

Mad River Properties, Inc.

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

Buhlev Raycho
1943 Junction Dr.
Concord, CA 94518



Raycho Buhlev 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 Owners of Record:

Daniela Taseva and Raycho Buhlev
1943 Junction Dr.
Concord, CA 94518

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 Addresses: 4531 Thomas Road, Miranda, CA 95553

b. Community Area: Salmon Creek

c. Assessor's Parcel No(s): 219-061-013

d. Parcel Size(s): 39.56 acres

3. Project Description

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

The Raycho Buhlev property is within a matrix of grassland and mixed Douglas fir/oak forest. Within the forested area, all species combined (conifer & hardwood), basal areas is approximately 200 square feet per acre with 70% canopy closer. This parcel is zoned Forestry Recreation /Special Building Site (FR-B-5(40)).

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 III watercourses that require WLPZ or ELZ protection (Riparian Buffer). 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 watercourse 14CCR 916.9(h): (Class III watercourse 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 parts of two conversion sites and a greenhouse are within the riparian buffer of class II 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 are four sites, totaling 2.4 acres of converted land on the property.

Site	Acre	Year Converted	Year Expanded
A	0.71	2015	2017
B	0.11	Pre 2005	
C	0.80	2013	2014
D	0.78	2013	2017

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

Site A (The Hunting Cabin)

History: The initial site was a recreational residence before 2005. It has been used for cannabis cultivation since at least 2017. Two gradings and two greenhouses were installed in 2017. 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 buffers. No rare, threatened or endangered animals and plants present within 1000' as per 2017 CNDDDB search. No hazard reduction issues present. Parcel 219-061-013 is zoned Forestry Recreation /Special Building Site (FR-B-5(40)). Ownership at the time of the conversion was Raycho Buhlev and Daniela Taseva.

Numbers of acres converted without 14CCR1104.1: **0.71**

Site B (The Storage)

History: The site has had three horse stall/storage structures since before 2005. It has been used as storage and processing facility for cannabis cultivation since at least 2013. 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 buffers. No rare, threatened or endangered animals and plants present within 1000' as per 2017 CNDDDB search. No hazard reduction issues present. Parcel 219-061-013 is zoned Forestry Recreation /Special Building Site (FR-B-5(40)). Ownership at the time of the conversion was Raycho Buhlev and Daniela Taseva.

Numbers of acres converted without 14CCR1104.1: **0.11**

Site C (The Meadow Gardens)

History: The site was first converted for cannabis cultivation in 2013 with two gradings and two greenhouses. The site was expanded for more cannabis cultivation in 2014 with another grading and greenhouse. One of the first greenhouses was removed due to the instability of the grading. Evidence of an active rotational slide is present across the majority of the site. 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 within a class II riparian buffer. A greenhouse sits 63' from the watercourse with 40% slope between them; the greenhouse is approximately 12' within the riparian buffer. The farmer is planning to relocate this greenhouse. No rare, threatened or endangered animals and plants present within 1000' as per 2017 CNDDDB search. No hazard reduction issues present. Parcel 219-061-013 is zoned Forestry Recreation /Special Building Site (FR-B-5(40)). Ownership at the time of the conversion was Raycho Buhlev and Daniela Taseva. **This site needs to be inspected by a licensed geologist.**

Numbers of acres converted without 14CCR1104.1: **0.8**

Site D (The Reservoirs)

History: The site was first converted for cannabis cultivation in 2013 with a grading, greenhouse, and catchment pond. The greenhouse was removed in 2017 after a rotational slide started to occur in the slope above the grading. A second catchment pond was installed in 2017. 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 within a class III riparian buffer, but not any structures. No rare, threatened or endangered animals and plants present within 1000' as per 2017 CNDDDB search. No hazard reduction issues present. Parcel 219-061-013 is zoned Forestry Recreation /Special Building Site (FR-B-5(40)). Ownership at the time of the conversion was Raycho Buhlev and Daniela Taseva. **This site needs to be inspected by a licensed geologist.**

Numbers of acres converted without 14CCR1104.1: **0.78**

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 enters the property to and around the conversion sites.

