



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street, Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792

Hearing Date: September 16, 2021

To: Humboldt County Zoning Administrator

From: Logan Shine, Contract Planner

Subject: **Honey Honeydew, LLC Special Permit**
Record Number PLN-2018-14300
Assessor's Parcel Number (APN) 107-086-025
41087 Mattole Road, Petrolia

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Please contact Logan Shine, Contract Planner, at 707-671-6844 or by email at Logan@LandLogistics.com, if you have any questions about the scheduled public hearing item.

AGENDA ITEM TRANSMITTAL

Hearing Date September 16, 2021	Subject Honey Honeydew, LLC Special Permit	Contact Logan Shine, Contract Planner
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Project Description:

Special permit to correct Code Violation 18-CEU-104 for grading without a permit in the Streamside Management Area (SMA) of the Mattole River on a 40-acre parcel. A restoration plan which specifically addresses violations related to grading without a permit in a stream management area and details the restoration measures recommended to mitigate for that violation has been submitted by the applicant (McKenzie 2020, McGee 2020, and Rinehart 2021). Restoration activities include installation of erosion control materials to reduce erosion, removal of invasive plants, and establishment of native plants to restore site stability and provide functional habitat for flora and fauna in part to potentially qualify the site for licensing future Cannabis cultivation, nursery, and processing activity. Restoration includes a continued Mitigation and Monitoring Plan in the SMA. Grading will occur on existing roads to fix drainage issues. The total area of grading will amount to 20,000 square feet and the volume of grading to occur is calculated to be 150 cubic yards. Baseline site conditions are described in the attached Biological report (Brown and McKenzie 2020), while restoration activity is illustrated in the Restoration Plan (McGee 2020) and the site grading proposal is depicted in the Grading Plan (Rinehart 2021).

Project Location: This project is located 10.7 miles southeast of Petrolia, in the Honeydew area, on the north side of Mattole Road, approximately 365 feet west of the intersection of Mattole Road and Lindley Road, on the property known as 41087 Mattole Road.

Present Plan Land Use Designation: Agricultural Exclusive (AE) & Agricultural General (AG) in Timber Production Zone (TPZ) Combining Zone; 2017 General Plan; Density: 20-600 acres per unit; Slope Stability: Low Instability (1).

Present Zoning: Agriculture Exclusive (AE).

Assessor Parcel Numbers: 107-086-025

Record Number: PLN-2018-14300

Applicant

Honey Honeydew, LLC
41087 Mattole Road
Petrolia, CA 95558

Owners

same as applicant

Agent

Native Ecosystems
P.O. Box 114
Petrolia, CA 95558

Environmental Review: This project complies with CEQA Section 15304 – Minor Alterations to Land

Major Issues: none.

State Appeal Status: Project is not appealable to the California Coastal Commission.

Honey Honeydew, LLC Special Permit
Record Number: PLN-2018-14300
Assessor's Parcel Numbers: 107-086-025

Recommended Action

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, make the following motion to approve the application as part of the consent agenda:

Find that the Zoning Administrator has considered the project exempt as described by Section 15304 of State CEQA Guidelines; make the required findings for approval of the Special Permit; and approve the Honey Honeydew, LLC Special Permit as recommended by staff and subject to the recommended conditions.

Executive Summary:

Current Project

Special permit to correct Code Violation 18-CEU-104 for grading without a permit in the Streamside Management Area (SMA) of the Mattole River on a 40-acre parcel. The Mattole River bisects the northeast corner of the property and serves as a physical boundary between Agriculture Exclusive (AE) zoning in the project area and Agriculture General (AG) zoning northeast of the river. The AE zoned portion parcel is currently developed with one (1) single-family residence, one (1) Leach field, one (1) well, and two (2) barn structures while the AG zone is undeveloped.

A restoration plan which specifically addresses violations related to grading without a permit in a stream management area and details the restoration measures recommended to mitigate for that violation has been submitted by the applicant (McKenzie 2020, McGee 2020, and Rinehart 2021). Restoration activities include installation of erosion control materials to reduce erosion, removal of invasive plants, and establishment of native plants to restore site stability and provide functional habitat for flora and fauna in part to potentially qualify the site for licensing future Cannabis cultivation, nursery, and processing activity. Restoration includes a continued Mitigation and Monitoring Plan in the SMA. Grading will occur on existing roads to fix drainage issues. The total area of grading will amount to 20,000 square feet and the volume of grading to occur is calculated to be 150 cubic yards. Baseline site conditions are described in the attached Biological report (Brown and McKenzie 2020), while restoration activity is illustrated in the Restoration Plan (McGee 2020) and the site grading proposal is depicted in the Grading Plan (Rinehart 2021).

Alternative: The Zoning Administrator could recommend denial of the proposed Special Permit if the Administrator finds that the submitted evidence does not support making all of the required findings. However, based on this staff report, planning staff believes the submitted evidence does support making all of the required findings and does not recommend further consideration of this alternative.

- 3. FINDING:** The proposed development is in conformance with the County General Plan,
- EVIDENCE:**
- a) The project complies with the County's Housing Element as it will not add to nor subtract from the County Housing Inventory.
 - b) The project will include a protocol for monitoring and handling of inadvertent discoveries.
 - c) The subject property is not located in a designated scenic view area.
- 4. FINDING:** The grading and restoration activity is consistent with the purposes of the Agricultural Exclusive (AE) zone in which the site is located.
- EVIDENCE:**
- a) The submitted Restoration Plan (McGee 2020) meets the requirement of Humboldt County Code Section 331-14 (d)(3)(A)(1) for development projects in the SMA. Replanting riparian vegetation in disturbed areas per Section 33.1.10 – *Required Mitigation*.
 - b) Future development and onsite activity, if proposed, would be required to occur outside of the SMA in conformance with County Zoning Regulation 313-33.1 – *Stream and Riparian Corridor Protection*.
 - c) Implementation of the proposed restoration plan will allow for full abatement of the code violation related to grading without a permit in the SMA
- 6. FINDING:** The development will not be detrimental to the public health, safety, or welfare; or materially injurious to property or improvements in the vicinity.
- EVIDENCE:**
- a) The Restoration and Grading Plans associated with the activity conforms to Section 331-14 of Humboldt County Code.
- 7. FINDING:** The proposed development does not impact the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.
- a) The project does not include any residential development or demolition in the project area.

