CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
1385 EIGHTH STREET, SUITE 130
ARCATA, CA 95521
VOICE (707) 826-8950
FAX (707) 826-8960

Th12a

1- 22-0251 (Sorrel Leaf Healing Center Inc.)

April 13, 2023

EXHIBITS

Figure 1: Project Location

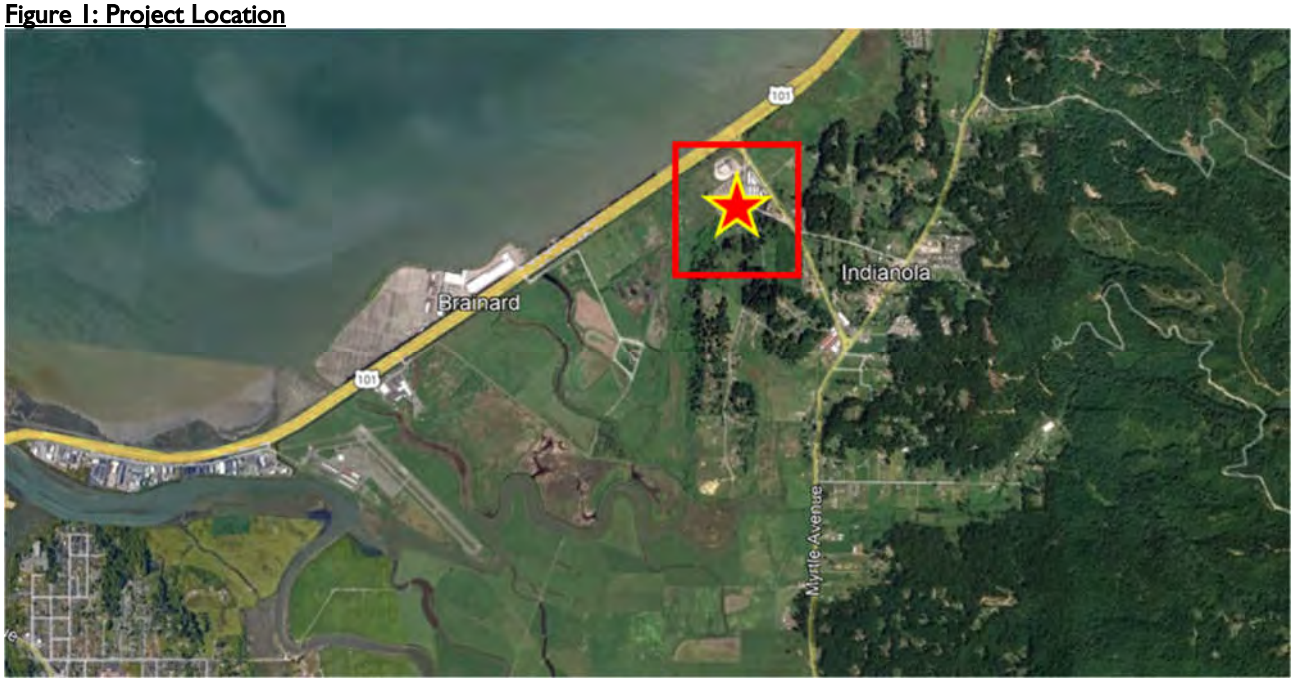


Figure 2: Vicinity Map

Exhibit 1- Location Map
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.

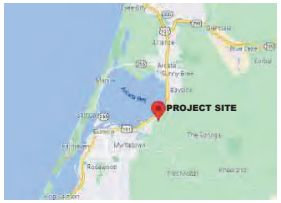
Figure 3: Front of Main Residence (looking South)

Figure 4: Rear of Main Residence with Accessory Building (looking north)

Exhibit 1- Location Map
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.

