1000' as per 2017 CNDDB search. No hazard reduction issues present. Ownership at the time of the initial illegal conversion was Greg Ester.

Numbers of acres converted without 14CCR1104.1: 1.53

Mitigations for Site: Road points have been identified from turnoff to conversion site 'D' to and around the conversion site.

RP#25: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#26: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#27: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#28: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

RP#29: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. Install waddle just beyond outlet if necessary to prevent watercourse connection. 14CCR 923.5

RP#30: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism 14CCR 923.5

RP#31: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to divert surface silt and debris off the road prism. 14CCR 923.5

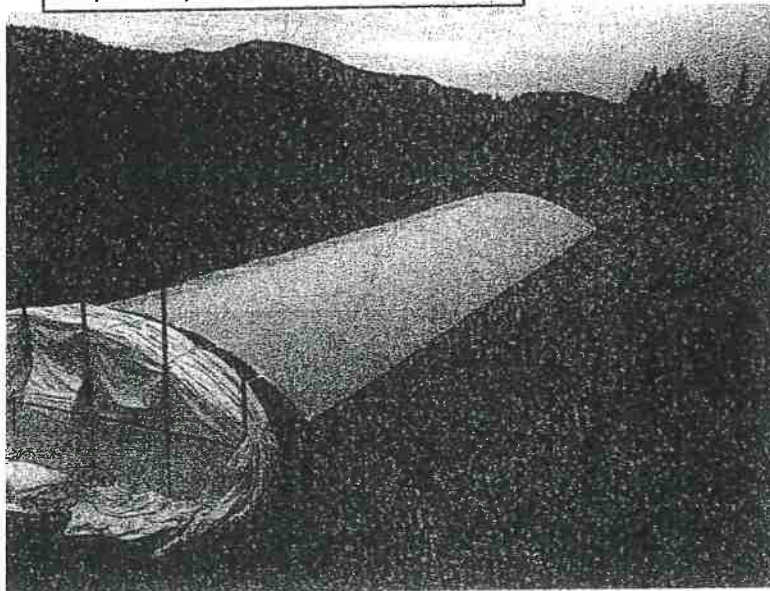
## 6. Photos, Figures, and Maps

### Conversion Site A (Grassy Knoll)

A1) South position facing north



A2) North position facing south

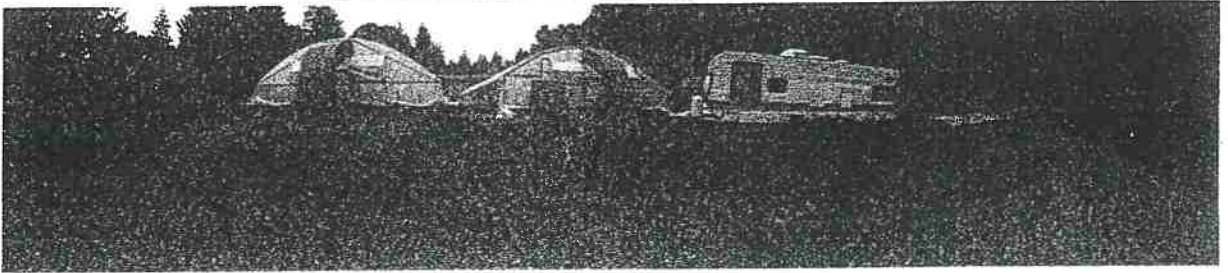


Conversion Site B (Big Oak)

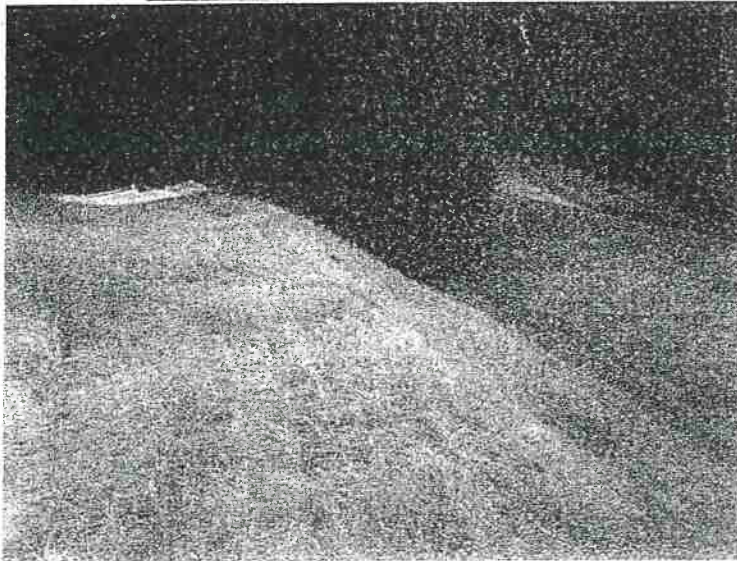
B1) West position facing east



B2) East position facing west



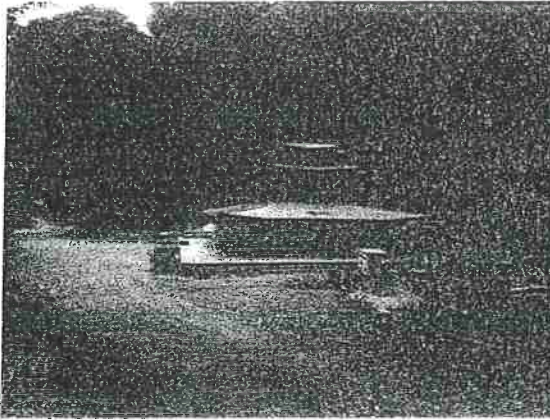
B3) Road point #4



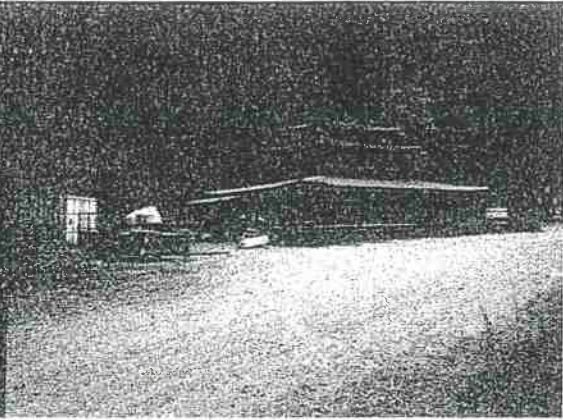


Conversion Site C (Pagoda House)

