



610 9th Street
Fortuna, CA 95540
Phone: (707) 725-6926

May 21st, 2020

Kalifornia Green Acres
16060 Ventura Blvd. Suite 110 #196
Encino, CA 91436
Attn: Candace Starr



RE: Investigation of Existing Unpermitted Grading
142 River Road
Alderpoint CA
APN: 216-271-013

JN: KGA1801.1

Dear Ms. Starr,

Per your request, we have created a site-specific soils report for the above reference parcel, dated March 5th, 2019. Although this parcel is approximately 6 acres in size, the building areas where I performed my site specific soils investigation were approximately ¼ acre in size each and consisted of leveled areas that had been created in order to accommodate the construction of an approximate 30' x 30' residence and 20' x 40' barn/shed at the upper building site area, and an approximate 30' x 80' commercial structure at the lower building site area. (See attached grading site plan.) I understand that at this time the Humboldt County Building Department is asking for additional commentary on this portion of the parcel where grading was performed without a permit, prior to the creation of our soils report. This includes the graded area above the commercial structure (graded area #1, approximately 470 cubic yards (CY) and the graded area below the commercial structure (graded area #2, approximately 3,300 cy)). Total estimated grading volume is based upon as-built grading plans prepared for the project by Omsberg & Preston, 7-19-2018. On May 20th, 2020 I spoke with Mr. Phil Heredia (Project Site Manager) concerning the history of the development of this parcel. Geometric details of the grading that was performed are shown on the attached diagrams/sketches.

To my knowledge, the grading of these benched areas was not performed under any engineering direction which would have included requirements for benching, the inspection of the areas to accept fill soil, fill soil approval, compaction testing of fill layers, the final grading inspection, drainage design, etc. During my site visit of January 29th, 2019, I observed two test holes dug in the graded areas; the soil generally consisted of a rocky silty clay.

We have not performed an engineering review during the construction of these benched areas, or performed any extensive investigations which would reveal the methods and materials used to create the benched areas. However, based on my years of experience of investigating similar projects and the following observations, it appears that these benched areas are performing adequately for their intended use by the existing structures, as well as cannabis extraction, processing and temporary light framed greenhouse construction:

- According to Mr. Heredia, the benched areas have been in place for approximately 6-7 years.
- I observed no obvious settlement failure on either the cuts or fills associated with these benched areas.
- It appears that the surface drainage from these benched areas has been or could relatively easily be channeled towards established drainage ways.
- I observed no obvious signs of soil erosion during my site visit.
- The benched areas have withstood the severe rainy winters of 2016 and 2018 without noticeable settlement.
- The rocky clayey soil material is not inherently susceptible to earth movement.


In conclusion, because this grading was performed without any engineering control, it is assumed that there is an increased chance that this grading may move or settle at some time during its economic lifespan (due to heavy rain, disturbance of the soil atop the bank, undue settlement, etc.). In my opinion it appears that if this grading were to move or settle there would be sufficient ground surface area on this parcel below the graded areas to clean up any debris deposited by the movement. It does not appear that movement would affect neighboring properties, any environmentally sensitive areas, or established drainage ways. Movement/cleanup or additional regrading of these benched areas could be treated as a "maintenance" issue, similar to the ongoing upkeep/maintenance of a common gravel road. In conjunction with any clean-up or repair, the regrading could be subject to engineering review, design, and inspection (a grading repair plan) in order to further minimize the chance of additional movement.

All of the cut and fill banks associated with these benched areas must be revegetated with grasses/erosion resistant foliage. Additionally, it is imperative that the drainage improvements be inspected and maintained regularly in order to assure that surface water drainage is directed away from fill soil areas.

If you intend to construct any additional permanent structures (residential or commercial) in these benched areas, please contact our office for specific foundation requirements. These requirements will include extending the foundation through any fill soil to bear on competent native subsoils, in conformance with the original soils report that we created for this site.

