

APPENDIX G: LESS THAN 3-ACRE CONVERSION MITIGATION PLAN



Mad River Properties, Inc.

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Catalina Honeydew 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:

Maureen Catalina
P.O. Box 93
Honeydew, CA 95545

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: 2250 Wilder Ridge Road, Honeydew, CA 95545

b. Community Area: Honeydew

c. Assessor's Parcel No(s): 107-144-020 and 107-144-021

d. Parcel Size(s): 92 acers And 67 acers respectively

3. Project Description

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

The Catalina Honeydew property is within a Douglas fir/tanoak forest with some grassland. The surrounding forest composition consists primarily of even-age second growth Douglas-fir, tanoak, and Pacific madrone with a minor amount of other hardwood species. All species combined (conifer & hardwood) basal areas is approximately 260 square feet (sq. ft.) per acre with closed canopy. The properties are zoned Agriculture Exclusive with Building Site (AE-B-5(40), Unclassified (U), and Timber Production (TPZ). The 107-144-020 property has a historic residence with horse barn. No cultivation has occurred around the residence, Site A is the closest cultivation.

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 watercourses that require WLPZ or ELZ protection (riparian buffer). Some of the conversion sites are within riparian buffers. As per the Forest Practice Rules, the riparian buffer requirements are listed as follows:

Class I standard watercourse 14CCR 916.9(f): (within the Coastal Anadromy Zone)

ZONE WIDTHS:

Channel Zone = channel between the WTL.

30' Core Zone and 70'-120' Inner Zone (100'-150' Riparian Buffer)

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.

There are 5 sites, totaling 2.37 acres of converted land on the property (see table below).

Site	Year Converted	Acres
A	2012	0.14
B	2009	1.08
C	2009	0.84
D	2009	0.06
E	2009	0.25

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

Site A (The Grassy Flat)

History: This site was originally converted for cannabis cultivation in 2012 with no improvements beside a fence. Currently, nothing occupies the site. No timber harvesting has occurred in or around this site in the last ten years. No permit was obtained from CALFIRE to convert the area for such activities. No hazard reduction issues present. The site is zoned AE-B-5(40). Ownership at the time of the illegal conversion and expansion was Maureen Catalina.

Numbers of acres converted without 14CCR1104.1: **0.14**

Site B (The Meadow)

History: This site was originally converted for cannabis cultivation sometime between 2005 and 2009 when a cabin was built and a greenhouse was installed. A second structure was built and more area cleared of trees by 2012. Currently the site is occupied by a 105' by 27' greenhouse, a carport, 2 water tanks, and a shed with fuel tank and generator. Hazard reduction issues are present; one slash pile within the conversion, one slash pile west of the conversion, and 5 Douglas fir trees were felled and left unbucked in the southwest corner. No permit was obtained from CALFIRE to clear the area for such activities. There are no rare, threatened or endangered animals or plants present within 1000' as per 2018 CNDDDB search. The site is zoned Unclassified (U). Ownership at the time of the illegal conversion and expansion was Maureen Catalina.

Numbers of acres converted without 14CCR1104.1: **1.08**

Site C (The Landing)

History: The site was converted for cannabis cultivation by 2009 when it was cleared of trees. Currently, the site is occupied by a cabin, a carport, a shed with fuel tank and generator, and a carport. Several unstable areas are present around the site. A class III watercourse starts at the top of the unstable area and edge of conversion. Pacific tailed frog is the only rare, threatened or endangered animal or plant present within 1000' as per 2018 CNDDDB search. No hazard reduction issues present. The site is zoned TPZ. Ownership at the time of the illegal conversion and expansion was Maureen Catalina.

Numbers of acres converted without 14CCR1104.1: **0.84**

Site D (The Storage)

History: This site was originally occupied by a structure before 2004. By 2010 the site had been converted for cannabis cultivation. The current structures include a 20' x 40' shed and a 22' x 26' shed. The entire site is within class II watercourse buffers. One structure is 35' from the south watercourse with an unstable between. The other structure is 35' from the north watercourse. Pacific tailed frog is the only rare, threatened or endangered animal or plant present within 1000' as per 2018 CNDDDB search. No hazard reduction issues present. The site is zoned TPZ. Ownership at the time of the illegal conversion and expansion was Maureen Catalina.

Numbers of acres converted without 14CCR1104.1: **0.06**

Site E (The South Flat)

History: This site was originally cleared of trees before 2004 for a log landing. By 2009 the site had been converted for cannabis cultivation when a cabin was built and 2 greenhouses installed. The current structures include a 27' x 27' cabin and two 20' x 48' greenhouses. When the landing was graded 1' to 2' of dirt was placed on an unstable bank of a class II watercourse. The fill and bank have partially failed. The cabin and half of one greenhouse are within riparian buffers. Pacific tailed frog is the only rare, threatened or endangered animal or plant present within 1000' as per 2018 CNDDDB search. A hazard reduction issue is present; a slash pile is within the conversion. The site is zoned TPZ. Ownership at the time of the illegal conversion and expansion was Maureen Catalina.

Numbers of acres converted without 14CCR1104.1: **0.25**

Mitigations for Project: Road Points (RP) are specific locations that are currently in conflict with the Forest Practice Rules or suggested best management practices. Road Points have been identified from where the access road enters the property to and around the conversion sites.

