Wetlands and Waters
Initial Study

Mitchell Road 2023
APN# 017-172-047
City of Eureka
Humboldt County, CA.

Prepared by
J. Regan Consulting
Eureka, CA.
October 2023

For
MAD RIVER PROPERTIES, INC.
MCKINLEYVILLE, CA.

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Attachment A: General Location Map, Humboldt County Parcel Maps, Soils Report, USFWS Wetland Map, Wetland and Waters Location Map

Summary of Findings

The approximately 1.22-acre study area contains one ephemeral watercourse that emerges from the hillside near the top of the parcel just below a culvert (culvert is imbedded in existing driveway) and extends down the southern half of the study area to the road edge below where there is a tenuous connection (no connected channel, some evidence of overland flow and seepage) to a roadside ditch that likely has a cross drain connection to the large riparian/estuarine wetland complex of Ryan Slough. A paved county road and the 40-foot contour interval (see Topographic Site Map, Attachment A) lie between the Ryan Slough coastal wetland boundary and the proposed house site. A second, similar watercourse exists just over the northern boundary of the parcel below the powerline corridor. These watercourses have a defined bed and bank but do not have a significant change in substrate texture. Riparian/wetland plant species or communities were minimal. Neither stream had continuous flowing water at the time of survey, but some saturated soils and small pools were noted. These watercourses may be the result of upslope development and concentration of surface runoff from roads, driveways, and other impervious surfaces.

Any wetlands or watercourses located within the surveyed area may be considered jurisdictional by either California Department of Fish and Wildlife (CDFW), The United States Army Corps of Engineers (ACOE), or both.

All identified features are included on the included Wetlands and Waters Location Map.

2023 is a year with slightly above average rainfall.

Recommendations

Recommend avoiding impacts to all watercourses and wetlands by adhering to all Federal, State, County, and local ordinances for permitted developments. In general development projects should remain outside of setbacks for waters. Setback measurements should be done according to current guidelines enforced by the lead agency in any permitting situation.

Introduction

The study area was assessed and surveyed for the presence of jurisdictional waters of both the State of California and of the United States of America as required by the federal Clean Water Act (CWA) and California's Porter-Cologne Water Quality Control Act, methodologies used are described in full below.

This report is the result of an in-field survey, reviews of relevant scientific literature, and professional knowledge. This survey report is intended to satisfy any project needs for the identification, classification, and delineation of wetlands or waters for avoidance or mitigation during any development activities.

Setting

The approximately 1.22-acre study area is located within a parcel located in Humboldt County, California on the Arcata South USGS 7.5' quadrangle. The subject parcels are located between Mitchell Road and Main Street, east of Ryan Slough and South of Old Arcata Road. The study area is within the eastern boundaries of the City of Eureka, CA. (see General Location Map in Attachment B). Parcels included within the study area are listed below.

APN# **017-172-047**

The subject parcels and all areas of potential development occur within the California coastal zone.

Habitat within the study area is composed of two fairly distinct communities. The western two-thirds of the site is composed of second growth redwood forest with a moderately stocked understory of sword fern, huckleberry and salal, along with several non-native herbs and shrubs. The duff and debris layers are light except where recent winter storms have caused some blowdown trees and limbs. The top portion of the subject parcel is composed of a graded and partially developed access road and house site. A large powerline corridor runs east to west down the northern boundary of the parcel, the vegetation below the powerline is managed and all taller trees and shrubs have been cut back. Two small ephemeral watercourses travel east to west down both the north and south boundaries of the subject parcel. These watercourses flow with seasonal rain events and have relatively undeveloped channel morphology and riparian habitat. Both watercourses lose a defined channel near the bottom where they join a roadside ditch along Mitchell Road before likely being diverted into the adjacent Ryan Slough wetland and riparian complex. The top of the southern stream has a small clump of arroyo willow and red elderberry and dense Himalaya blackberry. A culvert is in place to direct runoff from the access road and house site towards this watercourse. The subject parcel does not contain any true oak woodlands, areas of coastal scrub, coastal prairie, dune, or salt marsh habitat types.