SORREL LEAF HEALING CENTER

APN: 402-161-005



VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:

FROM EUREKA, CA
–NORTHBOUND ON US–101
(APPROX. 1.6 MILES)
–TURN RIGHT ONTO INDIANOLA CUTOFF
(APPROX. 0.1 MILES)
–TURN RIGHT ONTO INDIANOLA ROAD
(APPROX. 0.2 MILES)
–SITE DRIVE ON RIGHT

PROJECT DESCRIPTION:

LOST COAST CHILDREN'S RESIDENTIAL TREATMENT CENTER, INC. (LCCRTC), A NON–PROFIT ORGANIZATION, IS APPPLYING FOR A CONDITIONAL USE PERMIT (CUP) FROM THE CITY OF EUREKA AND A COASTAL DEVELOPMENT PERMIT (CDP) FROM THE CALIFORNIA COASTAL COMMISSION TO PERMIT A YOUTH MENTAL HEALTH CRISIS FACILITY ("SORREL LEAF HEALING CENTER"). THE PROPOSAL INCLUDES CONSTRUCTION OF A NEW BUILDING (±2,428 SQUARE FEET (SF) AND RENOVATION OF AN EXISTING 3–STORY BUILDING (±4,872 SF)

PROJECT INFORMATION:

APPLICANT:
SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD
EUREKA, CA 95503

PROPERTY OWNER:
LOST COAST CHILDREN'S RESIDENTIAL TREATMENT CENTER, INC
3305 RENNER DR.
FORTUNA, CA 95540

APPLICANTS AGENT:
NORTHPOINT CONSULTING GROUP, INC
1117 SAMOA BLVD.
ARCATA, CA 95521
(707) 798–6438

SITE ADDRESS:
APN: 402–161–005
124 INDIANOLA RD
EUREKA, CA 95503

WATER = PUBLIC
SEWER = PRIVATE

PROPERTY SIZE = ±13.56 ACRES

ZONING = RS12000
GENERAL PLAN DESIGNATION = ER

SRA AREA: = NO
IN COASTAL ZONE: = YES
IN 100 YR FLOOD ZONE: = YES
1–M SEA LEVEL RISE: = YES
TSUNAMI ZONE = YES

BUILDING SETBACK:

	RE
FRONT	15'
SIDE	15'
REAR	10'

22x34 SHEET: 1"=40'
11x17 SHEET: 1"=80'
0 20 40 80

GENERAL NOTES:

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM A MINOR SUBDIVISION TENTATIVE MAP DRAFTED BY WALTER SWEET. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. ANY EXISTING DEVELOPMENT CONSTRUCTED WITHOUT THE BENEFIT OF COUNTY REVIEW WILL BE SUBJECT TO THE HUMBOLDT COUNTY BUILDING DEPARTMENT UPON APPROVAL OF THE CONDITIONAL USE PERMIT.

PARKING CALCULATIONS (CITY OF EUREKA MUNICIPAL CODE §155.117)			
LOCATIONS	LOAD	LOAD FACTOR	PARKING SPACES REQ'D
CRISIS RESIDENTIAL TREATMENT/CRISIS STABILIZATION UNIT	12 BEDS	2 SPACES PER 3 BEDS	8
CRISIS RESIDENTIAL TREATMENT/CRISIS STABILIZATION UNIT	24 EMPLOYEES	1 SPACE PER 2 EMPLOYEES	12
CRISIS RESIDENTIAL TREATMENT/CRISIS STABILIZATION UNIT	0 STAFF DOCTORS	1 SPACE PER STAFF DOCTOR	0
			TOTAL = 20 SPACES REQUIRED

PARKING SUMMARY		
TYPE OF PARKING SPACE	SPACES REQURED	SPACES PROVIDED
STANDARD (9'X18')	18	27
ADA VAN ACCESSIBLE	2	2
	20 TOTAL SPACES REQUIRED	29 TOTAL SPACES PROVIDED

