Hohman & Associates
FORESTRY CONSULTANTS
P.O. Box 733, Hydesville, CA 95547 . (707) 768-3743 . (707) 768-3747 fax

Richard Mclennan
125 Preston Drive
Cloverdale, CA 95425

Panther Gap 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:

Richard Mclennan
PO Box 51
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: 2020 Panther Gap Road

b. Community Area: Panther Gap

c. Assessor's Parcel No(s): 107-232-008

d. Parcel Size(s): 85.5 Ac.

3. Project Description

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

The Panther Gap property is within a Douglas fir/Tanoak / and Madrone forest. The surrounding forest composition consists primarily of uneven-age second growth Douglas-fir, tanoak, and pacific madrone with a minor amount of other hardwood species. Understory vegetation consist of huckleberry, manzanita, poison oak, and ferns. All species combined (conifer & hardwood) basal areas is approximately 130 square feet (sq. ft.) per acre with closed canopy. 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 & class 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 watercourses14CCR 916.9(h): (Class III watercourses within a coastal anadromy zone)

ELZ WIDTHS:
30 ft. for side slopes <30%.
50 ft. for side slopes >30%.

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

A portion of the property was harvested in 2016 under THP# 1-15-035 HUM. The harvest incorporated the Group Selection silviculture using tractor skidding and encompassed approximately 30 acres.

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 10 sites in addition to the current permitted cultivation site, totaling approximately 1.19 acres of cultivation area on the property. There are two sites which meet the definition of a conversion consisting of approximately 0.20acres (see table below).

Site	Year Converted	Acres
1	NA	0.07
2(A & B)	NA	0.07
3	NA	0.05
4(A & B)	NA	0.03
5	NA	0.07
6	NA	0.14
7	2009	0.08
8(A & B)	NA	0.33
9	NA	0.23
10	2009	0.12
Current Site	NA	0.48

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

Site 1 (Historic road/ Creek)

History: The site does not meet the definition of a conversion as per forest practice rules (14CCR1104.1). The majority of the site is within a class II WLPZ Zone and appears to have been utilized to cultivate cannabis between 2006 - 2012. Currently the site is abandoned and the only features left are some plastic pots, plastic bags, and drip lines. No timber harvesting has occurred in or around this site in the last ten years. No threatened or endangered animals and plants present within 1000' as per 2018 CNDDB search. No hazard reduction issues are present. No erosion issues present. The parcel was not under the ownership of Richard McLennan at the time the cultivation site was in use.

General Mitigations for property: Road Points (RP) are specific locations that are currently in conflict with the Forest Practice Rules or have potential to cause environmental damage. No road points have been identified from where the access road enters the property to and around the conversion/cultivation sites. Note only roads currently used by the landowner and skidtrails within the 2016 harvest area were assessed; legacy roads and past skid trails were not evaluated.

Site 1 Mitigations: Because the site is within WLPZ all plastics (drip lines, pots, bags, etc…) shall be removed from the site.

Site 2 (A & B) (Creek)

History: The site does not meet the definition of a conversion as per forest practice rules (14CCR1104.1). The site is within a class II WLPZ Zone and appears to have been utilized to cultivate cannabis between 2006 - 2012. Currently the site is abandoned and the only features left are some plastic pots, plastic bags, plant stakes, fencing, and drip lines. No timber harvesting has occurred in or around this site in the last ten years. No threatened or endangered animals and plants present within 1000' as per 2018 CNDDB search. No hazard reduction issues are present. No erosion issues present. The parcel was not under the ownership of Richard McLennan at the time the cultivation site was in use.

Site 2 Mitigations: Because the site is within WLPZ all plastics (drip lines, pots, bags, etc…) shall be removed from the site and the associated stream. Remove the fencing as it present an entanglement hazard to wildlife.

Site 3 (Historic skid trail/Creek)

History: The site does not meet the definition of a conversion as per forest practice rules (14CCR1104.1). The majority of the site is within a class II WLPZ Zone and appears to have been utilized to cultivate cannabis between 2006 - 2012. Currently the site is abandoned and the only features left are some plastic pots, plastic bags, plant stakes, and drip lines. Timber harvesting has occurred adjacent to this site in 2016. No threatened or endangered animals and plants present within 1000' as per 2018 CNDDB search. No hazard reduction issues are present. No erosion issues present. The parcel was not under the ownership of Richard McLennan at the time the cultivation site was in use.

Site 3 Mitigations: Because the site is within WLPZ all plastics (drip lines, pots, bags, etc…) shall be removed from the site.

Site 4(A&B) (Historic skid trail)

History: The site does not meet the definition of a conversion as per forest practice rules (14CCR1104.1). The site is outside of any creek zones and appears to have been utilized to cultivate cannabis between 2006 - 2012. Currently the site is abandoned and the only features left are some plastic pots, plastic bags, plant stakes, wooden terraces, fencing, drying wires, and drip lines. Timber harvesting has occurred in or around this site in 2016. No threatened or endangered animals and plants present within 1000' as per 2018 CNDDB search. No hazard reduction issues are present. No erosion issues present currently however the site is on steep ground and potential for future erosion issues exist. The parcel was not under the ownership of Richard McLennan at the time the cultivation site was in use.

Site 4 Mitigations: All plastics (drip lines, pots, bags, etc…) shall be removed from the site although the site is outside of the WLPZ the site is on steep ground which allows derbies to end up in the stream below. Remove the single strand wires and fencing as they present a hazard to people and wildlife. The site shall be monitored for erosion issues and if detected the site should be stabilized as necessary using straw mulching, slashpacking, or other suitable measures.

Site 5 (Historic landing & skid trail)

History: The site does not meet the definition of a conversion as per forest practice rules (14CCR1104.1). The site is outside of any creek zones and appears to have been utilized to cultivate cannabis between 2006 - 2012. Currently the site is abandoned and the only features left are some plastic bags, plant stakes, fencing, and drip lines. Timber harvesting has occurred in or around this site in 2016 some of the site was disturbed from the timber operations and may have been larger. No threatened or endangered animals and plants present within 1000' as per 2018 CNDDB search. No hazard reduction issues are present. No erosion issues present. The parcel was not under the ownership of Richard McLennan at the time the cultivation site was in use.

Site 5 Mitigations: All plastics (drip lines, pots, bags, etc…) shall be removed from the site to improve the aesthetic and protect wildlife within the area from entrapment and entanglement. Remove the fencing as it present an entanglement hazard to wildlife.

Site 6 (Trending Ridge)

History: The site does not meet the definition of a conversion as per forest practice rules (14CCR1104.1). The site is outside of any creek zones and appears to have been utilized to cultivate cannabis between 2006 - 2012. The site may extend over the property boundary though the exact boundary was not established. Currently the site is abandoned and the only features left are some plastic and metal pots, plastic water barrels, a detreating plastic pool use for water storage, plant stakes, fencing & wire plant cages, and drip lines. Timber harvesting not has occurred in or around this site in the last 10 years. No threatened or endangered animals and plants present within 1000' as per 2018 CNDDB search. No hazard reduction issues are present. No erosion issues present. The parcel was not under the ownership of Richard McLennan at the time the cultivation site was in use.

Site 6 Mitigations: All plastics (drip lines, pots, bags, etc…) shall be removed from the site to improve the aesthetic and protect wildlife within the area from entrapment and entanglement. Remove the fencing as it present an entanglement hazard to wildlife.

Site 7 (Spring Terraces)

History: The site meets the definition of a conversion as per forest practice rules (14CCR1104.1). The majority of the site is within the Class II creek zone and appears to have been converted to cultivate cannabis around 2009 from air photo review. Currently the site is abandoned and the only features left are a water storage tank, plastic bags, drip lines, and extensive wooden terraces. Timber harvesting has not occurred in or around this site in the last 10 years. The site is located within 35' of a spring head which the current landowner holds rights to. No threatened or endangered animals and plants present within 1000' as per 2018 CNDDB search. No hazard reduction issues are present. Erosion issues were addressed by the current landowner utilizing straw mulching to prevent surface erosion however future erosion issues may arise when the terraces degrade. The parcel was not under the ownership of Richard McLennan at the time of the conversion or when the cultivation site was in use.