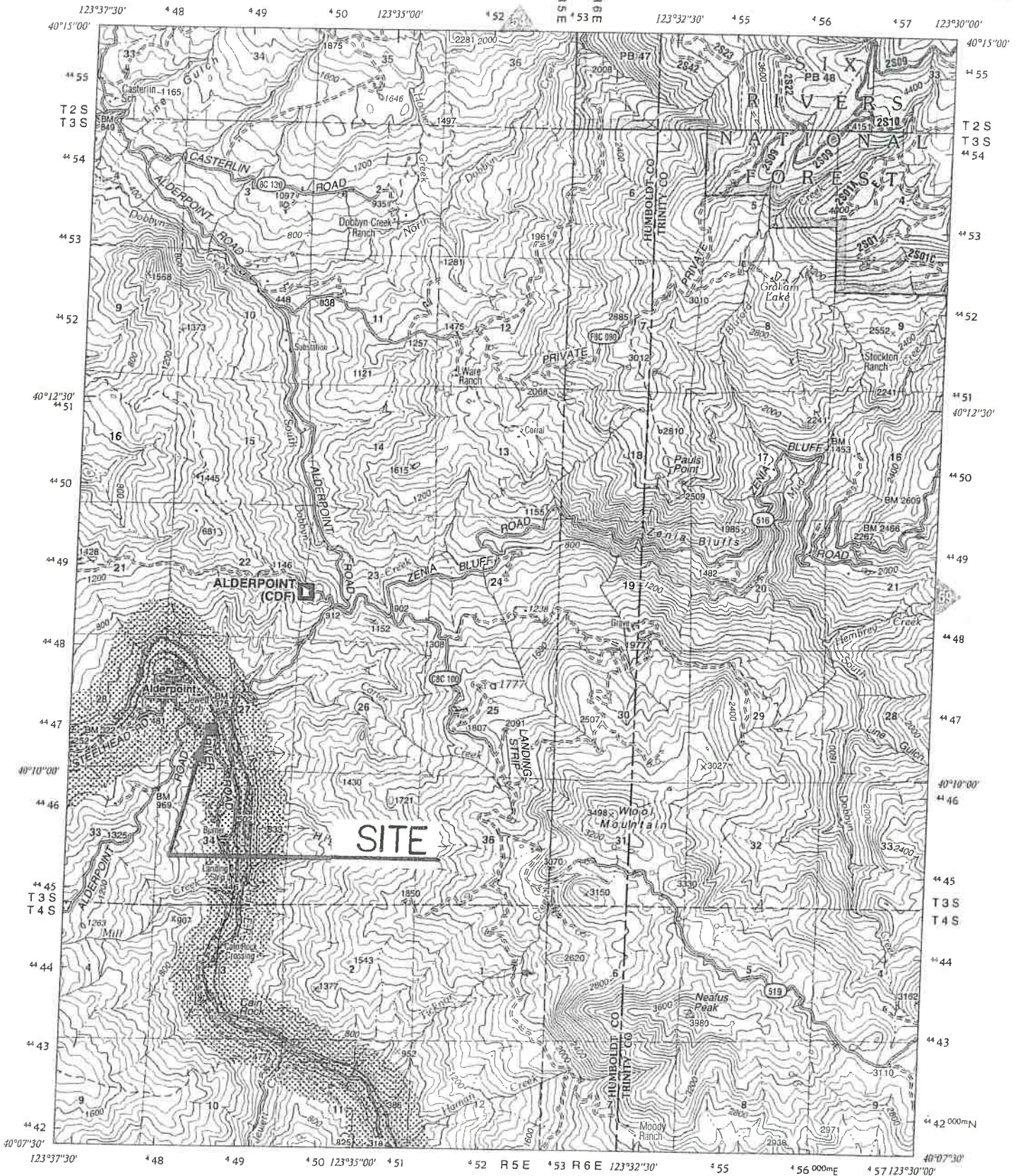
If you have any questions or comments regarding this review of the unpermitted grading areas, feel free to contact me at your convenience.

Sincerely,


Mr. Terry O'Reilly, P.E.
Senior Civil Engineer
RCE # 49506
TOR/cmh

6-9-20

enc.



Compiled from aerial photographs taken 1984. Revised from aerial photographs taken 1993. Partial field check by U.S.D.A. Forest Service 1995.

North American Datum of 1927 (NAD 27)

Projection: California State Plane, Zone 1 (Lambert Conformal Conic)



UTM grid north (GN)
2005 magnetic north (MN)
Declination at center of sheet

Scale 1 : 63,360
(1 inch to the mile)