RP#1: Unstable fill within class II watercourse buffer. Pull back greenhouse and bank so that bank is 65% slope or less. Seed and mulch exposed soil. 14CCR 923.5

RP#2: Hazard reduction, excessive slash. Pile and burn, lop and scatter, or chip to reduce fire potential, potential fire severity, and pest habitat. 14CCR 917.2

RP#3: Ditch relief culvert. Monitor 24" plastic culvert for plugging or other failure. 14CCR 923.5

RP#4: Ditch relief culvert. Monitor 18" plastic culvert for plugging or other failure. 14CCR 923.5

RP#5: Class III watercourse crossing rock road with 18" culvert. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-23. 14CCR 923.5

RP#6: Drain surface drainage at natural dip. Line/cap the dip with 4" to 6" diameter rock to prevent erosion by diverting water off the road prism. 14CCR 923.5

RP#7: Class II watercourse crossing rocked road with 36" culvert. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-22. 14CCR 923.5

RP#8: Class II watercourse crossing rocked road with 24" culvert. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-21. 14CCR 923.5

RP#9: Class III watercourse captured by inboard ditch and routed to RP#8. Improve ditch; excavate to 1' wide by 1' deep. Line ditch with 4" to 6" diameter rock to capture sediment. 14CCR 923.5

RP#10: Head of class III watercourse filled with log rounds and garbage including 6' wide bundle of old fencing. Remove debris from watercourse. Monitor; if erosion continues into conversion area consult with geologist about stabilization techniques. 14CCR 923.5

RP#11: Narrow road prism. Road prism has eroded to 11' wide. Pull back cut bank to widen road to minimum 12'. 14CCR 923.5

RP#12: Class III watercourse crossing rocked road with 24" metal culvert. Outlet of culvert is failing. Replace culvert; refer to existing 1602 permit for adequate culvert size; STX-20. 14CCR 923.5

RP#13: Class III watercourse captured by inboard ditch and routed to RP#14. Improve ditch; excavate to 1' wide by 1' deep. Line ditch with 4" to 6" diameter rock to capture sediment. 14CCR 923.5

RP#14: Class IV watercourse crossing rocked road with 18" plastic culvert and armored outlet. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-19. 14CCR 923.5

RP#15: Hazard reduction, excessive slash, multiple piles. Pile and burn, lop and scatter, or chip to reduce fire potential, potential fire severity, and pest habitat. 14CCR 917.2

RP#16: Ditch relief culvert. Monitor 18" plastic culvert for plugging or other failure. 14CCR 923.5

RP#17: Drain surface drainage at natural dip and narrow road prism. Line/cap the dip with 4" to 6" diameter rock to prevent erosion by diverting water off the road prism. Pull back cut bank to widen road to minimum 12'. 14CCR 923.5

RP#18: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4" to 6" diameter rock to prevent erosion by diverting water 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 prevent erosion by diverting water 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 prevent erosion by diverting water off the road prism. 14CCR 923.5

RP#21: Drain surface drainage. Install rocked rolling dip long enough to captures runoff from inboard ditch. Line/cap the dip with 4" to 6" diameter rock to prevent erosion by diverting water off the road prism. 14CCR 923.5

RP#22: Class II watercourse crossing rocked road with 36" culvert and narrow road prism. Armor outlet and slope with 6" to 1" diameter rock. Pull back cut bank is necessary to widen road prism to minimum 12'. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-17. 14CCR 923.5

RP#23: Class III watercourse with fill crossing. Install culvert or rocked ford. Refer to existing 1602 permit for adequate culvert size; STX-16. 14CCR 923.5

RP#24: Class III watercourse crossing rocked road with 36" plastic culvert. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-15. 14CCR 923.5

RP#25: Drain surface drainage. Install rocked rolling dip or 18" culvert. Line/cap the dip with 4" to 6" diameter rock to prevent erosion by diverting water off the road prism. 14CCR 923.5

RP#26: Drain surface drainage. Install rocked rolling dip or 18" culvert. Line/cap the dip with 4" to 6" diameter rock to prevent erosion by diverting water off the road prism. 14CCR 923.5

RP#27: Class II watercourse crossing rocked road with 36" plastic culvert. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-14. 14CCR 923.5

RP#28: Class III watercourse crossing rocked road with 36" plastic culvert. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-13. 14CCR 923.5

RP#29: Class III watercourse with fill crossing. Install culvert or rocked ford. Refer to existing 1602 permit for adequate culvert size; STX-12. 14CCR 923.5

RP#30: Drain surface drainage. Install rocked rolling dip or 18" culvert. Line/cap the dip with 4" to 6" diameter rock to prevent erosion by diverting water off the road prism. 14CCR 923.5

RP#31: Class II watercourse crossing rocked road with 18" plastic culvert (possibly off property). Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-9. 14CCR 923.5

RP#32: Class III watercourse crossing rocked road with 18" plastic culvert. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-8. 14CCR 923.5

RP#33: Class III and class IV watercourses meet and cross rocked road with 18” metal culvert. Monitor culvert for plugging or other failure. Improve ditch; excavate to 1’ wide by 1’ deep. Line ditch with 4” to 6” diameter rock to capture sediment. Refer to existing 1602 permit for adequate culvert size; STX-3. 14CCR 923.5

RP#34: Class II watercourse crossing rocked road with 36” metal culvert. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-4. 14CCR 923.5

RP#35: Class III watercourse crossing rocked road with 18” plastic culvert. Culvert outlet extends ~3 beyond slope. Cut back culvert so that outlet is close to slope. Armor outlet to prevent erosion. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-5. 14CCR 923.5

RP#36: Drain surface drainage. Install rocked rolling dip. Line/cap the dip with 4” to 6” diameter rock to prevent erosion by diverting water off the road prism. 14CCR 923.5

RP#37: Class II watercourse crossing rocked road with 24” metal culvert. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-6. 14CCR 923.5

RP#38: Class III watercourse crossing rocked road with 18” metal culvert. Monitor culvert for plugging or other failure. Refer to existing 1602 permit for adequate culvert size; STX-7. 14CCR 923.5

6. Photos, Figures, and Maps

Site A



Figure 1) West of Site A looking east.