DECISION

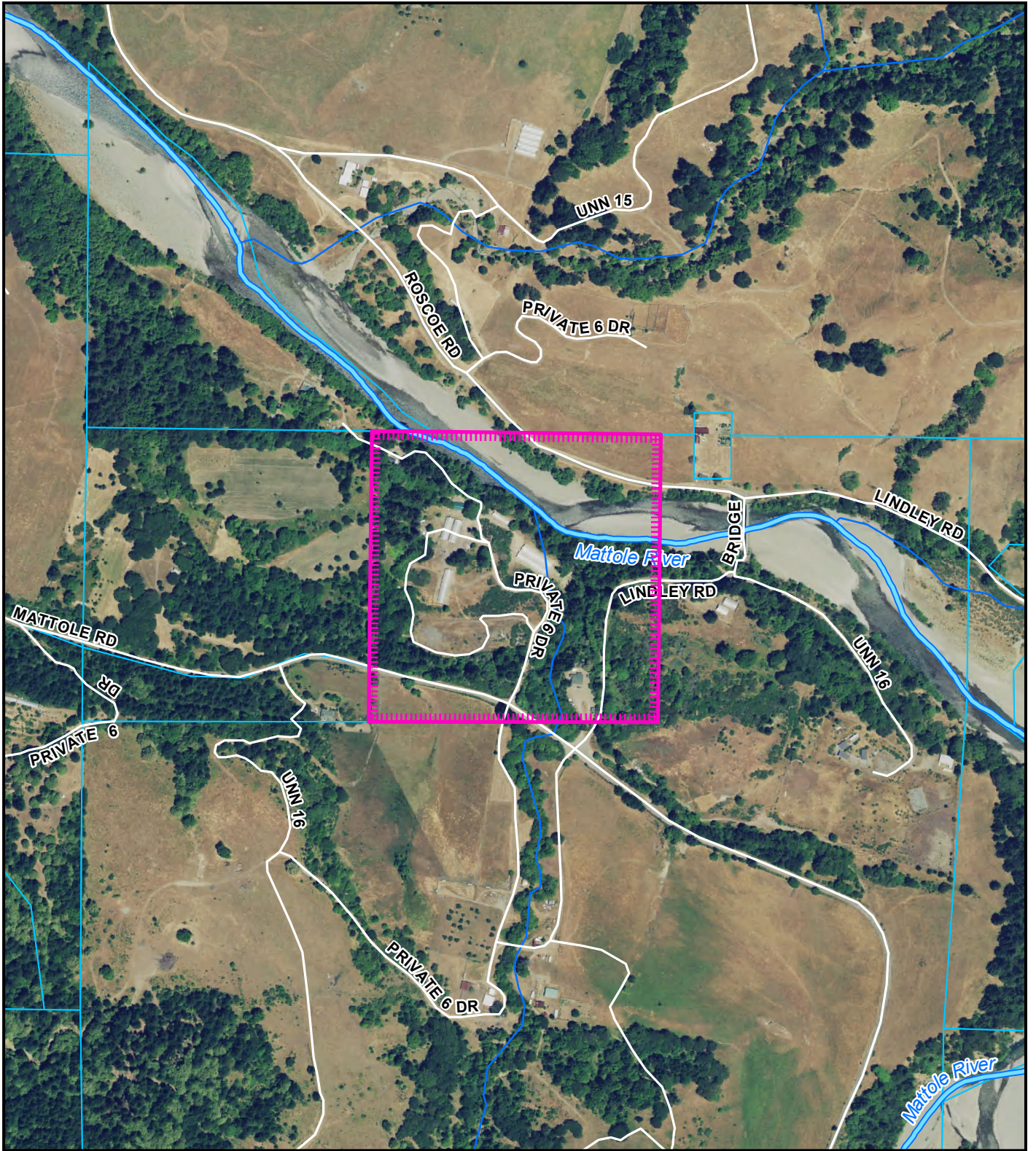
NOW, THEREFORE, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Conditionally approves the Special Permit for site restoration and grading submitted by Honey Honeydew, LLC, based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachment 1 and incorporated herein by reference; and

Adopted after review and consideration of all the evidence on **September 16, 2021**

I, John H. Ford, Planning Director of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above entitled matter by said Zoning Administrator at a meeting held on the date noted above.

John H. Ford, Planning Director
Planning and Building Department

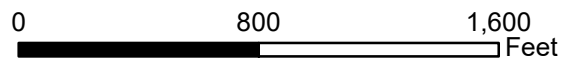


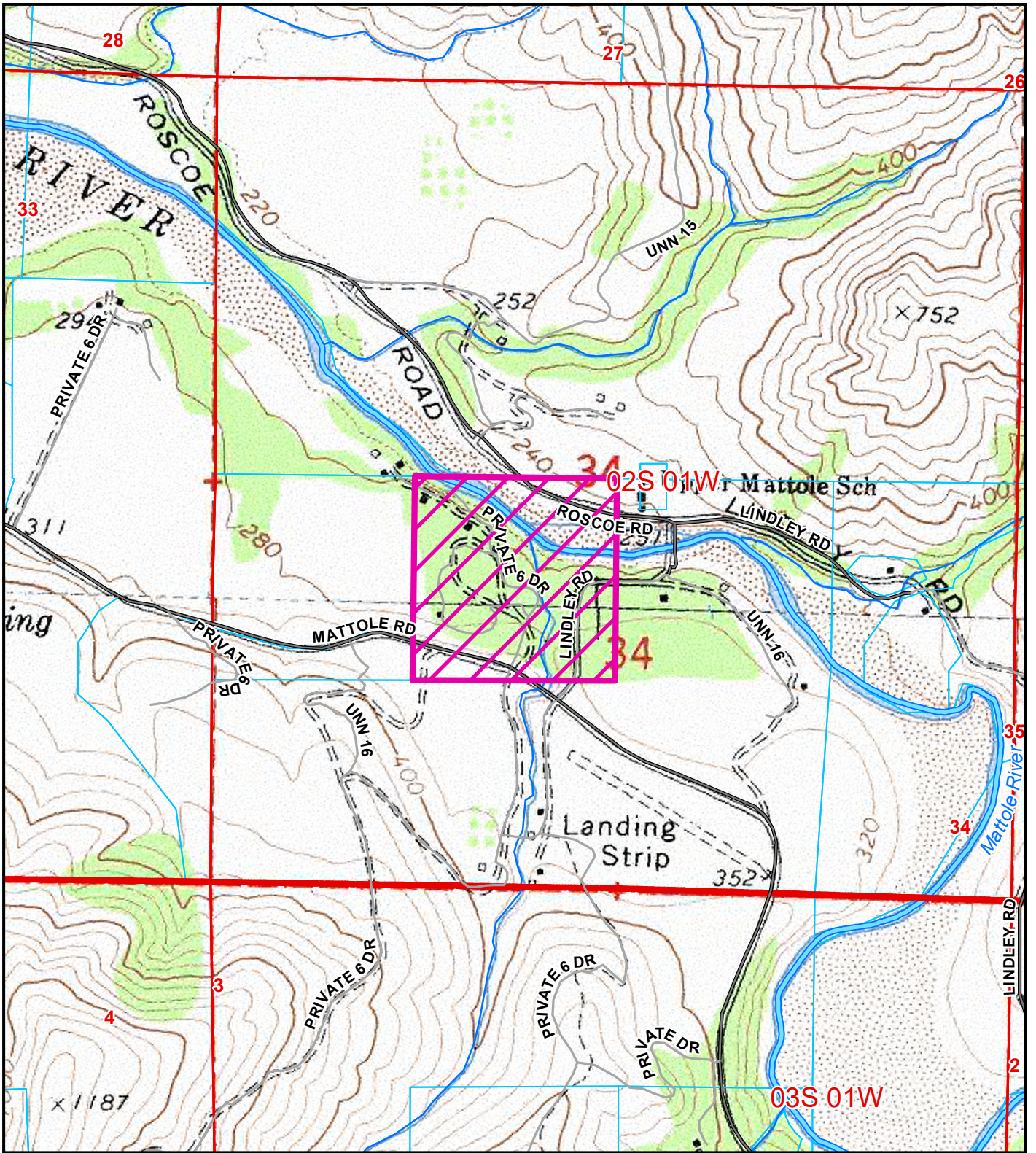
AERIAL MAP
PROPOSED SP FOR VIO 18CEU-7
HONEYDEW AREA
PLN-14300-SP
APN: 107-086-025
T02S R01W S34 HB&M (BUCKEYE MTN)