Contour Interval 80 Feet

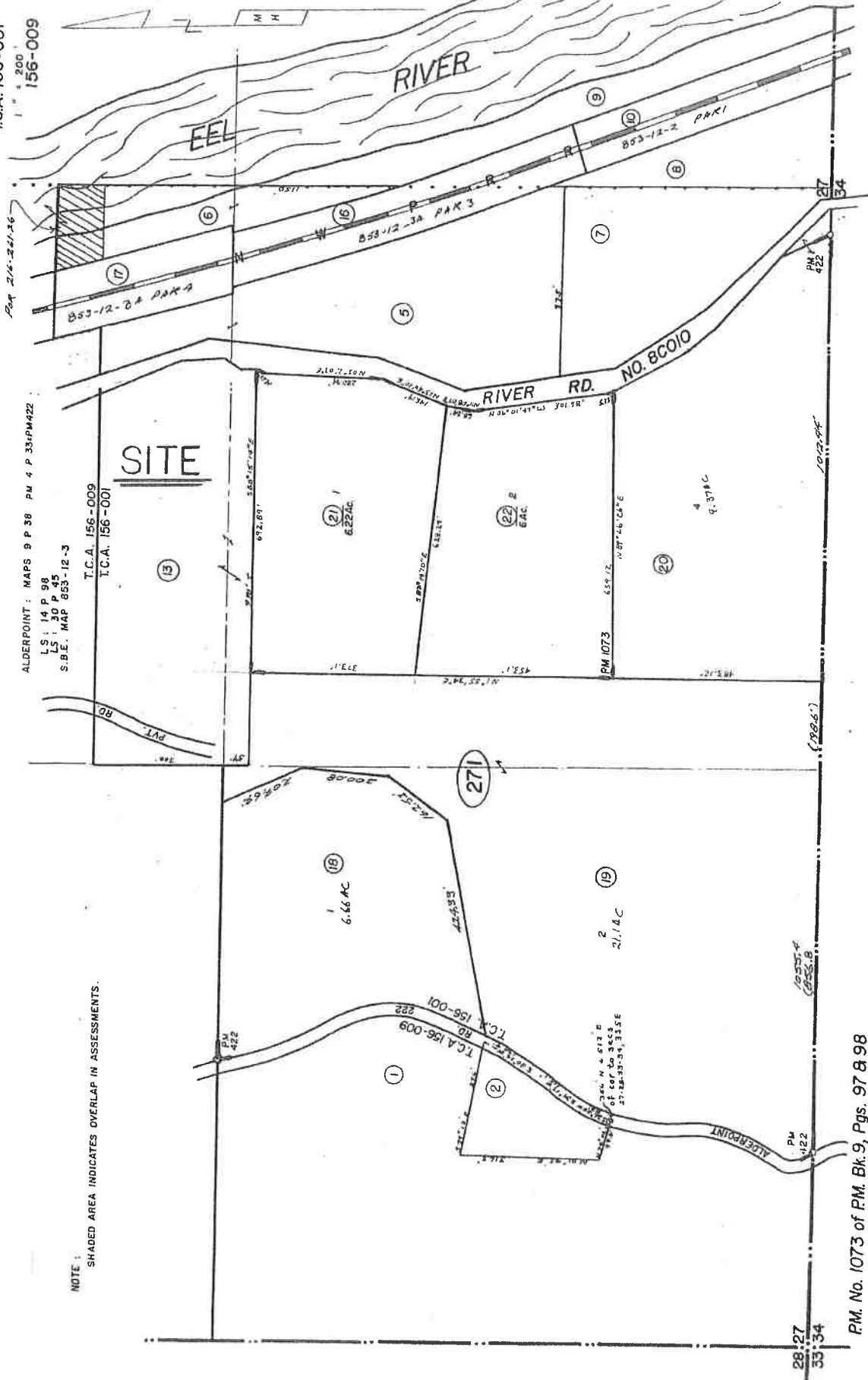
Blocksburg	Black Lassic	Ruth Lake
Fort Sward	Alderpoint	Zenia
Harris	Junett Rock	Lake Mountain

216-27
T.C.A. 156-001
156-009

PTN OF SW 1/4 SEC 27, 3S 5E

ALDERPOINT: MAPS 9 P 38 PM 4 P 33-PM422
LS: 14 P 98
LS: 30 P 45
S.B.E. MAP 853-12-3

NOTE: SHADED AREA INDICATES OVERLAP IN ASSESSMENTS.