Figure 2) Northeast of Site A looking southwest.

Site B



Figure 3) East of Site B looking west.



Figure 4) North edge of Site B looking southwest.

Site C



Figure 5) South edge of Site C looking north.



Figure 6) South edge of Site C looking west at edge of unstable area.

Site D



Figure 7) North edge of Site D looking south.



Figure 8) Southeast edge of Site D looking north.

Site E



Figure 9) North edge of Site E looking south.



Figure 10) East edge of Site E looking south at failing fill on riparian bank.

Maps

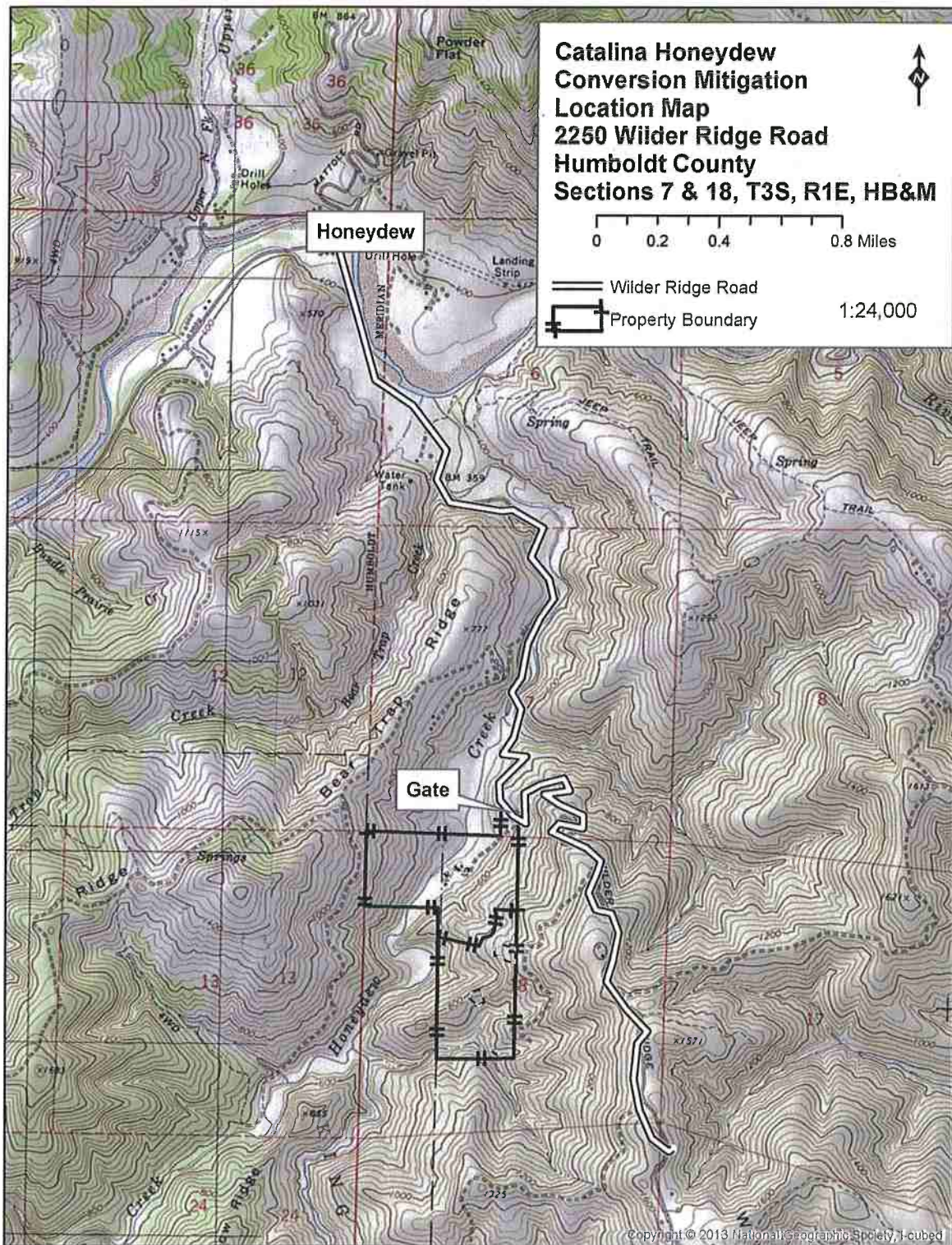


Figure 11) Location Map.

