LACO

TECHNICAL MEMORANDUM

Biological and Rare Plant Survey
3412 Letz Road, McKinleyville, California
Assessor's Parcel Number (APN): 511-061-013

Date:	July 18, 2023	
Project No.:	6880.02	
Prepared For:	Barbara Benson	
Prepared By:	Gary Lester, Senior Biologist/Botanist	Gary S. Lester
Reviewed By:	Meghan Ryan, Planning Director	Meghan Ryan
Attachments:	Figure 1:	Vicinity Map and Location Map
	Figure 2:	Site Photographs
	Appendix A:	Humboldt County Code Enforcement Violation Letter, dated July 14, 2022
	Appendix B:	Observed Plant Species
	Appendix C:	Observed Wildlife Species

1.0 INTRODUCTION

This technical memorandum presents the results of a biological and rare plant survey performed by LACO Associates (LACO) on the property identified as Assessor's Parcel Number (APN): 511-061-013, located at 3412 Letz Road in the unincorporated community of McKinleyville, in Humboldt County, California (Site) on behalf of Barbara Benson (Client). The subject property is located within the appeal jurisdiction of the Coastal zone as described by the California Coastal Act, and within the boundaries of the McKinleyville Area Plan (McKAP) of the Humboldt County Local Coastal Program. The survey was requested in response to a Humboldt County Code Enforcement violation (Case No.: CE22-1606), as described in the violation letter addressed to the Client, dated July 14, 2022 (see Appendix A).

The violation letter cites two violations, specifically for development in the Coastal zone and major vegetation without the benefit of County review (Humboldt County Code §§312-3 and 313-64, respectively), requiring a Coastal Development Permit (CDP) for any work within the Coastal zone and a Special Permit (SP) for the major vegetation removal. The violation letter describes the extent of the vegetation removal as totaling 24,656.5 square feet (approximately 11,142.3 square feet within the south side of the property and

approximately 13,514.2 square feet within the north side of the property). As per Humboldt County Code §313-64.1.4.2, as the vegetation removal was determined to be in excess of 6,000 square feet, therefore meeting the definition of "major vegetation removal." The letter indicates that communication occurred between the County Code Compliance Officer and a representative of the California Coastal Commission (CCC), and notes that the CCC representative visited the property (date not known) and observed major tree removal. Further, the letter indicates the required corrective action, as per the CCC, is "to obtain a mitigation plan to the meet the local plan of the Coastal zone in this area to restore the land" (Appendix A).

The purpose of the study was to determine whether the proposed project area contains sensitive biological resources, including special status plant and wildlife species and/or Environmentally Sensitive Habitat Areas (ESHA), and to provide a mitigation plan to restore the land.

2.0 METHODOLOGY

A field survey of the project location was conducted on June 16, 2023. LACO's biologist and botanist, Gary Lester, conducted the survey. Mr. Lester is qualified to conduct biological surveys, having earned an undergraduate degree in Botany and received training in recognition of the local flora and fauna and in rare plant identification and survey protocol. Additionally, Mr. Lester has conducted sensitive plant surveys, biological site investigations, wetland delineations, and wildlife surveys for over 25 years.

U.S. Geological Survey (USGS) topographic maps, aerial photography maps, and the California Department of Fish and Wildlife (CDFW, 2023) California Natural Diversity Database (CNDDB; for the Arcata North Quad), relating to the project area were reviewed prior to and during the survey for potential sensitive species occurrence.

The biological survey was conducted following CDFW protocol (2018). An intuitively controlled, seasonally appropriate survey was conducted that sampled the identified potential habitat. Plants were identified to the lowest taxonomic level (genus or species) necessary for rare plant identification. The scientific nomenclature follows the Jepson Manual (Baldwin et al., 2012).

3.0 ENVIRONMENTAL SETTING

The proposed project area is located within an existing rural residential area in the unincorporated community of McKinleyville, to the west of Highway 101 and the California Redwood Coast – Humboldt County Airport. The topography is elevated terrace, with ground surface elevations ranging between approximately 115 to 140 feet above mean sea level (amsl).