EXISTING STRUCTURES				
NUMBER	BUILDING	BUILDING FOOTPRINT	CURRENT USE	PROPOSED USE
1	3–STORY RESIDENCE	±2,364 SF	RESIDENCE	CRISIS RESIDENTIAL TREATMENT
2	ACCESSORY BUILDING	±1,042 SF	GUEST HOUSE	ART AND MUSIC THERAPY
3	STORAGE SHED	±493 SF	STORAGE	TO BE REMOVED
4	GAZEBO	±159 SF	N/A	TO BE REMOVED
5	CARPORT	±739 SF	N/A	TO BE REMOVED

SHEET INDEX:

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
Page 1 of 20

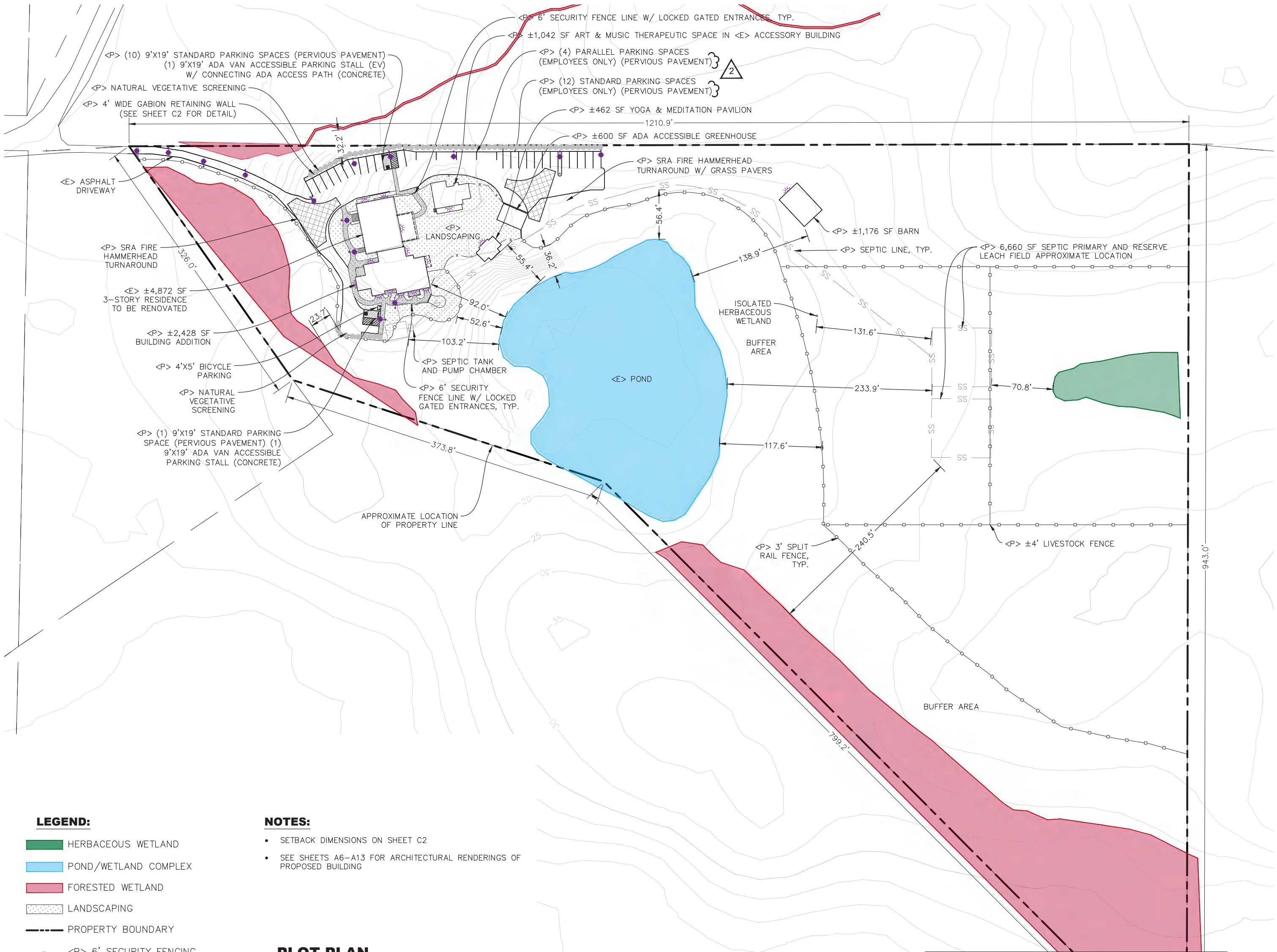
NOT FOR CONSTRUCTION

DATE	REVISIONS	DRAWN BY
A 9/15/22	CITY OF EUREKA PLANNING COMMENTS	AR
10/27/22	CITY OF EUREKA PLANNING COMMENTS	CJG

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
COVER SHEET

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN
SHEET
C0
21–115



LEGEND:

- HERBACEOUS WETLAND
- POND/WETLAND COMPLEX
- FORESTED WETLAND
- LANDSCAPING
- PROPERTY BOUNDARY
- <P> 6' SECURITY FENCING
- <P> 3' SPLIT RAIL FENCING
- 2 <P> SHADED STREET LIGHT
- <P> WALL MOUNTED LIGHT

NOTES:

- SETBACK DIMENSIONS ON SHEET C2
- SEE SHEETS A6–A13 FOR ARCHITECTURAL RENDERINGS OF PROPOSED BUILDING

PLOT PLAN

22x34 SHEET: 1"=60'
11x17 SHEET: 1"=120'

0 30 60 120

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
Page 2 of 20

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	DATE	REVISIONS	DRAWN BY
1	9/15/22	CITY OF EUREKA PLANNING COMMENTS	JER
2	10/07/22	CITY OF EUREKA PLANNING COMMENTS	CJG

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1117 Samoa Blvd., Arcata, CA 95521

SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
SITE PLAN

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN

SHEET
C1
21–115

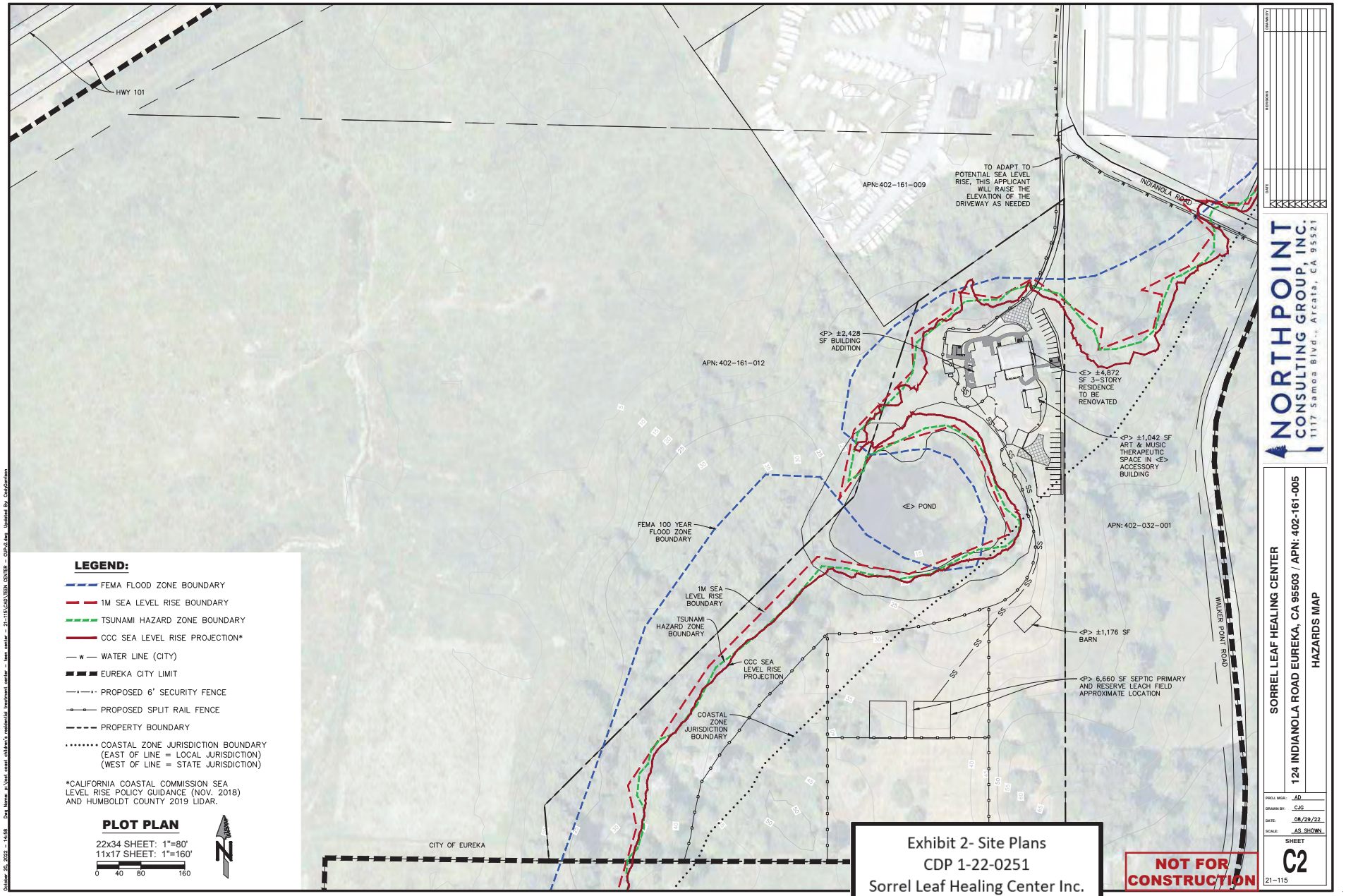

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
Page 3 of 20

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