Catalina Honeydew Conversion Mitigation Plan

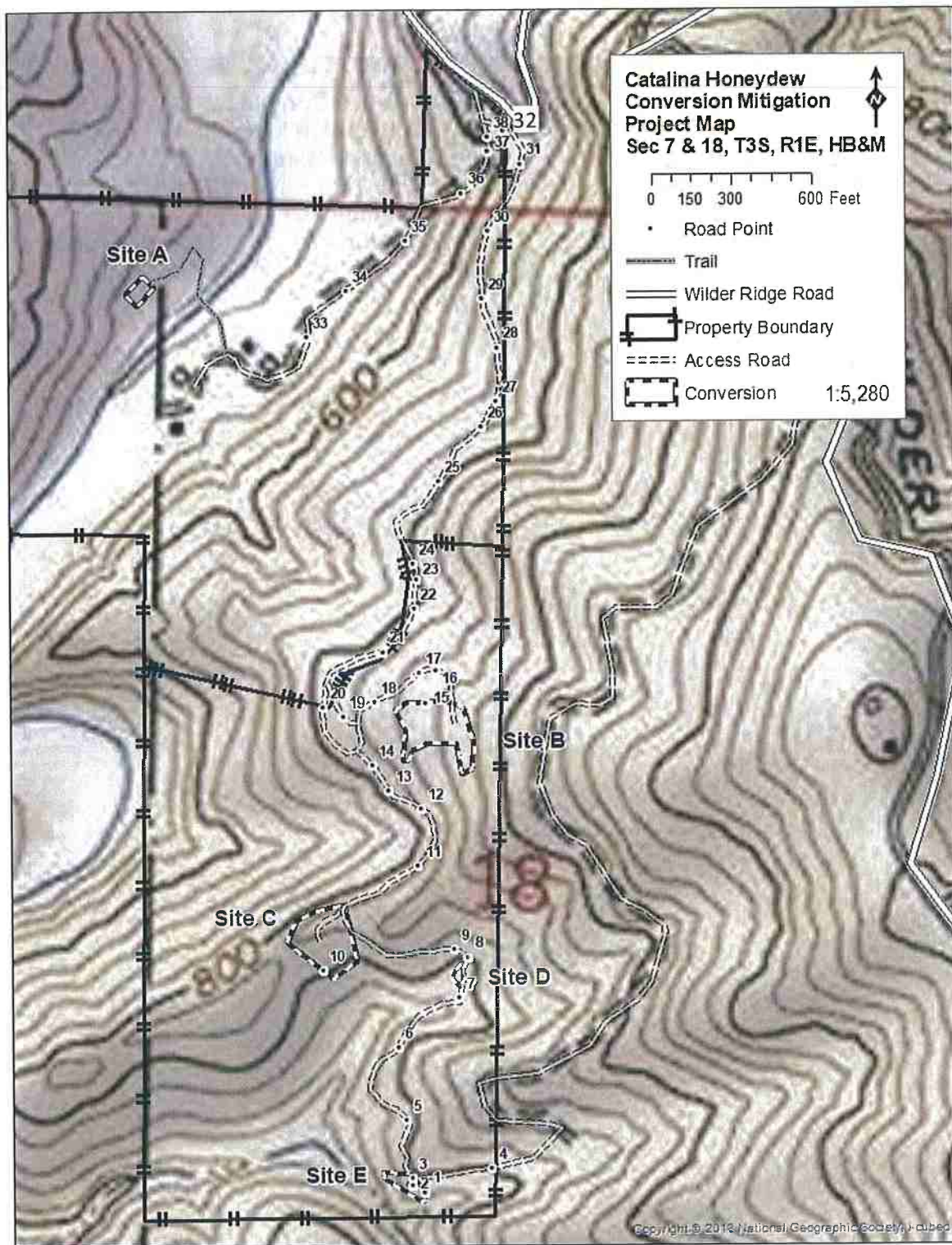


Figure 12) Project Map with all road points.