The property is approximately 3.8 acres in size and is located adjacent to a coastal bluff and is a portion of coastal marine terrace. The portion of the property within the coastal bluff was not examined. The developed portion of the property within the coastal terrace was examined in detail, as some of the terrace property was the subject of unauthorized tree removal. Scattered native tree dominants include shore pine (*Pinus contorta*), Douglas-fir (*Pseudotsuga menziesii*), grand fir (*Abies grandis*), red alder (*Alnus rubra*), and Sitka spruce (*Picea sitchensis*). Non-native tree cover includes eucalyptus (*Eucalyptus* sp.), tree acacia (*Acacia* sp.), Australian cheesewood (*Pittosporum undulatum*), Monterey cypress (*Hesperocyparis macrocarpa*), and Monterey pine (*Pinus radiata*). Assorted ground cover of primarily non-native perennials includes Kentucky bluegrass (*Poa pratensis*) and white clover (*Trifolium repens*). A complete list of plant species identified on-site during the survey is provided in Appendix B.

Based on information provided in the violation letter, the Humboldt County Code Enforcement Officer identified unauthorized tree removal in two locations on-site, to the north and south of the property access road. These areas were inspected during the survey and photographs of the two areas are provided in Figure 2. Although the areas are discernible from a wide expanse of open ground devoid of trees, recent aerial photographs depict tree cover and widespread wood chip piles. No remnant stumps were observed to determine tree identification. From proto interpretation, it is estimated that approximately 15 trees were removed. Assuming a similar composition of native trees to non-native trees to the remaining tree cover, it is presumed that of the estimated trees removed, ten (10) of the trees were non-native tree species and five (5) of the trees were native tree species.

Photographs taken during the field surveys are included as Figure 2. A complete list of plant and wildlife species observed in the project area during the survey are provided in Appendices B and C.

4.0 SENSITIVE SPECIES ANALYSIS

4.1 Sensitive Plant Species Historically Reported Nearby

All species included on Lists 1 to 4 (herein referred to as sensitive species) of the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Vascular Plants of California (2023) were reviewed to determine potential presence in the vicinity of the project area (all the species databases referred to in this report use the U.S. Geological Survey Arcata North Quad as a reference point). The CNPS inventory includes all species listed as rare or endangered by the Federal and State governments. Based on the species identified in the CNDDB and CNPS records, the range of habitats present, and the geographical range of the various sensitive species, the species considered most likely to occur in the vicinity of the project Site are listed in Table 1, below. Only coastal prairie and coastal bluff habitats are present in the project area, eliminating many sensitive species specific to other types of habitats. A full list of observed plant species is included in Appendix B.

Table 1. Sensitive Species Potentially Present in the Project Area

Species	Common Name	CNPS List*	Preferred Habitat
Cardamine angulata	seaside bittercress	2B.1	Shady thickets; flowers April to June
Carex leptalea	bristle-stalked sedge	2B.2	Coastal bogs; flowers May to July
Lilium occidentale	western lily	1B.1	Coastal prairie and forest edges, flowers June to July
Lycopodium clavatum	running-pine	4.1	Forests; identifiable year-round
Montia howellii	Howell's montia	2B.2	Disturbed forest edges, damp roadsides; flowers February to May
Packera bolanderi	seacoast ragwort	2B.2	Coastal forest, forest edges; June-July
Sidalcea malviflora ssp. *patula*	Siskiyou checkerbloom	1B.2	Coastal prairie and forest edges, flowers May to August
Piperia candida	white-flowered rein orchid	1B.2	Mature forests; flowers May-July
Monotropa uniflora	ghost-pipe	2B.2	Dense forest, forest roadsides; flowers July

Source: CNPS, 2023.

* CNPS List Codes:
1B.1-Rare, threatened or endangered in California and elsewhere, seriously threatened in California
1B.2-Rare, threatened or endangered in California and elsewhere, moderately threatened in California
2B.1-Rare, threatened or endangered in California, but more common elsewhere, seriously threatened in California
2B.2-Rare, threatened or endangered in California, but more common elsewhere, moderately threatened in California
4.1-Plants of limited distribution, seriously threatened in California

The following summaries are for the sensitive plant species shown in Table 1:

Seaside bittercress is known from Prairie Creek Redwoods State Park (Jeff Barrett, North Coast State Parks, pers. comm.) and a recent observation (pers. obs.) from Fern Canyon and Lost Man Creek. There is no potential habitat for this species in the project area. Distinctive leaf structure can be seen year-round. The seaside bittercress is classified as a CRPR (CNPS 2023) of 2B.1, and is defined as rare, threatened, or endangered in California, but more common elsewhere. A majority number of the California populations are seriously threatened. No plants of this species were observed on-site during the survey.

