



Aloha Top Shelf, LLC

Remediation Plan Narrative

APN: 522-026-007

Humboldt County, CA

11167

PREPARED FOR:



August 2021

Remediation Plan
Aloha Top Shelf, LLC
APN: 522-026-007
Apps #11167

Prepared By:
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August 2021

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APPENDICES

APPENDIX A: Site Plan

1 Introduction and Site Information

The purpose of this Remediation Plan is to guide remediation efforts to be conducted on a ±212-acre parcel near the town of Willow Creek (APN: 522-026-007). The parcel had been used for timber harvest activities and has development associated with commercial cannabis. The parcel is accessed via Old Three Creeks Road. There is one Class III watercourse that originates onsite. The parcel is primarily timberland composed of Douglas-fir and mixed upland hardwood species. Second growth Douglas-fir, Tan Oak, Black Oak, Oregon White Oak, Live Oaks and Pacific Madrone are the dominant established tree species in the immediate vicinity.

2 Methods

2.1 Remediation Sites

Remediation efforts are proposed at four (4) separate areas within the parcel. Two (2) of the remediation areas, area 1 and 2, are located on the main cultivation flat (Site 1). The third remediation area is located towards the southern portion of the parcel, at the nursery location (Site 2). The remaining remediation area, area 4, is located on the southern quadrant of the property. Details are summarized in Table 1.

Table 1: Summary of Remediation Areas.

Location	Approximate Area	Existing Conditions	Proposed Remediation Efforts
Remediation Area 1	± 2,741 SF	A class III ephemeral stream is near the southern edge of the cultivation flat. Greenhouses have been decommissioned. When this section of the original landing was expanded, it encroached upon the riparian habitat of the stream. The toe of the slope is just a few feet away from the top of bank. Erosion is not apparent on the fill slope.	<ul style="list-style-type: none"> • Pull the fill slopes back 50 ft from the top of bank and recontour to a 2:1 slope. • Install erosion and sediment control BMPs before and after construction. • Avoid riparian vegetation if feasible.
Remediation Area 2	± 1,293 sf	The hydrology of the hillslope was altered when the Less Than 3-acre Conversion area was implemented in 2013 and the roads and landings were built. The expansion of the landings post-conversion and their poor drainage resulted in the artificially created wet area, which is hemmed in by timber spoils, a skid road, and landing fill slope. This small depression captures snow melt and runoff from the cultivation flat, as evidenced by the rills in the fill slope. By June/July the depression is dry. Cultivation spoils had temporarily been placed on the road next to the depression and some had entered the water due to lack of BMPs. The toe of the fill slope touches the west end of the depression. Due to lack	<ul style="list-style-type: none"> • All cultivation-related spoils will be removed from and adjacent to the depression. • The fill slope will be pulled back and recontoured. • Temporary and permanent BMPs will be established, which include stabilizing the fill slope with fiber rolls, straw, and straw wattles; anchoring in a silt fence at the base of the fill slope; and staking in construction fencing between the skid road and depression. • Avoid riparian vegetation during and after construction, as much as feasible.



		of BMPs the spoils were allowed to runoff into the depressed area.	
Remediation Area 3	± 1,550 sf	The applicant currently operates a nursery in excess of 10% of the cultivation area. The existing nursery consists of (2) 25'x100' greenhouses, or 5,000 sf.	<ul style="list-style-type: none"> The nursery area will be reduced to 10% of the cultivation area. One greenhouse will be reduced by 62 ft. <ul style="list-style-type: none"> (1) 25' x 100' (1) 25' x 38'
Remediation Area 4	N/A	The area was a former cultivation site. The former cultivation site consisted of outdoor pots spread out on the hillside. Cultivation activities within this area ceased.	<ul style="list-style-type: none"> All remnants of the former cultivation site have been removed and the area has revegetated naturally.

3 Implementation

All remediation measures detailed below are to be carried out under the Best Management Practices (BMPs) outlined in Appendix B of the State Water Resources Control Board (SWRCB) General Order (Order No. 2019-0001). In general, work is to occur during the project work season from May 1st to October 15th unless a winter operating plan has been completed and implemented.

3.1 Remediation Area 1 Measures

Remediation Area 1 is comprised of a Class III ephemeral stream near the southern edge of a former cultivation flat. The former cultivation area and fill slope do not meet riparian setbacks.