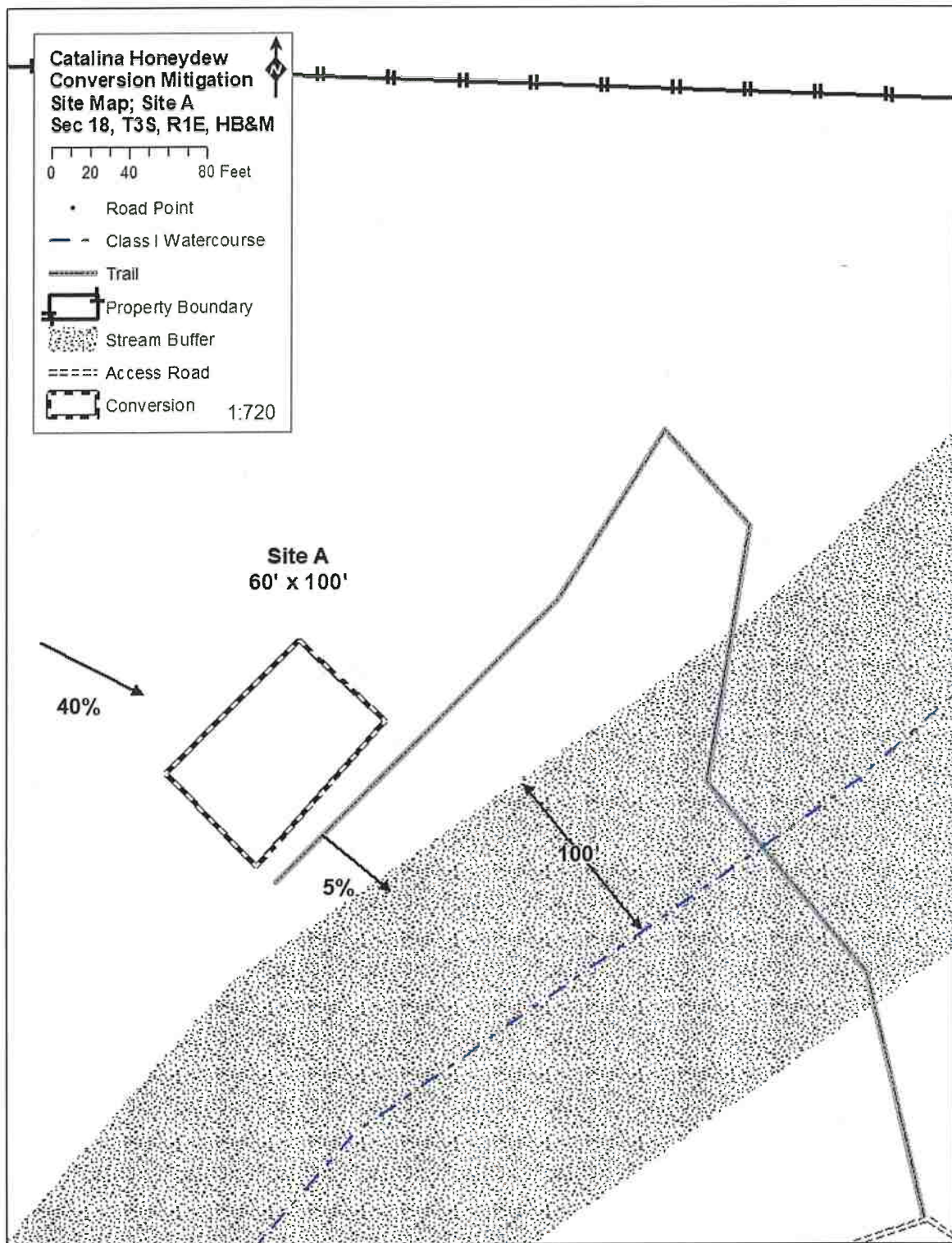


Figure 13) Site A Map.

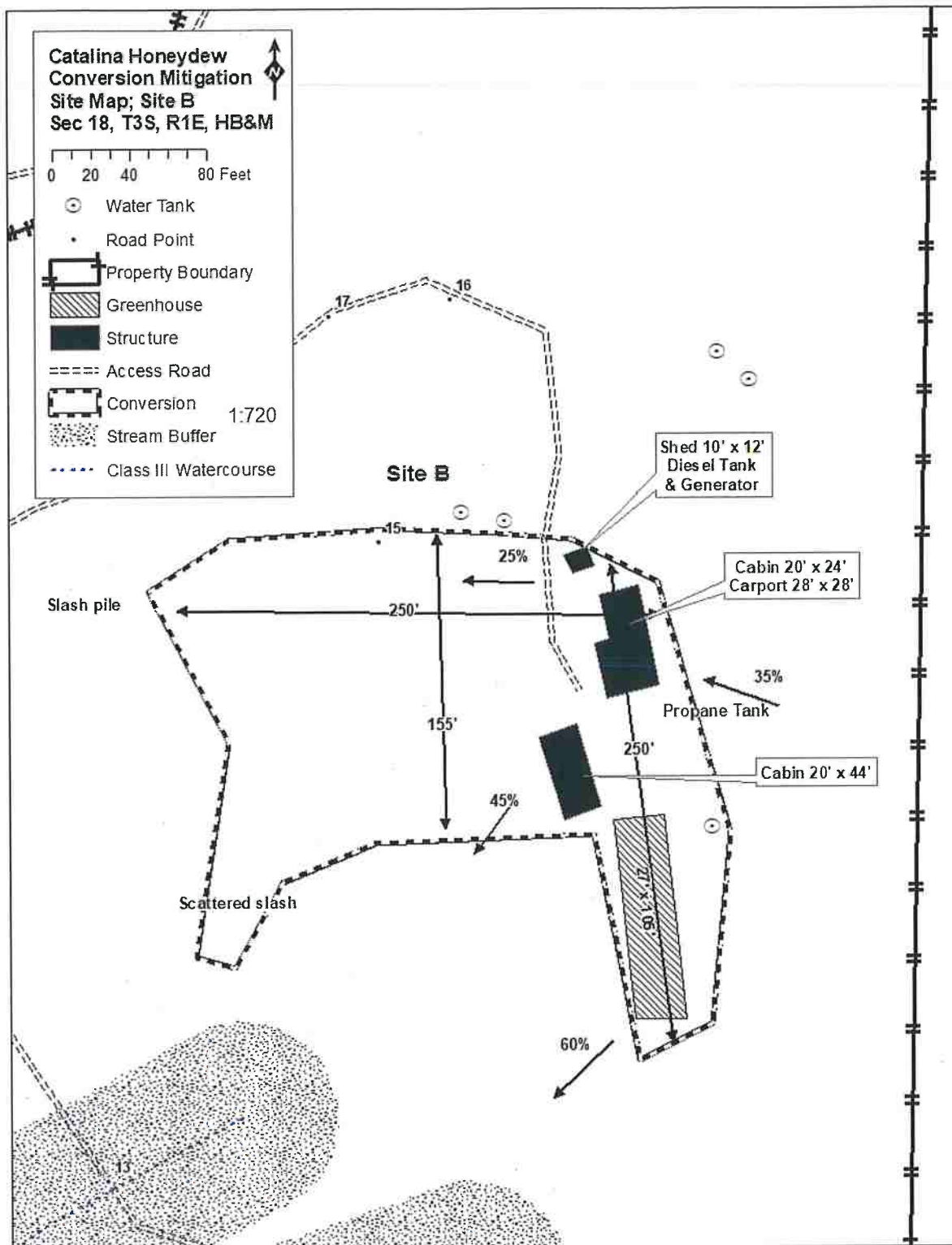


Figure 14) Site B Map.