C1) Southwest position facing northeast

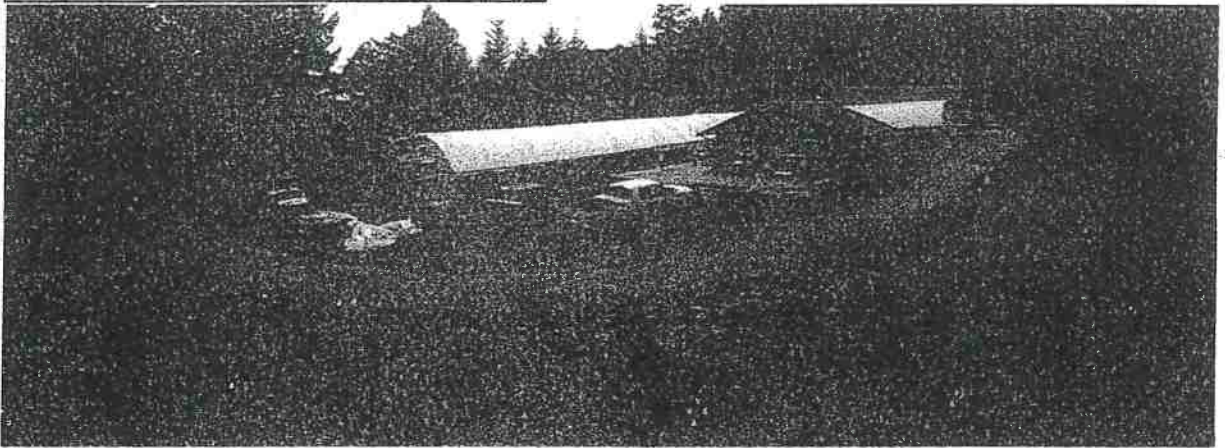


C2) Northwest position facing southeast



Conversion Site D (The Compound)

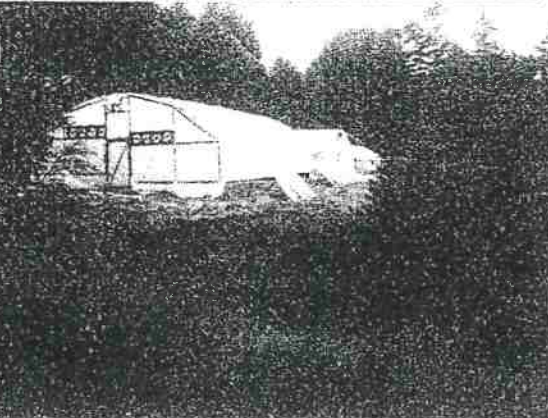
D1) Southeast position facing northwest



D2) Northeast position facing southeast

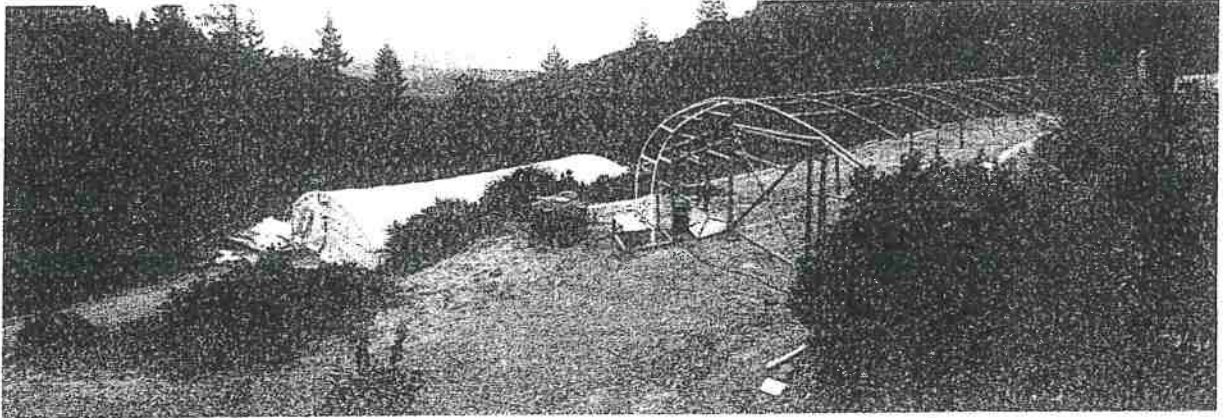


D3) Looking across adjacent class III

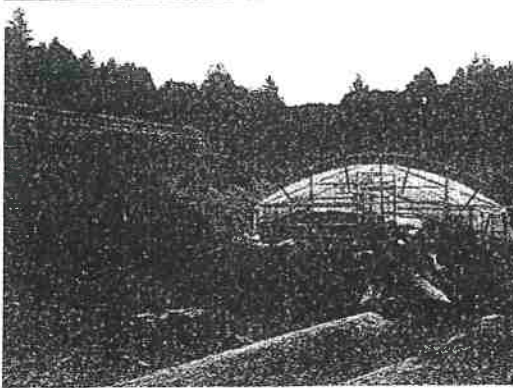


Conversion Site E (Garden House)