Bristle-stalked sedge is known only from a historical collection near Trinidad and 2011 discovery of two populations east of Trinidad (CDFW/CNDDB 2023; Jepson Interchange 2023). There is little or no habitat for this species in the project area, and no plants of this species were observed on-site during the survey. The northern meadow sedge is classified as a CRPR (CNPS 2023) of 2B.2, and is defined as endangered in California, but more common elsewhere. Most of the California populations are fairly threatened.

Western lily is known to occur along in the coast ranges from Sonoma County to southern Oregon. The known occurrences of western lily are typically located within coastal bluff habitat. No western lily was observed during the survey.

Running pine is known from numerous nearby populations of adjacent timber lands (CDFW/CNDDB 2023). The known occurrences are from forest habitats with low soil pH. The California populations of running pine are under a watch list ranking (4.1). No plants of this species were observed on-site during the survey.

The **Howell's montia's** nearest known occurrence is a historic collection at Berry Glen. This species occupies exposed, recently impacted soils that remain seasonally moist through the spring. The Howell's montia is classified as a CRPR of 2B.2, and is defined as rare, threatened, or endangered in California, but more common elsewhere. No Howell's montia was observed during the survey.

The **seacoast ragwort** is known only from a 1911 collection in the upper Little River basin (CDFW/CNDDB 2023; Jepson Interchange 2023). There is little or no habitat for this species in the project area, and this species was not observed on-site during the survey. The seacoast ragwort is classified as a CRPR (CNPS 2023) of 2B.2, and is defined as endangered in California, but more common elsewhere. Most of the California populations are fairly threatened.

Habitat for the **Siskiyou checkerbloom** is coastal prairie and margins in northwest California. It is reported historically on nearby Dows Prairie. Suitable habitat for this species is present within the project area. The Siskiyou checkerbloom is classified as a CRPR of 4.2 and is defined as a California plant of limited distribution and a moderate number of the California populations are threatened. A concerted effort was made to locate this native species in the non-native dominated project area; however, no Siskiyou checkerbloom populations were located during the survey.

The **white-flowered rein-orchid** is known from near Big Lagoon east of Highway 10, about 7 miles northeast of the project Site. It grows in dense forest habitats. The white-flowered rein-orchid is classified as a CRPR of 1B.2, and is defined as rare, threatened, or endangered in California, and a moderate number of the California populations are threatened. Very little floral diversity establishment was noted in the project area, and this species was not observed on-site during the survey.

Ghost-pipe is a non-photosynthetic plant that obtains nutrition from a host plant, typically Douglas-fir (*Pseudotsuga menzeisii*), via a mycorrhizal association with the fungus *Russula brevipes*. Its known west coast distribution ranges from the northern California to British Columbia, in both coniferous and mixed evergreen forests. The preferred microsite conditions are typically shady and moist with a deep humus layer of topsoil. One population was found recently in nearby Sue-Meg State Park (Katarina Henderson, North Coast Region, CA State Parks, pers. comm.), along a park road shoulder. A CRPR of 2B.2, defined as rare, threatened or endangered in California, but more common elsewhere and a moderate number of the California populations are threatened. It was not observed during the field survey.

4.2 Potential Sensitive Wildlife Species Present

According to CNDDB records, the USFWS Arcata North Quad species list (2023), the range of habitats present, and the geographical range of the sensitive animal species, the species considered most likely to occur in the vicinity of the project area are listed in Table 2, below. Only coastal prairie and coastal bluff habitats are present in the project area, eliminating many of the sensitive species specific to other types of habitats.

Although not present on the property, adjacent coastal bluffs and coastal beaches are nesting habitat for bank swallow (*Riparia riparia*), with cliff nests currently active within ¼ mile to the north and snowy plover (*Charadrius nivosus*), with beach nests within ¼ mile to the west.

Table 2. Sensitive Wildlife Species Potentially Present in the Project Area

Species	Common Name	Fed/State List	Preferred Habitat
Aplodontia rufa humboldtiana	Humboldt mountain beaver	None	Deep loamy soils, rich adjacent vegetation
Arborimus pomo	Sonoma tree vole	None	Resident in mature Douglas-fir canopies
Ascaphus truei	Pacific tailed frog	None	Resident in or near rocky streams
Bombus occidentalis	western bumble bee	Candidate	Large range of potential habitats
Myotis evotis	long-eared myotis	None	Breeds in tree cavities, structures
Pandion haliaetus	osprey	None	Nests in mature canopy trees or snags
Rana aurora	northern red-legged frog	None	Breeds in freshwater ponds
Rana boylii	foothill yellow-legged frog	State Species of Concern	Streams and rivers in woodland, chaparral, and forest

Source: CDFW, 2023, and USFWS, 2023.

