

**Mad River Properties, Inc.**  
2660 Clay Road McKinleyville, CA 95519; (707) 496-0054



Zach Whyman  
PO Box 1341,  
Willow Creek, CA 95573

**Whyman 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. A 1600 with CDFW has been submitted for the property and is attached: EPIMS-06619-R1\_Whyman Project

1. Contact Information

a. Timberland/Timber Owner of Record:

Zach Whyman  
PO Box 1341,  
Willow Creek, CA 95573  
  
E-Mail-whyman33@gmail.com

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: Blue Lake CA 95525
- b. Community Area: Blue Lake, CA
- c. Assessor's Parcel No(s): 316-185-008, 316-171-005, and 316-186-006
- d. Parcel Size(s): 40, 40, and 80

### 3. Project Description

#### a. Timber stands characteristics including species composition and age class.

The Zach Whyman property is within a Douglas fir, Oregon white oak and Madrone forest. The surrounding forest composition consists primarily of even-age second growth Douglas-fir, oak, and pacific madrone with a minor amount of other hardwood species. The property is zoned Unclassified (U).

#### 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 II and III watercourse 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): (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): (within the Coastal Anadromy Zone)*

##### *ELZ WIDTHS (Riparian Buffer):*

*30 ft. for side slopes <30%.*

*50 ft. for side slopes >30%.*

#### 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 trees 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 0.74 acres of converted land on the property (see table below).

| Site | Year Converted           | Acres |
|------|--------------------------|-------|
| 1    | 2015                     | 0.30  |
| 2    | Between 1993<br>and 2004 | 0.28  |
| 3    | Between 2006<br>and 2012 | 0.09  |
| 4    | Between 2014<br>and 2016 | 0.07  |

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

##### Site 1 (Abandoned Site)

History: The site was first converted with tree clearing in 2015. Aerial images from NAIP show the clearing occurred between 2014 and 2016. The land owner claims that the clearing occurred before December 31, 2015. Currently the site is unoccupied and is now open grassland. No permit was obtained from CALFIRE to convert the area for such use. There are no rare, threatened or endangered animals and plants present within 1000' as per 2019 CNDDDB search. Ownership of at the time of the illegal conversion was Zach Whyman.

RPT says site 1 was doing fine.

##### Site 2 (Cannabis Site)

History: The site was first converted to cultivate cannabis with grading and the installation of a structure 1993 and 2004. Currently the site is occupied by an outdoor garden. No permit was obtained from CALFIRE to convert the area for such use at the time. The conversion is within a riparian buffer of a class III watercourse. The closest structure is 13' from the watercourse. It is recommended to relocate the storage shed outside of the 100' buffer per the forestry protection values and county riparian buffer. There is also a larger storage structure within 24' from the class III watercourse. It is recommended to retain the structure since it has a foundation and is more resilient to erosion. There are no rare, threatened or endangered animals and plants present within 1000' as per 2019 CNDDDB search. Ownership of Parcel at the time of the illegal conversion is unknown.

Removal of Quonset Hut proposed

##### Site 3 (Smaller Cannabis Site)

History: The site was first converted to cultivate cannabis with grading and the installation of a hoop house #1 between 2006 and 2009. It was expanded to the south in 2010 and 2012 with clearing of trees and the construction of a hoop house #2. Between 2014 and 2016 the hoop house #2 was replaced with an outdoor garden. Currently the site is occupied by a 25' by 100' greenhouses and an outdoor garden to the south. No permit was obtained from CALFIRE to convert the area for such use at the time. There are no rare, threatened or endangered animals and plants present within 1000' as per 2019 CNDDDB search. Ownership of Parcel at the time of the illegal conversion is Zach Whyman.

##### Site 4

History: The site was first converted with the removal of trees, and grading 2014 and 2016. Currently the site is occupied by a Compost pile and agriculture supplies. No permit was obtained from CALFIRE to convert the area for such use at the time. There are no rare, threatened or endangered animals and plants present within 1000' as per 2019 CNDDDB search. Ownership of Parcel at the time of the illegal conversion is Zach Whyman.

It should be noted the landowner has installed several erosion control measures on the site which are functioning well. The additional mitigations for Site: Reference Points (RP) are specific locations that will require additional work to be consistent with the Forest Practice Rules or have potential to cause environmental damage. Reference points have been identified from where the access road enters the property to and around the conversion sites. Rock rolling dip diagram attached.

