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**Santsche 1998-30198-1 APN 017-172-047**

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**From** James Regan <jreganii@aol.com>

**Date** Tue 3/3/2026 7:23 AM

**To** Holtermann, Michael <mholtermann@co.humboldt.ca.us>

**Cc** Sarah Atkins <rnsatkins@sbcglobal.net>; Mike Atkins <northcoastforestry@gmail.com>

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Good morning,

This letter is to address the proposed setbacks and riparian mitigations for development adjacent to the headwaters of a small ephemeral watercourse under the planning permit 1998-30198-1 located within APN 017-172-047 in Humboldt County California.

Current standard setbacks for similar watercourses in the Humboldt County Coastal Zone are 50 feet measured from the top of bank above the ordinary high water mark or from the outward extent of significant riparian vegetation. At this time I recommend that the setback be reduced to 20 feet due to a variety of factors including the ephemeral and relatively undeveloped condition of the stream channel and minimal riparian vegetation as well as the fact that the planned footprint of the development may be the only portion of the parcel feasible for the placement of the residence which is the primary intended use for the parcel as currently zoned. No rare or sensitive plant species were located on the parcel during botanical survey and assessment conducted recently.

As previously described this watercourse is sourced from a ditch relief culvert that drains a graded access route approximately 20 feet above the top of the feature. The graded road access is already in place as is the relief culvert. Planned development of a single residence structure and its attendant features will occur more than 20 feet away from the existing riparian vegetation and the top of bank for portions of the stream without riparian vegetation.

In order to mitigate potential impacts to the watercourse in the form of increased erosion I recommend the following measures be included in this project -

1. The driveway shall be surfaced with rock or other appropriate material to reduce the potential for delivery of sediment to the watercourse. The outboard edge and area between the road and the top of the watercourse shall be similarly surfaced with rock or mulch.
2. The culvert shall be maintained in a functional condition.
3. The culvert outlet (within the stream channel) shall be rock armored with a size and amount of rock appropriate to dissipate the energy of the flow and prevent downcutting and bank or channel erosion.
4. Any areas between the driveway or development and the stream channel that are disturbed during development shall be mulched or surfaced to prevent surface erosion from entering the watercourse.

5. Drainage from the new development shall be constructed and maintained to prevent concentrated runoff from channelizing and creating an erosion feature that leads to inputs of sediment to the watercourse.

6. Any vegetation planted within the 20-foot setback zone shall be non-invasive and appropriate for riparian settings.

7. Existing riparian vegetation may be maintained (trimmed, shaped) but should not be removed unless it is replaced with a suitable native riparian alternative. Weedy or invasive species may be removed but should be replaced with an appropriate alternative.

With the above measures in place, it is unlikely that the development as planned will have a significant impact on the watercourse or existing riparian vegetation.

Please feel free to respond with any questions or concerns you may have.

Thank you,

James Regan  
Botanist/Wetland Delineator  
707-845-0821