The following summaries are for the sensitive wildlife species shown in Table 2:

The **Humboldt mountain beaver** are known from lush coniferous forests, riparian woodlands, and often habitats near wetlands. Although suitable habitat occurs on-site, the obvious burrow cavities were not detected.

The **Sonoma tree vole** habitat requirements are Douglas-fir trees for feeding and year-round residency. It constructs nurseries from Douglas-fir resin duct leftovers from leaf forage material. The California populations are considered Species of Special Concern by CDFW (2023). There is limited Douglas-fir canopy habitat for the Sonoma tree vole located in the project area and no resin duct nest structures were detected.

The **Pacific tailed frog** occurs in and near clear, rocky, and swift stream courses. No individuals or suitable habitat were observed during the biological evaluation. The California populations are considered Species of Special Concern by CDFW (2023).

The **western bumble bee** can populate a large variety of habitats, including croplands, grasslands, mixed woodlands, urban areas, montane meadows, and prairie grasslands. Despite its potentially large distribution, populations have steadily declined, and the species was designated by CDFW as a candidate species for listing under the California Endangered Species Act on June 18, 2019 (CDFW, 2023). No individuals were observed during the biological evaluation.

The **long-eared myotis** habitat requirements are forests for roosting and open watercourses for feeding. It may establish nursery colonies in abandoned structures. The California populations are considered Species of Special Concern by CDFW (2023). There is extremely little roosting or feeding habitat for the long-legged myotis located in the project area, and this species was not observed during the field survey.

Osprey are known from northern California water ways. Nests in mature canopy trees or snags are recorded. No nests were observed in the project area. Active osprey nests are protected (CDFW, 2023).

The **northern red-legged frog** habitat requirements are freshwater ponds. The California populations are considered Species of Special Concern by CDFW (2023). No frogs were observed within the study area.

The **foothill yellow-legged frog** occurs in or near streams and rivers in woodland, chaparral, and forest. It was designated as a candidate species by CDFW in 2017 and remains a California Species of Special Concern (CDFW, 2023). No individuals were observed during the biological evaluation and there is no suitable habitat within the study area.

5.0 RESULTS

5.1 Sensitive Plant Species Survey Results

The biological survey recorded no sensitive plant species within the project area. No impacts to any sensitive or special plant species are anticipated as a result of the project, as the associated restoration work (described in Section 6.0, Conclusions and Recommendations) is recommended to occur east of the bluff, within the surveyed area, which includes the described major vegetation removal areas (Appendix 1).

5.2 Sensitive Wildlife Species Survey Results

During the course of the field survey, no sensitive or special status wildlife species were observed. As presented in Appendix C, numerous summer resident bird species were observed; however, none of the observed bird species are considered sensitive or special status species.

5.3 Environmentally Sensitive Habitat Areas

Environmentally Sensitive Habitat Areas (ESHAs) are defined by the Coastal Commission as follows:

> "Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. (Pub. Resources Code, Section 30107.5).

As noted previously in the Environmental Setting section (Section 3.0) above, the property is adjacent to a coastal bluff and is a portion of coastal marine terrace. The portion of the property within the coastal bluff was not examined. The developed portion of the property within the coastal terrace was examined in detail, as some of the terrace property was the subject of unauthorized tree removal. Of the areas examined, no ESHAs were identified. No impacts to any ESHAs are anticipated as a result of the project, as the associated restoration work is recommended to occur within the coastal terrace extent.

6.0 CONCLUSIONS AND RECOMMENDATIONS

As previously stated, it is estimated that approximately 15 trees were removed from the subject property. Assuming a similar composition of native trees to non-native trees to the remaining tree cover, it is presumed that of the anticipated 15 trees removed, ten (10) trees were non-native and five (5) were native tree species.

The ten (10) non-native trees that were estimated to have been removed from the Site should be replaced by planting native trees at a 1:1 ratio (or planting one native tree for every non-native tree removed). Additionally, the five (5) native trees removed should be replaced at a 2:1 ratio (or planting two native trees for every native tree removed). Native tree species planted can include those currently occurring on the property. All planting and/or subsequent tree removal on-site must be approved by the County of Humboldt Planning and Building Department by the agreed upon CDP process, and shall occur east of the bluff area.

within the coastal terrace extent. Established plantings must be observed by a qualified botanist immediately after planting. Survival of plantings shall be witnessed yearly for five years, and a survival report shall be submitted to Humboldt County Planning Department. Successful revegetation will be based on a minimum of 90 percent of all replacement vegetation healthy and growing as expected at the end of the five years. Should revegetation be deemed unsuccessful (i.e., less than 90 percent success rate of the replanted trees), additional planting, monitoring, and reporting will be required until this recommendation is met.