- RP 1 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP2 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP3 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP4 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP5 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP 6 Existing undersized 30" diameter culvert. Replace with 48" diameter culvert, 20' long. Install a critical dip on center and a rocked rolling dip 50' right. Line both dips with 4-6" diameter rock to prevent surface erosion. PWA prepared 1600 document. 40 cubic yds. of erosion potential if left unrepaired. (In 1600 as SC#2)
- RP7 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP8 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP9 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP10 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP11 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP12 Existing 18" diameter culvert. Upgrade to 24" diameter culvert, 30' long. Install a critical dip on center. Line dip with 4-6" diameter rock to prevent surface erosion. No RRD required. PWA prepared 1600 document. 10 cubic yds. of erosion potential if left unrepaired. (In 1600 as SC#3)
- RP13 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP14 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP15 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.

- RP16 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP17 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP18 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP19 Maintain existing rock rolling dip.
- RP20 Existing 18" diameter culvert. Replace with 30" diameter culvert, 60" long. Install a critical dip on center and a rocked rolling dip 50' right. Line both dips with 4-6" diameter rock to prevent surface erosion. PWA prepared 1600 document. 60 cubic yds. of erosion potential if left unrepaired. (In 1600)
- RP 21 Maintain existing French drain.
- RP22 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP23 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP 24 Seasonal road system showing signs of overland flow. Install a rocked rolling dip. Line dip with 4-6" diameter rock to prevent surface erosion.
- RP 25 Existing Skid Road showing signs of erosion. Install water break every 50' for the length of current use.
- RP 24 Existing 32" diameter culvert undersized. Replace with 60" diameter culvert. Install a critical dip on center and a rocked rolling dip 50' right. Line both dips with 4-6" diameter rock to prevent surface erosion. PWA prepared 1600 document. 50 cubic yds. of erosion potential if left unrepaired.

6. Photos, Figures, and Maps

RP 6



RP 6





RP 6



Old logging site: Looking north



RP 12 Upstream view of culvert



RP 12 Outlet of culvert





RP 12 Looking north



Site 1 looking north



Site 1 looking west



Rock Pit



Site2 Looking north



Site 2 French drain behind structure





Site 2 structure near stream



Site 2 storage shed near watercourse



RP 20



Site 3





RP 21



Site 4



House site



RP 25





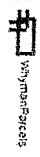
RP 26 outlet



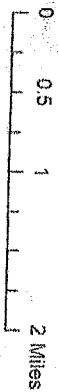
RP 26 inlet



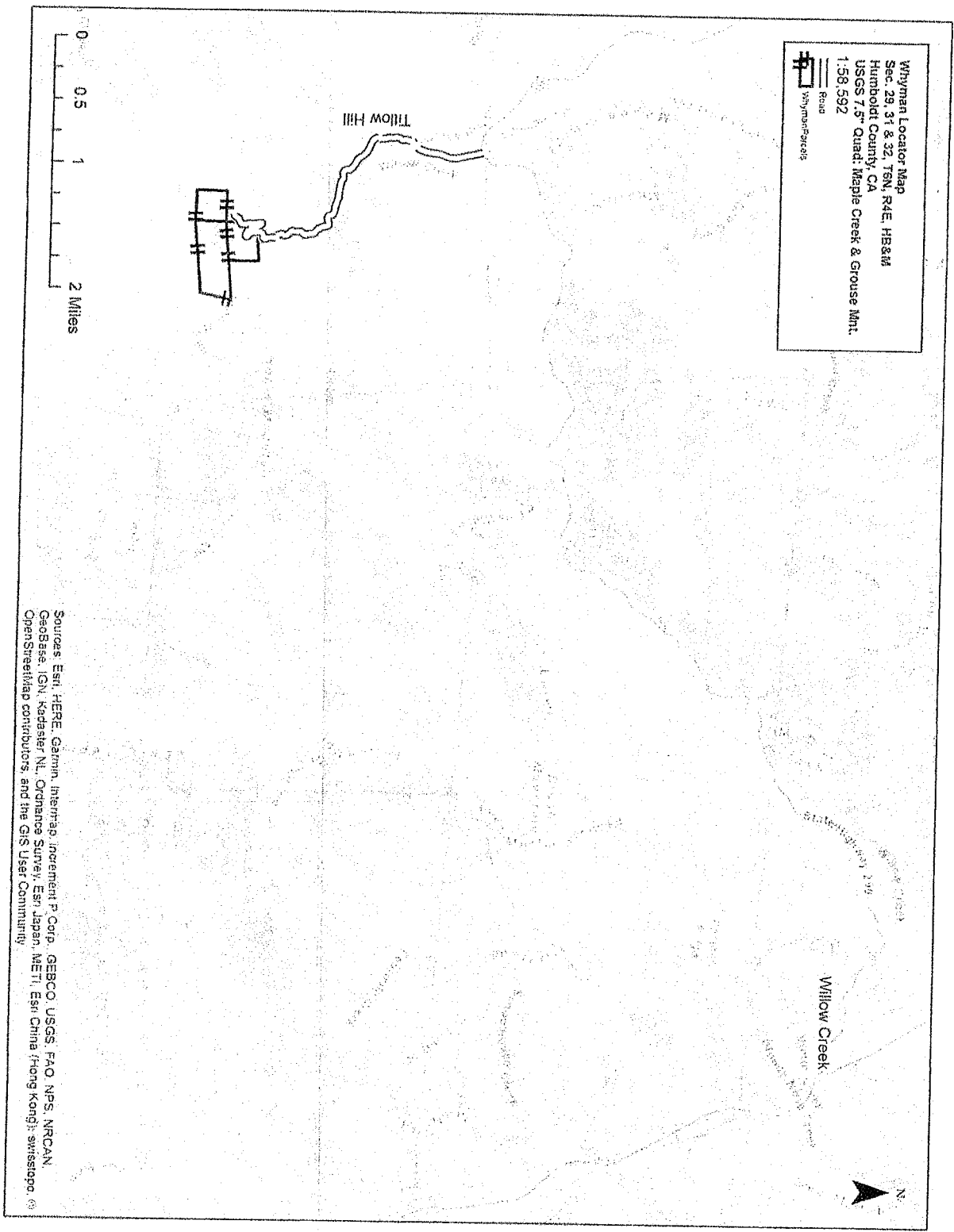
Whyman Locator Map  
Sec. 29, 31 & 32, T6N, R4E, H&M  
Humboldt County, CA  
USGS 7.5' Quad: Maple Creek & Grouse Mtn.  
1:58,592