Site 7 Mitigations: All plastics (drip lines, bags, etc…) should be removed from the site. Two sheets of fiberglass tin which were used to cover the spring shall also be removed as they will degrade and may lead to contamination of the spring and watercourse below. The site shall be monitored for erosion issues and mitigated as feasible given the limited access to the site. The site shall be planted with native conifers at a 12 X 12 or less spacing to restore forest canopy and to facilitate long term stability of the area.

Site 8 (Ridge Flat)

History: The site does not meet the definition of a conversion as per forest practice rules (14CCR1104.1). The site is outside of any creek zones and appears to have been utilized to cultivate cannabis between 2006 - 2012. The site is located on a flatter area on a southwestern trending ridge. Currently the site is abandoned and the only features left are several plastic water barrels, a plastic bags, plastic pots, plant stakes, fencing, drying wires, and drip lines. Timber harvesting occurred in 2016 in or around this site. No threatened or endangered animals and plants present within 1000' as per 2018 CNDDB search. No hazard reduction issues are present.

No erosion issues present. The parcel was not under the ownership of Richard McLennan at the time the cultivation site was in use.

Site 8 Mitigations: All plastics (drip lines, pots, bags, etc…) shall be removed from the site to improve the aesthetic and protect wildlife within the area from entrapment and entanglement. Remove the fencing and single strand wires as they present a hazard to people and wildlife.

Site 9 (Road and Skid trail)

History: The site does not meet the definition of a conversion as per forest practice rules (14CCR1104.1). The site is outside of any creek zones and appears to have been utilized to cultivate cannabis between 2014 and 2015. The site is located partially on a road grade and what appears to be an old skidtrail. The site was utilized by the current landowner; however the site was abandoned has been cleaned up. The only features left are the depression where the plants were planted in the ground. Timber harvesting occurred in 2016 in or around this site. No threatened or endangered animals and plants present within 1000' as per 2018 CNDDB search. No hazard reduction issues are present. The site has been covered with straw mulch to reduce surface erosion. The parcel was under the ownership of Richard McLennan at the time the cultivation site was in use.

Site 9 Mitigations: The site shall be monitored for erosion issues if surface erosion is evident straw mulch or other erosion control methods shall be implemented.

Site 10 (Ridge top)

History: The site is near a clearing visible from air photo review and meets the definition of a conversion as per forest practice rules (14CCR1104.1). The site is outside of any creek zones and appears to have been cleared to cultivate cannabis between around 2009. Currently the site is abandoned and the only features left are some plastic pots, plastic bags, plant stakes, and drip lines. Timber harvesting occurred in 2016 and a selection group was placed on or near the site which may have obscured portions of the original site. No threatened or endangered animals and plants present within 1000' as per 2018 CNDDB search. No hazard reduction issues are present. No erosion issues present. The parcel was not under the ownership of Richard McLennan at the time the conversion or when the cultivation site was in use.

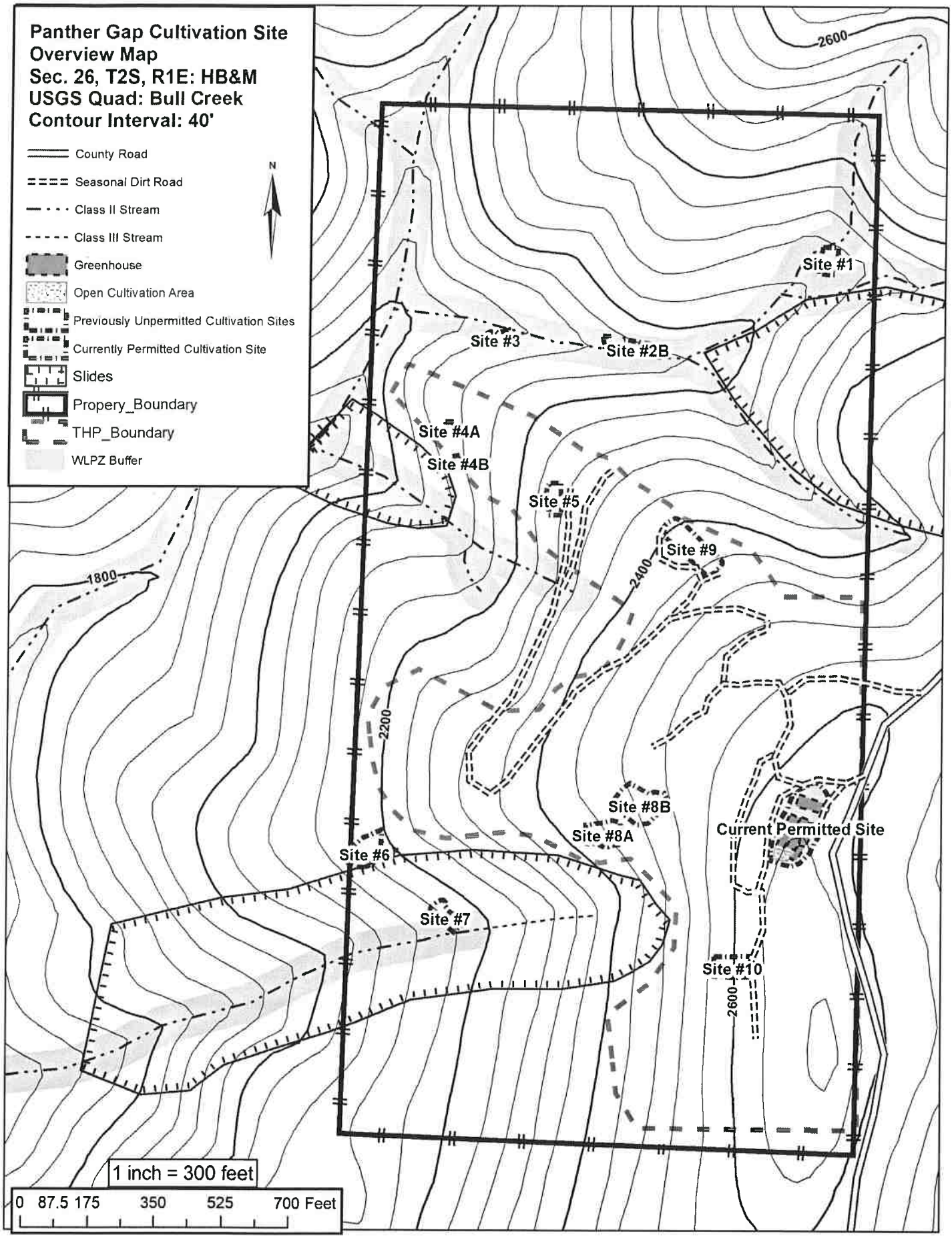
Site 10 Mitigations: All plastics (drip lines, pots, bags, etc…) shall be removed from the site to improve the aesthetic and protect wildlife within the area from entrapment and entanglement.

Current permitted cannabis cultivation site.

History: The site was developed in a site that was historically grassland and appears as open land in air phots as far back as 1984. Cultivation first appears to have occurred here in 2014. The site consists of 5 greenhouses and one outside cultivation area and is approximately 0.48 acres in size. No issues were observed with this site.