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

RP#19: Class III crossing with existing 18" diameter plastic culvert. The farmer explained that California Fish and Wildlife helped to size and install this culvert in 2007. Culvert is adequately sized for 100-year return period rain event. 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. Slope road prism toward catchment pond 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. 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#25: Drain surface drainage. Install rocked rolling dip. Improve ditch leading to RP#25. Line/cap the dip and ditch 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, existing 18" cross drain. Improve ditch leading to cross drain. Line/cap the ditch 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. 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

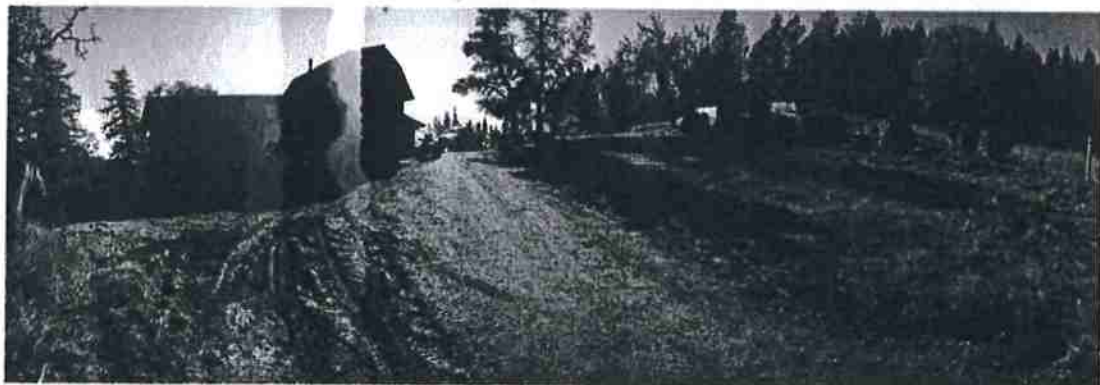
RP#31: Class II crossing with existing 18" culvert. Culvert is undersized for current standards. Replace with 36" diameter or bigger culvert. Alternatively, install rocked ford. 14CCR 923.5

6. Photos, Figures, and Maps

Site A (The Hunting Cabin)

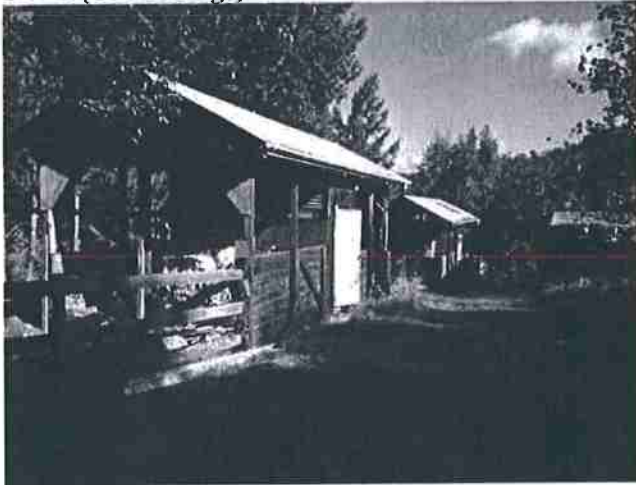


A1) Beyond west corner looking east



A2) North corner looking south

Site B (The Storage)

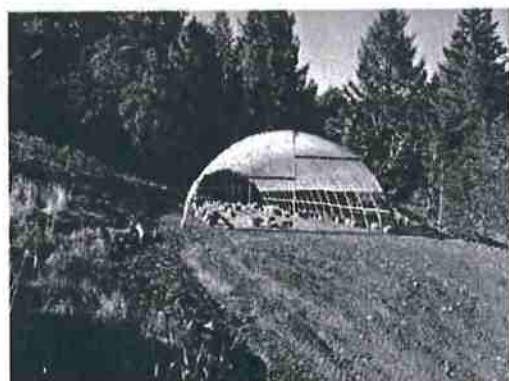


B1) West edge looking east

Site C (The Meadow Gardens)