A. Recontour and Install BMPs at Remediation Area 1

The fill slope will be pulled back to a minimum of 50 ft from top of bank and recontoured to a 2:1 slope. Erosion and sediment control BMPs should be installed before and after construction. Interim erosion control measures including the distribution of straw hay mulch and possible erosion control blankets will be utilized to ensure soil is stabilized during the revegetation process. Once the fill slope is pulled back and stabilized, the thicket-forming alders are expected to regrow within the first year, widening and enhancing the riparian habitat. The landowner will no longer use the expanded landing for cultivation of cannabis. With ongoing changes to operations, the permanent BMPs and their annual maintenance will ensure the water quality and wildlife habitat are protected in perpetuity.

B. Spoils Disposal

If non-native organics waste and woody debris are present, it is to be removed from the hillside. During the remediation process, excess material is to be collected onsite and stored in a stable location where they cannot enter a watercourse.

Equipment and resources for this Restoration Measure may include a hydraulic excavator, a dump truck, trailer, seed/young trees/brush, straw mulch, a seed spreader, straw wattles, erosion control blanket, a pickup truck, hand tools and labor.

3.2 Remediation Area 2 Measures

Remediation Area 2 is comprised of a hillslope that was altered when a Less Than 3-acre Conversion area was implemented in 2013 and the roads and landings were built. The expansion of the landings post-conversion and their poor drainage resulted in the artificially created a wet area, as evidenced by rills in the fill slope.



A. Recontour and Install BMPs at Remediation Area 2

The ±50 section of fill slope adjacent to the two greenhouses will be pulled back and recontoured. All cultivation related spoils will be removed from and adjacent to the depression. Temporary and permanent BMPs will be established, which includes stabilizing the fill slope with fiber rolls, straw, and straw wattles, anchoring in a silt fence at the base of the fill slope and staking in construction fencing between the skid road and the depression as an avoidance measure. Avoidance of riparian vegetation during and after construction will be observed.

B. Spoils Disposal

If organics waste and woody debris are present, it is to be removed from the hillside. During the remediation process, excess material is to be collected onsite and stored in a stable location where they cannot enter a watercourse.

Equipment and resources for this Remediation Measure may include a hydraulic excavator, a dump truck, trailer, seed/young trees/brush, straw mulch, a seed spreader, straw wattles, erosion control blanket, a pickup truck, hand tools and labor.

3.3 Remediation Area 3 Measures

Remediation Area 3 is comprised of a nursery space that is larger than 10% of the existing cultivation area. The existing nursery area is approximately 5,000 sf. The proposed nursery reduction would reduce the area to 3,450 sf.

A. Greenhouse Reduction and Cleanup of Cultivation Materials

The existing nursery space consist of two (2) 25' x 100' nursery greenhouses. The applicant is proposing to reduce one (1) of the nursery greenhouses by approximately 62 ft. The nursery greenhouse dimensions would be (1) 25' x 100' and (1) 25' x 38' greenhouses totaling 3,450 sf of nursery area. Refer to the attached site map to see which nursery greenhouse is being reduced. All cultivation related materials will be removed from the 62' section.

3.4 Remediation Area 4 Measures

Remediation Area 4 is historic cultivation site within steep terrain. Prior to the applicant purchasing the property, cultivation was consolidated and relocated from Remediation Area 4 to the main cultivation flat on the northern section of the property. The main flat historically had 26,997 sf of outdoor cultivation. When the applicant took over the property, the main flat hosted approximately 34,500 sf of outdoor cultivation. Remediation Area 1 would reduce this area to 32,000 sf of outdoor cultivation with 2,500 sf of decommissioned cultivation area, leaving 5,003 sf of outdoor cultivation that was relocated from Remediation Area 4 to the main cultivation flat. Remediation Area 4 was decommissioned prior to the applicant purchasing the property.

A. Removal of Above Ground Pots and Soil

Above ground pots/soil were removed from the site. Materials which could not be reused were recycled and disposed of at a proper Waste Management Authority. Spoils and remaining cultivation soil were trucked off site. Introduced soil and soil with perlite shall be removed from the site. Equipment for this Restoration Measure included a trailer hitched to a truck.



B. Removal of Supplies, Equipment, and Refuse

All man-made materials were collected and disposed of at an appropriate facility. Any liquid containers which have at any time contained nutrients, pesticides, herbicides, fuels, or other hazardous materials were removed and disposed of at an appropriate facility. Equipment for this restoration measure included a trailer hitched to a truck or a dump truck.

4 Monitoring

4.1 Monitoring Report

A monitoring report summarizing the efforts for the year, potential problems or changes needed, project compliance with this implementation plan, and success of restoration goals shall be prepared and delivered each year by September 15. This report shall be completed by a qualified biologist, RPF, or their qualified designee.



5 References

California Invasive Plant Council Website Accessed July 2019.