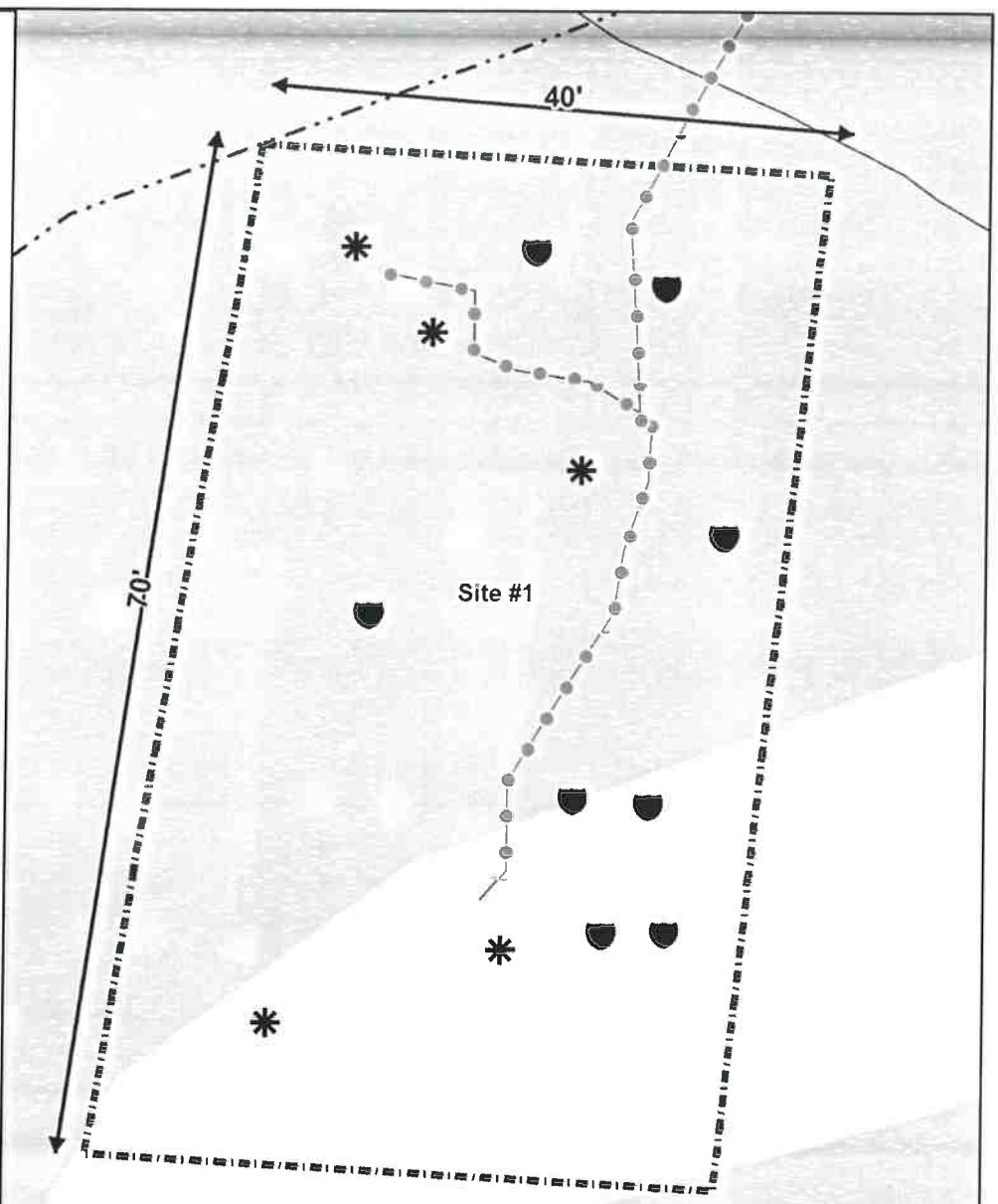
Mitigations: None proposed.

5. Photos, Figures, and Maps



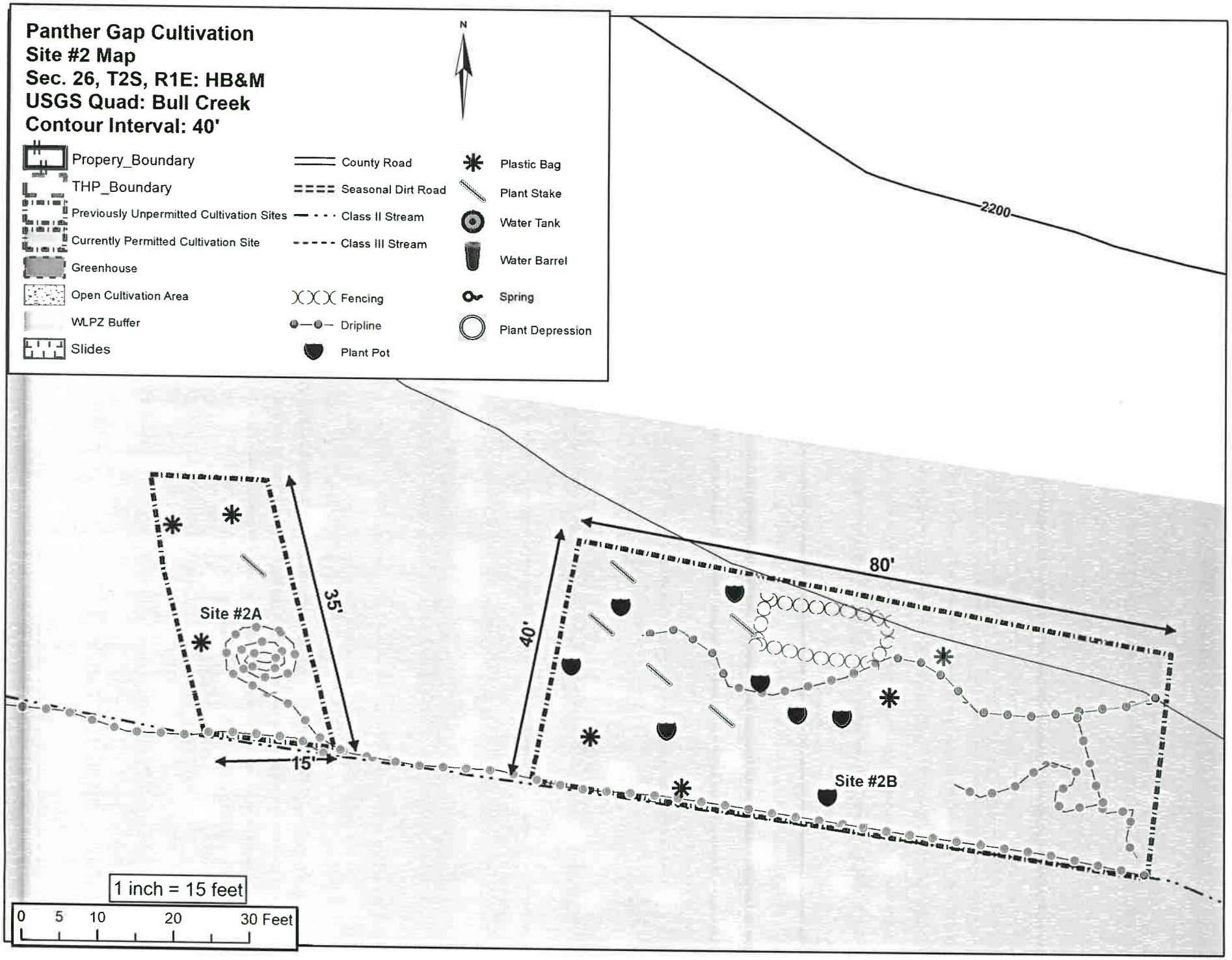
Panther Gap Cultivation
Site #1 Map
Sec. 26, T2S, R1E: HB&M
USGS Quad: Bull Creek
Contour Interval: 40'