C1) West corner looking east

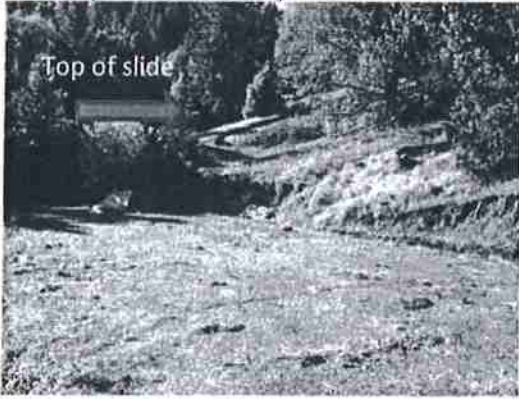


C2) Northeast corner looking west



C3) Northwest corner looking east

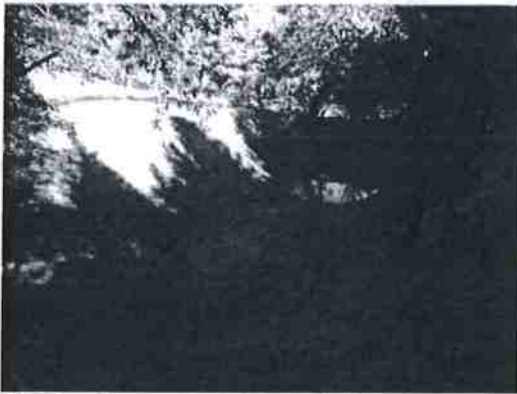
Site D (The Reservoirs)