28:27
33:34

PM No. 1073 of PM. Bk. 9, Pgs. 97 & 98

WHITCHURCH ENGINEERING

Building Design • Civil & Structural Engineering

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EUREKA, CA 95501
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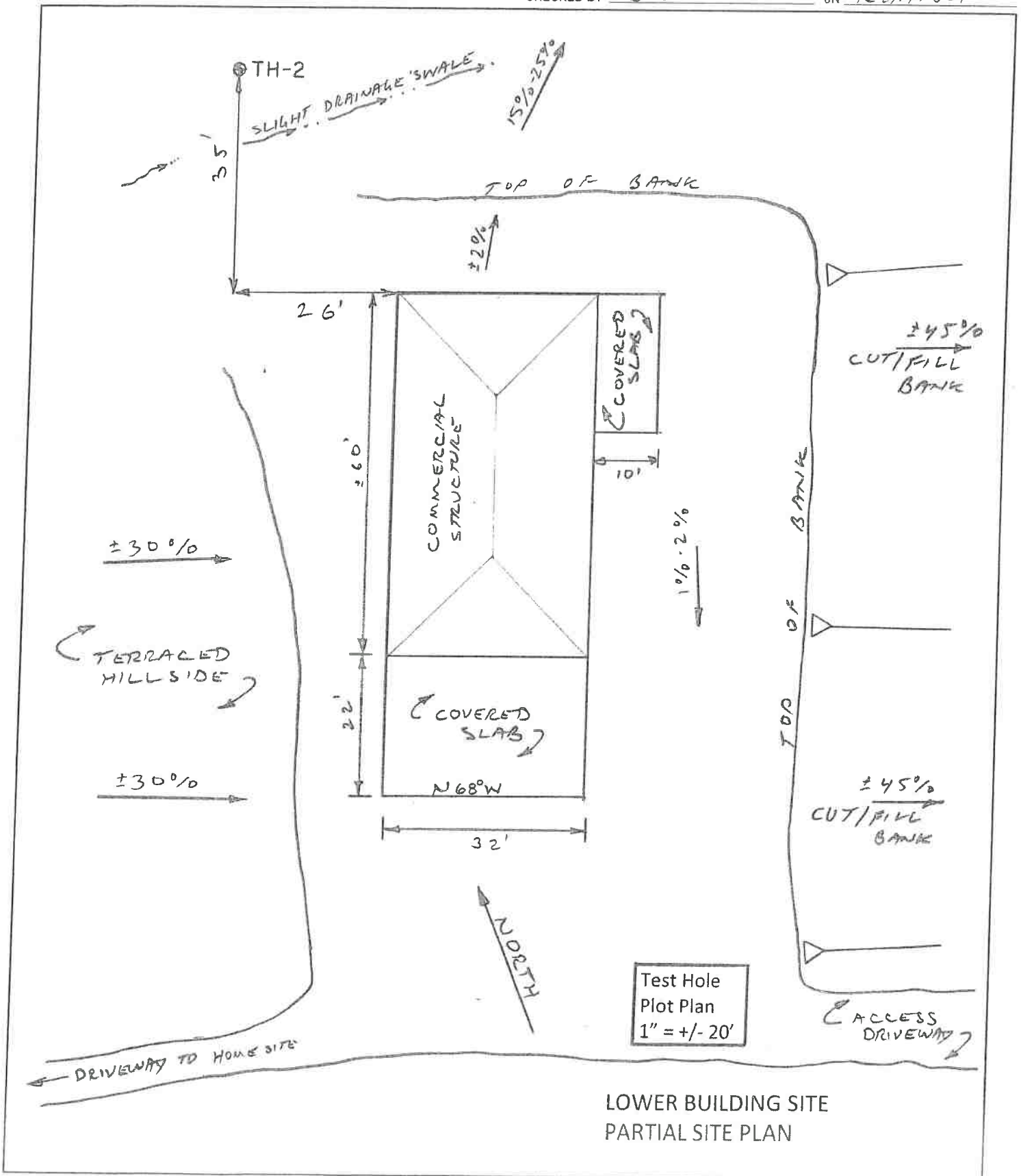
JOB KALIFORNIA GREEN AWARDS