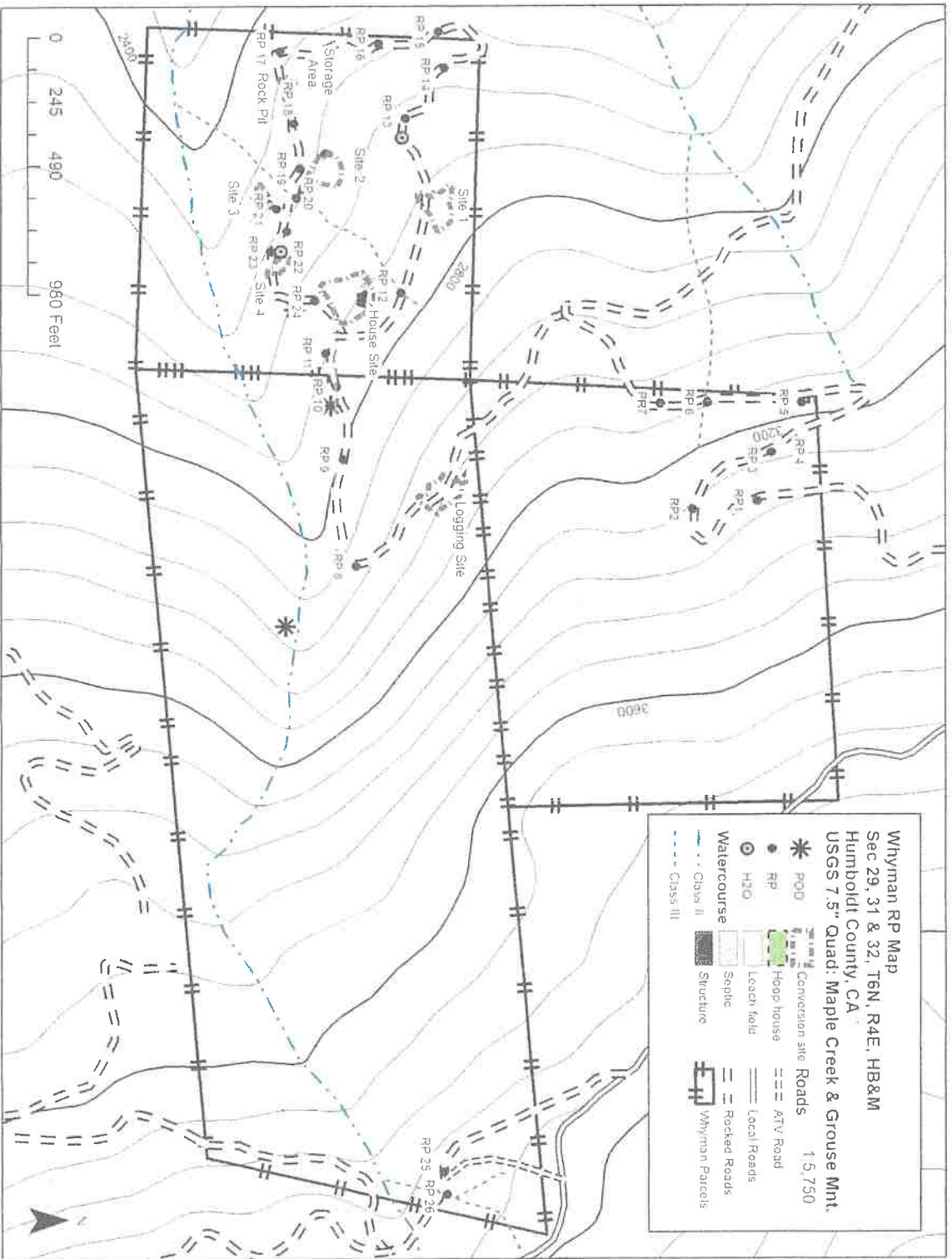


Point



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, OpenStreetMap contributors, and the GIS User Community