D1) North edge looking west



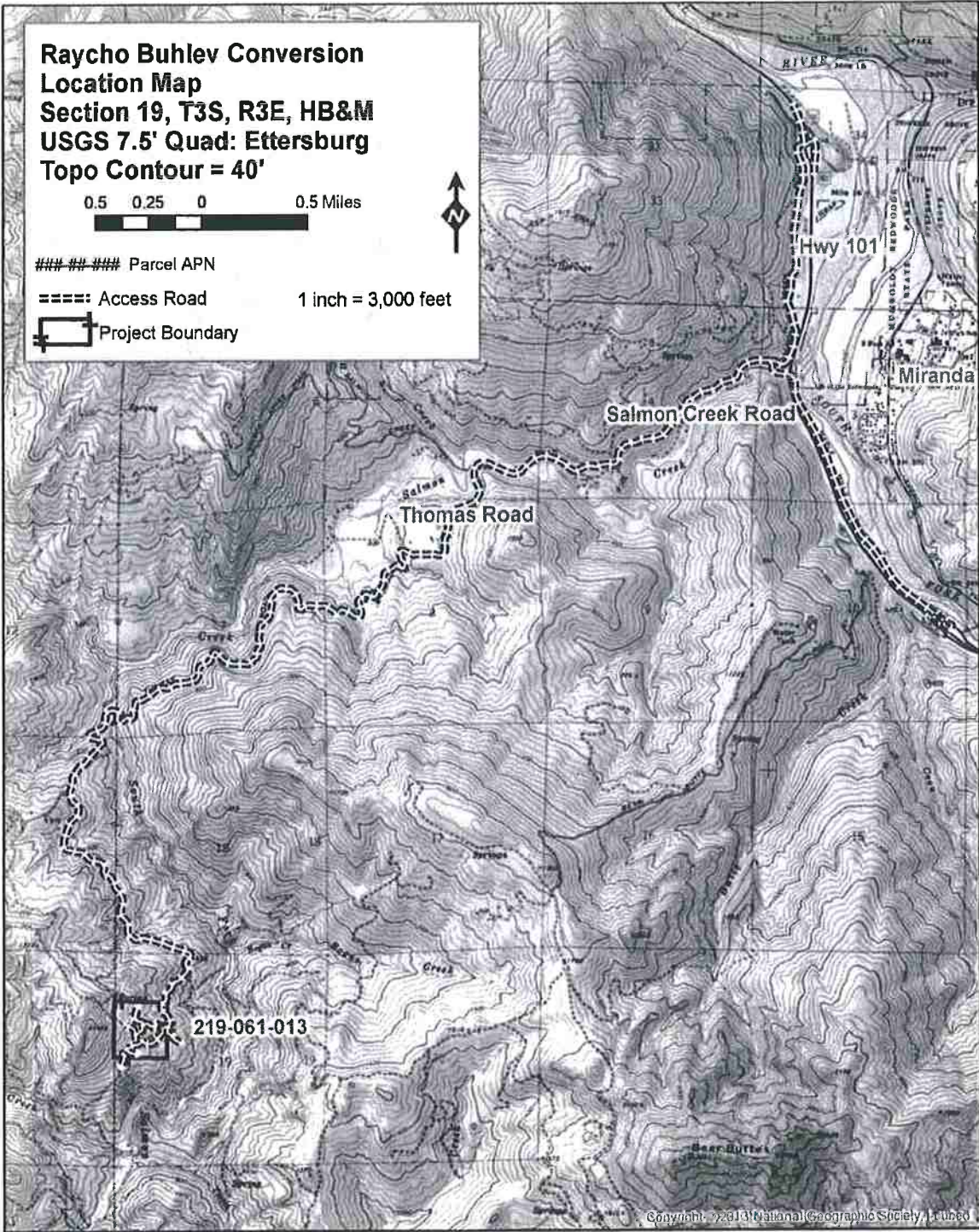
D2) North edge looking southeast