There were no significant wetlands or watercourses previously mapped by the United States Fish and Wildlife Service (USFWS) wetland map, included in Attachment B, within the subject parcel, however, Ryan Slough, a large riparian/estuarine wetland complex exists west of the study area.

Project area base maps courtesy of Google Earth, Humboldt County Web GIS, USFWS Wetland Mapper, and USDA Web Soil Survey are included as attachments at the end of this report.

Methods

An assessment of potential impacts to adjacent watercourses or wetlands within 500 feet of the areas of potential development was conducted by interpretation of aerial photography and resource maps courtesy of Google Earth, the United States Geologic Survey (USGS) 7.5' Arcata South quadrangle map, Humboldt County Web GIS, and United States Fish and Wildlife Service (USFW) National Wetland Inventory. This assessment was supplemented by an in-field survey of the subject areas. In field survey was conducted on 18 June 2023 by Mr. James Regan. Mr. Regan has a bachelor's degree in Botany and training and experience in wetland delineations and botanical survey and has conducted wetland surveys and delineations in Humboldt, Mendocino, and Trinity counties since 2008.

Any mapped watercourses were identified using the U.S. Army Corps of Engineers (ACOE) "Guide to Ordinary High Water Mark (OHWM) Delineation for Non-Perennial Streams in the Western Mountains, Valleys, and Coast Region of the United States" (Mercel, Licvar 2014).

Potential wetlands and wetland boundaries were assessed using guidelines outlined in the ACOE Wetland Delineation Manual Technical Report Y-87-1 (referred to as the 1987 manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region. The 1987 manual provides technical guidelines for identifying wetlands, distinguishing them from non-wetlands, and provides methods for applying the technical guidelines. Three key provisions of the ACOE wetland definition include:

i. Inundated or saturated soil conditions resulting from permanent or periodic inundation by ground or surface water.

ii. A prevalence of vegetation typically adapted for life in saturated soil conditions (hydrophytic vegetation)

iii. The presence of "normal circumstances"

Explicit in the ACOE definition is the consideration of three environmental parameters: Hydrology, Vegetation, and Soils. Positive wetland indicators of all three parameters are normally present in wetlands. The ACOE methodology requires one positive indicator from each parameter in order to make a positive wetland determination.

This wetland and waters evaluation also utilized techniques from the technical manual A Hydrogeomorphic Classification of Wetlands (Brinson 1993) wherein wetlands are classified by land position and hydrologic regime.

Areas which were obvious wetlands with three positive indicators of wetland setting are identified as wetlands and are included on the Wetland and Waters Location Map in Attachment A. Watercourses and wetlands were classified as either Ephemeral or Perennial.

Vegetation

The ACOE Manual (1987) directs that presence of a single individual of hydrophytic species does not mean that hydrophytic vegetation is present. However, hydrophytic vegetation is considered to be present if 50% of the dominant species have indicator status of OBL, FACW or FAC.

- Obligate (OBL)–usually occurs within a wetland (estimated probability 99%)
- Facultative-wet (FACW)–usually occurs in wetlands (estimated probability 67-99%)
- Facultative (FAC)–equally likely to occur in wetlands or non-wetlands (estimated probability 33-67%)
- Facultative-upland (FACU)–usually occurs in non-wetlands (estimated probability 1-33%)
- Upland (UPL)–occurs almost always in non-wetlands (estimated probability 99%)
- Non-Indicator (NI)-scored as an upland plant and calculated as such on wetland determination forms

Dominant species are determined by estimating those having the greatest percentage of cover using the "50/20" rule. The "50/20" rule entails that for each sample point and associated plant community, dominant species are the most abundant species, when ranked in descending order of abundance and cumulatively totaled, that immediately exceed 50% of the total dominance measure for the stratum, plus any additional species comprising 20% or more of the total dominance measure for each stratum. Absolute cover contribution was estimated for each sample plot, due to layering of species and strata percent cover values may exceed 100%. For marginal sites the FAC neutral test and the Prevalence Index were also utilized. These calculations (shown on attached forms) further analyze vegetation community using all species in the plot not just the dominant species.