Project Area = 



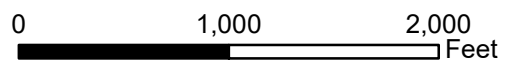
This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



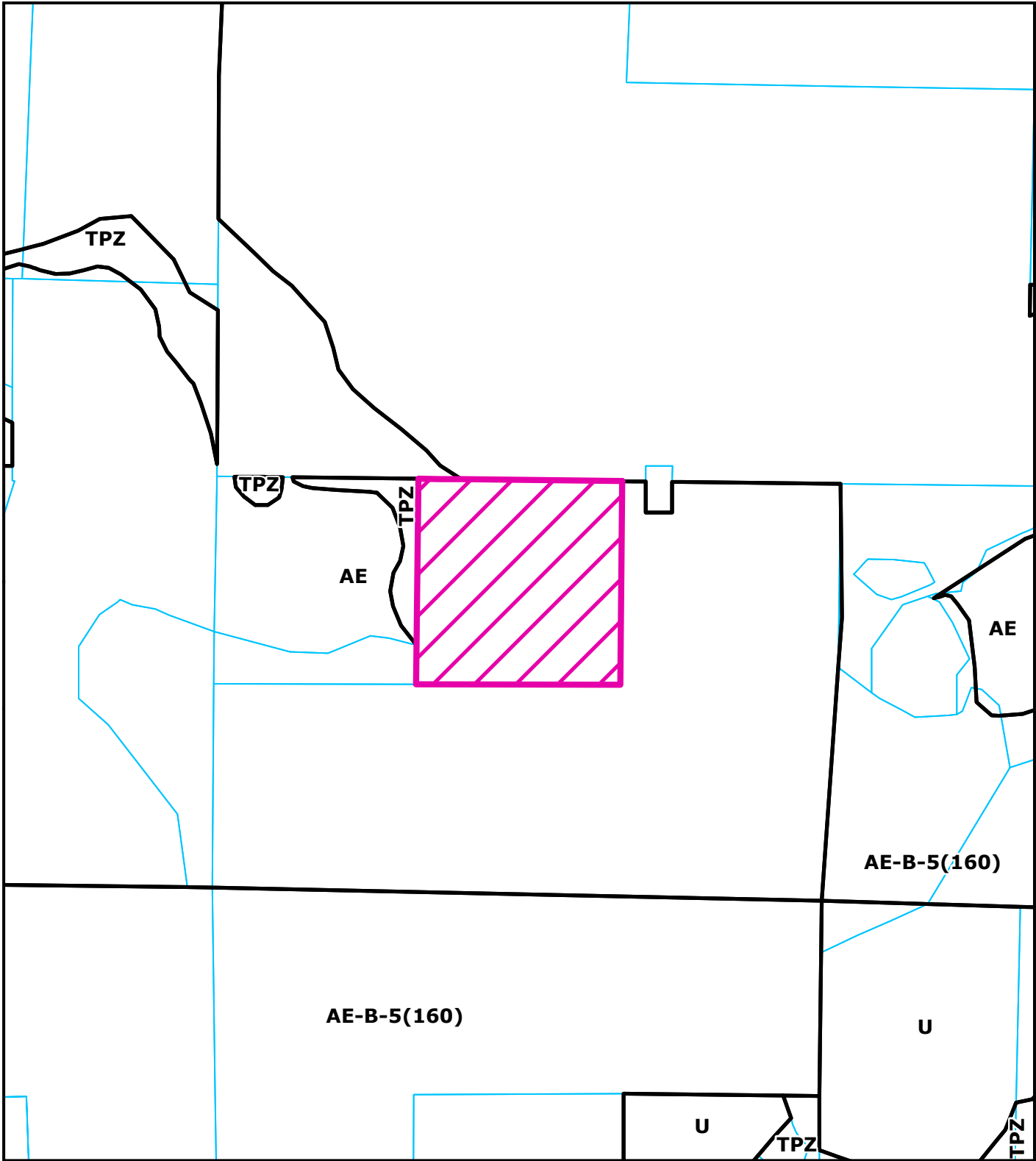


TOPO MAP
PROPOSED SP FOR VIO 18CEU-7
HONEYDEW AREA
PLN-14300-SP
APN: 107-086-025
T02S R01W S34 HB&M (BUCKEYE MTN)

Project Area = 

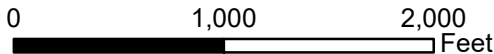


This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



Project Area = 

ZONING MAP
PROPOSED SP FOR VIO 18CEU-7
HONEYDEW AREA
PLN-14300-SP
APN: 107-086-025
T02S R01W S34 HB&M (BUCKEYE MTN)



This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.

ATTACHMENT 1

RECOMMENDED CONDITIONS OF APPROVAL

Conditions of Approval for the Special Permit

APPROVAL OF THE PERMITS IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS

Conditions of Approval:

1. Changes in the project other than Minor Deviations from the Restoration Plan (McGee 2020) and Grading Plan (Rinehart 2021) as provided in HCC Section 312-11.1 shall require a modification of this permit.
2. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
3. **Within five (5) days of the effective date of the approval of this permit**, the applicant shall submit a check to the Planning Division payable to the Humboldt County Recorder in the amount of \$50.00.
4. The applicant is responsible for receiving all necessary permits and/or approvals from other federal, state and local agencies.
5. This Special Permit is a correction of a historic violation and does not grant approval of Cannabis cultivation or other commercial activity.
6. This Special Permit does not address any outstanding permits for residential or agricultural structures onsite.
7. The Special Permit shall expire and become null and void at the expiration of five (5) years after all appeal periods have lapsed (see "Effective Date"); except where use in reliance on the permit has commenced prior to such anniversary date. The period within which use must be commenced may be extended as provided by Section 312-11.3 of the Humboldt County Code.

Informational Notes:

8. If buried archaeological or historical resources are encountered during construction activities, the contractor on-site shall call all work in the immediate area to halt temporarily, and a qualified archaeologist is to be contacted to evaluate the materials. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, dietary bone, and human burials. If human burial is found during construction, state law requires that the County Coroner be contacted immediately. If the remains are found to be those of a Native American, the California Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains. The applicant is ultimately responsible for ensuring compliance with this condition.