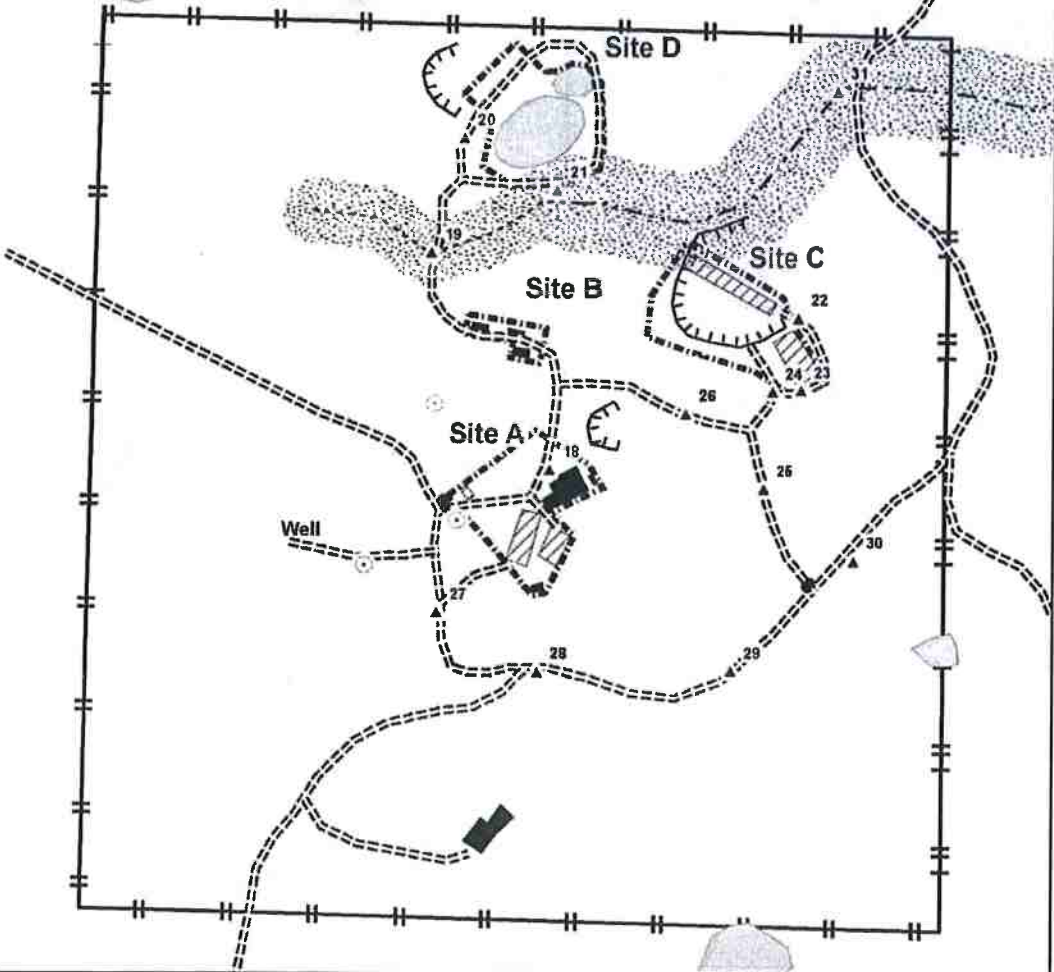
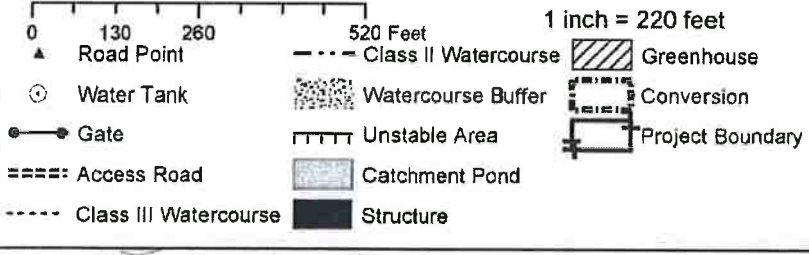
D3) South edge looking northeast