Vegetation on site was not notably distinct between riparian sites and adjacent upland communities. Riparian vegetation within the mapped ephemeral streams was sparse and except for a small patch of willow, elderberry, and Himalaya berry (*Salix lasiolepis*, FACW, *Sambucus racemosa*, FACU, and *Rubus armeniacus*, FAC) at the top of the stream below the culvert and a small patch of slough sedge (*Carex obnupta*, OBL) at the bottom, lacked significant riparian or wetland (hydrophytic) plants species. Overstory canopy was dominated by coast redwood (*Sequoia sempervirens*, NI) across the parcel and areas outside of watercourses had a distinctly upland and non-wetland community.

Soils

Current USDA soils maps were obtained from the USDA Web Soil Survey and are included in Attachment A. The project area falls into a soil map unit labeled as **Lepoil-Espa-Candymountain complex, 15 to 50 percent slopes.**

No soil pits were excavated for this investigation. No areas of obvious wetland setting were noted that would necessitate further soil investigation for wetland delineation.

Hydrology

Each observation point for determination and delineation of watercourse and wetland boundaries was examined for indicators of wetland hydrology.

Indicators of wetland hydrology include drainage patterns, drift lines, sediment deposits, watermarks, and visual observations of saturated soils and/or inundation. Drainage patterns were determined by observing any signs of surface flow into or through the subject parcel throughout the survey period. Aerial imagery was used courtesy of Google Earth and Humboldt County Web GIS.

This study was conducted in June of 2023. 2023 has been a year with slightly above average rainfall. During the site visit ephemeral water courses did not have flowing water. Some small portions of the channel had saturated soils and small patches of surface water were noted, there was no indication that the water was perennial or contributed to a habitat condition suitable for aquatic animals.

Results/Recommendations

Wetlands and Waters Delineation

The approximately 1.22-acre study area contains one ephemeral watercourse that emerges from the hillside near the top of the parcel just below a culvert (culvert is imbedded in existing driveway) and extends down the southern half of the study area to the road edge below where there is a tenuous connection (no connected channel, some evidence of overland flow and seepage) to a roadside ditch that likely has a cross drain connection to the large riparian/estuarine wetland complex of Ryan Slough. A paved county road and the 40-foot contour interval (see Topographic Site Map, Attachment A) lie between the Ryan Slough coastal wetland boundary and the proposed house site. A second, similar watercourse exists just over the northern boundary of the parcel below the powerline corridor. These watercourses have a defined bed and bank but do not have a significant change in substrate texture. Riparian/wetland plant species or communities were minimal. Neither stream had continuous flowing water at the time of survey, but some saturated soils and small pools were noted. These watercourses may be the result of upslope development and concentration of surface runoff from roads, driveways, and other impervious surfaces.

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2023 is a year with slightly above average rainfall.

Recommendations

Recommend avoiding impacts to all watercourses by adhering to all Federal, State, County, and local ordinances for permitted developments. In general development projects should remain outside of setbacks for waters. Setback measurements should be done according to current guidelines enforced by the lead agency in any permitting situation.

Conditions and Limitations

This report is based on conditions observed and recorded during field visits in 2023. This report has not been reviewed nor has concurrence with the conclusions been obtained. Verification by agencies may be necessary in the future. Land use practices and regulations can change thereby affecting conditions and delineation results described herein.

This report and accompanying maps and data should be transmitted to the appropriate agents for review and included in any application for permits necessary for completion of any proposed development projects on the subject property.

The location and extent of mapped features is approximate. Maps are not to scale. In field survey and monumentation of pertinent features for buffering or mitigation planning may be required prior to the initiation of permitted activities.

The significance of wetlands and the necessity for mitigation during development is decided by regional agents of the appropriate federal, state, and local agencies if and when the site is reviewed for permitting purposes.

This report was prepared for exclusive use; consultants are not liable for any actions arising out of the reliance of any third party on the information contained in this report.

Please feel free to call with any questions.