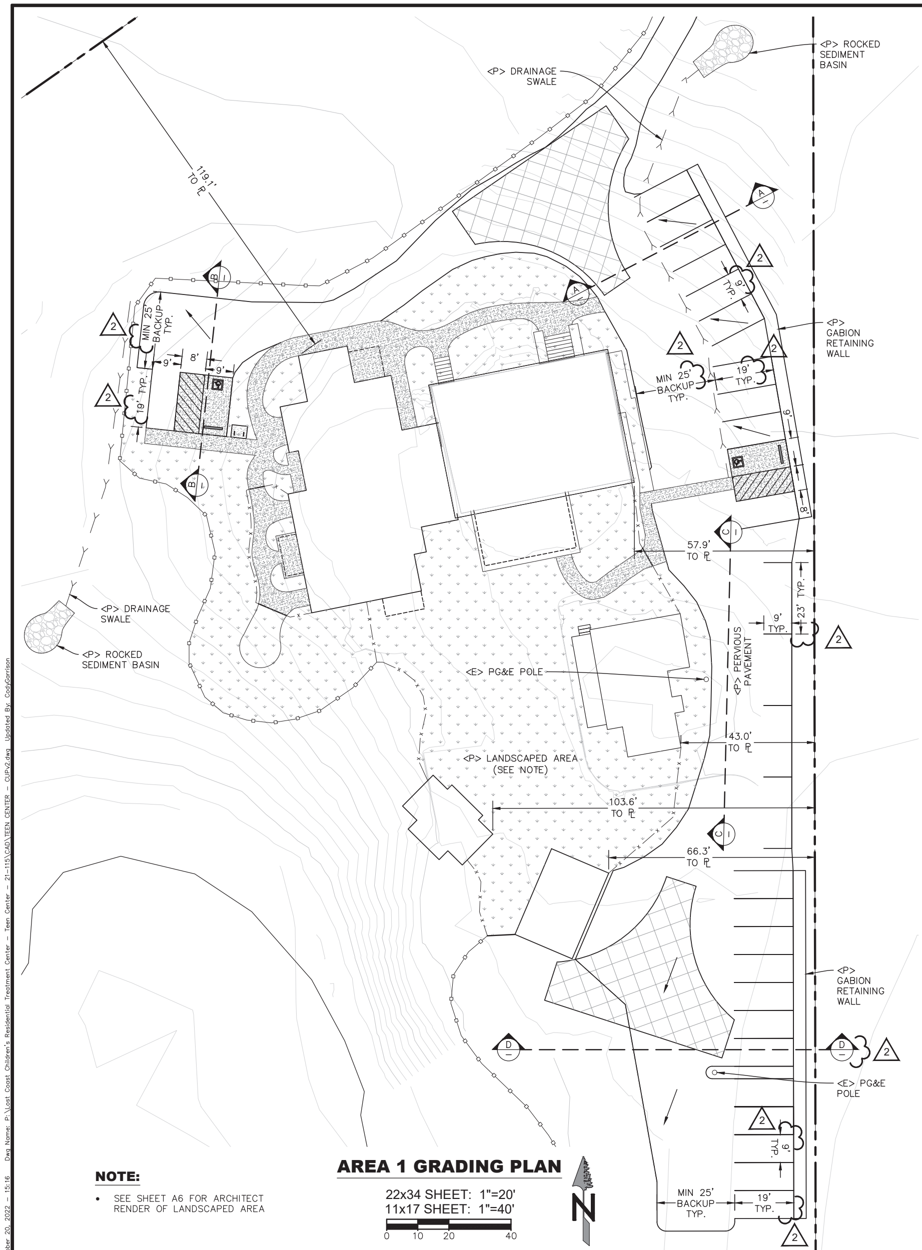
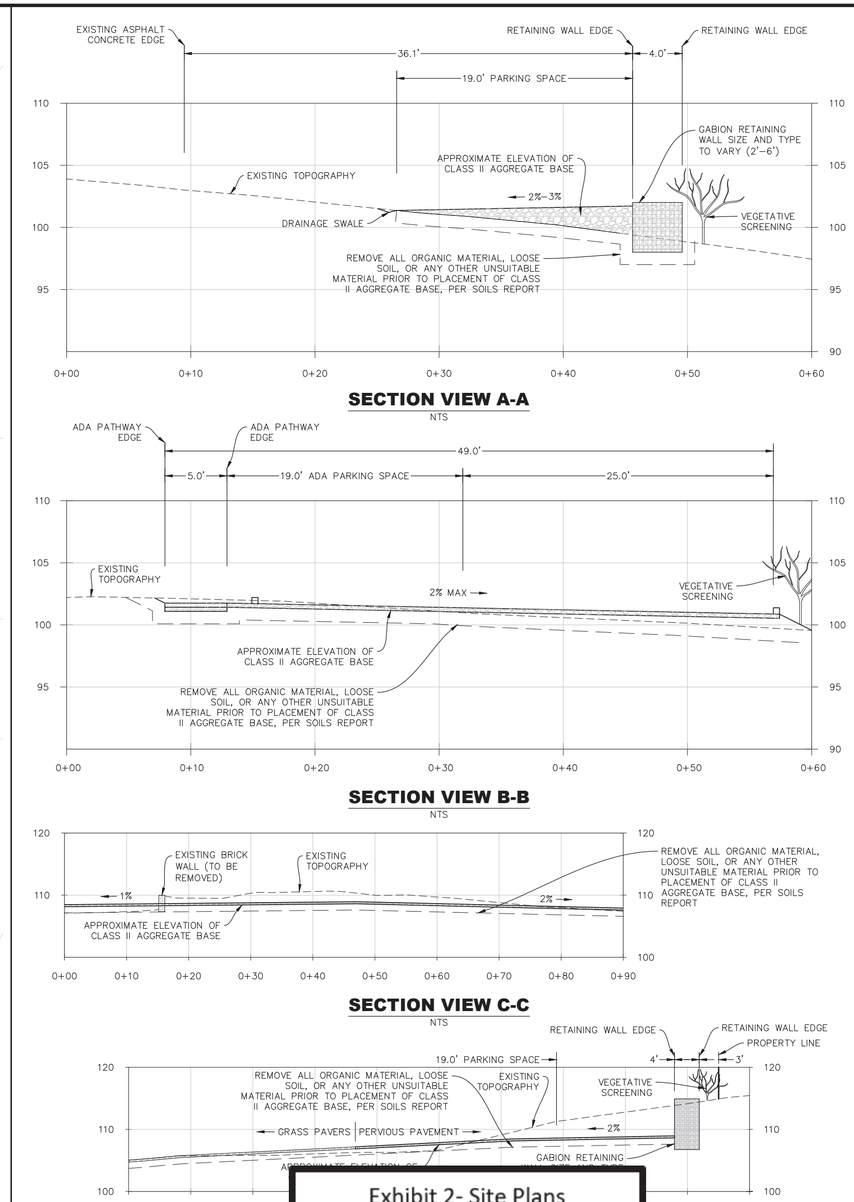
SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
HAZARDS MAP