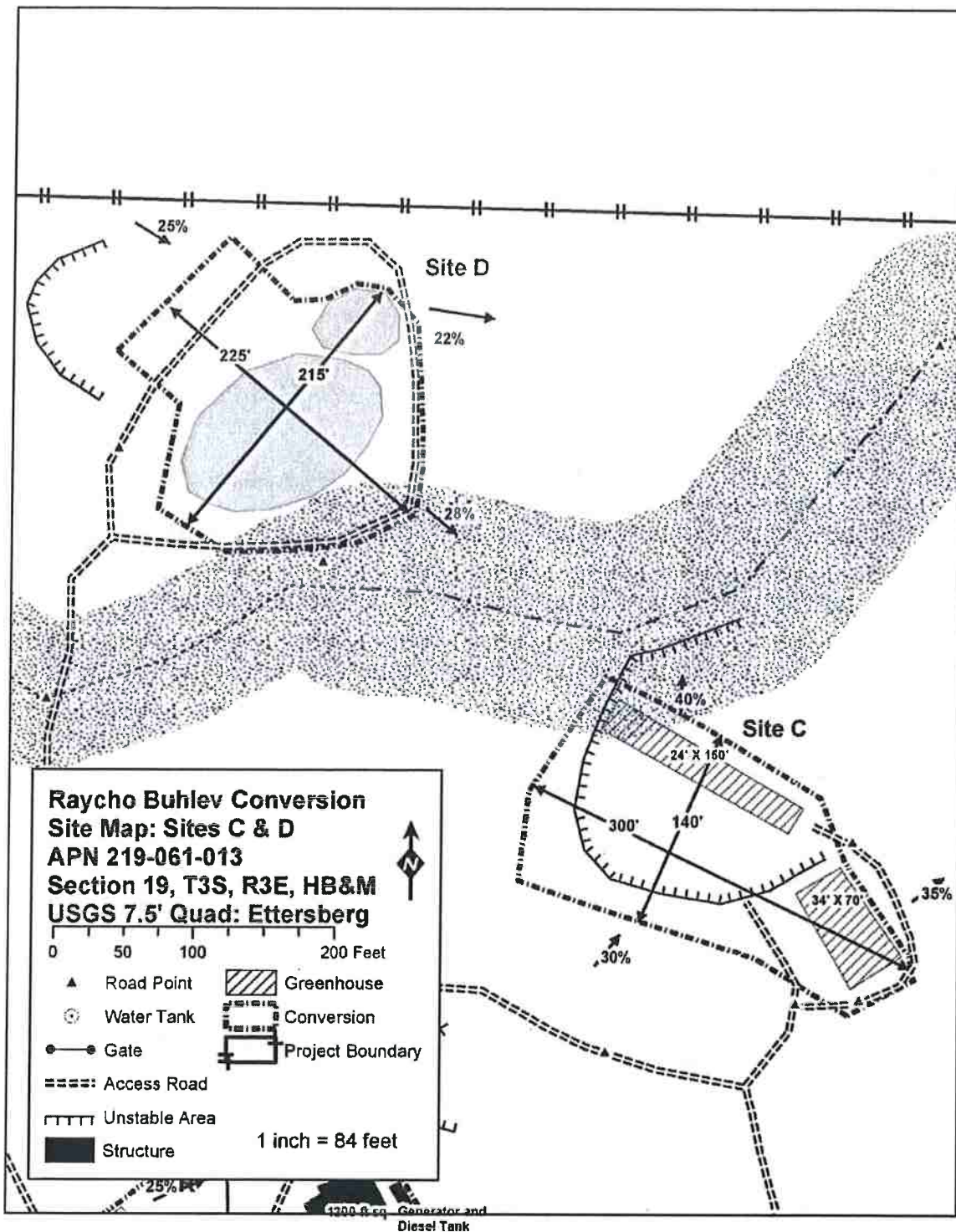


D4) Beyond northwest corner looking south

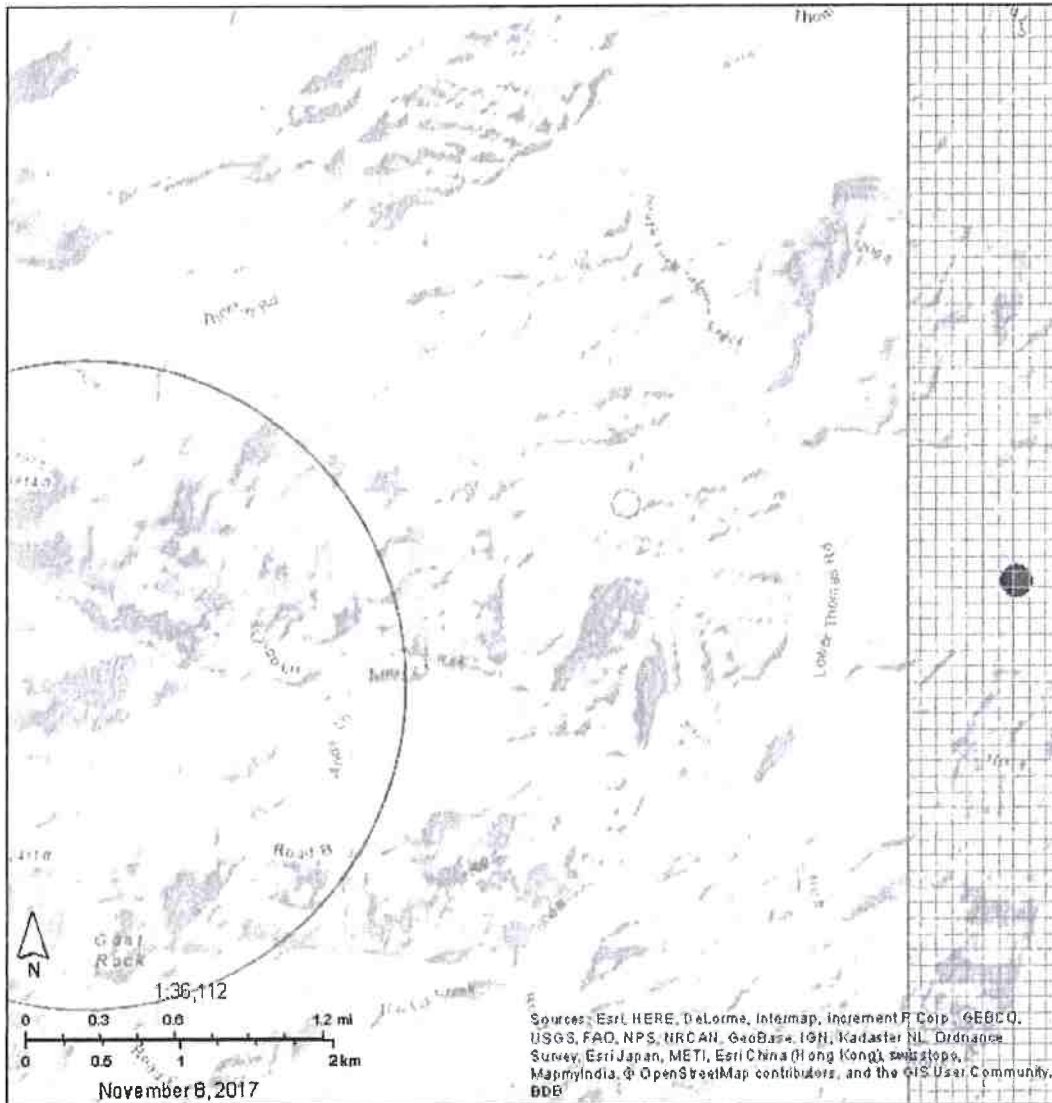


**Raycho Buhlev Conversion
Project Map
APN 219-061-013
Section 19, T3S, R3E, HB&M
USGS 7.5' Quad: Ettersberg**





Raycho Buhlev Conversion



California Natural Diversity Database (CNDDDB) Commercial [d985]

- | | | | |
|----------------------|----------------------------------|------------------------------|----------------------------------|
| Plant (80m) | Animal (non-specific) | Aquatic Comm. (80m) | Multiple (circular) |
| Plant (specific) | Animal (circular) | Aquatic Comm. (specific) | Sensitive EO's (Commercial only) |
| Plant (non-specific) | Terrestrial Comm. (80m) | Aquatic Comm. (non-specific) | |
| Plant (circular) | Terrestrial Comm. (specific) | Aquatic Comm. (circular) | |
| Animal (80m) | Terrestrial Comm. (non-specific) | Multiple (80m) | |
| Animal (specific) | Terrestrial Comm. (circular) | Multiple (specific) | |
| | | Multiple (non-specific) | |

Action: cnddb.com
 File Path: http://bbs.dg.com/gis

RECORDING REQUESTED BY:
Fidelity National Title Company of California
Escrow No.: 13-238847-DS
Locate No.: CAFNT0912-0912-0001-0000238847
Title No.: 13-238847

**When Recorded Mail Document
and Tax Statement To:**
Mr. and Mrs. Raycho Tsvyatkov Buhlev