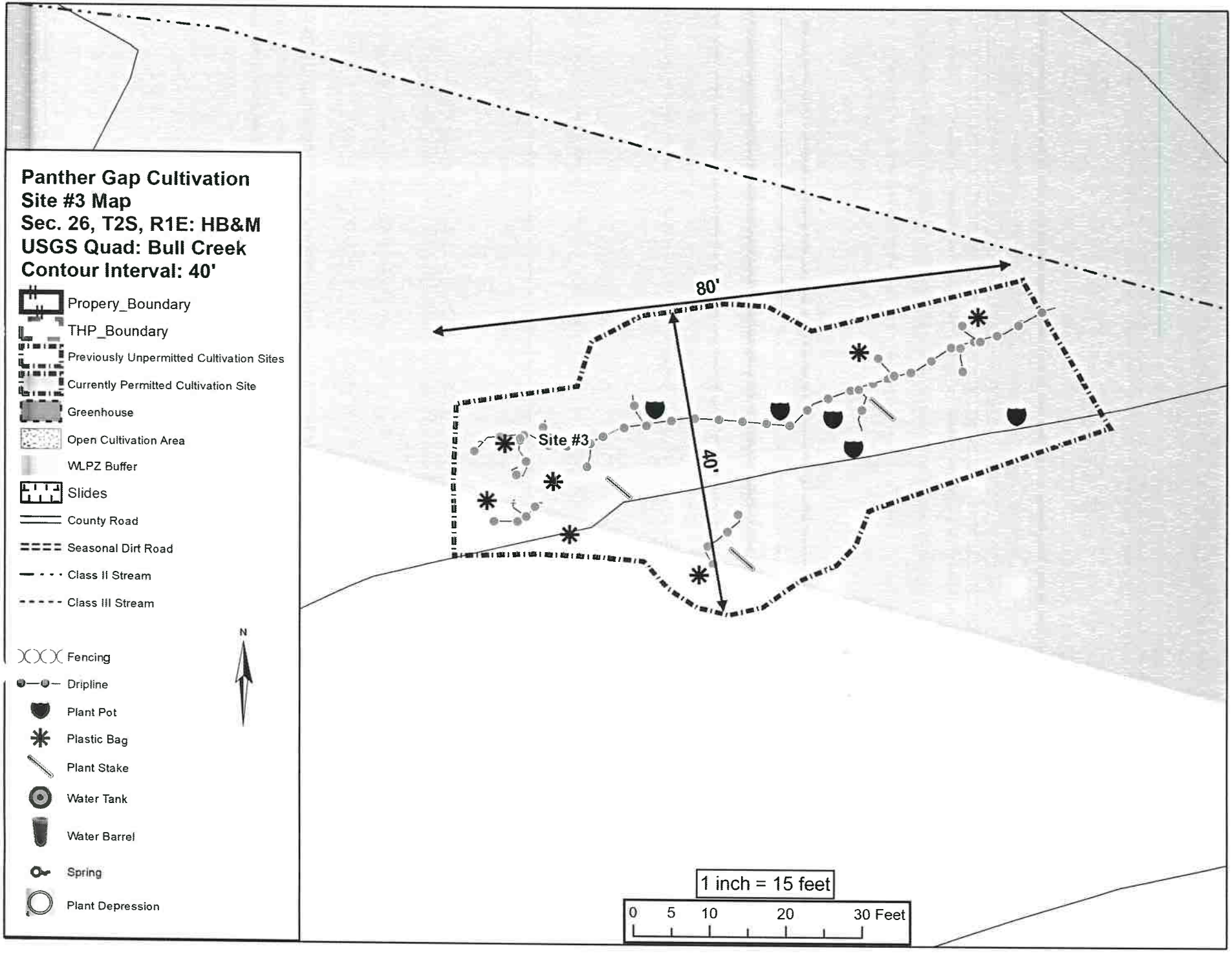
- Propery_Boundary
- THP_Boundary
- Previously Unpermitted Cultivation Sites
- Currently Permitted Cultivation Site
- Greenhouse
- Open Cultivation Area
- WLPZ Buffer
- Slides
- Seasonal Dirt Road
- County Road
- Class II Stream
- Class III Stream
- Fencing
- Dripline
- Plant Pot
- Plastic Bag
- Plant Stake
- Water Tank
- Water Barrel
- Spring
- Plant Depression

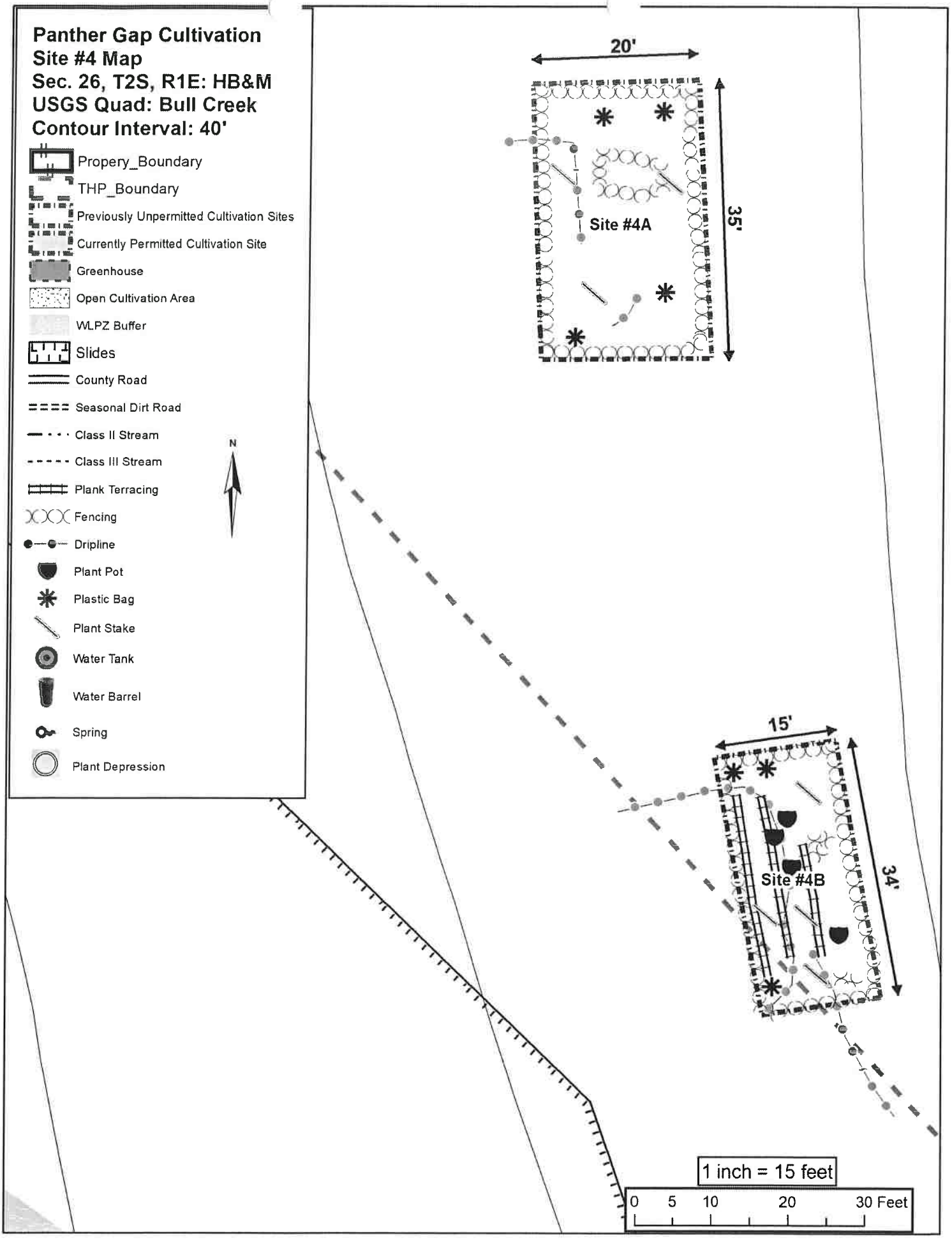


1 inch = 12 feet

0 5 10 20 30 Feet


Panther Gap Cultivation
Site #2 Map
Sec. 26, T2S, R1E: HB&M
USGS Quad: Bull Creek
Contour Interval: 40'
N
Propery_Boundary
THP_Boundary
Previously Unpermitted Cultivation Sites
Currently Permitted Cultivation Site
Greenhouse
Open Cultivation Area
WLPZ Buffer
Slides
County Road
Seasonal Dirt Road
Class II Stream
Class III Stream
Fencing
Dripline
Plant Pot
Plastic Bag
Plant Stake
Water Tank
Water Barrel
Spring
Plant Depression
2200
Site #2A
35'
15'
40'
80'
Site #2B
1 inch = 15 feet
0 5 10 20 30 Feet