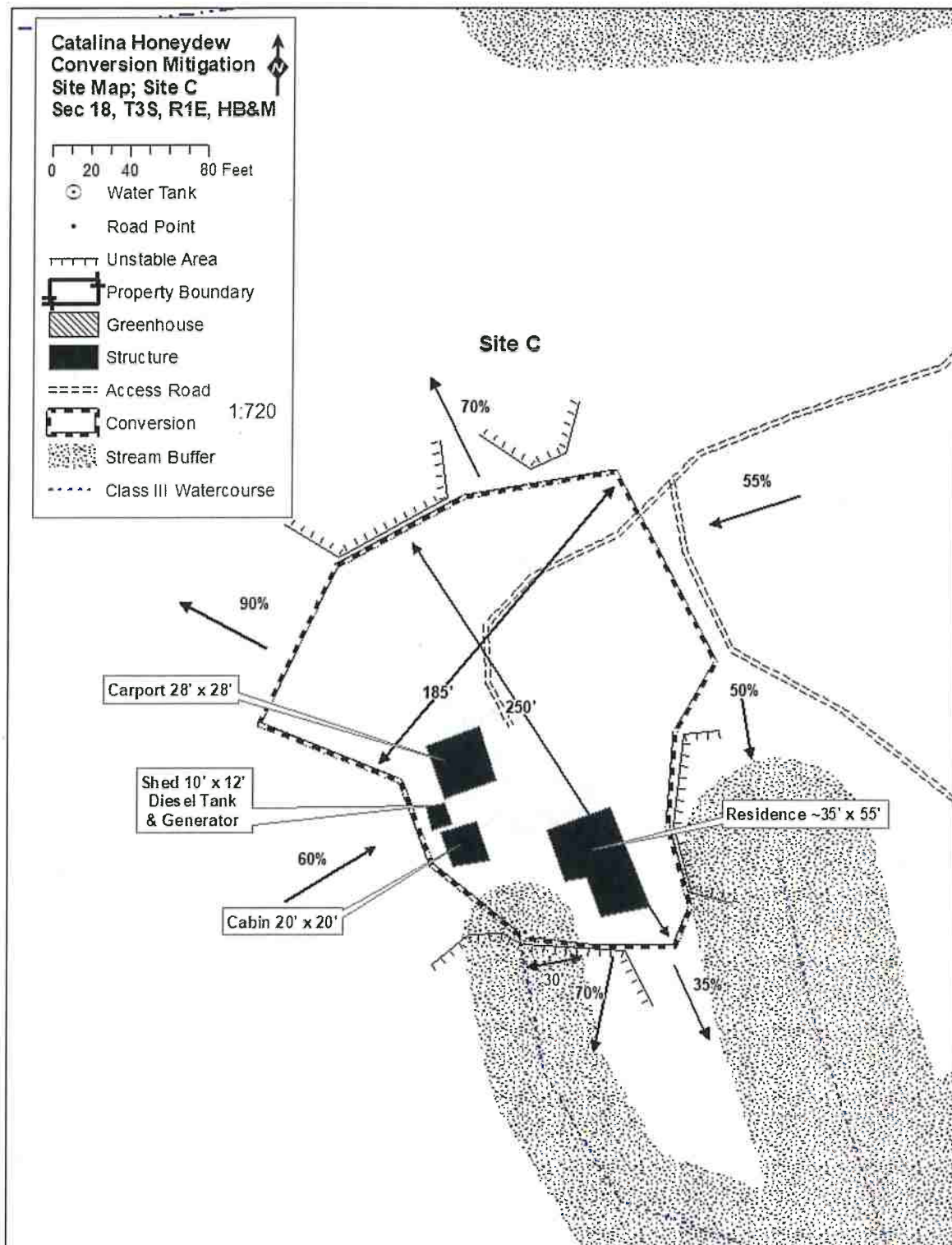


Figure 15) Site C Map.