ATTACHMENT 2

Applicant's Evidence in Support of the Required Findings

Attachment 2 includes a listing of all written evidence which has been submitted by the applicant in support of making the required findings. The following materials are on file with the Planning Division:

- Incomplete Letter and Applicant response (**Attached**)
- Project Area and Vicinity Map (**Attached**)
- Restoration Plan (McGee 2020) (**Attached**)
- Grading Plan (Rinehart 2021) (**Attached**)



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501
Phone: (707)445-7541 Fax: (707) 268-3792
<http://www.co.humboldt.ca.us/planning/>

September 7, 2018

via Email, to Bret Rinehart

Rinehart Engineering
Attn.: Bret Rinehart
559 Howard Heights Rd.
Eureka, CA 95503
rinehartengineering@gmail.com

RE: Special Permit (SP) application for restoration activities within the Streamside Management Area (SMA) at 41087 Mattole Rd., Petrolia
Apps #14300, Case No. SP-18-104, APN 107-086-025

Dear Mr. Rinehart:

Thank you for the submittal of the above-referenced application. A restoration plan is one of the corrective actions required in the compliance agreement for Code Enforcement Case Number 18CEU-104. The application proposes to 1) restore grading activities that occurred within the SMA, 2) permit the existing one-bedroom residence with attached agricultural barn within the SMA, and 3) permit the existing agricultural barn.

Based on our preliminary review, we have identified the need for additional information in order to continue processing the application:

1. Site plan:
 - a. Show SMA per the Humboldt County General Plan 2017 Update which identifies and modifies the outer boundaries of SMA as "100 feet, measured as the horizontal distance from the top of bank or edge of riparian drip-line whichever is greater on either side of perennial streams." [Ch.10.3.4, BR-S5.B]
 - b. Show all existing and proposed work within SMA.
2. Provide a site-specific biological report prepared by a qualified biologist consistent with the County's Streamside Management Ordinance regulations [Humboldt County Code Section 314-61.1.13]. The report shall include:
 - a. Existing conditions and restoration recommendations for the two (2) SMA areas; and
 - b. Where the residence was constructed.
3. Demonstrate how the agricultural farm dwelling and agricultural barns support onsite agricultural activities.
4. Provide the date of construction for the residence.

All of the sections of the Humboldt County General Plan and Zoning Regulations can be found online. If you have any questions regarding this letter please contact me at 707-268-3779 or jdorris@co.humboldt.ca.us.

Sincerely,

Joshua Dorris, Planner
Planning and Building Department

Cc: Honey Honeydew, LLC, property owner

Moredo, John

From: Rinehart Engineering <rinehartengineering@gmail.com>
Sent: Wednesday, February 24, 2021 9:52 AM
To: Dorris, Joshua
Cc: 'Hollie Hall'; veselin minkov; usageovany@gmail.com; Wylie, Brady
Subject: FW: SP 18-104, Apps 14300, APN 107-086-025
Attachments: 14300 Incomplete Letter 09.07.2018.pdf; HH LLC GRADING PLAN 2-18-21.pdf; SMA_Biological Report_APN_107-086-025.pdf

Joshua,

In response to your incomplete letter dated 9/7/18 for Apps #14300. Please find attached the updated grading plan and site specific biological report. Responses to your letter are as follows:

1. a. SMA has been updated to show the SMA boundary as 100ft from the edge of riparian drip line.
- 1.b. All existing and proposed work within the SMA is shown. Existing and proposed work within the SMA includes grading and rocking the existing roads and repair of an existing pond berm.
2. Site specific biological report is attached.
3. The agricultural farm dwelling was built circa 1955 and remodeled in 2015. The agricultural barns were built in 2015. The dwelling was previously used for employee housing and the barns were previously used for drying and processing. All cultivation related activities have ceased and the site has been restored in accordance with the compliance agreement and restoration plan. The buildings are currently used for storage and if permissible will be included in the forthcoming cannabis permit application.
4. The existing residence was build circa 1955.

Please let me know if you need anything else.

Thanks,

Bret Rinehart, PE
Rinehart Engineering
rinehartengineering@gmail.com
(707) 498-3414

From: Dorris, Joshua <JDorris@co.humboldt.ca.us>
Sent: Friday, September 7, 2018 4:03 PM
To: rinehartengineering@gmail.com
Subject: SP 18-104, Apps 14300, APN 107-086-025

Greetings Bret,

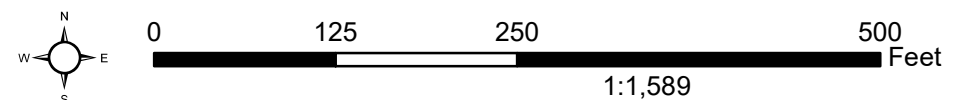
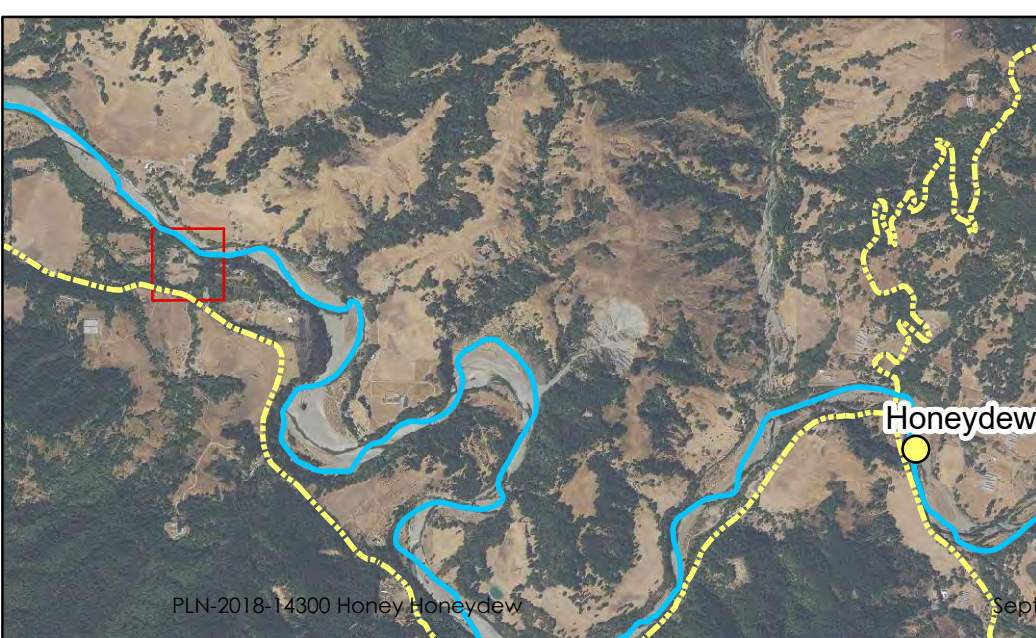
Attached please find the incomplete letter for the above-referenced Special Permit application.





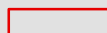
Feel free to contact me with any questions regarding the letter.

Thanks,
Joshua

Joshua Z. Dorris, Planner
Current Planning
Humboldt County Planning & Building Department
3015 H St., Eureka, CA 95501
(707) 268.3779
jdorris@co.humboldt.ca.us

APN 107-086-025 Restoration Plan
Project Area and Vicinity Map



	Unnamed Stream		Mattole Road
	Mattole River		Honeydew
	Parcel Boundary		

 **NATIVE ECOSYSTEMS**
 457 Conklin Creek Road
 Petrolia CA, 95558-0114
 406.346.2053 | nat-eco.net

Project: APN 107-086-025
 Restoration Plan
 Client: Compliant Farms
 Map: Hugh McGee 10/25/20

Imagery: 2016 NAIP



Native Ecosystems, Inc.