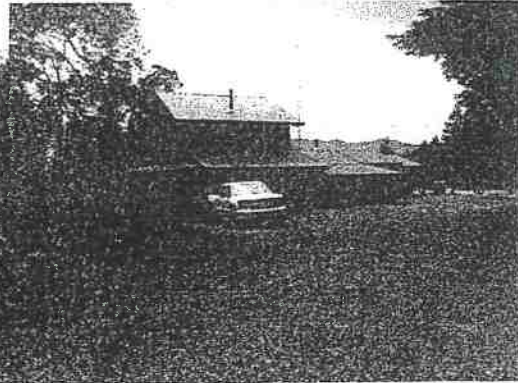
E1) Central position facing west



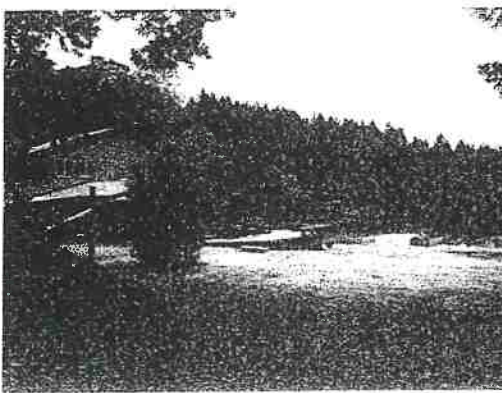
E2) West position facing northeast



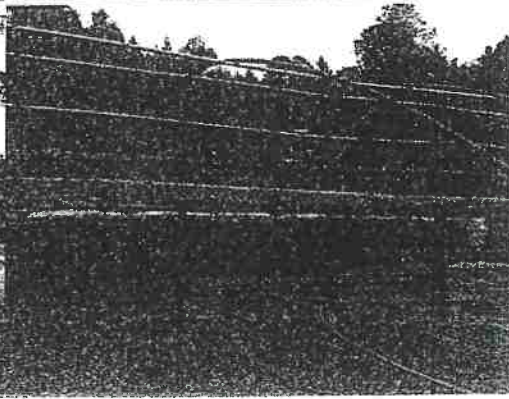
E3) Northeast position facing southwest

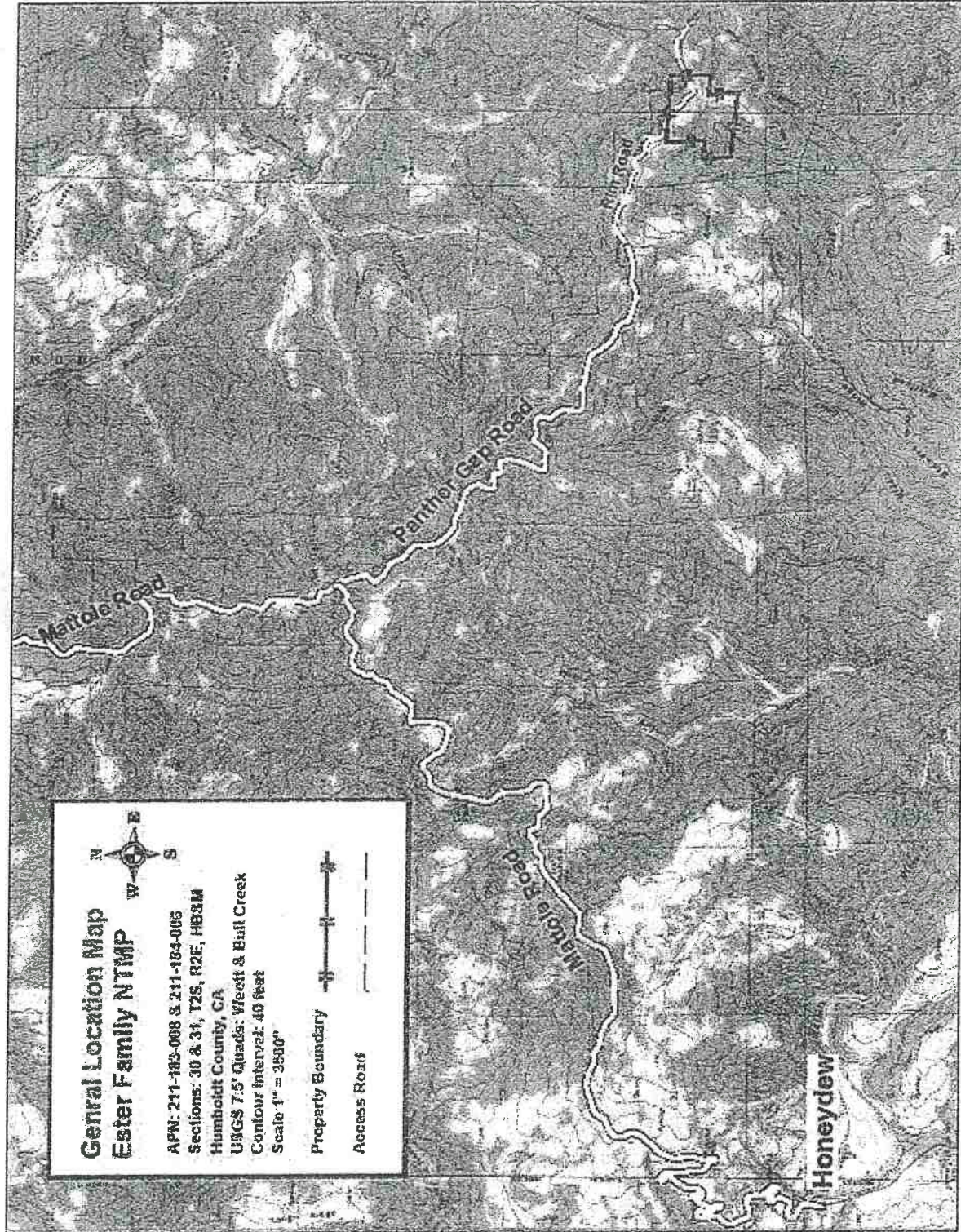


E4) North position facing south



E5) north position facing east





**General Location Map  
Ester Family NTMP**



APN: 211-183-008 & 211-184-006  
Sections: 30 & 31, T2S, R2E, M33M  
Humboldt County, CA  
USGS 7.5' Quads: Weott & Bull Creek  
Contour Interval: 40 feet  
Scale 1" = 3830'