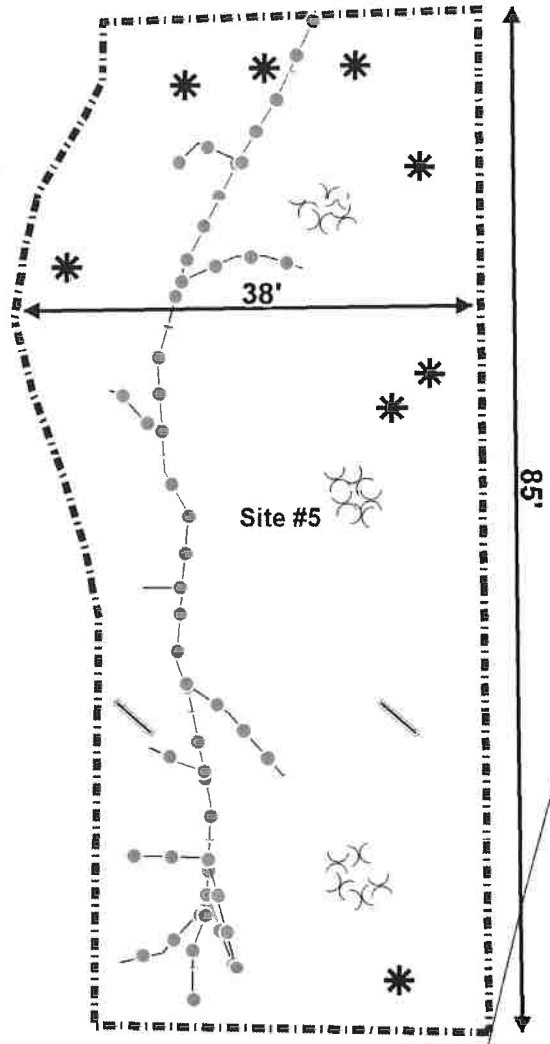

Panther Gap Cultivation
Site #3 Map
Sec. 26, T2S, R1E: HB&M
USGS Quad: Bull Creek
Contour Interval: 40'
Propery_Boundary
THP_Boundary
Previously Unpermitted Cultivation Sites
Currently Permitted Cultivation Site
Greenhouse
Open Cultivation Area
WLPZ Buffer
Slides
County Road
Seasonal Dirt Road
Class II Stream
Class III Stream
Fencing
Dripline
Plant Pot
Plastic Bag
Plant Stake
Water Tank
Water Barrel
Spring
Plant Depression
N
80'
40'
Site #3
1 inch = 15 feet
0 5 10 20 30 Feet


Panther Gap Cultivation
Site #4 Map
Sec. 26, T2S, R1E: HB&M
USGS Quad: Bull Creek
Contour Interval: 40'
Propery_Boundary
THP_Boundary
Previously Unpermitted Cultivation Sites
Currently Permitted Cultivation Site
Greenhouse
Open Cultivation Area
WLPZ Buffer
Slides
County Road
Seasonal Dirt Road
Class II Stream
Class III Stream
Plank Terracing
Fencing
Dripline
Plant Pot
Plastic Bag
Plant Stake
Water Tank
Water Barrel
Spring
Plant Depression
N
20'
35'
Site #4A
15'
34'
Site #4B
1 inch = 15 feet
0 5 10 20 30 Feet

Panther Gap Cultivation
Site #5 Map
Sec. 26, T2S, R1E: HB&M
USGS Quad: Bull Creek
Contour Interval: 40'

- Propery_Boundary
- THP_Boundary
- Previously Unpermitted Cultivation Sites
- Currently Permitted Cultivation Site
- Greenhouse
- Open Cultivation Area
- WLPZ Buffer
- Slides
- County Road
- Seasonal Dirt Road
- Class II Stream
- Class III Stream
- Fencing
- Dripline
- Plant Pot
- Plastic Bag
- Plant Stake
- Water Tank
- Water Barrel
- Spring
- Plant Depression