Ecological Restoration Professionals

CA License # 1038624

PO BOX 114, Petrolia, CA 95558

Office 707.629.3617

Cell 406.546.2053

Restoration Plan APN 107-086-025

Prepared by:

Hugh McGee
Native Ecosystems, Inc.
hugh@nat-eco.net
406-546-2053

Prepared for:

Humboldt County Planning and Building Dept.
3015 H St, Eureka, CA 95501
707-445-7541

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Attachment 1. Project Location and Vicinity Map

Attachment 2. Restoration Site Plan

Attachment 3. Air Photo Analysis

1. Introduction

This Restoration Plan is being prepared for the Humboldt County Planning Department, by Native Ecosystems, Inc. ('NE') in reference to Code Enforcement Case Number 18-CEU-07 located on APN 107-086-025. This restoration plan specifically addresses violations related to grading without a permit in a stream management area and details the restoration measures recommended to mitigate for that violation. These restoration activities will take place at 5 restoration sites throughout APN 107-086-025 which is located at 41087 Mattole Road, Honeydew CA, in Humboldt County. The location of project sites can be found in **Attachment 1 – Project Area and Vicinity Map**. The Restoration Site Plan can be found in Attachment 2.

A Restoration Plan was requested by Humboldt County to detail methods to be used to implement full restoration of project sites and other mitigation measures recommended on the parcel. At the request of the Complaint Farms Certified, NE created this Restoration Plan for the landowner. The goal of this restoration plan is to specify restoration measures that will be implemented to mitigate these violations, reduce erosion, and restore fish and wildlife habitat to project sites. The restoration activities will include grading of project sites, installation of erosion control materials to reduce erosion, removal of invasive plants, and installation of native plants to restore site stability and provide functional habitat for flora and fauna. This document provides a plan for effectively restoring habitat, site stability, and native vegetation to disturbed areas within the project sites. Grading plans have been provided by Rinehart Engineering.

2. Background

At the request of Compliant Farms Certified, Native Ecosystems staff performed site assessments on September 25, 2020 to assess project sites and develop restoration projects. During the site assessments, NE staff collected data on native and non-native species composition, assessed potential sediment impacts to nearby streams, collected site measurements, and discussed restoration methods. Additionally, air photo analysis was used to assess historic vegetation change, composition and land use. This data was used to develop this restoration plan for the project.

3. Location and Site Conditions

The project sites are located at 41087 Mattole Road in Honeydew, CA. They are located on a 40 acre parcel – APN 107-086-025 within the Mattole River watershed. An unnamed tributary to the Mattole River flows through the eastern portion of the parcel. The Mattole River flows through northern edge of the parcel. Elevation throughout the parcel ranges from 321 feet to 282 feet. The project location map can be found in **Attachment 1**.

Current Conditions:

Site 1 is composed of oak woodland located on the western edge of the property and a mixed evergreen upland forest on the southern edge of the property. The oak woodland is dominated by Oregon white oak (*Quercus garryana*) and Oregon ash (*Fraxinus latifolia*) with seasonal wetland vegetation in the understory (carex and juncus sp.) as well as non-native annual and perennial grasses such as Soft brome (*Bromus hordeaceus*), dog tail (*Cynocerus echinatus*), perennial rye (*Lolium perrene*), and ripgut (*Bromus diandrus*). Patches of Scotch broom (*Cytisus scoparius*) and French broom (*Genista monspessulana*) are found in the understory throughout Sites 1.

Sites 2, 3 and 4 are composed of healthy riparian forest. Tree species observed within this area include California bay (*Umbellularia californica*), tan oak (*Notholithocarpus densiflores*), Douglas-fir (*Pseudotsuga menziesii* var. *menziesii*), big-leaf maple (*Acer macrophyllum*), white alder (*Alnus rhombifolia*), Oregon white oak (*Quercus garryana*), Oregon ash (*Fraxinus latifolia*), and black cottonwood (*Populus trichocarpa*). Native understory species observed include coyote brush (*Bacharris pilularis*), hazelnut (*Corylus cornuta*), poison oak (*Toxicodendron diversilobum*), snowberry (*Symphoricarpos albus*), western sword fern (*Polystichum munitum*), and Douglas iris (*Iris douglasiana*). Patches of Scotch broom (*Cytisus scoparius*) and French broom (*Genista monspessulana*) are found in the understory throughout Sites 2, 3, and 4 as well as other non-native grasses including Soft brome (*Bromus hordeaceus*), dog tail (*Cynocerus echinatus*), perennial rye (*Lolium perrene*), and ripgut (*Bromus diandrus*).

Site 5 is a historic cultivation area within the Stream Management Area of the Mattole River and the unnamed tributary. This site was graded in the summer of 2020 and consist of bare soils. Vegetation surrounding the site consists of arroyo willow (*Salix lasiolepis*), coyote brush (*Bacharris pilularis*) and dense patches of Scotch broom (*Cytisus scoparius*) and French broom (*Genista monspessulana*)

Historic Site Conditions:

An analysis of the 1942 aerial photo shows that much of the western half of parcel was open in 1942, and was likely cleared prior to that time. Oak woodlands existed on the western edge of the property as they do in current conditions. The open grasslands present on the property in 1942 were likely historical native grasslands. The riparian area along the Mattole River, including the current home site, was more open in 1942 than it is in current conditions. The eastern half of the property was forested and likely dominated by Douglas fir (*Pseudotsuga menziesii* var. *menziesii*), tan oak (*Notholithocarpus densiflores*) and many of these species found on site in current conditions. The main access road on the property existed in 1942.

An analysis of the 1965 photo shows that there was timber harvested on the property sometime between 1942 and 1965. Abundant re-growth of riparian and upland forest occurred between 1965 and 2016 as well as establishment and encroachment of Scotch broom (*Cytisus scoparius*) and French broom (*Genista monspessulana*). Between 2016 and 2019, large patches of broom were removed from the property. Air photo analysis can be found in **Attachment 3**.

Summary:

Land use activities on the property over the past decade and beyond had very minimal impact of vegetation change in forested and open areas throughout the property. Open areas that were historically dominated by Scotch and French broom have been graded for future development activities.

4. Conditions To Be Restored

The restoration treatments proposed in this plan will allow for an opportunity for sites to be restored with a diverse palette of native plant species. Removal of invasive plants and restoration of native plants to the project site will allow for increased native plant cover and diversity, increased wildlife habitat, increased site stability and erosion control, and decreased cover of non-native plants. Native plant restoration and invasive plant removal treatments described below are designed to restore specific plant species for each site. Selection of plant species targeted for restoration are based on native plants present on adjacent reference sites, commercial availability of seed and container plants, and previous experience establishing native plants on similar projects sites.