Property Boundary    
Access Road 

Honeydew















**Ester Family Conversion Map**

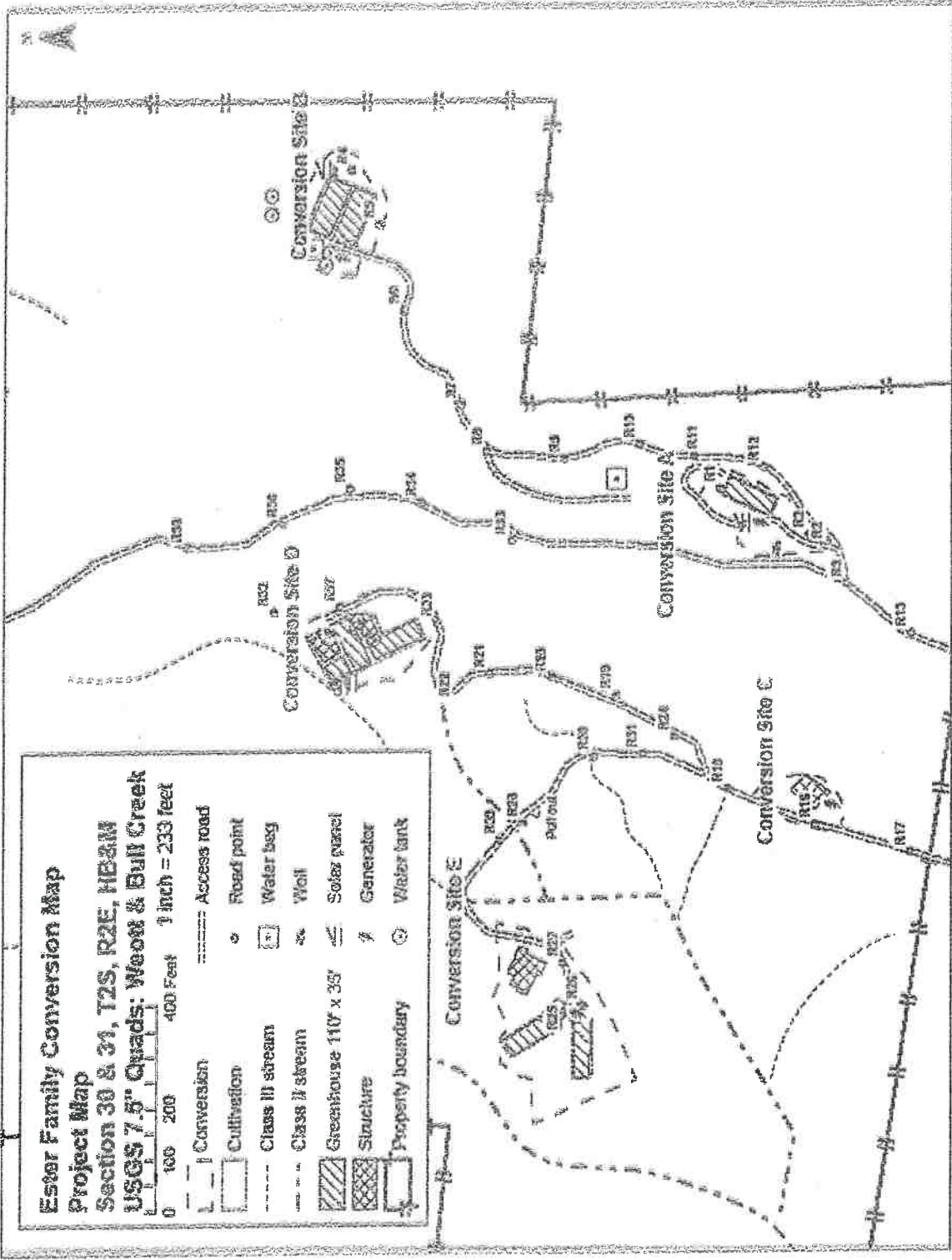
**Project Map**

Section 30 & 31, T2S, R2E, HB&M

USGS 7.5' Quads: Weott & Bull Creek

0 100 200 400 Feet 1 inch = 233 feet










-  Conversion
-  Cultivation
-  Class III stream
-  Class II stream
-  Greenhouse 110' x 30'
-  Structure
-  Property boundary
-  Access road
-  Road point
-  Water bag
-  Well
-  Solar panel
-  Generator
-  Water tank