James Regan

Botanist/Wetland Delineator
707-845-0821

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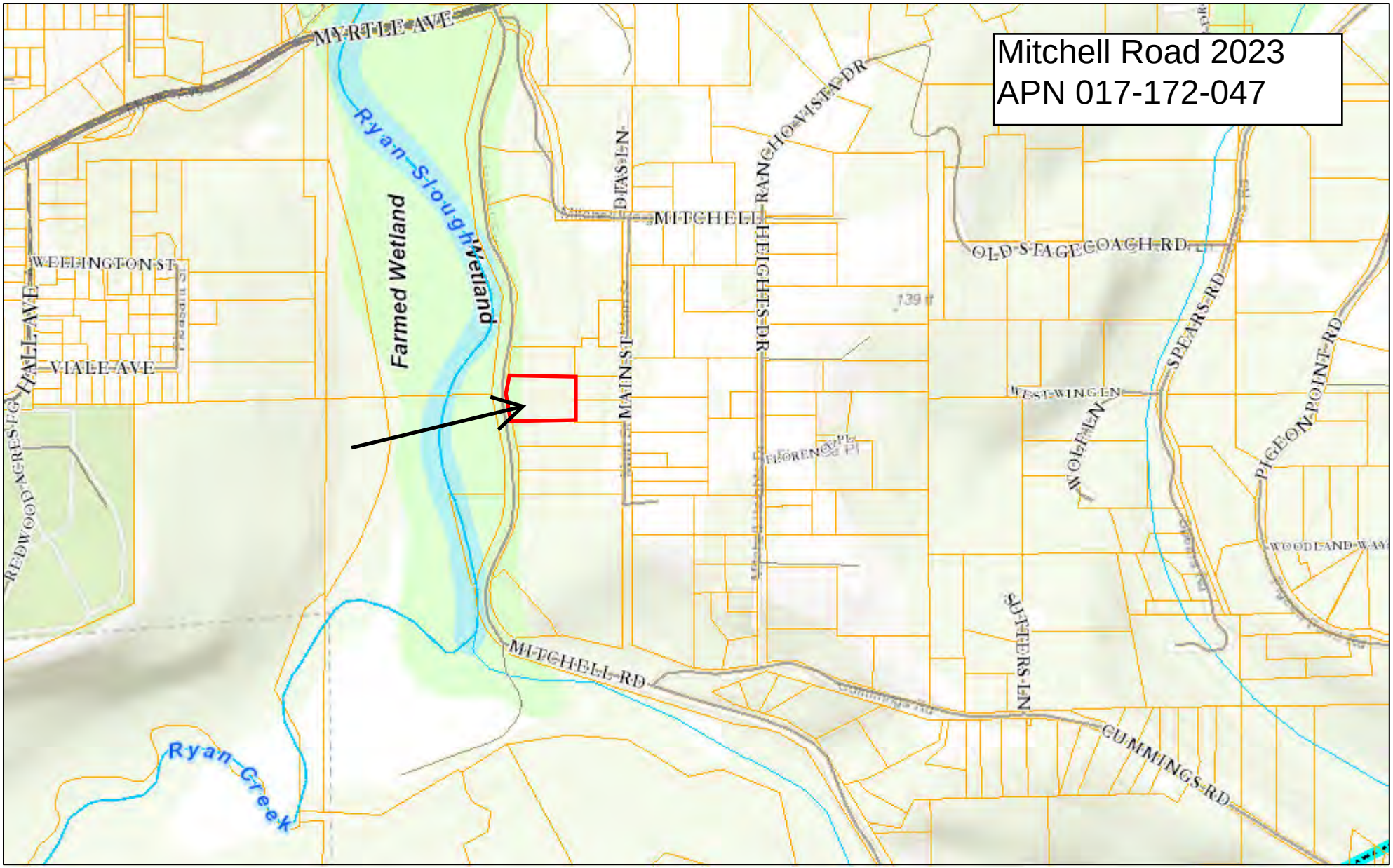
Attachment A

General Location Map, Humboldt County Parcel Map, USFWS Wetland Map, USGS Soil Report, Wetland and Waters Location Map



General Location Map

Humboldt County Planning and Building Department

9/21/2023, 8:27:39 AM Web AppBuilder 2.0 for ArcGIS

Map Disclaimer:
While every effort has been made to assure the accuracy of this information, it should be understood that it does not have the force & effect of law, rule, or regulation. Should any difference or error occur, the law will take precedence.