Cal-IPC. 2006. California Invasive Plant Inventory. Cal-IPC Publication 2006-02.

California Invasive Plant Council: Berkeley, CA. Available: www.cal-ipc.org



Appendix A: Site Map



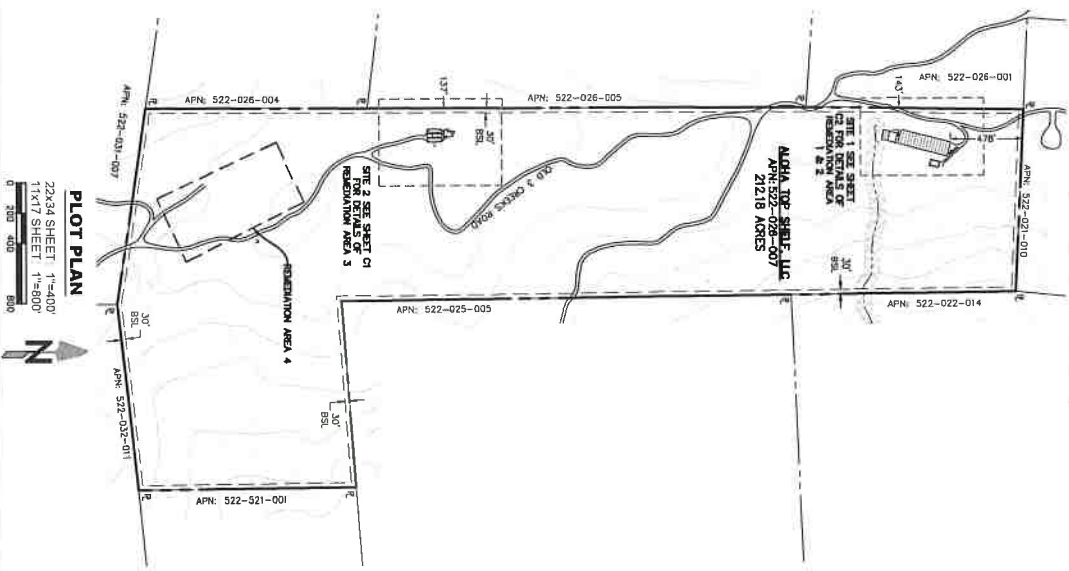


DIRECTIONS TO SITE:
 FROM EUREKA, CA
 -NORTHBOUND ON US-101
 -APPROX. 2.1 MILES TO
 -WILLOW CREEK RD. (CA-299)
 -CONTINUE ON CA-299
 (APPROX. 26.6 MILES)
 -TURN LEFT ONTO OLD 3 CREEKS RD
 (APPROX. 6.6 MILES) TO SITE

- GENERAL NOTES:**
1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM HUMBOLDT COUNTY 2015 GIS DATA, NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.

ALOHA TOP SHELF, LLC REMEDIATION PLAN

APN: 522-026-007



PLOT PLAN
 22x34 SHEET 1"=400'
 11x17 SHEET 1"=800'
 0 200 400 800

PROJECT INFORMATION:

APPLICANT:
 ALOHA TOP SHELF, LLC
 P.O. BOX 1262
 WILLOW CREEK, CA 95573
 PROPERTY OWNER:
 SEAN O'CONNOR
 P.O. BOX 1262
 WILLOW CREEK, CA 95573
 APPLICANT'S AGENT:
 NORTHPOINT CONSULTING GROUP, INC
 1117 SAMOA BLVD.
 MOCA #4, CA 95921
 (707) 769-8150
 SITE ADDRESS:
 OLD 3 CREEKS ROAD
 WILLOW CREEK, CA 95573

TREES TO BE REMOVED = NONE
 EARTHWORK QUANTITIES = TBD
 WATER = PRIVATE
 SEWER = PRIVATE
 PROPERTY SIZE = 4212.18 ACRES
 ZONING = T72
 GENERAL PLAN DESIGNATION = T72

BUILDING SETBACKS:

TYPE	SR4
FRONT	20'
SIDE	30'
REAR	30'

SR4 AREA = YES
 IN COASTAL ZONE = NO
 IN 100' MFLDZ ZONE = NO

SHEET INDEX:

- CD - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
- C1 - SITE AREA 1 & 2

ALOHA TOP SHELF, LLC / APN: 522-026-007		<p>1117 Samoa Blvd., Arcata, CA 95521</p>	DATE	REVISION	APPROVED BY
OLD 3 CREEKS ROAD, WILLOW CREEK, CA 95573					
PLOT PLAN, VICINITY MAP, AND PROJECT NOTES					