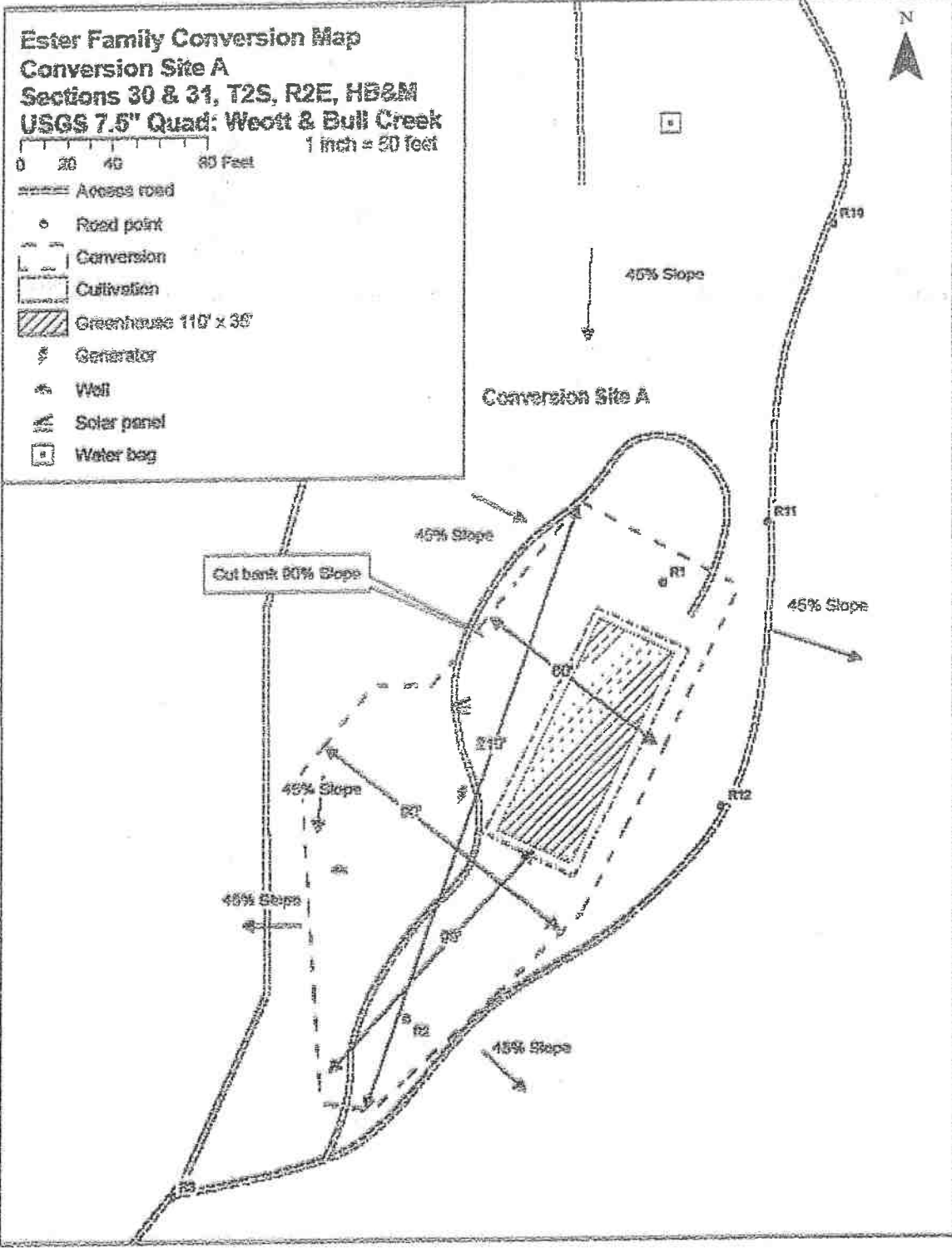


**Ester Family Conversion Map**  
**Conversion Site A**  
**Sections 30 & 31, T2S, R2E, HB&M**  
**USGS 7.5" Quad: Wood & Bull Creek**

0 20 40 80 Feet

1 inch = 50 feet

-  Access road
-  Road point
-  Conversion
-  Cultivation
-  Greenhouse 110' x 35'
-  Generator
-  Well
-  Solar panel
-  Water bag