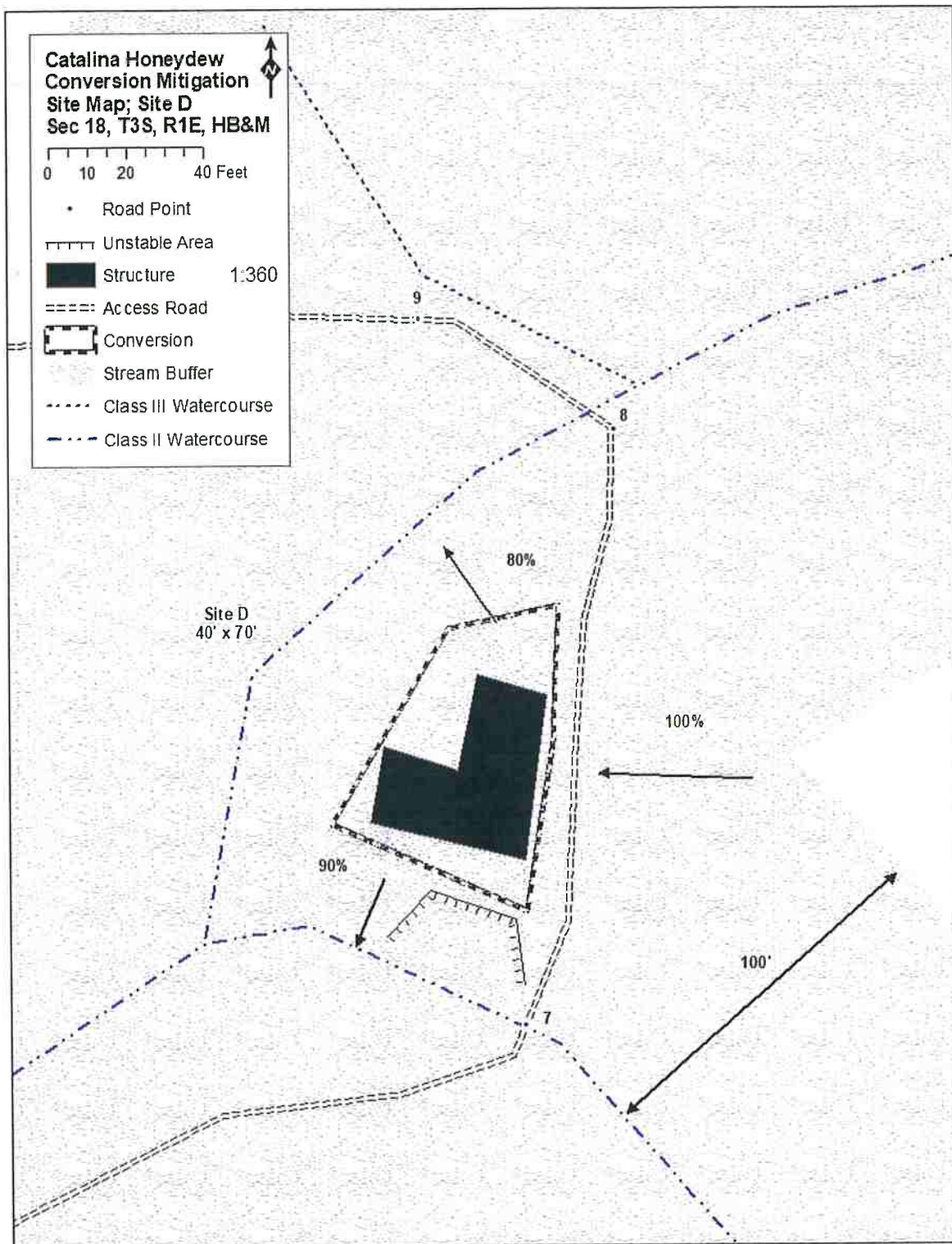


Figure 16) Site E Map.