5. Restoration Recommendations

To ensure that project sites are restored, and to mitigate for any erosion, the following general restoration measures are required:

1. Hand and mechanical removal of 100% of Scotch broom (*Cytisus scoparius*) and French broom (*Genista monspessulana*) at Sites 1, 2, 3, and 4. Pile and burn or dispose of at landfill.
2. Conduct annual treatments of broom removal sites
3. Install native seeds and rice straw at Site 5 per specifications
4. Monitor and maintain plants for a five year period

To ensure successful restoration of native habitat to project sites, a diverse revegetation plant palette was chosen that includes a broad spectrum of grassland plant species. After the first year of establishment, monitoring of these treatment types can provide data on success and guide future native plant enhancement projects at the project sites. A summary of the proposed grading, erosion control, invasive plant removal and revegetation treatments as well as native plant materials quantities required for each site can be found in **Table 1** below. A summary of plant palettes for each revegetation treatment type can be found in **Table 2** below. Specifications for each treatment type can be found in Section 7, Restoration Specifications.

Restoration Treatments and Quantities						
Site ID	Treatment Acres	Grading (Cu yds)	Invasive Plant Removal (Acres)	Mulch (Bales)	Grass Seed (Lbs)	Forb Seed (Lbs)
1	0.75	TBD	0.75	0	0.00	0.00
2	0.50	TBD	0.50	0	0.00	0.00
3	0.25	TBD	0.25	0	0.00	0.00
4	0.10	TBD	0.10	0	0.00	0.00
5	0.46	TBD	0.00	20	21	10
Totals	2.06	TBD	1.60	20.00	21	10

Table 1. Proposed restoration treatments and native plant material quantities

Treatment Type	Specifications	Installation Density
Erosion Control	Install native grass straw or rice straw on slopes post seeding; water in	50 bales/acre
Install Grass Seed	Install seed at following ratios: Elymus glaucus (50%), Bromus carinatus (20%), Danthonia californica (10%), Festuca idahoensis (10%); Deschampsia cespitosa (10%); rake in seed; water in	45 lbs/acre
Install Forb Seed	Install seed at following ratios: Achillea millefolium (10%), Lupinus bicolor (30%), Escholzia californica (20%), Sysyrinchium bellum (20%), Nemophila menziesii (10%), Trifolium willdenovii (10%); rake in seed; water in	22 lbs/acre
Invasive Plant Removal	Remove Scotch and French broom by hand or mechanical. Pull entire plant including roots from ground when soil moisture is adequate and prior to flowering (spring); Pile and burn or dispose of at landfill	NA

Table 2. Summary of plant palates and associated treatments

6. Sediment Control Plan

The delivery of sediment from project sites under current conditions is minimal. Vegetation surrounding the sites creates an ample buffer from intermittent and perennial streams. Immediately following site preparation and grading of these sites, mulch straw and/or on-site woody debris should be installed to protect surface soils and to mitigate sediment delivery. Site preparation should take place in late summer or early fall when impacts of heavy rainfall are minimal. Native plant installation activities should take place soon after site preparation to allow native perennial grasses to germinate and allow for root growth during the winter. If soil moisture is inadequate during the plant establishment period, overhead irrigation is recommended to allow for proper germination of native grasses.

7. Restoration Specifications

7.1 Restoration Goals and Performance Standards

The goal of these restoration activities is to achieve 80% native plant cover for seeding areas, and 90% vegetative cover (non-native and native) after a 5-year plant establishment period. These target percentages will achieve adequate cover to mitigate sediment delivery, provide ample site stability, and provide habitat for wildlife species.

7.2 Restoration Methodology & Standards

7.2.1 Invasive Plant Removal

Scotch and French broom and any other noxious weeds shall be removed from sites prior to grading and before plant establishes seed. For broom, this should take place in March and April. The entire plant shall be removed including roots, piled and burned or disposed of at a landfill.

7.2.2 Site Preparation and Grading

Grading plans will be provided by Rinehart Engineering.

7.2.3 Plant Materials

All native plant materials shall be sourced from local native plant nurseries that are able to provide seed or plants with seed collected within the 390 seed zone, or from sites with similar climate and site conditions within 50 miles. Container plants shall be root tight upon delivery and show no sign of disease or pests. For native seeding projects, seed shall be free of weeds and show no sign of mold or rot. All plant materials shall be inspected by plant installation project manager prior to installation.

7.2.4 Native Plant Installation

Individual planting sites will be chosen by the Project Manager. Planting locations will be chosen based on distribution of species on reference sites. Micro-site selection will be used to provide the most appropriate planting site for each individual species. The Project Manager will flag planting sites prior to plant installation using color coded pin flags to differentiate between species. Plant installation will take place after October 1, or after soil moisture is adequate for planting, and before January 31.

Seed Installation Specifications:

Once soil is prepared, seeding shall be distributed by hand at installation densities detailed in Table 2. Seeding should take place prior to, or immediately after, a significant rainfall that will increase soil moisture to levels adequate for planting. Upon completion of broadcast seeding, the site shall be harrowed in or raked to increase soil contact with seed. Once harrowing is complete, native grass straw or a similar straw containing no noxious weeds should be applied to the site at a rate detailed in Table 2.

8. Monitoring and Maintenance

8.1 Reference Site Conditions, Species Selection, and Long-Term Targets

The plant palette for this project was developed from site visits to nearby reference sites and analyzing monitoring data from previously planted sites with similar site conditions to determine which species will have the highest survival rates. Species were chosen that will provide mature grasslands and the highest survival rate for existing site conditions. Success of project will be determined by plant survival per species at Years 1, 2, and 5. Target survival rates per species and overall are Year 1: 90% survival; Year 2: 80% survival; Year 5: 80% survival. Achieving 80% survival at Year 5 will ensure that grass and forb cover, root biomass, site stability, plant species diversity have been met. By Year 5, there is a high probability that most of the surviving plants will be well established and will reach maturity.

8.2 Monitoring and Maintenance Methods

All project sites will be monitored four times during a 5 year period and maintained during a 5 year maintenance period. One site visit will occur during installation in fall/winter 2020/2021 to establish

monitoring plots. Revegetation monitoring will take place in summer 2022, 2023, 2026 while plants are flowering to accurately identify plant species.

Seeding areas will be monitored for cover in Years 1, 2, and 5. These plants will be monitored by establishing 0.01 acre baseline monitoring plots within seeding zone targeted at sampling a minimum of 10% of the planted area. Species with less than 90% cover after Year 1 will be re-planted to bring native cover percentage back to 90% and species with less than 80% survival after Year 2 will be re-planted to bring native cover percentage back to 80%. Species with less than 80% cover after Year 5 will be re-planted to bring native cover percentage back to 80%. Pre and post project photos will be taken for all sites.

Scotch broom and French broom and any other noxious weeds shall be re-treated for 100% removal once per year for 5 years. Annual assessment in the spring shall take place to survey for and remove newly germinated seedlings.

9. Project Timeline

Project Task	Dates
Order native plant materials	September 2020
Install native seed and straw	November 2020
Invasive plant removal	Spring 2021
Monitoring and maintenance Year 1	Summer 2022
Monitoring and maintenance Year 2	Summer 2023
Maintenance Year 3	Summer 2024
Maintenance Year 4	Summer 2025
Monitoring and maintenance Year 5	Summer 2026

10. Conclusions

After a thorough assessment of project sites, we believe that the recommendations outlined in this plan can effectively mitigate for historic impacts, increase species diversity, and address any future erosion issues. The recommended species composition and planting densities should provide adequate native plant cover for site stability and wildlife habitat enhancement. This plan provides restoration practices that have the best likelihood of achieving the restoration goals of this project.