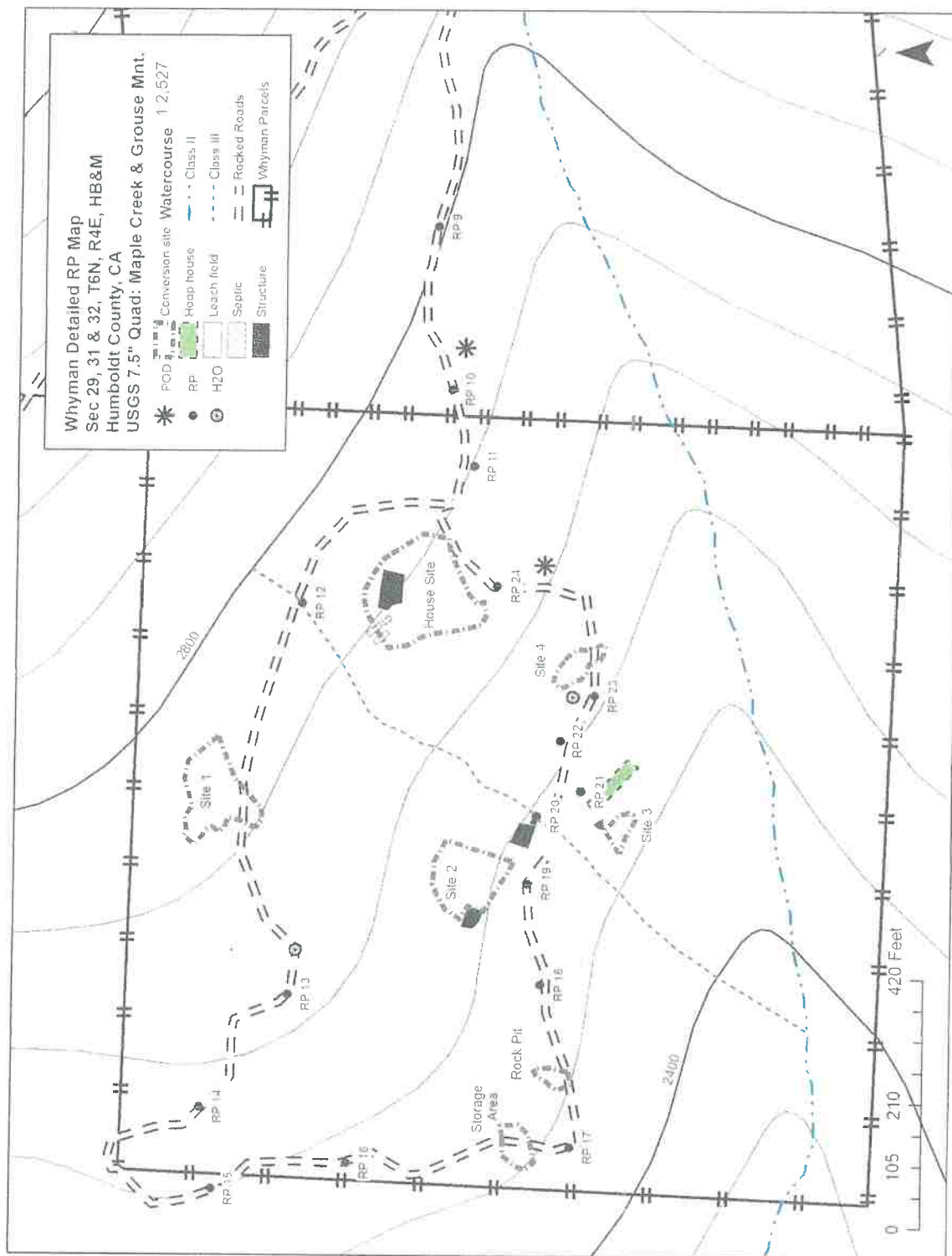


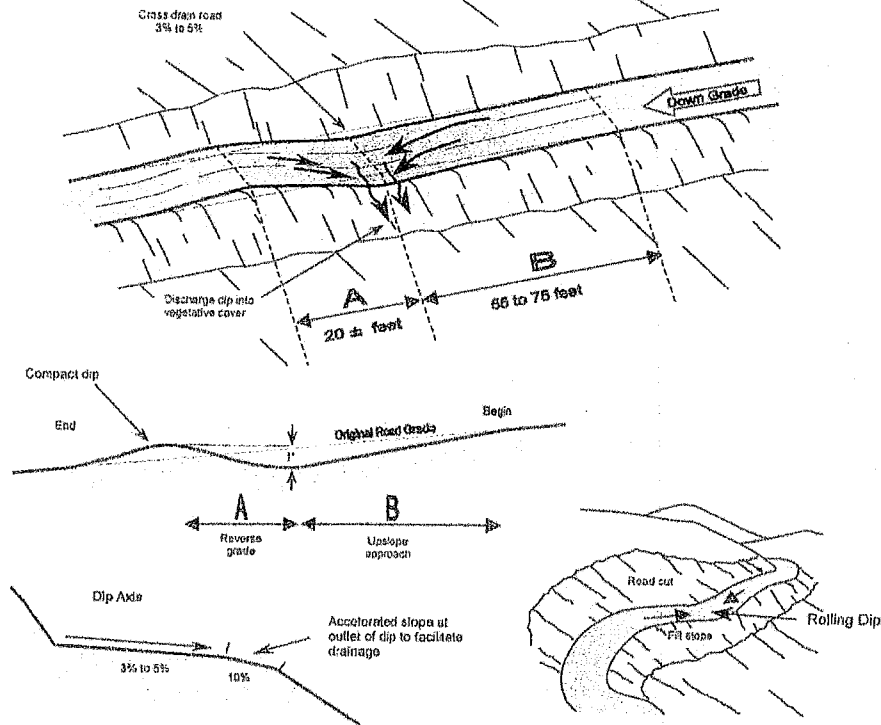


Whyman RP Map  
Sec 29, 31 & 32, T6N, R4E, HB&M  
Humboldt County, CA  
USGS 7.5" Quad: Maple Creek & Grouse Mt.  
1:5,750

|             |                 |                |
|-------------|-----------------|----------------|
| POD         | Conversion site | ATV Road       |
| RP          | Hoop house      | Local Roads    |
| H2O         | Leach field     | Rocked Roads   |
| Watercourse | Soplic          | Whyman Parcels |
| Class II    | Structure       |                |
| Class III   |                 |                |







ROLLING DIP DIMENSIONS

| Road Grade (%) | Depth of trough Depth below downslope crest (ft) | MAIN LINE ROAD   |   | SECONDARY ROAD   |   |
|----------------|--|--|---|--|---|
|                |  | 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

7. References

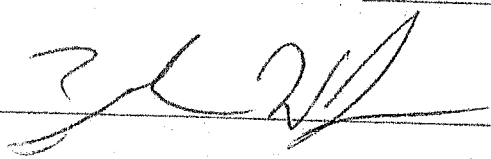
California Forest Practice rules, 2017; Title 14, California Code of Regulations, Chapters 4, 4.5, and 10

California Natural Diversity Database October 15, 2019 – <http://bios.dfg.ca.gov>

USDA-FSA-APFO Aerial Photography Field Office, 20160226, FSA 10:1 NAIP Imagery from The National Map: USDA-FSA-APFO Aerial Photography Field Office.

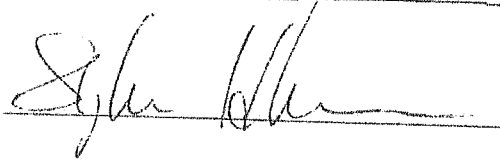
Parcel Quest Data – County Assessor information; <http://pqweb.parcelquest.com>

Land Owner of Record: Zach Whyman

Signature: 

Date: 10/25/19

Registered Professional Forester: Stephen Hohman RPF #2652

Signature: 

Date: 10-21-19



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

Prepared by Mad River Properties/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/Hohman & 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/Hohman & 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/Hohman & 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/Hohman & Associates shall not be responsible for the supervision of mitigation operations following approval of the conversion plan.