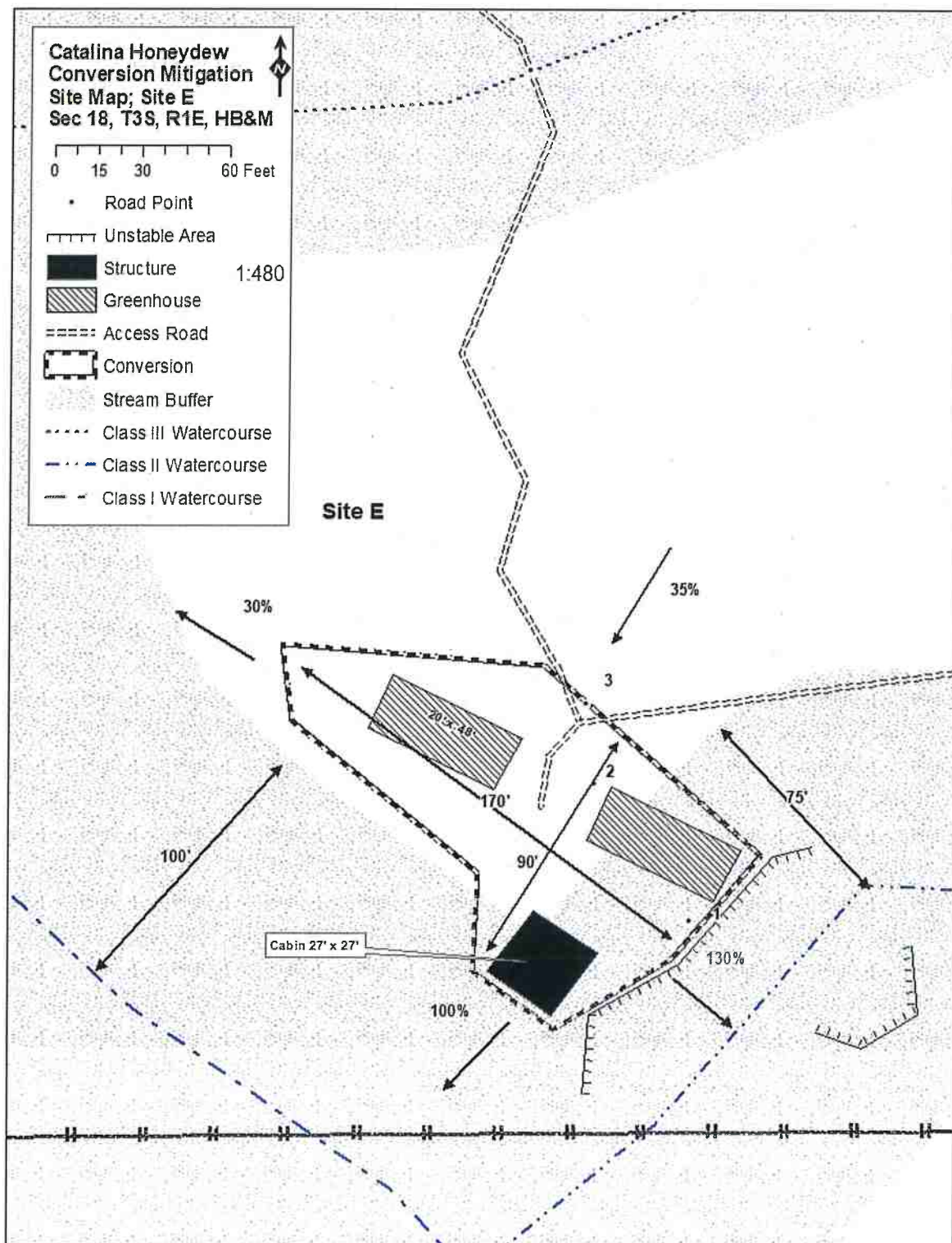
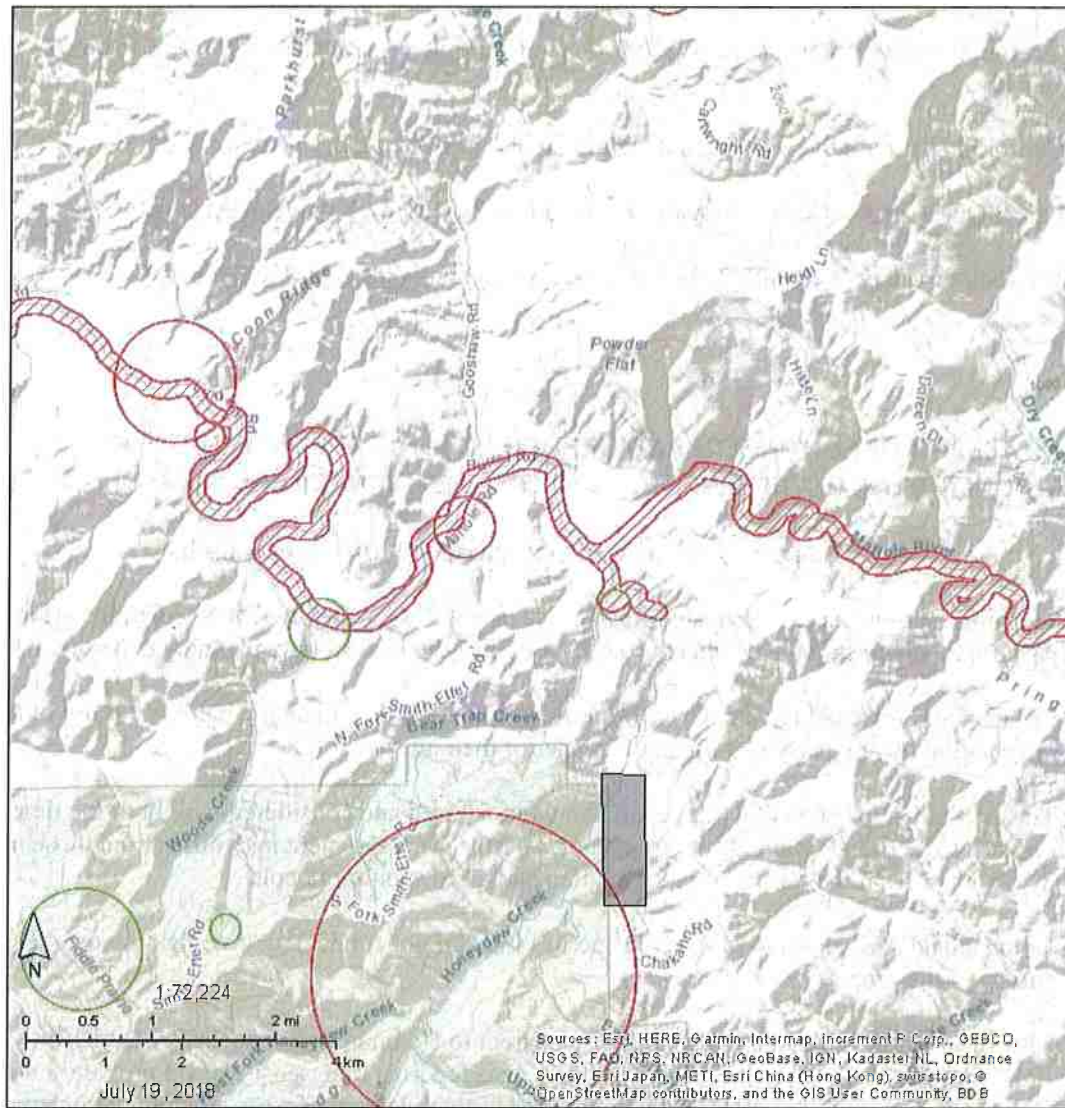


Figure 17) Site E Map.

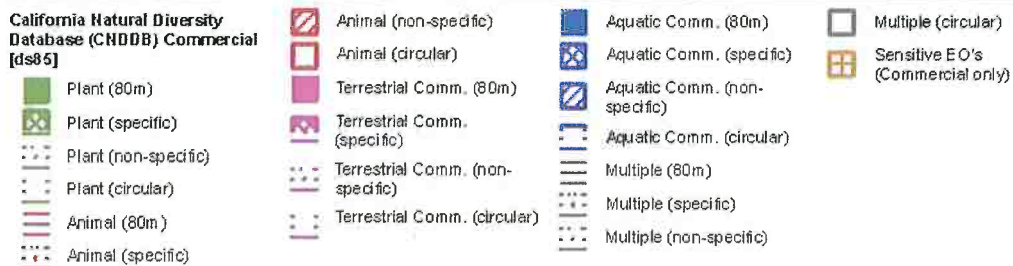


Figure 18) Zoning map for Humboldt County WebGIS 2018.

Map of Project Area



California Natural Diversity Database (CNDDb) Commercial [ds85]



Author: cnddb.com
Printed from: <http://cnddb.org/ca.gov>

Figure 19) CNDDb search, gray rectangle roughly where property is located. Pacific tailed frog has been observed in the area.

7. References

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

California Natural Diversity Database, July 2018, <http://bios.dfg.ca.gov>

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

Humboldt County Web GIS, 2018, <http://webgis.co.humboldt.ca.us/HCEGIS2.0/>

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: Maureen Catalina

Signature:  Date: Aug 11, 2018

Registered Professional Forester: Stephen Hohman RPF #2652

Signature:  Date: 8-21-18