Highways and Roads
- Principal Arterials
- Minor Arterials
- Major Collectors
- Minor Collectors
- Local Roads
- Private or Unclassified
- Major River or Stream

Blue Line Streams
- Perennial 1-3
- Perennial >4
- Intermittent
- Subsurface

- City Boundary
- Counties
- Parcels (no APN labels)
- Coastal Zone Boundary
- Study Area

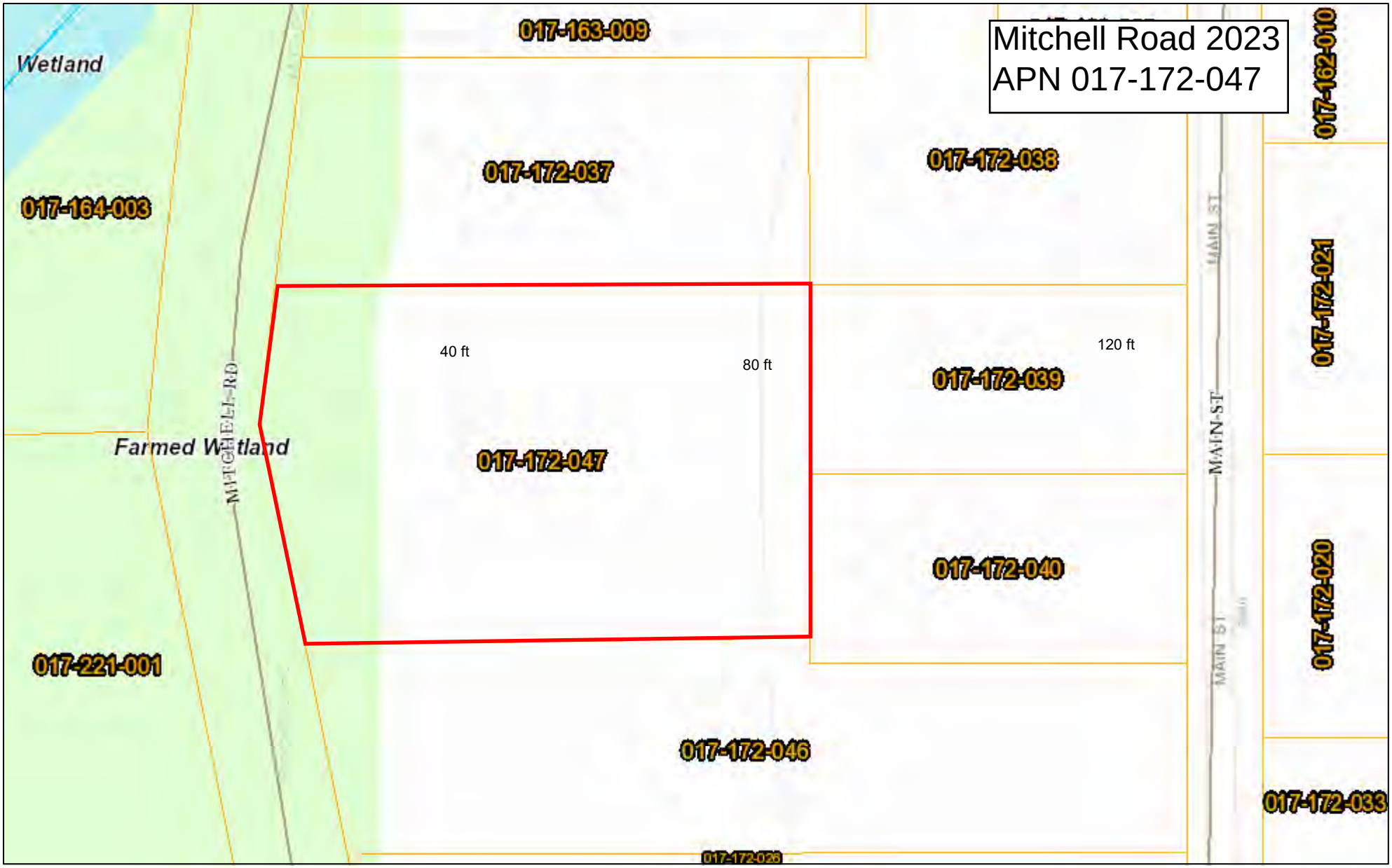
0 0.05 0.1 0.2 mi
0 0.05 0.1 0.2 mi

RF= 1:9,028 1 in = 752 ft

N W E S

Sources: NRCS
Humboldt County GIS
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS. NRCAN. GeoBase, IGN. Kadaster NI , Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

J Regan Consulting, Eureka, CA. 95502



Topographic Site Map

Humboldt County Planning and Building Department

9/21/2023, 8:24:40 AM Web AppBuilder 2.0 for ArcGIS

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Highways and Roads
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Blue Line Streams
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- Perennial >4
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- Subsurface

- City Boundary
- Counties
- Parcels
- Coastal Zone Boundary

Study Area

0 0.0075 0.015 0.03 mi
0 0.0075 0.015 0.03 mi
RF= 1:1,128 1 in = 94 ft

N W E S

Sources: NRCS
Humboldt County GIS
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS. NRCAN. GeoBase, IGN. Kadaster NI , Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Orthographic Site Map

Humboldt County Planning and Building Department

9/21/2023, 8:30:08 AM Web AppBuilder 2.0 for ArcGIS

Map Disclaimer:
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Highways and Roads
- Principal Arterials
- Minor Arterials
- Major Collectors
- Minor Collectors
- Local Roads
- Private or Unclassified
- Major River or Stream

Blue Line Streams
- Perennial 1-3
- Perennial >4
- Intermittent
- Subsurface
- City Boundary
- Counties
- Parcels
- Coastal Zone Boundary
- Study Area