If appropriate minimization measures and recommendations are incorporated into the proposed activities, it is the professional opinion of LACO that there will be no significant loss of biological resources, including sensitive species or ESHA, at the project Site.

7.0 REFERENCES

Baldwin, B. G., D. H. Goldman, D. J. Keil, R. Patterson, T. J. Rosatti and D. H. Wilken. 2012. *The Jepson Manual: Vascular Plants of California. University of California Press*. Berkeley CA.

California Code of Regulations, 2011. California Water Code, Division 7, Water Quality Code §13050. 2011. Sacramento, CA.

California Department of Fish and Wildlife. March 2023. California Natural Diversity Database (CNDDB). Arcata North Quad. Sacramento, CA.

California Native Plant Society. 2023. California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California, Sacramento, CA. Available online at http://www.rareplants.cnps.org/. Arcata North Quad.

California Public Resource Code, 2021. Public Resource Code Division 20, California Coastal Act §30121. 2021. Sacramento, CA.

Humboldt County County General Plan. October 23, 2017. Available online at: https://humboldtgov.org/205/General-Plan.

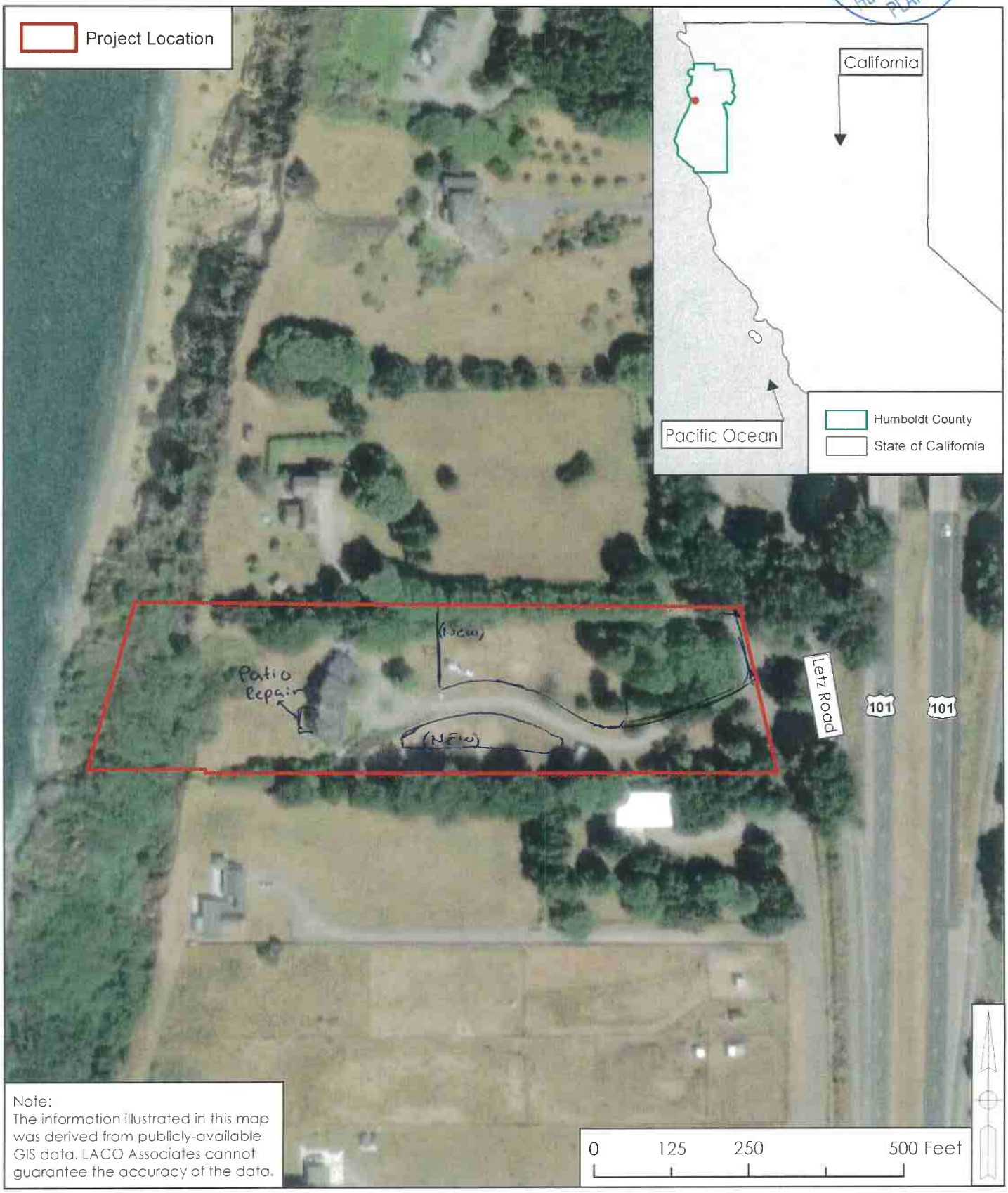
Federal Register, 1986. Department of Defense, Corps of Engineers, Department of the Army. 33 CFR 320 through 330, Regulatory Programs of the Corps of Engineers; Final Rule. November 1986.