ELEMENT _____

SHEET NO. 1 OF 2

CALCULATED BY JDL DATE 1-31-19

CHECKED BY JTL JN KGA1801



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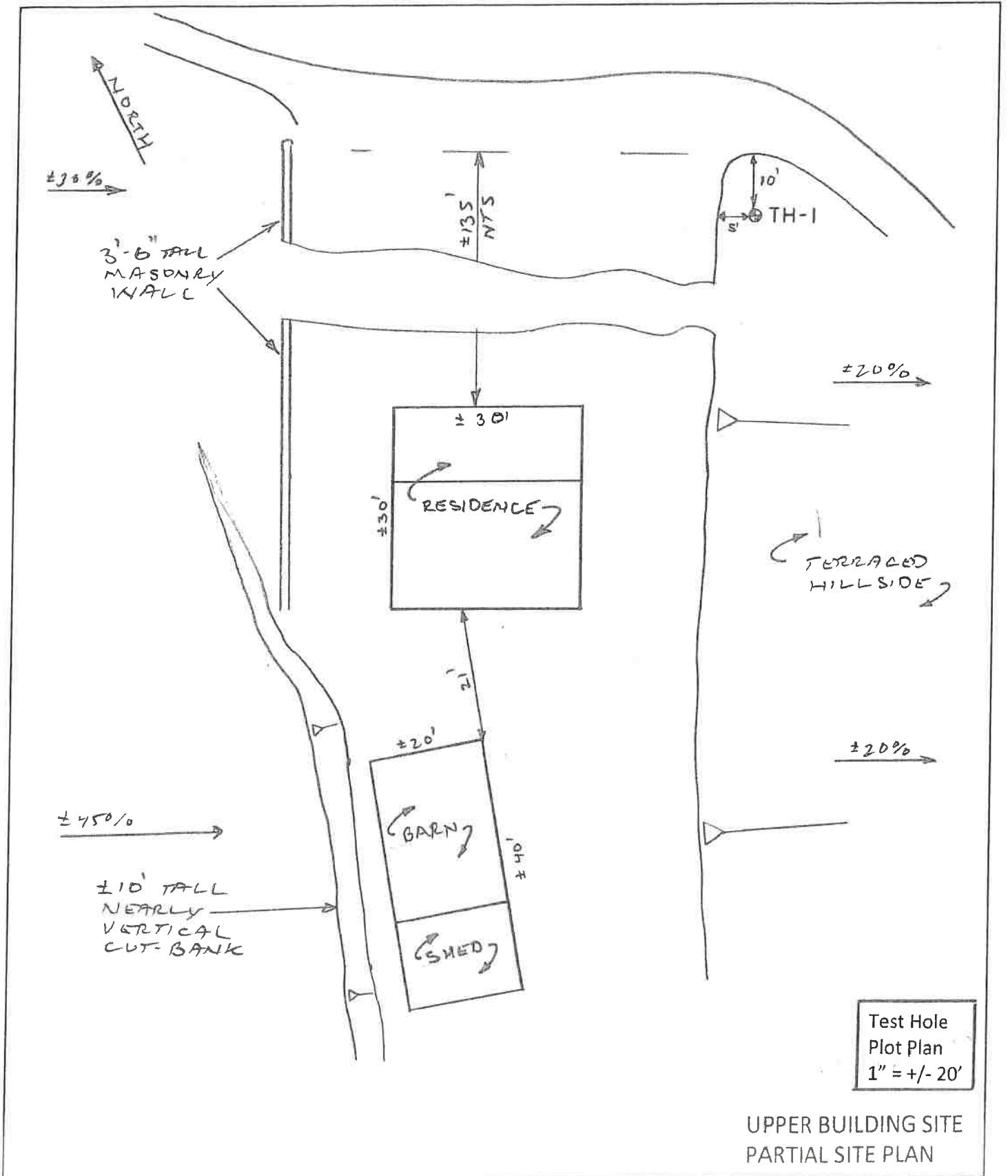
JOB KALIFORNIA GREEN ACRES

ELEMENT _____

SHEET NO. 2 OF 2

CALCULATED BY TDL DATE 1-31-19

CHECKED BY JTL JN KGA/801



AS-BUILT GRADING & DRAINAGE PLAN

KALIFORNIA GREEN AKRES, LLC

Alderpoint, California

CAUTION

UNAUTHORIZED CHANGES USES THE ENGINEER PREPARED THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONTRACTOR CONTRACTOR AGREES THAT IN ACCORDANCE WITH THE STANDARD CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING AND COMPLETION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES AND NOT BE LIMITED TO ANY OTHER CONTINGUOUSLY AND NOT BE LIMITED TO ANY OTHER AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, ARCHITECT, AND ALL LIABILITY, REAL OR PROFESSIONAL, INDEMNIFY FROM ANY PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.