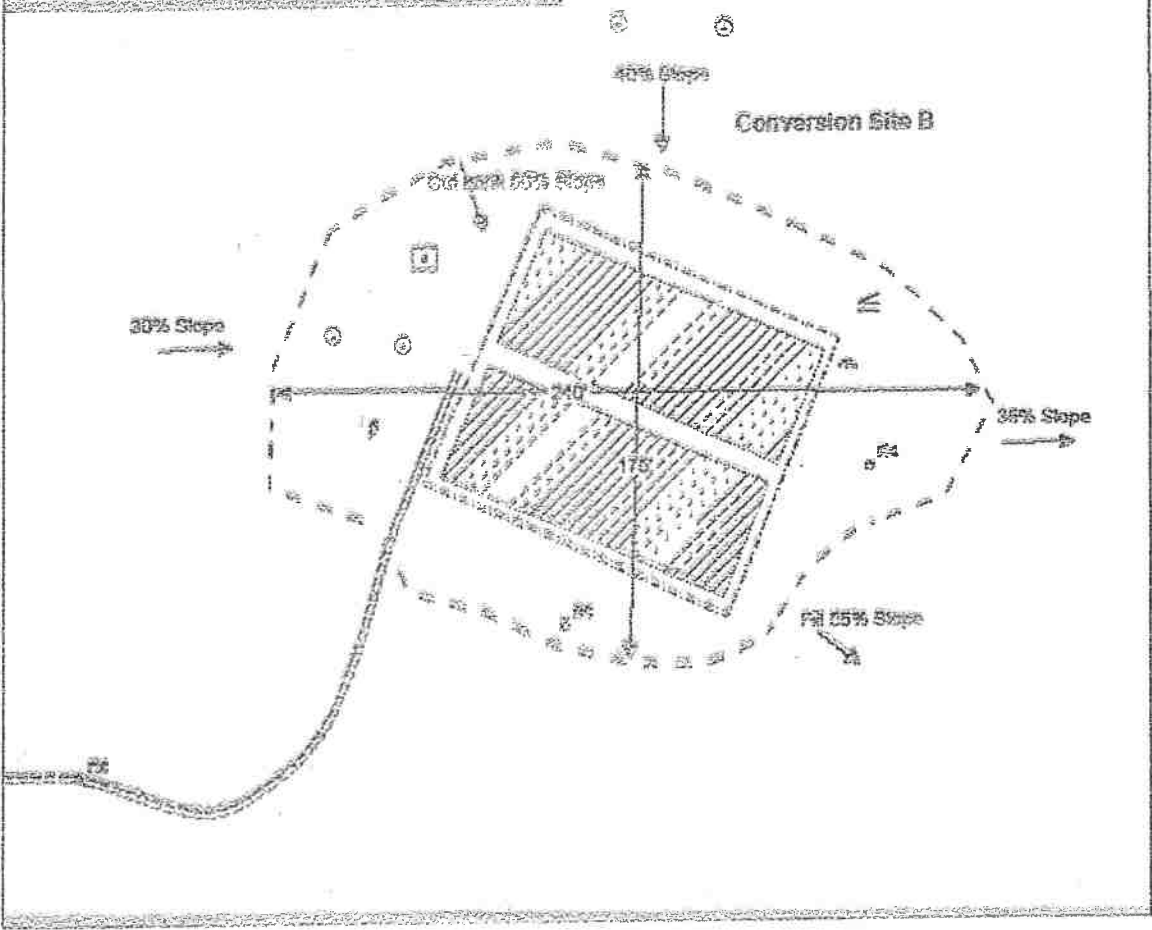


**Ester Family Conversion Map**  
**Conversion Site B**  
**Sections 30 & 31, T2S, R2E, HB&M**  
**USGS 7.5" Quad: Weott & Bull Creek**

0 20 40 80 Feet

1 inch = 50 feet

- Access road
- Reed point
- Conversion
- Cultivation
- Greenhouse 110' x 55'
- Generator
- Well
- Solar panel
- Water bag



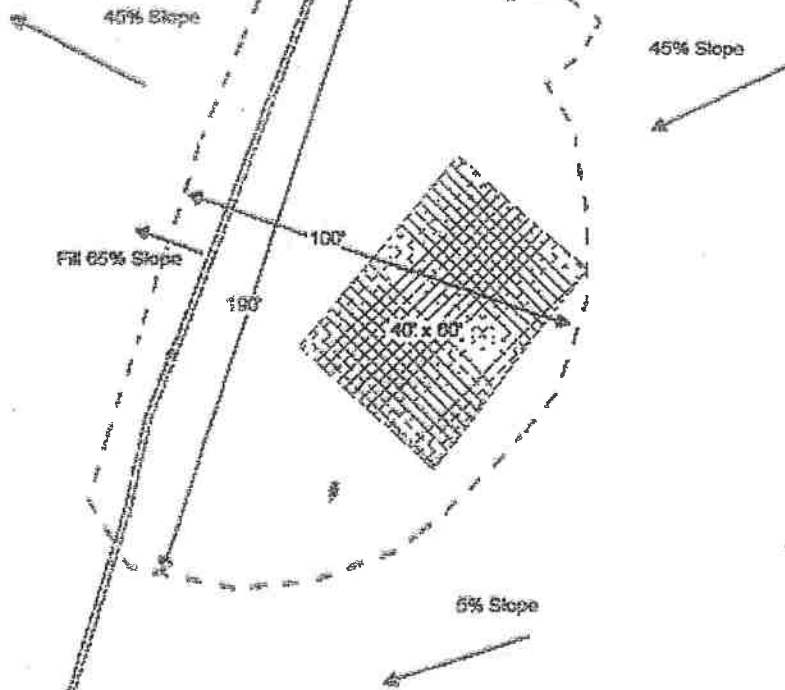
**Ester Family Conversion Map**  
**Conversion Site C**  
Sections 30 & 31, T2S, R2E, H&M  
USGS 7.5" Quad: Weott & Bull Creek

0 15 30 60 Feet 1 inch = 33 feet

- ==== Access road
- Road point
- ⚡ Generator
- Class III stream
- ▨ Stream Buffer
- ▩ Structure
- ▭ Conversion