U.S. Fish and Wildlife Service. 2023. Arcata North Quad Species List, Arcata Field Office, CA.

FIGURES

LACO EUREKA • UKIAH • SANTA ROSA 1-800-515-5054 www.lacoassociates.com	PROJECT	Letz Road Permitting	BY	MCH
	CLIENT	Barbara Benson	CHECK	CRA
	LOCATION	APN: 511-061-013	DATE	6/1/2023
		3412 Letz Road, McKinleyville, CA		6880.02

RECEIVED AUG 15 2023 Humboldt County PLANNING



-New Fence for corral for horses

Figure 2 - Site Photographs

Photo 1: Northern clearing location as viewed from the west looking east.

Photo 2: Northern clearing location as viewed from the east looking west.

Photo 3: Southern clearing location as viewed from the west looking east.

Photo 4: Southern clearing location as viewed from the east looking west.

APPENDIX B

Observed Plant Species

Plant Species Encountered During Field Survey of the Project Area

Species	Common Name	Fed/State List	Native/Non-Native
Acacia sp.	acacia	none	Non-Native
Acmispon americanus	Spanish lotus	none	Native
Acmispon parviflorus	small flowered lotus	none	Native
Aira caryophyllacea	silver hairgrass	none	Non-Native
Aira hair grass	yellow hairgrass	none	Non-Native
Aphanes occidentalis	Western Lady's Mantle	none	Native
Avena fatua	wild oats	none	Non-Native
Briza major	quaking grass	none	Non-Native
Bromus catharticus	rescue grass	none	Non-Native
Bromus hordeaceus	soft brome	none	Non-Native
Buddleja davidii	butterfly bush	none	Non-Native
Cardamine oligosperma	annual cardamine	none	Native
Daucus carota	Queen Anne's lace	none	Non-Native
Epilobium ciliatum	annual fireweed	none	Native
Erodium botyrs	crane's bill	none	Non-Native
Escallonia sp.	apple blossom	none	Non-Native
Eucalyptus sp.	eucalyptus	none	Non-Native
Festuca octoflora	annual fescue	none	Non-Native
Gamochaeta ustulata	purple cudweed	none	Native
Geranium dissectum	wild geranium	none	Non-Native
Gnaphalium luteoalbum	weedy cudweed	none	Non-Native
Hedra helix	English ivy	none	Non-Native
Hesperocyparis macrocarpa	Monterey cypress	none	Non-Native
Lotus corniculatus	bird's beak trefoil	none	Non-Native
Lupinus latifolius	coastal lupine	none	Native
Lysimachia arvensis	Scarlet pimpernel	none	Non-Native
Matricaria discoidea	pineapple weed	none	Non-Native
Medicago arabica	bur-clover	none	Non-Native
Modiola caroliniana	Carolina bristle-mallow	none	Non-Native
Morella californica	wax myrtle	none	Native
Pinus contorta	shore pine	none	Native
Pinus radiata	Monterey pine	none	Non-Native
Pittosporum undulatum	Australian cheesewood	none	Non-Native