CONSTRUCTION NOTES

GENERAL

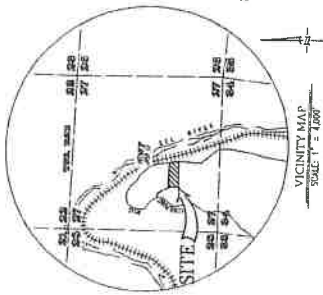
1. THE INFORMATION AND ELEVATIONS, AS SHOWN HEREON, ARE FROM DESIGN INFORMATION AND IS NOT TO BE USED FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINATION AND CONSTRUCTION IN ANY AREA.
2. CONDITIONS ARE BASED ON USGS 1/3 MIC-SECOND DIGITAL ELEVATION MODEL AND ARE AT 40-FOOT INTERVALS.
3. MATERIALS AND WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD PLANS OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, LATEST EDITION, AND THE IMPROVEMENT STANDARD, LATEST EDITION, OF THE COUNTY OF MARIETTA.
4. THIS PARCEL IS ZONED RE-B-5 (40) AND HAS A GENERAL PLAN DESIGNATION OF RURAL COMMUNITY CENTER (RCC) AND IS IN THE STATE RESPONSIBILITY AREA (SRA).
5. PER F.E.R.M. COMMUNITY-PANEL NO. 0602321909, EFFECTIVE 11/04/2016, THE SITE IS NOT SUBJECT TO LOSING.
6. IT IS UNDERSTOOD AT THIS TIME WHETHER THE SITE IS UNDERGAIN BY SENSITIVE HABITAT AREAS, INCLUDING WETLANDS OR BIOGEOGRAPHICAL RESOURCES.
7. GRADING AVAILABLE AERIAL PHOTOS. IT IS ESTIMATED THAT SIX (6) TREES WERE REMOVED AT GRADDED AREA #1 AND SEVEN (7) TREES WERE REMOVED AT GRADDED AREA #2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THESE TREES.

GRADING & EROSION CONTROL NOTES

8. THE GOAL OF THIS AS-BUILT GRADING & DRAINAGE PLAN IS TO PROTECT EXISTING GRADING ACTIVITIES AT THE SITE, AND TO ENSURE EROSION THERE ARE NOT EROSION PROBLEMS.
9. THE SITE'S HISTORICAL GRADING, AS SHOWN HEREON, APPEARS TO HAVE OCCURRED DURING THE 1950S AND EARLY 1960S. THE MORE RECENT EARTH-MOVING ACTIVITIES APPEAR TO BE LIMITED TO THE GRADING AND GRASSING, ALONG WITH BUNCHING OF BUILDINGS AND TREES REMOVAL AT GRADDED AREA #1.
10. APPROXIMATE 100 C.Y. OF GRADING OCCURRED AT GRADDED AREA #1, AND 3,500 C.Y. AT GRADDED AREA #2. APPROXIMATE 5,750 C.Y. (TOTAL), AS SHOWN HEREON, NO ADDITIONAL GRADING IS PROPOSED AT THIS TIME.
11. THE EXISTING GRADING WAS INSPECTED BY THE PROJECT CONSULTOR. THE AREAS GRADDED APPEAR STABLE, HAVE REVEGETATED AND NO ADDITIONAL EROSION CONTROL MEASURES ARE NECESSARY AT THIS TIME.

DRAWING INDEX

SHEET	DESCRIPTION / TITLE SHEET
1	COVER / TITLE SHEET
2	GRADED AREA #1
3	GRADED AREA #2



OWNER
CANDACE STARR
16060 VENTURA BLVD, STE 110 #196
ENCINO, CA 91436
(310) 733-0705

APPLICANT
KALIFORNIA GREEN AKRES, LLC
676 CANDACE STARR
16060 VENTURA BLVD, STE 110 #196
ENCINO, CA 91436
(310) 733-0705

UTILITIES

WATER ON-SITE
SEPTIC ON-SITE

LEGEND

INDICATES
DIRECTION OF SURFACE WATER RUNOFF/LOW DIRECTION

PROPOSED
(P)

EXISTING
(E)

TYPICAL
(TYP)

SQUARE FEET
SF

STATE RESPONSIBILITY AREA
SRA

HIGHWAYS
HH

EXISTING CUT
(Hatched pattern)

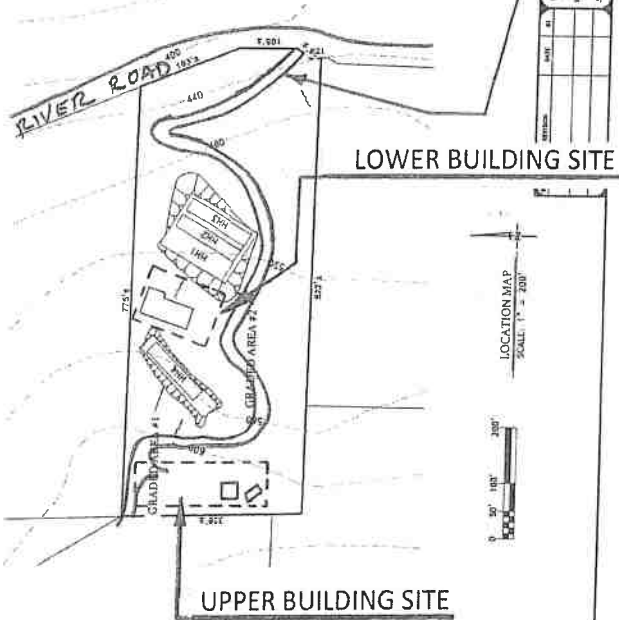
EXISTING FILL
(Dotted pattern)

C.V.
C.V.