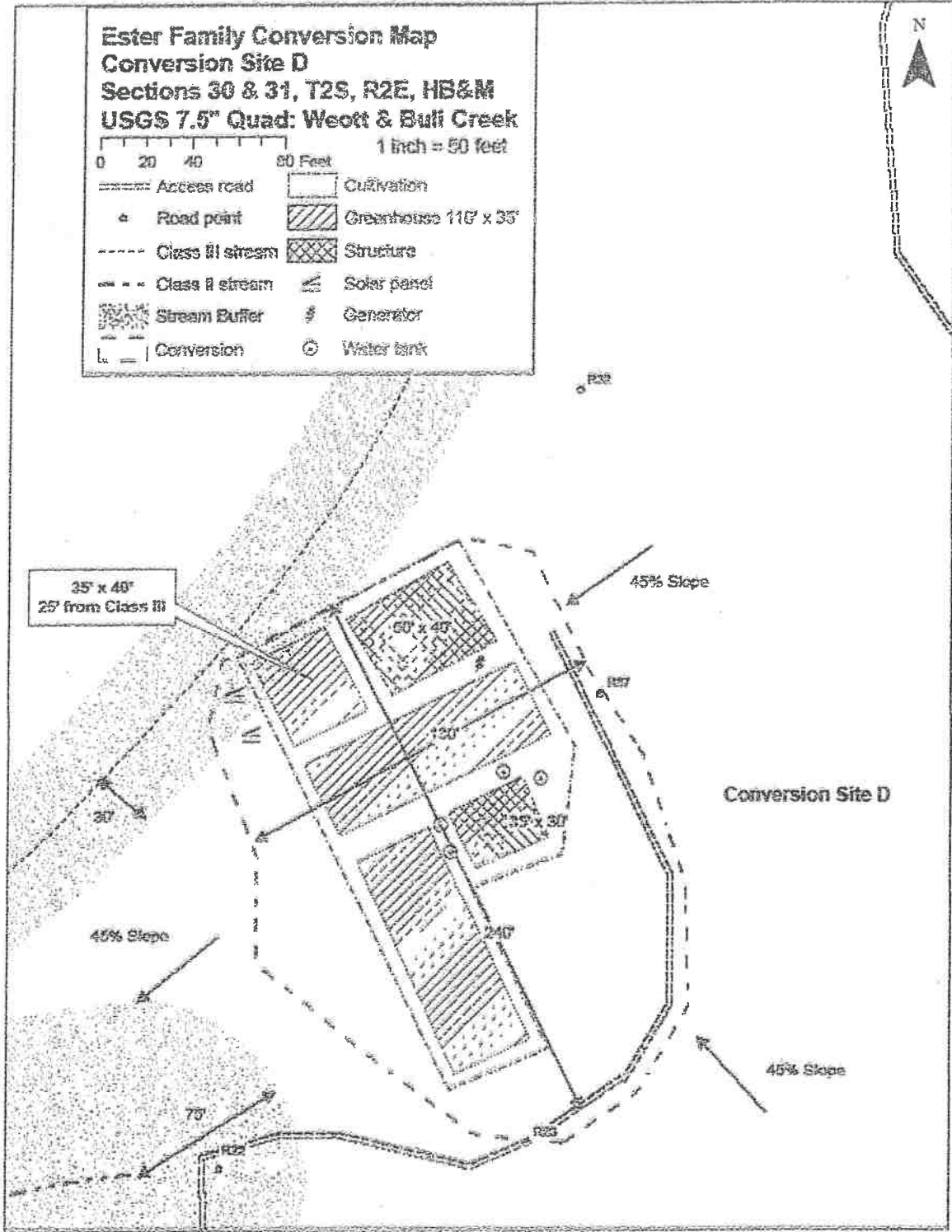
Conversion Site C



**Ester Family Conversion Map  
 Conversion Site D  
 Sections 30 & 31, T2S, R2E, HB&M  
 USGS 7.5" Quad: Weott & Bull Creek**

0 20 40 60 Feet 1 inch = 50 feet

- |                  |                       |
|------------------|-----------------------|
| Access road      | Cultivation           |
| Road point       | Greenhouse 116' x 33' |
| Class III stream | Structure             |
| Class II stream  | Solar panel           |
| Stream Buffer    | Generator             |
| Conversion       | Water tank            |

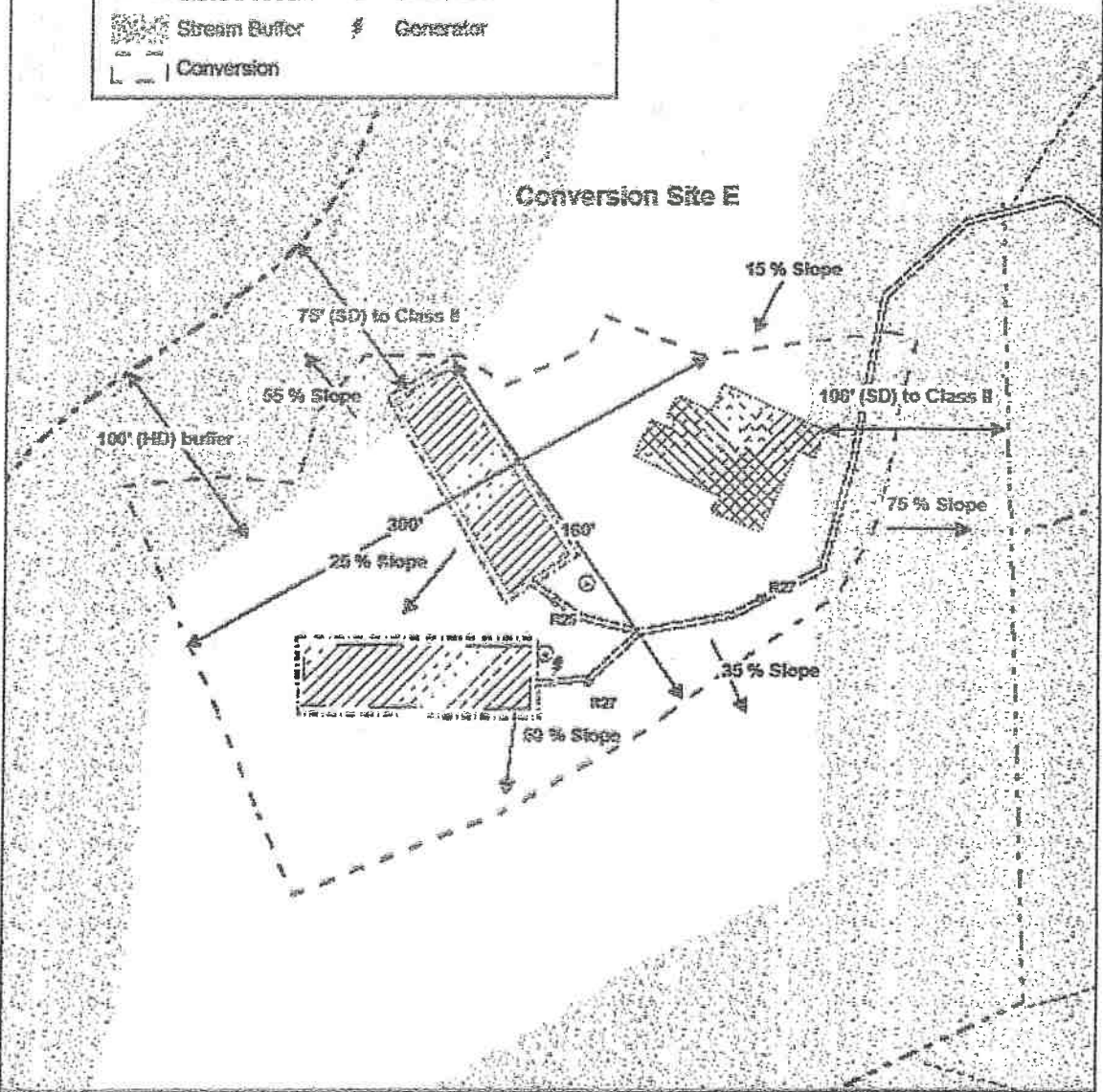
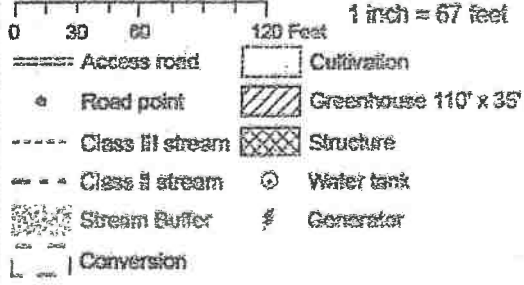