Mattole River

(E) Residence



ATTACHMENT 2

NATIVE ECOSYSTEMS
 457 Conklin Creek Road
 Petrolia CA, 95558-0114
 406.546.2053 | nat-eco.net

Project: APN 107-086-025
 Restoration Plan
 Client: Compliant Farms
 Map: Hugh McGee 10/25/20
 Imagery: Sept 2020 Drone

	Unnamed Stream
	Access Road
	Mattole Road
	French and Scotch
	Broom Removal
	NativeSeed Installation

Notes:

1. Site 1- 4: Remove French and Scotch broom in spring before flowering period. Check individual plants for nesting birds. If nest is found, remove plant after nesting period. Pile and burn removed material or dispose at landfill.
2. Site 5: Install native grass and flower seed per quantities detailed in the Restoration Plan. Install seed just prior to fall rain event, harrow or rake in.
3. Site 5: Install rice straw mulch at quantities detailed in Restoration Plan on slopes. Mulch is not required on flat ground.

**ATTACHMENT 3 - VEGETATION
CHANGE 1942-2019**

1942



1965









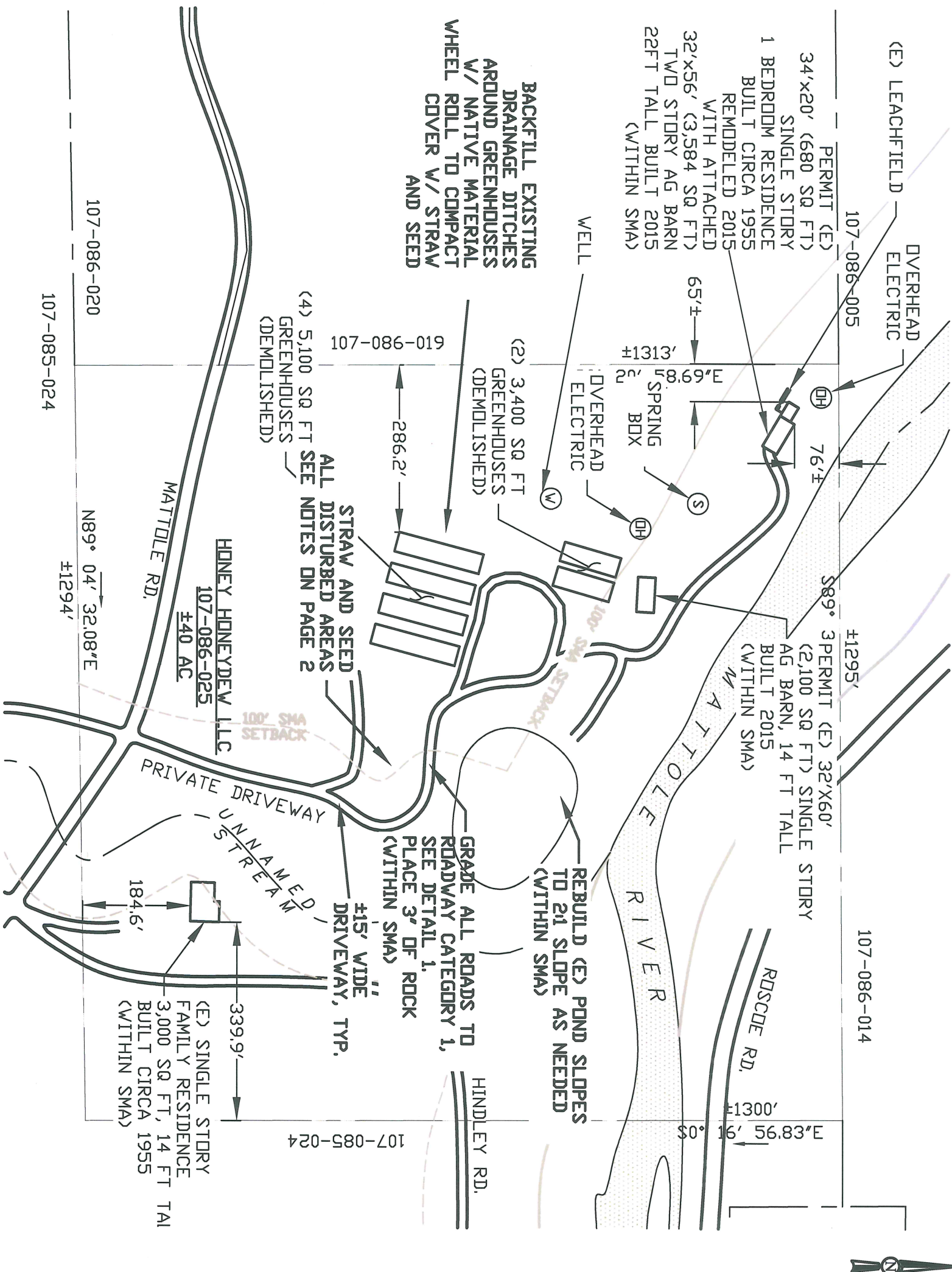






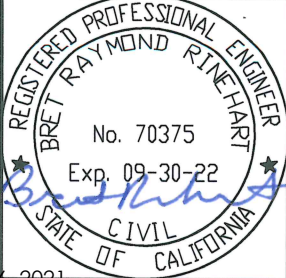
GENERAL NOTES:

1. PROPERTY IS ACCESSED BY TAKING CA-211 S THROUGH FERNDALE, CA. FROM FERNDALE, TURN RIGHT ONTO BLUFF STREET. TURN LEFT ONTO WILDCATE AVE/MATTOLE ROAD FOLLOWING SIGNS TO CAPETMON/PETROLIA. CONTINUE ON MATTOLE ROAD FOR 28 MILES. CONTINUE THROUGH PETROLIA ON MATTOLE ROAD FOR AN ADDITIONAL 10 MILES. PROPERTY ACCESSED ON LEFT JUST BEFORE HINDLEY ROAD.
2. NO REQUIRED CURBS, SIDEWALKS, OR GUTTERS.
3. NO TREES TO BE REMOVED.
4. PROJECT INVOLVES BACKFILLING DRAINAGE DITCHES AND GRADING AND ROCKING EXISTING ROADS AND REBUILDING AN EXISTING POND BERM.
5. NO CUT OR FILL IS PROPOSED OTHER THAN ROAD ROCK. PROJECT IS RESTORING GRADING TO EXISTING CONDITIONS.
6. ALL SLOPES < 15%.
7. TOTAL AREA OF GRADING = 20,000 SQ. FT.
8. TOTAL VOLUME OF GRADING = 150 CY (ROCK FOR ROADS).
9. WORK WITHIN SMA INCLUDES GRADING AND ROCKING EXISTING ROADS AND REBUILDING AN EXISTING POND BERM.