ROCK SLOPE PROTECTION
RSP



ACCESS DRIVE
APPROX. LOCATION



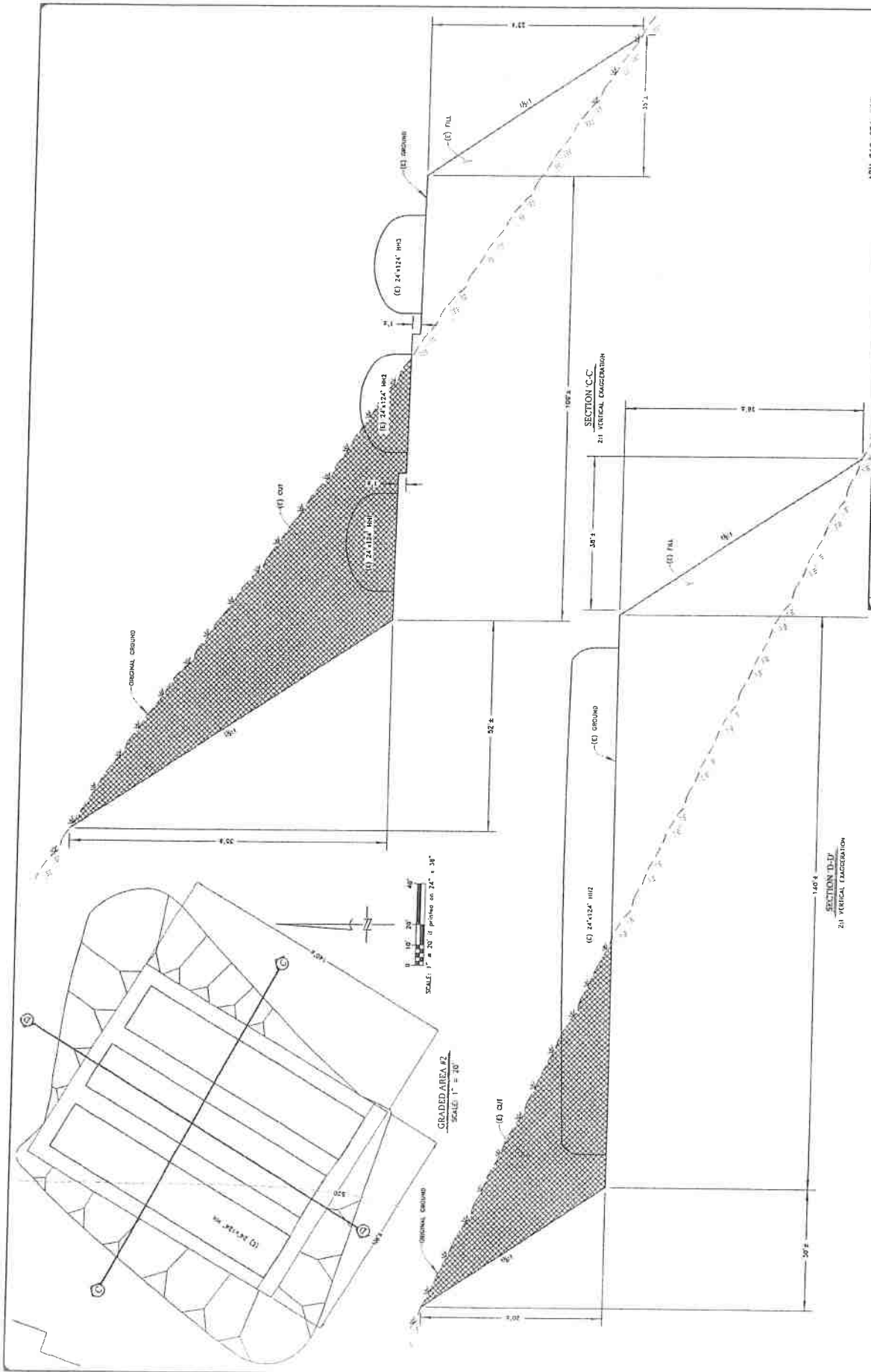
OWALD APPS # 11682
APN 216-27-013
AS-BUILT GRADING & DRAINAGE PLAN
KALIFORNIA GREEN AKRES, LLC

