

From: [Rian, Kathryn\(Katie\)@Wildlife](mailto:Rian.Kathryn(Katie)@Wildlife)
To: Saucedo, Portia
Subject: RE: Moore Ave SP 19240
Date: Tuesday, June 24, 2025 3:36:43 PM
Attachments: [image001.png](#)

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Hi Portia,

Yes, I think Trevor shared it with me earlier in the process; I think it accurately captures the location and extent of the wetland and stream. However, its recommendations are broad rather than project-specific; it just advises adherence to state, federal, and local laws and siting development outside of any prescribed buffers. In this case, I would encourage the County to consider conditioning the permit to include the recommendations listed below, all of which should be familiar to the applicant and their consultant.

Thanks,
Katie

From: Saucedo, Portia <psaucedo1@co.humboldt.ca.us>
Sent: Tuesday, June 24, 2025 3:21 PM
To: Rian, Kathryn(Katie)@Wildlife <Kathryn.Rian@Wildlife.ca.gov>
Subject: RE: Moore Ave SP 19240

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Hi Katie,

Did you receive the Bio Report? I've attached it.

We can add several conditions to address ways to minimize or mitigate for impacts to the adjacent wetland and stream.



Portia Saucedo
Associate Planner
Current Planning Division
[Planning and Building Department](#)
3015 H Street | Eureka, CA 95501
Phone: 707-268-3745
Email: psaucedo1@co.humboldt.ca.us

In July, the Humboldt County Planning and Building Department will reduce the in-person counter service hours. The new hours of operation will be from 8:30 a.m. to 2:00 p.m., Monday through Thursday, with the counter closed on Fridays.

From: Rian, Kathryn(Katie)@Wildlife <Kathryn.Rian@Wildlife.ca.gov>

Sent: Tuesday, June 24, 2025 3:11 PM

To: Saucedo, Portia <psaucedo1@co.humboldt.ca.us>

Subject: RE: Moore Ave SP 19240

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Hi Portia,

I would have liked to better understand and quantify the potential impacts of this encroachment into the SMA, since without some kind of commitment to mitigate for the reduced buffer, I don't see how development sited so close to a wetland could avoid or minimize impacts. The project description does not mention any of the potential actions that we discussed during site visits, which included invasive species management, replanting, and removing that flex pipe on the stream. Is the applicant assuming the County will condition the project in such a way as to minimize or mitigate for impacts to the adjacent wetland and stream?

Thanks,
Katie

From: Saucedo, Portia <psaucedo1@co.humboldt.ca.us>

Sent: Monday, June 23, 2025 2:13 PM

To: Rian, Kathryn(Katie)@Wildlife <Kathryn.Rian@Wildlife.ca.gov>

Subject: RE: Moore Ave SP 19240

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Hi Katie,

I didn't receive a written response to your questions, but the applicant did submit an updated site plan (attached).

Please let me know if the updated site plan is sufficient to address your concerns.

Kind regards,



Portia Saucedo
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From: Rian, Kathryn(Katie)@Wildlife <Kathryn.Rian@Wildlife.ca.gov>
Sent: Friday, May 9, 2025 4:24 PM
To: Saucedo, Portia <psaucedo1@co.humboldt.ca.us>
Subject: Moore Ave SP 19240

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Hi Portia,

I understand you're handling the Special Permit for the proposed multi-family development on Moore Avenue (PLN-2025-19240; APN 016-112-027). I have a few questions for clarification and several recommendations to mitigate for the reduced SMA buffer.

Questions:

1. Where the conversion area overlaps with the 50' SMA no-development buffer, would all trees be removed, or would they be selectively thinned?
2. Based on prior conversations and the draft site plan, I assume the applicant is requesting a permanent reduction to the SMA that would allow for development closer to the wetland. Please correct me if this is only a temporary encroachment.
3. If this is a permanent reduction to the SMA, would it be applied along the entire length of the wetland and stream, or only in the area adjacent to the easternmost building? The site plans don't show distances.

Recommendations:

1. Add a condition to the Development Plan requiring the applicant to prepare a buffer enhancement plan for the remaining wetland/stream buffer. The plan should be prepared by a qualified biologist and include a list of native species, planting specifications,

maintenance, basic performance standards, and monitoring. The area should be monitored for a period of at least three years, or until success criteria are met.

- a. Invasive species management will be necessary to prepare the area for planting and prevent weeds from taking over. Prioritize English ivy (*Hedera helix*), jubata grass (*Cortaderia jubata*), Himalayan blackberry (*Rubus armeniacus*) and French broom (*Genista monspessulana*), as well as any other species ranked “Moderate” or “High” on the Cal-IPC Inventory. Invasive species cover should be comparable to or less than that observed in nearby undisturbed riparian and forested habitat.
- b. The planting palette should consist of locally appropriate native shrubs and herbaceous species, with an emphasis on creating dense, year-round screening (e.g., wax myrtles) and ground cover to filter stormwater runoff.

2. As part of mitigation for the reduced buffer, require the applicant to remove the flex pipe on the intermittent stream, in consultation with CDFW. This appears to be part of the plan but isn't explicitly mentioned in the project description. The short section that conveys water beneath a fill berm at the top of the drainage may be retained, if necessary, but the remainder of the pipe should be removed. I would normally recommend LSA notification for this type of activity, but if the applicant is willing to work under the Department's direct supervision, we should be able to design the project to avoid or minimize impacts to aquatic resources.
3. The development should include appropriate stormwater management to address runoff and associated pollutants using low-impact development (LID) practices, such as vegetated bioswales, rather than underground retention basins. LID features should be planted with locally appropriate native species such as those listed in the Humboldt County LID Manual.
4. To minimize trespass light in the adjacent wetland and gulch, exterior lighting should use motion-activated sensors, low-color-temperature LEDs, and fully shielded directional fixtures.
5. Please prohibit the use of invasive species in landscaped areas. The Cal-IPC Inventory and Humboldt County WMA have lists of the most problematic species.

Please feel free to contact me if you have any questions.

Thanks,
Katie

Kathryn M. Rian
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