35' x 40'  
25' from Class III

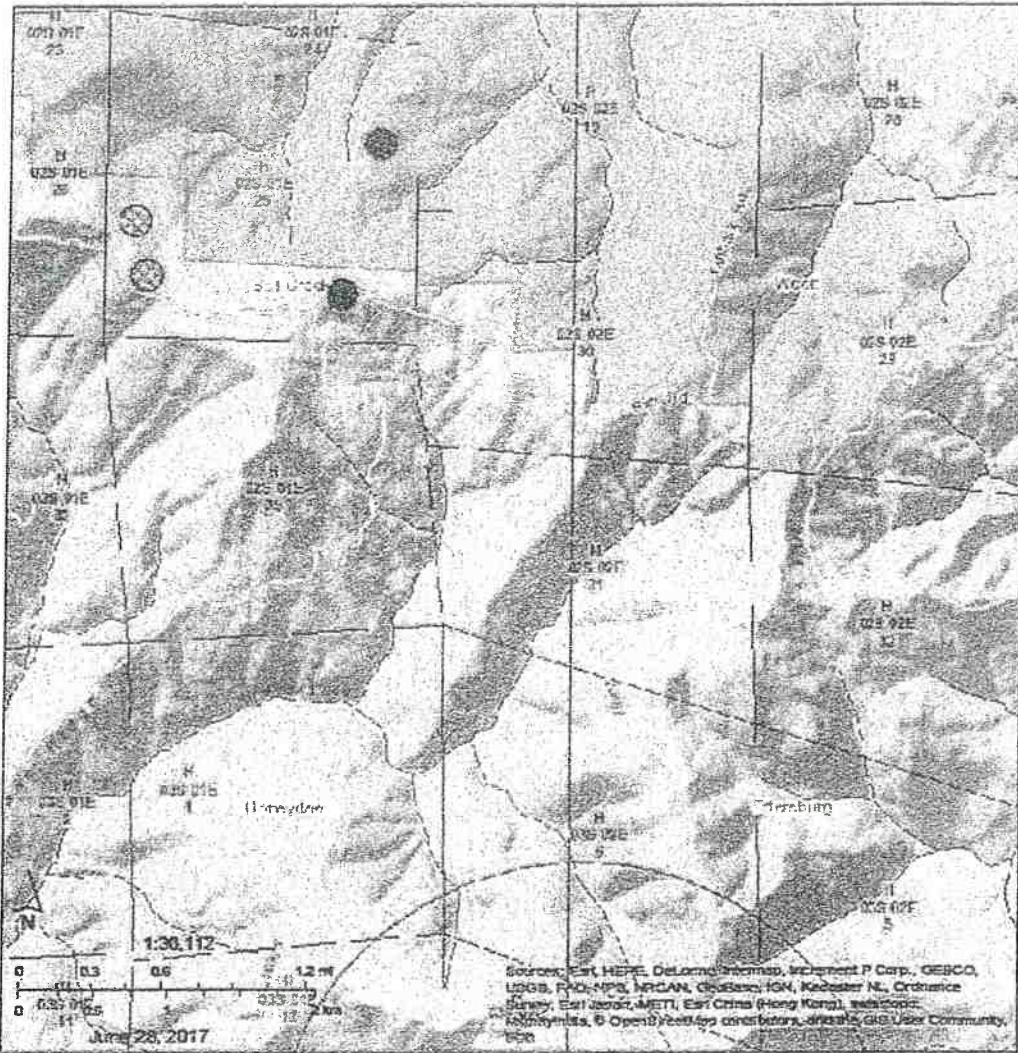
Conversion Site D



**Ester Family Conversion Map**  
**Conversion Site E**  
**Sections 30 & 31, T2S, R2E, HB&M**  
**USGS 7.5" Quad: Weott & Bull Creek**



## Ester Family Conversion



**California Natural Diversity Database (CNDDS) Commercial (NADS)**

- Plant (BDM)
- Plant (specific)
- Plant (non-specific)
- Plant (vascular)
- Animal (BDM)
- Animal (specific)

- Animal (non-specific)
- Animal (vascular)
- Terrestrial Comm. (BDM)
- Terrestrial Comm. (specific)
- Terrestrial Comm. (non-specific)
- Terrestrial Comm. (vascular)

- Aquatic Comm. (BDM)
- Aquatic Comm. (specific)
- Aquatic Comm. (non-specific)
- Aquatic Comm. (vascular)
- Multiple (BDM)
- Multiple (specific)
- Multiple (non-specific)

- Multiple (circular)
- Sensitive EO's (Commercial only)

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