DATE: 7/11/2018
DATE: 7/18/2018
DATE: 12/17/2018

CONTRACT NO. 18-001
PROJECT NO. 18-001
DRAWING NO. 18-001

CONTRACTOR: CALIFORNIA GREEN AKRES, LLC
ENGINEER: STEVEN G. KISHNOW, P.E.
NO. 25681

MAR 27 2018

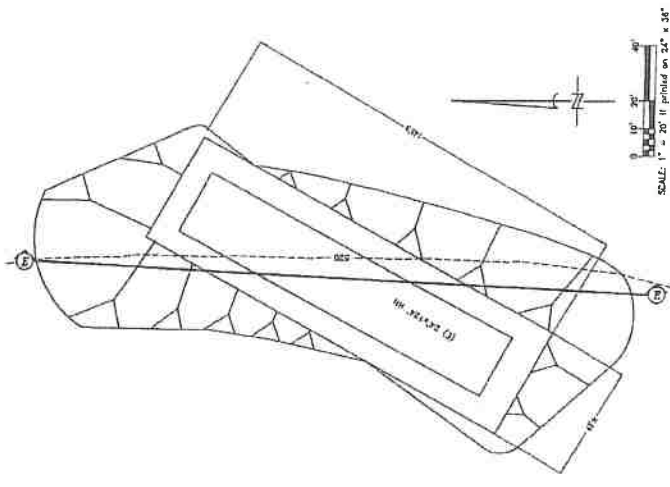


DATE	APR 21 2014	PROJECT NO.	APN 218-271-013
ISSUED BY	J. BRUNO	PROJECT NAME	GRADED AREA #2 & SECTIONS
DATE	7/1/2014	PROJECT NO.	APN 218-271-013
ISSUED BY	J. BRUNO	PROJECT NAME	GRADED AREA #2 & SECTIONS
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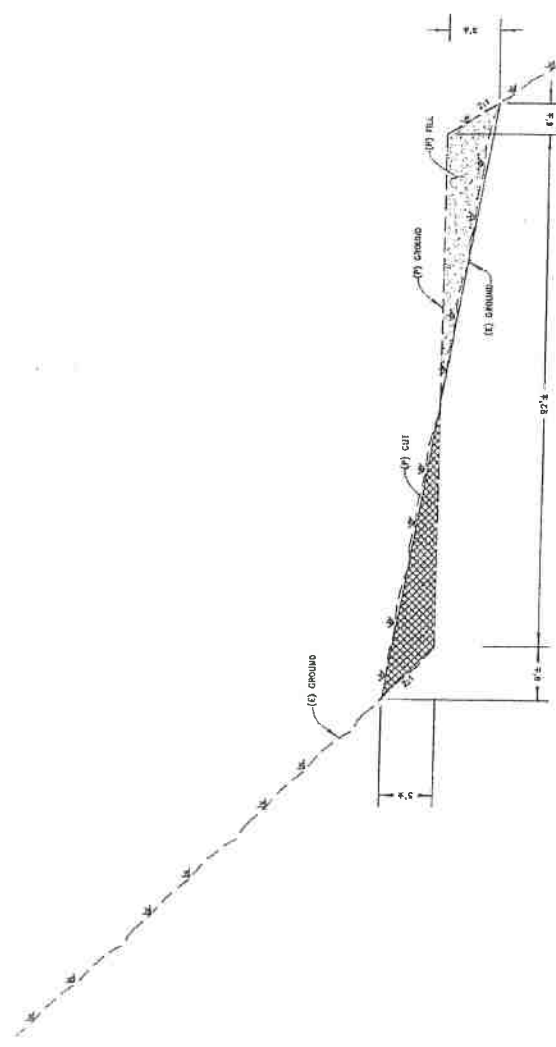
CARROLL & EDWARDS
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 1000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 (714) 771-1111
 FAX (714) 771-1112
 www.carrollandedwards.com

REGISTERED PROFESSIONAL ENGINEER
 No. 44887
 State of California

MAR 27 2014



PLAN VIEW OF THE GRADED AREA
SCALE: 1" = 20'



SECTION 12-12
21" VERTICAL EXAGGERATION

DATE	7/19/2018	PROJECT NO.	APR 216-271-013
DATE	7/19/2018	PROJECT NAME	GRADED AREA & SECTION E-2
DATE		CLIENT	KALIFORNIA GREEN AKRES, LLC
DATE		PROJECT LOCATION	10' x 12' (3) ROAD, 10' x 12' (3) ROAD, 10' x 12' (3) ROAD
DATE		SCALE	1" = 20'
DATE		DESIGNER	DAVISBURK & PLOTT
DATE		CHECKER	
DATE		APPROVER	
DATE		DATE	