0 0.0075 0.015 0.03 mi
0 0.0075 0.015 0.03 mi

RF = 1:1,128 1 in = 94 ft

N W E S

Sources: NRCS
Humboldt County GIS
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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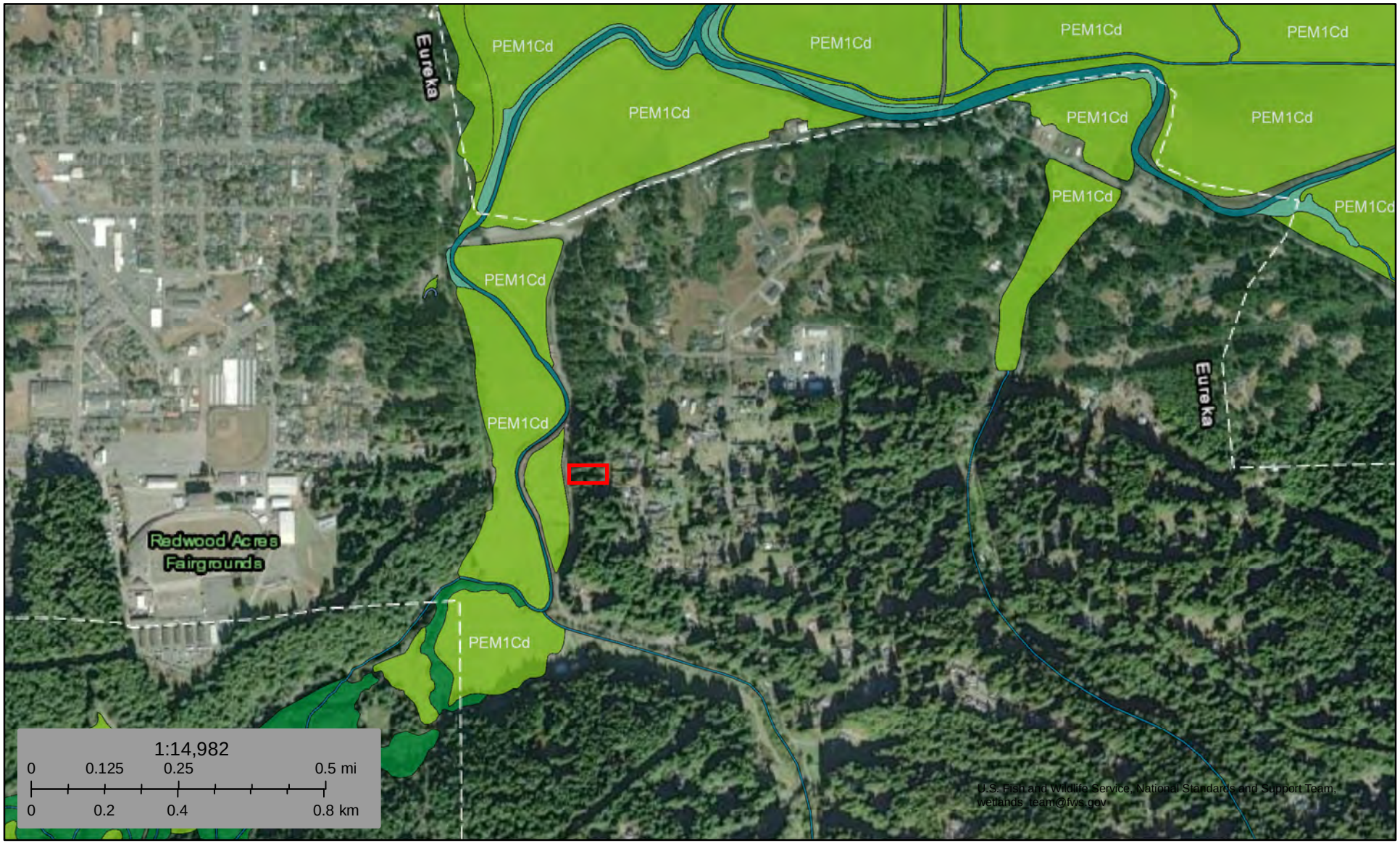
U.S. Fish and Wildlife Service
National Wetlands Inventory