1943 Junction Dr.
Concord, CA 94518

2013-012743-2
Recorded - Official Records
Humboldt County, California
Carolyn Crnich, Recorder
Recorded by: FNTCO
Rec Fee: \$16.00
Survey Mon Fee: \$10.00

[Doc Trf Tax: \$715.00
Clerk LH Total: \$741.00
May 31, 2013 at 15:00:27

APN: 219-061-013

SPACE ABOVE THIS LINE FOR RECORDER'S
USE

GRANT DEED

**The undersigned grantor(s) declare(s)
Documentary transfer tax is \$715.00**

- [X] computed on full value of property conveyed, or
[X] computed on full value less value of liens or encumbrances remaining at time of sale,
[X] Unincorporated Area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Suzanne M. Westover, a single woman and Tracey A. Becker, an unmarried woman
Daniela Iaseva, a married woman as her sole and separate property as to an
hereby **GRANT(S)** to an undivided 50% interest and Raycho Buhlev a married man as his sole and
separate property as to an undivided 50% interest as tenants in common
the following described real property in the County of Humboldt, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: May 23, 2013

State of California

County of Humboldt

On 5-24-13 before me,
D. Simon, Notary Public, Notary Public
(here insert name and title of the officer), personally appeared
Suzanne M. Westover and
Tracey A. Becker