PLOT PLAN / GRADING, EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=200'

REVISIONS			
REV	DESCRIPTION	BY	DATE



RINEHART ENGINEERING
559 HOWARD HEIGHTS RD
EUREKA, CA 95503
RINEHARTENGINEERING@GMAIL.COM
(707) 498-3414

GRADING, EROSION AND SEDIMENT CONTROL PLAN
APN: 107-086-025
HONEY HONEYDEW LLC
41087 MATTOLE ROAD
PETROLIA, CA 95558

JOB NUMBER
DRAWING 1 OF 2

NOTES:

- EXISTING LANDINGS WERE ENLARGED PER THE DETAIL BELOW AT RESIDENCE, DETACHED BEDROOM AND GREENHOUSES.
- MINIMIZE SOIL EXPOSURE DURING RAINY SEASON BY PROPER TIMING OF GRADING AND CONSTRUCTION.
- DIVERT RUNOFF AWAY FROM STEEP, DENUDED SLOPES OR OTHER CRITICAL AREAS WITH BARRIERS, BERMS, DITCHES OR OTHER FACILITIES.
- DESIGN GRADING TO BE COMPATIBLE WITH ADJACENT AREAS AND RESULT IN MINIMAL DISTURBANCE OF THE TERRAIN AND NATURAL LAND FEATURES.
- LIMIT CONSTRUCTION, CLEARING OF VEGETATION AND DISTURBANCE OF THE SOIL TO AREAS OF PROVEN STABILITY.
- CONDUCT FREQUENT SITE INSPECTIONS (BEFORE AND AFTER SIGNIFICANT STORM EVENTS) TO ENSURE THAT CONTROL MEASURES ARE WORKING PROPERLY AND TO CORRECT PROBLEMS AS NEEDED.

- ELIMINATE SEDIMENT TRANSPORT OFF THE SITE TO THE MAXIMUM EXTENT FEASIBLE THROUGH THE USE OF PUBLISHED BEST MANAGEMENT PRACTICES (BMPs).
- USE WATLES, STRAW BALE BARRIERS OR SIMILAR MEASURES TO RETAIN SEDIMENT TRANSPORTED BY RUNOFF WATER ONSITE.
- COLLECT AND DIRECT SURFACE RUNOFF AT NON-EROSIVE VELOCITIES TO THE COMMON DRAINAGE COURSES.
- PREVENT MUD FROM BEING TRACKED ONTO THE PUBLIC ROADWAY WITH GRAVEL DRIVEWAYS, ENTRANCES OR TRUCK TIRE WASHING.
- DEPOSIT OR STORE EXCAVATED MATERIALS AWAY FROM DRAINAGE COURSES.
- STOCKPILE TOPSOIL ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.
- PLACE STOCKPILED SOIL IN LOCATIONS, SO THAT IF EROSION OCCURS, IT WILL NOT CONTRIBUTE TO OFFSITE SEDIMENT DISCHARGE.

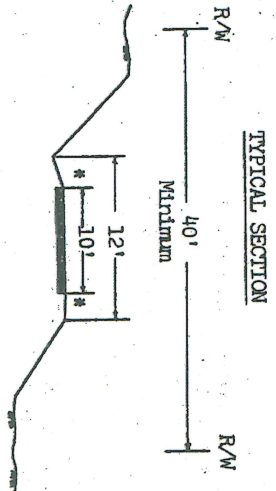
- DISPOSE OF EXCAVATED MATERIAL NOT USED AT THE SITE AT A LOCATION APPROVED BY THE COUNTY.
- ALL CONSTRUCTION AREAS AND ACCESS ROADS SHALL BE TREATED AND MAINTAINED AS NECESSARY TO MINIMIZE THE EMISSION OF DUST AND NUISANCE TO OFFSITE PROPERTIES.
- APPLY TEMPORARY SEEDING OR MULCHING TO DENUDED AREAS FOR STORM PROTECTION.
- ESTABLISH A PERMANENT VEGETATIVE COVER ON DENUDED AREAS AS SOON AS POSSIBLE. PERMANENT VEGETATION GROUND COVER MUST CONTROL EROSION AND SURVIVE SEVERE WEATHER CONDITIONS.
- RETAIN A VEGETATIVE BARRIER WHENEVER POSSIBLE AROUND PROPERTY BOUNDARIES.
- USE SELF-SUSTAINING, NON-INVASIVE PLANTS THAT REQUIRE LITTLE OR NO MAINTENANCE AND DO NOT CREATE AN EXTREME FIRE HAZARD.
- USE NATIVE PLANT SPECIES WHENEVER FEASIBLE.

DESIGN STANDARDS AND USE AND SERVICE LEVELS
ROADWAY CATEGORY 1 (SINGLE LANE - NARROW TRAVELED WAY)
Figure 7-302A

Service Provided:

Mobility	Volume
Approximately 20 MPH Safe Driving Speed	Nominal-Around 25 ADT - May Be Slightly Higher

Function	Use	Service Level
Access	Single Access - Private	0
Road	Single Access - Public	0, 1,
ONLY	Access Private - (2-5)	0
	Multiple Access - Private	0
	Multiple Access - Public	0



- Traveled Way Width: 10 feet
- Shoulder Width: -0-
- Shoulder Width: 12 feet
- Right of Way Width: Minimum 40 feet for new road or road not previously County maintained. Must be adequate for maintenance. Currently maintained roads may have less than 40 feet right of way. Structural Section: Depends upon engineering analysis of materials and soil by County laboratory. Surface Recommendation: Native earth or gravel. (Seal Coat or A.C. may be used.) Design Period: 5 - 10 years.

Notes: Length limitation - quarter mile.

* Gutter and backup to vary to suit conditions.

Geometric Standards (Section 2):

Element	DESIGN SPEEDS/TERRAIN			
	Flat	Rolling	Mountainous	Mountainous
Grade Tolerable Grade #	10-20	30	10-20	30
Sight Distance	7	7	10	9
Stopping	11	11	15	14
Intersection	10	20	30	18
Minimum Curve Radius	125'	150'	200'	10
Horizontal Clearance to Obstructions	100'	200'	300'	
Surface Cross Slope	10°	10°	10°	

* For short distances.

223

DETAIL 1: CATEGORY 1 ROADWAY
N.T.S.

GRADING, EROSION AND SEDIMENT CONTROL PLAN APN: 107-086-025 HONEY HONEYDEW LLC 41087 MATTOLE ROAD PETROLIA, CA 95558	RINEHART ENGINEERING 559 HOWARD HEIGHTS RD EUREKA, CA 95503 RINEHARTENGINEERING@GMAIL.COM (707) 498-3414		REVISIONS			
			REV	DESCRIPTION	BY	DATE
JOB NUMBER DRAWING 2 OF 2	PLN-2018-14300-Honey Honeydew	September 16, 2021	2/18/21	Page 84		

Attachment 3

Referral Agency Comments and Recommendation

Referral Agency	Response	Recommendation	On File	Attached
County Building Inspection Division				
Code Enforcement				
Division of Environmental Health				
California Department of Fish and Wildlife				
Bear River Band				
Public Works – Land Use				
NCUAQMD				
Wiyot Tribe				