Mitchell Road 2023
APN 017-172-047



September 21, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- Study Area

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

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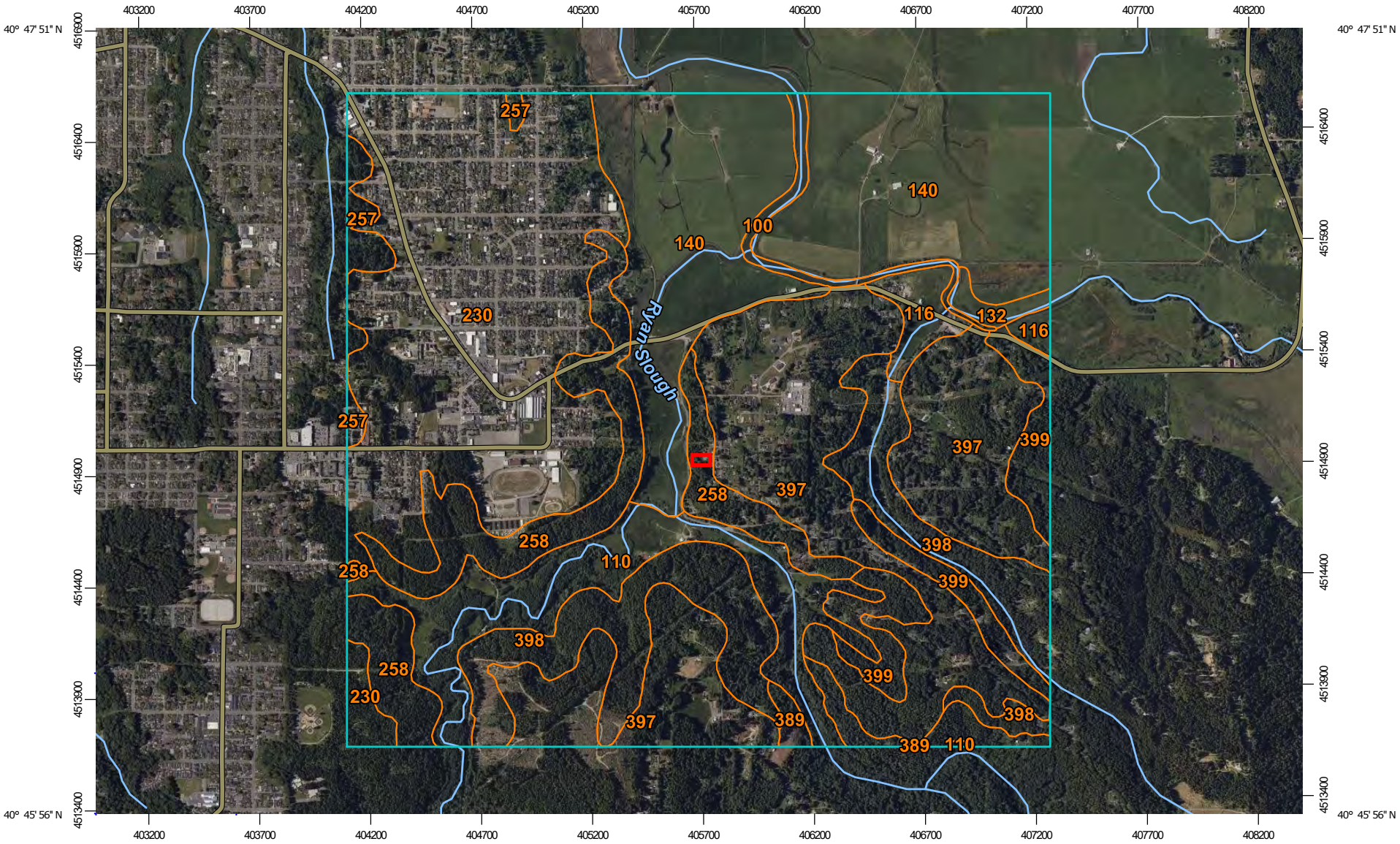
National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Mitchell Road 2023
APN 017-172-047

Soil Map—Humboldt County, Central Part, California
(Mitchell Road 2023)



Map Scale: 1:24,900 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 350 700 1400 2100

Feet: 0 1000 2000 4000 6000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

- Study Area

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Humboldt County, Central Part, California
Survey Area Data: Version 9, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 1, 2022—Jun 19, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
100	Water and Fluvents, 0 to 2 percent slopes	21.1	0.9%