Species	Common Name	Fed/State List	Native/Non-Native
Plantago lanceolata	English plantain	none	Non-Native
Poa pratensis	Kentucky bluegrass	none	Non-Native
Polygonum aviculare	common knotweed	none	Non-Native
Prunus sp.	ornamental cherry	none	Non-Native
Rumex acetocella	sheep sorrel	none	Non-Native
Sonchus asper	sow thistle	none	Non-Native
Spergularia bocconi	sand spurry	none	Non-Native
Stellaria media	annual chickweed	none	Non-Native
Trifolium pratense	red clover	none	Non-Native
Trifolium repens	white clover	none	Non-Native
Vicia hirsuta	common vetch	none	Non-Native

APPENDIX C

Observed Wildlife Species

Wildlife Species Encountered During Field Survey of the Project Area

Species	Common Name	Fed/State List
Bombycilla cedrorum	cedar waxwing	none
Calypte anna	Anna's hummingbird	none
Cathartes aura	turkey vulture	none
Catharus guttatus	hermit thrush	none
Chamaea fasciata	wrentit	none
Corvus brachyrhynchos	American crow	none
Corvus corax	common raven	none
Cyanocitta stelleri	Stellar's jay	none
Empidonax difficilis	Pacific-slope flycatcher	none
Haemorhous mexicanus	house finch	none
Haemorhous purpureus	purple finch	none
Melospiza melodia	song sparrow	none
Passer domesticus	house sparrow	none
Patagioenas fasciata	Band-tailed pigeon	none
Riparia riparia	Bank Swallow	none
Saynoris nigricans	black phoebe	none
Selasphorus sasis	Allen's hummingbird	none
Spinus psaltria	lesser goldfinch	none
Spinus tristis	American goldfinch	none
Sturnus vulgaris	European starling	none
Tachycineta thalassina	violet-green swallow	none
Troglodytes pacificus	Pacific wren	none
Turdus migratorius	American Robin	none
Vireo huttoni	Hutton's vireo	none
Zonotrichia leucophrys	white-crowned sparrow	none

LACO

INVOICE

Barbara Benson
1941 Ocean Drive
Mckinleyville, CA 95519

August 2, 2023
Project No: 006880.02
Invoice No: 51996

Invoice Total 0.00

Project Manager Megan Marruffo

Project 006880.02 Benson: Letz Road Permitting Assistance

Payment Terms: **Net 15**

Please contact your Project Manager at 707-443-5054 with questions regarding billing.

Dear Barbara Benson,

Thank you for working with LACO Associates on your project in McKinleyville. This invoice includes services provided from July 1, 2023, to July 22, 2023. Services provided this month include project management and client communication, and continued preparation of the Coastal Development Permit application and Biological Report. This will be the final invoice for your project as LACO is terminating our contract and services will no longer be provided by our team.

Please note that we have applied retainer to the current invoice, as well as applied retainer to the outstanding balances for Invoice No. 51808 (issued June 23, 2023) and Invoice No. 51916 (issued July 13, 2023). A check for the remaining retainer ($816.25) will be issued and mailed to you as soon as possible.

We wish you the best in your future endeavors. Please contact me at (707) 443-5054 or marruffom@lacoassociates.com, should you have any questions regarding this invoice.

Best,

Megan

Professional Services from July 1, 2023 to July 22, 2023

Phase 2400 Permitting Assistance

Task 2400 Project Management and Client Communication

Professional Personnel

	Hours	Rate	Amount
Principal Planner	2.50	195.00	487.50
Associate Planner	2.75	135.00	371.25
Project Manager	1.75	175.00	306.25
Totals	7.00		1,165.00
Total Labor			**1,165.00**

Please remit payment to: LACO Associates | PO Box 1023 | Eureka, California 95502

For credit card payments visit: www.lacoassociates.com/pay-invoice

Project	006880.02	Benson: Letz Road Permitting Assistance	Invoice	51996

Total this Task **$1,165.00**

Task 2410 After-the-Fact CDP/SP Application and Processing

Professional Personnel

	Hours	Rate	Amount	
Principal Planner	1.50	195.00	292.50	
Associate Planner	5.25	135.00	708.75	
Project Manager	2.00	175.00	350.00	
Totals	8.75		1,351.25	
Total Labor				**1,351.25**

Total this Task **$1,351.25**

Task 2420 Biological Survey and Mitigation Plan

Professional Personnel

	Hours	Rate	Amount	
Principal Planner	.75	195.00	146.25	
Staff Planner	1.50	130.00	195.00	
Project Manager	2.75	175.00	481.25	
Totals	5.00		822.50	
Total Labor				**822.50**