N

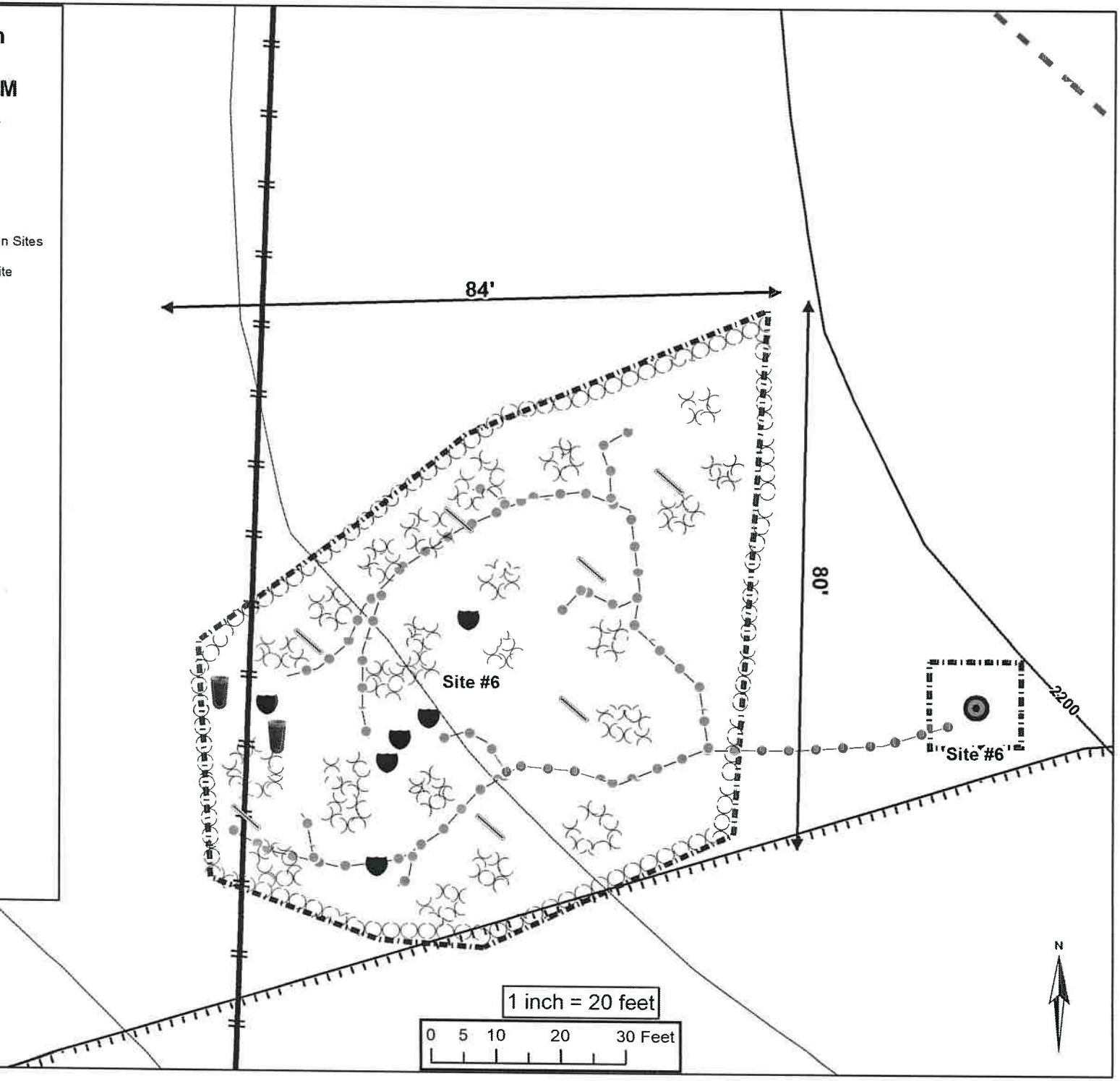


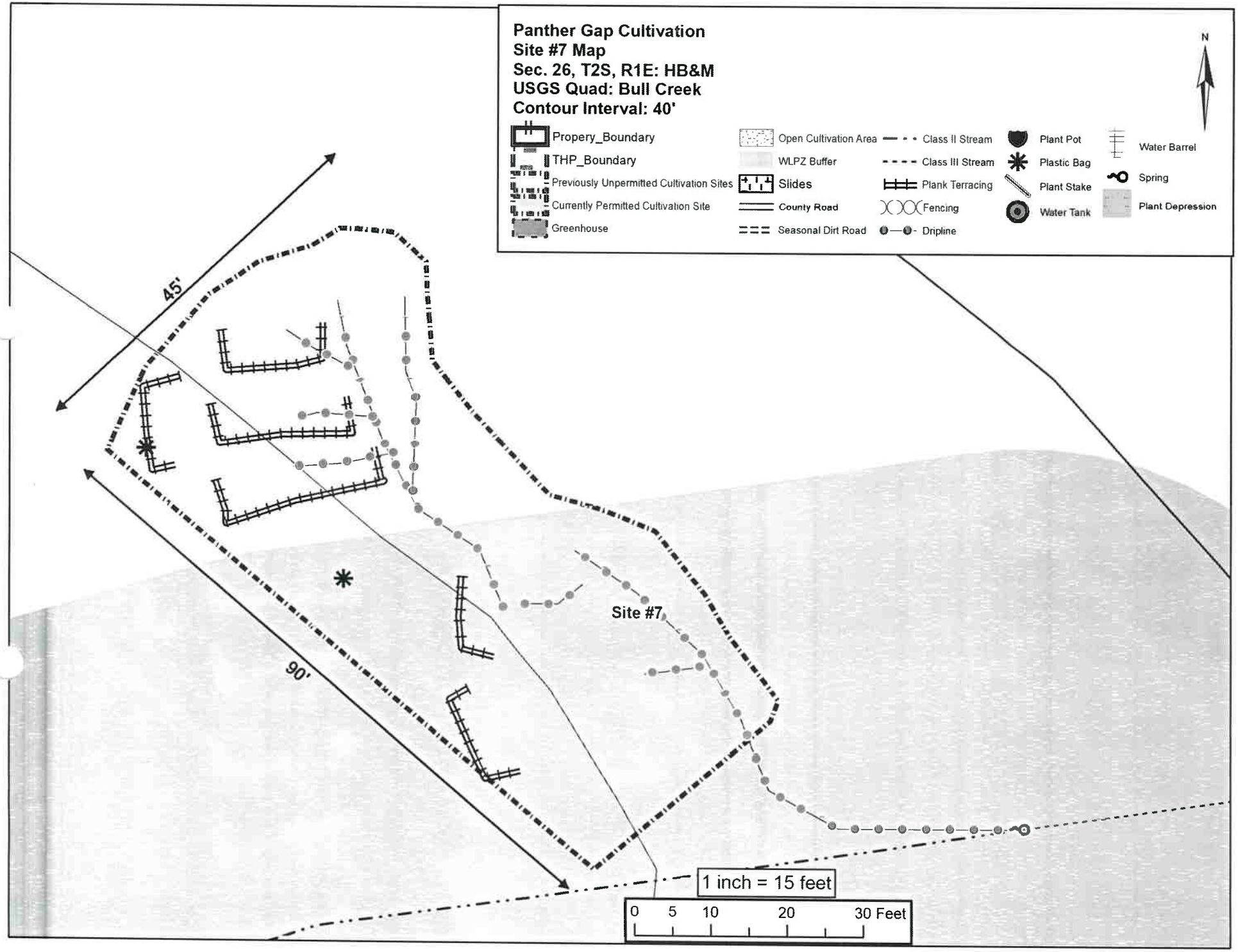
1 inch = 15 feet

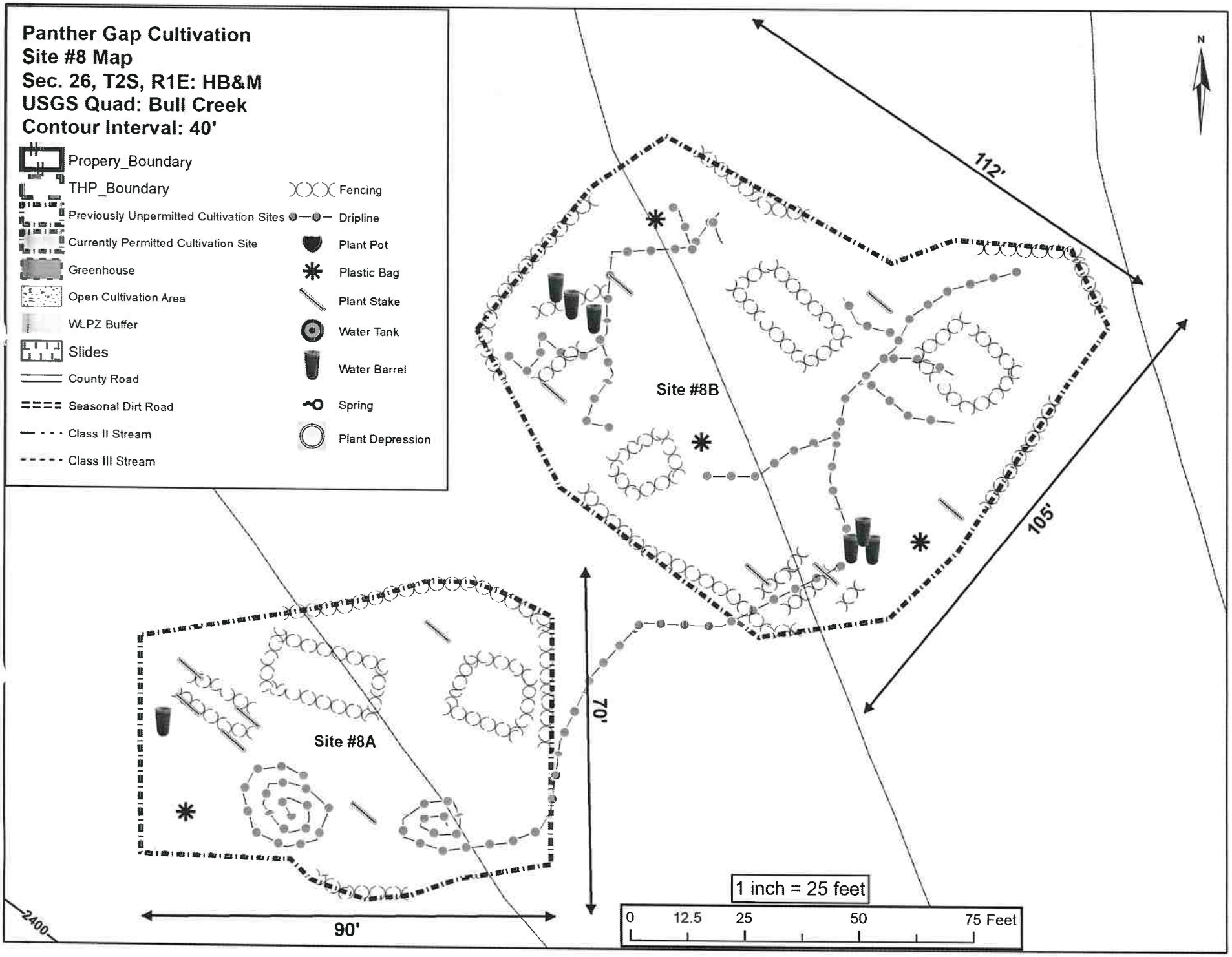
0 5 10 20 30 Feet

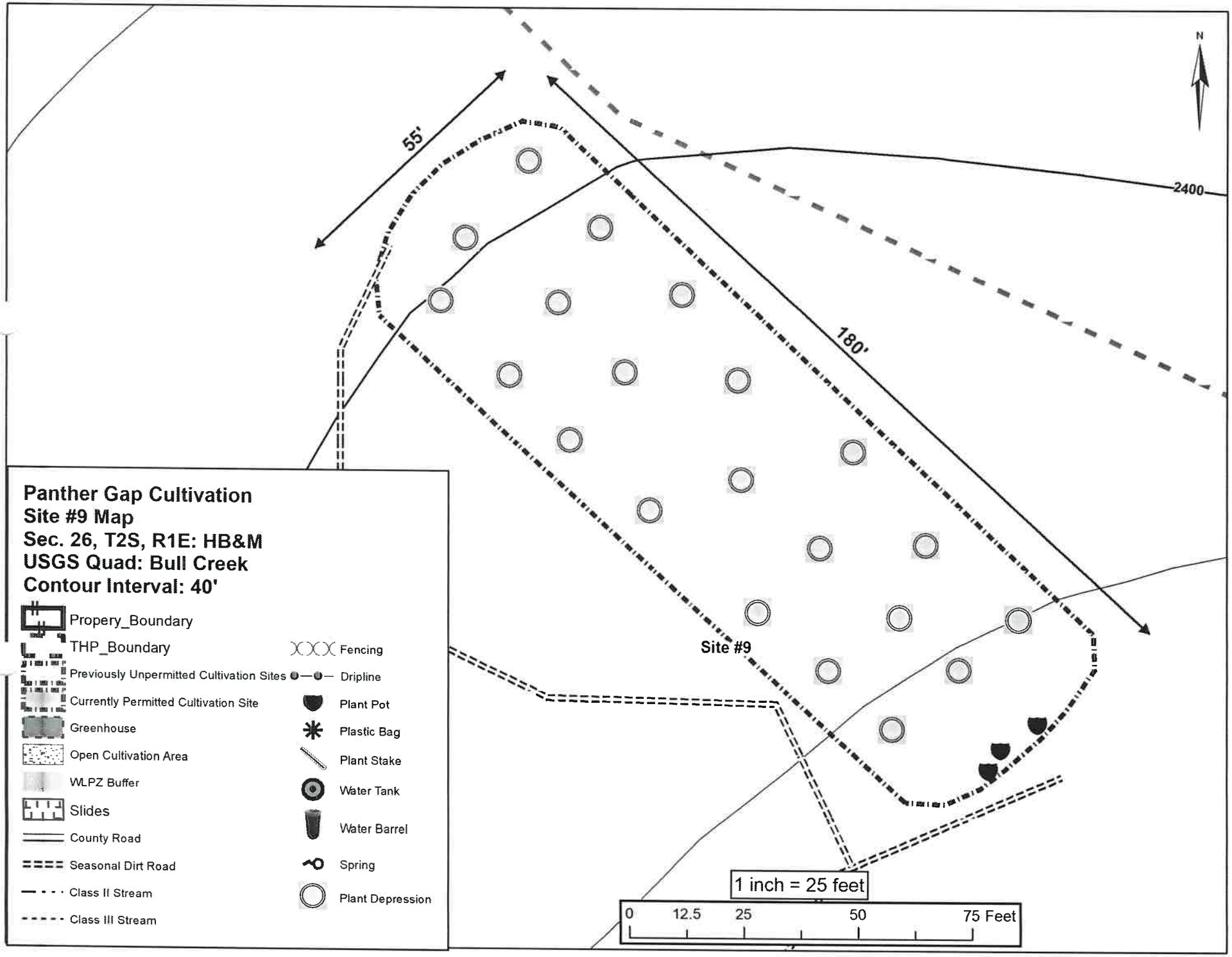
Panther Gap Cultivation
Site #6 Map
Sec. 26, T2S, R1E: HB&M
USGS Quad: Bull Creek
Contour Interval: 40'

- Propery_Boundary
- THP_Boundary
- Previously Unpermitted Cultivation Sites
- Currently Permitted Cultivation Site
- Greenhouse
- Open Cultivation Area
- WLPZ Buffer
- Slides
- County Road
- Seasonal Dirt Road
- Class II Stream
- Class III Stream
- Fencing
- Dripline
- Plant Pot
- Plastic Bag