110	Weott, 0 to 2 percent slopes	167.8	7.3%
116	Swainslough, 0 to 2 percent slopes	33.6	1.5%
132	Udifluvents, 0 to 2 percent slopes	11.9	0.5%
140	Occidental, 0 to 2 percent slopes	480.2	20.8%
230	Hookton-Tablebluff complex, 2 to 9 percent slopes	542.9	23.5%
257	Lepoil-Candymountain complex, 2 to 15 percent slopes	26.7	1.2%
258	Lepoil-Espa-Candymountain complex, 15 to 50 percent slopes	182.2	7.9%
389	Salmoncreek-Rootcreek complex, 30 to 50 percent slopes	33.4	1.4%
397	Salmoncreek-Tepona-Rootcreek complex, 2 to 15 percent slopes	499.0	21.6%
398	Salmoncreek-Tepona-Rootcreek complex, 15 to 30 percent slopes	218.0	9.5%
399	Salmoncreek-Tepona-Rootcreek complex, 30 to 50 percent slopes	89.1	3.9%
Totals for Area of Interest		**2,306.0**	**100.0%**

Mitchell Road 2023
Wetlands and Waters Map
Legend
Coastal Wetland Boundary
Culvert
Culvert
Driveway
Ephemeral Stream
House Site
Inside Ditch
Parcel Boundary
Powerline Corridor
Willows/Sambucus
Culvert
Google Earth
N
200 ft