Total this Task **$822.50**

Total this Phase **$3,338.75**

Additional Fees

Retainer Applied	-3,338.75	
Total Additional Fees	**-3,338.75**	**-3,338.75**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	3,338.75	4,470.00	7,808.75
Limit			17,250.00
Remaining			9,441.25

Total this Invoice **0.00**

Retainer Balance: $816.25

Contracted: 5/24/2023 ael

Please remit payment to: LACO Associates | PO Box 1023 | Eureka, California 95502

For credit card payments visit: www.lacoassociates.com/pay-invoice

LACO
SURVEYORS|ENGINEERS|PLANNERS|GEOLOGISTS
lacoassociates.com

August 2, 2023

6880.02

Barbara Benson
1941 Ocean Drive
McKinleyville, California 95519

Subject: Discontinuation of Services – Letz Road Permitting Assistance

Dear Barbara:

This letter is to inform you that LACO Associates (LACO) is terminating our contract dated May 24, 2023, and will be discontinuing to perform the services outlined in the contract to address the Notice of Violation letter issued by the County of Humboldt on July 14, 2022 (Case Number: CE22-1606) for the property identified as Assessor's Parcel Number (APN): 511-061-013, located at 3412 Letz Road in the unincorporated community of McKinleyville in Humboldt County, California. This termination is in response to threatening comments made at our Eureka office.

Work completed to date is included with this letter (hard copies and electronic files saved to a disc), including:

- Draft Cover Letter and Purpose Statement (addressed to County of Humboldt)
- Application form and fee schedule (signatures required)
- Grading Assessment Letter (dated June 14, 2023)
- Biological and Rare Plant Survey (dated July 18, 2023)

Also enclosed with this letter is your final invoice for the project. On May 24, 2023, the contract totaling $17,250 was signed and the required retainer payment of $8,625 was submitted to LACO. To date, $7,808.75 was spent preparing the items listed above, in addition to project management services, including client communication and coordination. Please note that retainer has been applied to this invoice, as well as the outstanding balance for two prior invoices (Invoice No. 51808, issued June 23, 2023, and Invoice No. 51916, issued July 13, 2023), to cover all work completed and there is no remaining balance due. A refund of $816.25 for the remaining retainer will be issued and mailed to you as soon as possible.

Please note we have informed the County of Humboldt on August 1, 2023, that we are no longer representing you as your agent for the subject Notice of Violation case. Please contact Daniela Parada, Code Compliance Officer, at the County with any questions and/or to address the above referenced violation case at (707) 476-2429 or dparada2@co.humboldt.ca.us.

We wish you the best in your future endeavors.

Sincerely,
LACO Associates

Meghan Ryan
Planning Director

Megan Marruffo
Senior Planner/Project Manager

Enclosures

LACO
SURVEYORS|ENGINEERS|PLANNERS|GEOLOGISTS
lacoassociates.com

June 14, 2023

6880.02

County of Humboldt
Code Enforcement Unit
3015 H Street
Eureka, CA 95501

Attention: Daniela Parada, Code Compliance Officer

Subject: Grading Assessment – Notice of Violation Case No. CE22-1606 / APN 511-061-013

Dear Ms. Benson:

The purpose of this letter is to provide an assessment of the grading or earthwork that occurred prior to LACO's site visit on November 17, 2022. This letter does not consider tree or vegetation removal.

On November 17, 2022, I visited the site at 3412 Letz Road, McKinleyville, CA 95519 (APN: 511-061-013) along with Gary Manhart, PG, CEG and Fiona Roper, EIT, also from LACO Associates. The intent of the site visit was to assess the ground surface through visual inspection, review current conditions to determine the impacts of previous grading, and provide recommendations for remediation and/or erosion and sediment control measures.

During our site visit, we spoke with the owner, Barbara Benson and she explained that she used a tractor to remove brush and pile up limbs, leaves and other surface debris. Based on our inspection of the site, we found no evidence of substantial grading such as abrupt changes in elevation, spoils piles consisting of primarily dirt or gravel, or a flattened surface inconsistent with the surrounding ground surface slopes. We observed piles of limbs, leaves, and grass mix with small amounts of dirt.

Based on our site review and the fact that the area appears to be mostly reestablished, LACO does not recommend remedial grading activities or the installation of erosion and sediment control measures. Of note, LACO's opinion is based solely on the observed conditions of the site on November 17, 2022.

Please let me know if you have any questions or would like to discuss this matter further.

Sincerely,
LACO Associates

Rod Wilburn, PE, JD
Principal Civil Engineer