- Plant Stake
- Water Tank
- Water Barrel
- Spring
- Plant Depression



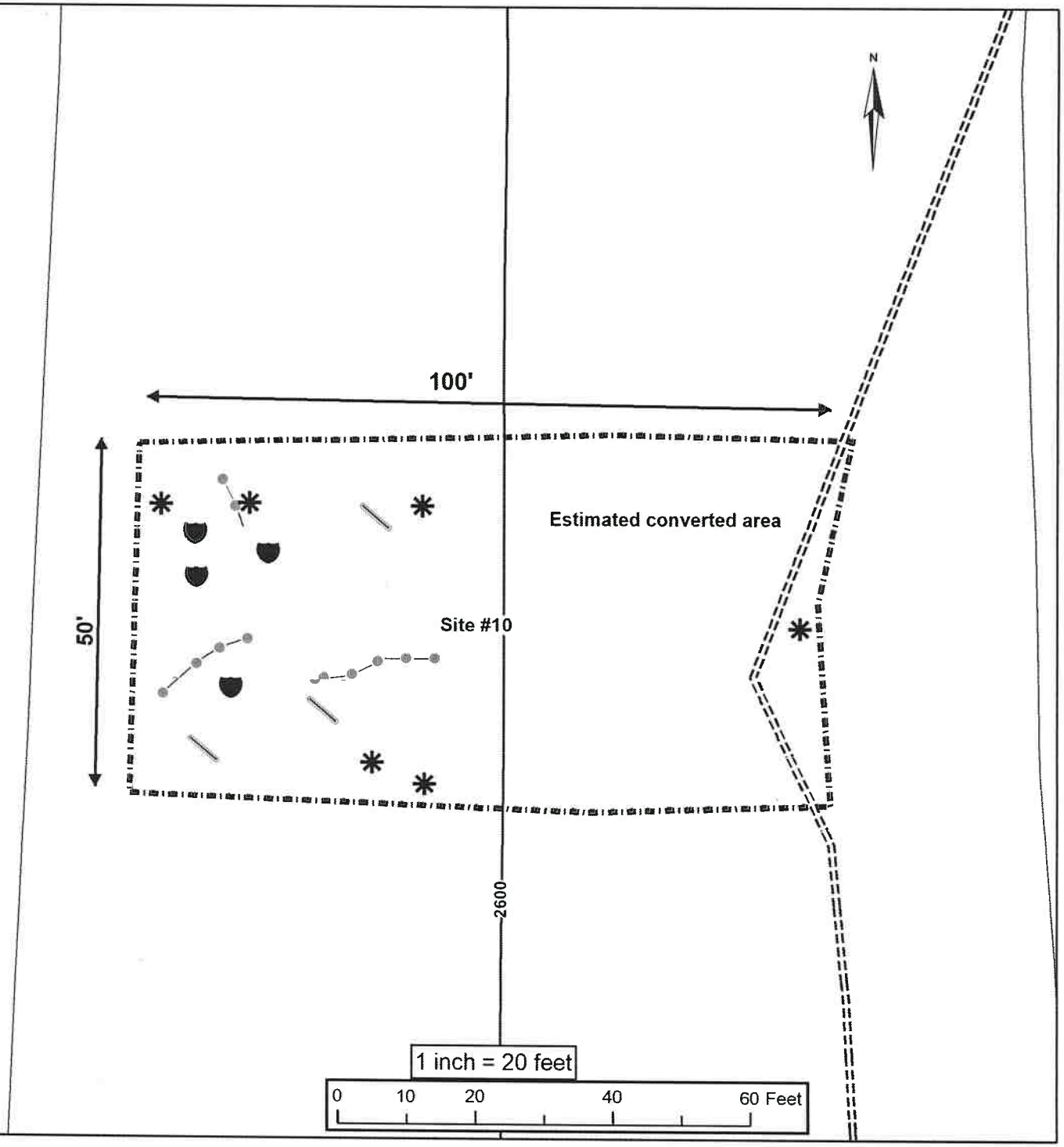

Panther Gap Cultivation
Site #7 Map
Sec. 26, T2S, R1E: HB&M
USGS Quad: Bull Creek
Contour Interval: 40'
N
Propery_Boundary
THP_Boundary
Previously Unpermitted Cultivation Sites
Currently Permitted Cultivation Site
Greenhouse
Open Cultivation Area
WLPZ Buffer
Slides
County Road
Seasonal Dirt Road
Class II Stream
Class III Stream
Plank Terracing
Fencing
Dripline
Plant Pot
Plastic Bag
Plant Stake
Water Tank
Water Barrel
Spring
Plant Depression
45'
90'
Site #7
1 inch = 15 feet
0 5 10 20 30 Feet