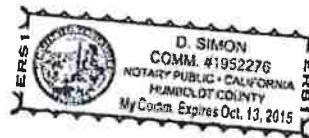
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 D. Simon (Seal)

Suzanne M. Westover
Suzanne M. Westover
Tracey A. Becker
Tracey A. Becker



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 12/07)
(grant) (10-03) (Rev. 07-11)

GRANT DEED

1 of 2

Escrow No.: 13-238847-05
Locate No.: CAFNT0912-0912-0001-0000238847
Title No.: 13-238847

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 33, as shown on Parcel Map No. 22, recorded in Book 1, pages 34, 35, 36 and 37 of Parcel Maps in the Office of the County Recorder of said county.

EXCEPTING THEREFROM that portion of Parcel 33 shown on Parcel Map No. 22 on file in the Office of the County Recorder of Humboldt County, California in Book 1 of Parcel Maps, pages 34, 35, 36 and 37, and lying between the Easterly boundary of said Parcel 33 and Courses 152, 153 and 154 of the road shown on said Parcel Map.

PARCEL TWO

Non-exclusive easements for ingress, egress, pipelines for conveying water and public utility purposes over those strips of land, 60 feet in width, the centerlines of which are delineated on said Parcel Map as "centerlines of 60-foot right of way".

Being the same as conveyed to Jack Robert Fredericks and wife, by deed recorded December 9, 1970 in Book 1068 of Official Records, page 279 and by deed recorded December 9, 1970 in Book 1068 of Official Records, page 283, Humboldt County Records.

PARCEL THREE

The non-exclusive right to install, maintain and replace a water supply system, with necessary pipelines for conveying water within the South 10 feet of Parcels 25, 26, 27 and the South 10 feet of Parcel 34, the North 10 feet of Parcel 34, the North 10 feet of Parcels 37 and 38; and those portions of the South 10 feet of Parcel 24, and the North 10 feet of Parcel 35, the South 10 feet of Parcel 35, and the North 10 feet of Parcel 36, lying Westerly of Salmon Creek; and the East 10 feet of Parcels 31 and 40, the West 10 feet of Parcel 39, and that portion of the West 20 feet of Parcel 41, lying Northerly of Salmon Creek, all as shown on said Parcel Map.

TOGETHER WITH the right to take water from Salmon creek for the benefit of Parcel One above described or any parts or portion thereof.

Being the same as conveyed to Jack Robert Fredericks and wife, by deed recorded December 7, 1970 in Book 1068 of Official Records, page 279 and by deed recorded December 9, 1970 in Book 1068 of Official Records, page 283, Humboldt County Records.

PARCEL FOUR

The right to take and appropriate fifty percent of all of the water in or upon the real property in Humboldt County, California described as Parcel 32, as shown on Parcel Map No. 22, recorded in Book 1, pages 34, 35, 36 and 37 of Parcel Maps in the Office of the Humboldt County Recorder, along with the right to enter upon said land to develop springs and/or wells and to lay pipelines necessary to remove said water. This right shall be ingress to grantees who shall further have the right to convey said rights to others.

APN: 219-061-013

OR #2013-012743-2 2 of 2

7. References

California Forest Practice rules, 2017; Title 14, California Code of Regulations, Chapters 4, 4.5, and 10

California Natural Diversity Database November 10, 2017 – <http://bios.dfg.ca.gov>


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

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

Prepared by Hohman & Associates/Mad River Properties Inc.

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. Hohman and Associates/Mad River Properties Inc. 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. Hohman and Associates/Mad River Properties Inc. did not conduct an investigation on a legal survey of the property.
5. The information is based upon conditions apparent to Hohman and Associates/Mad River Properties Inc. 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. Hohman and Associates/Mad River Properties Inc. shall not be responsible for the supervision of mitigation operations following approval of the conversion plan.

Landowner of Record: Raycho Buhlev

Signature:  Date: 12-29-17

Landowner of Record: _____

Signature: _____ Date: _____

Registered Professional Forester: Stephen Hohman RPF #2652

Signature:  Date: 1-2-18