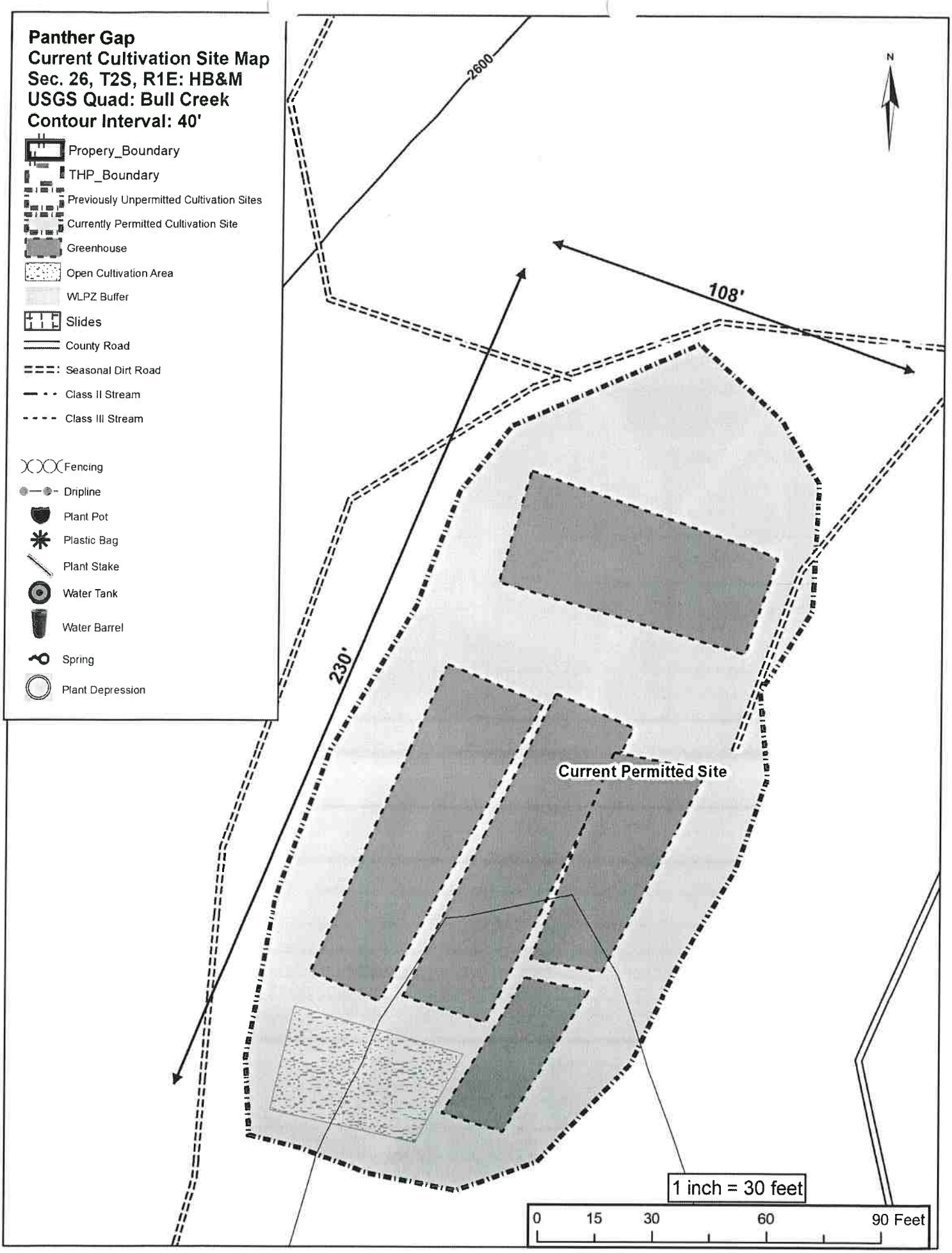

Panther Gap Cultivation
Site #8 Map
Sec. 26, T2S, R1E: HB&M
USGS Quad: Bull Creek
Contour Interval: 40'
Propery_Boundary
THP_Boundary
Previously Unpermitted Cultivation Sites
Currently Permitted Cultivation Site
Greenhouse
Open Cultivation Area
WLPZ Buffer
Slides
County Road
Seasonal Dirt Road
Class II Stream
Class III Stream
Fencing
Dripline
Plant Pot
Plastic Bag
Plant Stake
Water Tank
Water Barrel
Spring
Plant Depression
N
112'
105'
Site #8B
Site #8A
70'
90'
2400
1 inch = 25 feet
0
12.5
25
50
75 Feet


Panther Gap Cultivation
Site #9 Map
Sec. 26, T2S, R1E: HB&M
USGS Quad: Bull Creek
Contour Interval: 40'
Propery_Boundary
THP_Boundary
Previously Unpermitted Cultivation Sites
Currently Permitted Cultivation Site
Greenhouse
Open Cultivation Area
WLPZ Buffer
Slides
County Road
Seasonal Dirt Road
Class II Stream
Class III Stream
Fencing
Dripline
Plant Pot
Plastic Bag
Plant Stake
Water Tank
Water Barrel
Spring
Plant Depression
55'
180'
2400
Site #9
N
1 inch = 25 feet
0
12.5
25
50
75 Feet

Panther Gap Cultivation
Site #10. Map
Sec. 26, T2S, R1E: HB&M
USGS Quad: Bull Creek
Contour Interval: 40'

- Propery_Boundary
- THP_Boundary
- Previously Unpermitted Cultivation Sites
- Currently Permitted Cultivation Site
- Greenhouse
- Open Cultivation Area
- WLPZ Buffer
- Slides
- County Road
- Seasonal Dirt Road
- Class II Stream
- Class III Stream
- Fencing
- Dripline
- Plant Pot
- Plastic Bag
- Plant Stake
- Water Tank
- Water Barrel
- Spring
- Plant Depression




Panther Gap
Current Cultivation Site Map
Sec. 26, T2S, R1E: HB&M
USGS Quad: Bull Creek
Contour Interval: 40'
Propery_Boundary
THP_Boundary
Previously Unpermitted Cultivation Sites
Currently Permitted Cultivation Site
Greenhouse
Open Cultivation Area
WLPZ Buffer
Slides
County Road
Seasonal Dirt Road
Class II Stream
Class III Stream
Fencing
Dripline
Plant Pot
Plastic Bag
Plant Stake
Water Tank
Water Barrel
Spring
Plant Depression
2600
N
108'
230'
Current Permitted Site
1 inch = 30 feet
0
15
30
60
90 Feet

Site 1 Photos

Site 2 Photos

Site 2 a

Site 2B

Site 3 Photos

Site 4 Photos

Site 4A

Site 4b

Site 5 Photos

Site 6 photos

Site 7 Photos

Site 8 Photos

Site 8 A

Site 8 B

Site 9 Photo

Site 10 Photos

2013-015270-2
Recorded - Official Records
Humboldt County, California
Carolyn Crnich, Recorder
Recorded by: DEMARTINI
Rec Fee: $16.00

Survey Mon Fee: $10.00

RECORDING REQUESTED BY:

JAMES F. DeMARTINI, Atty.

WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:

RICHARD and LINDA McLENNAN
125 Preston Drive
Cloverdale, CA 95425

[Doc Trf Tax: $319.00
Clerk: MM Total:$345.00
Jun 28, 2013 at 16:31:27

APN: 107-232-008

GRANT DEED

The undersigned grantor declares
Documentary transfer tax is: $ 319.00 City tax: 0
[ ] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale
[x] unincorporated area City of _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RONALD E. COPENHAFER, a widower,

hereby grants to

RICHARD McLENNAN and LINDA McLENNAN, husband and wife as community property with right of survivorship,

the following described real property in the unincorporated area of the County of Humboldt, State of California:

See **EXHIBIT A** attached hereto and made a part hereof.

Dated: March 6, 2013

Ronald E. Copenhafer

State of California }
County of Humboldt }

On March 6, 2013 before me, James Lamport, notary public, personally appeared
RONALD E. COPENHAFER,
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person 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.
(Seal)

JAMES LAMPORT
COMM. # 1875821
NOTARY PUBLIC - CALIFORNIA
HUMBOLDT COUNTY
MY COMM. EXP. JAN. 31, 2014

James Lamport, notary public

EXHIBIT A

IN TOWNSHIP 2 SOUTH, RANGE 1 EAST, HUMBOLDT MERIDIAN

Section 26:

The Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter.

EXCEPTING THEREFROM all coal and other minerals, together with the right to prospect for, mine, and recover same, as reserved in the Patent issued by the United States of America to Arthur B. Clark, dated May 13, 1925, and recorded March 30, 1926, in Book 24 of Patents, page 62, Humboldt County Records.