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN
SHEET C2
21-115





NOT FOR CONSTRUCTION

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
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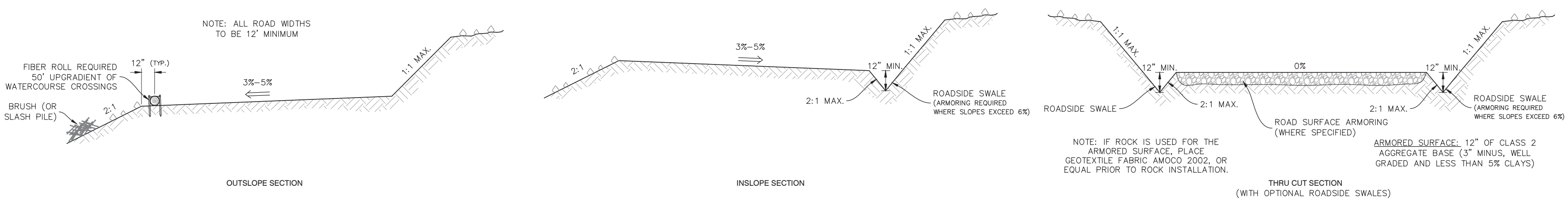
NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
PRELIMINARY GRADING & EROSION CONTROL PLAN

DATE	REVISIONS	DRAWN BY
01/17/22	CITY OF EUREKA PLANNING COMMENTS	JLR
10/07/22	CITY OF EUREKA PLANNING COMMENTS	CJG

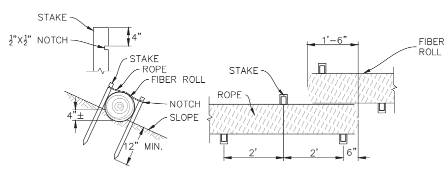
PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN
SHEET C3
21-115

October 20, 2022 – 15:16 Dwg Name: P:\Lost Coast Children's Residential Treatment Center – Teen Center – 21-115\CAD\TEEN CENTER – CUPv2.dwg Updated By: CodyGarrison



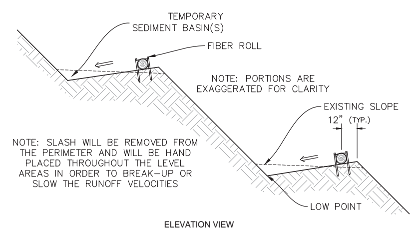
TYPICAL ROAD SECTIONS

N.T.S.



FIBER ROLL DETAIL

N.T.S.



October 20, 2022 – 14:58 Dwg Name: p:\lost coast children's residential treatment center – teen center – 21–115\CAD\TEEN CENTER – CUPv2.dwg Updated By: CodyGarrison

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1117 Samoa Blvd., Arcata, CA 95521

SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
EROSION CONTROL DETAILS

DRAWN BY | REVISIONS | DATE

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN

SHEET
C4
21–115

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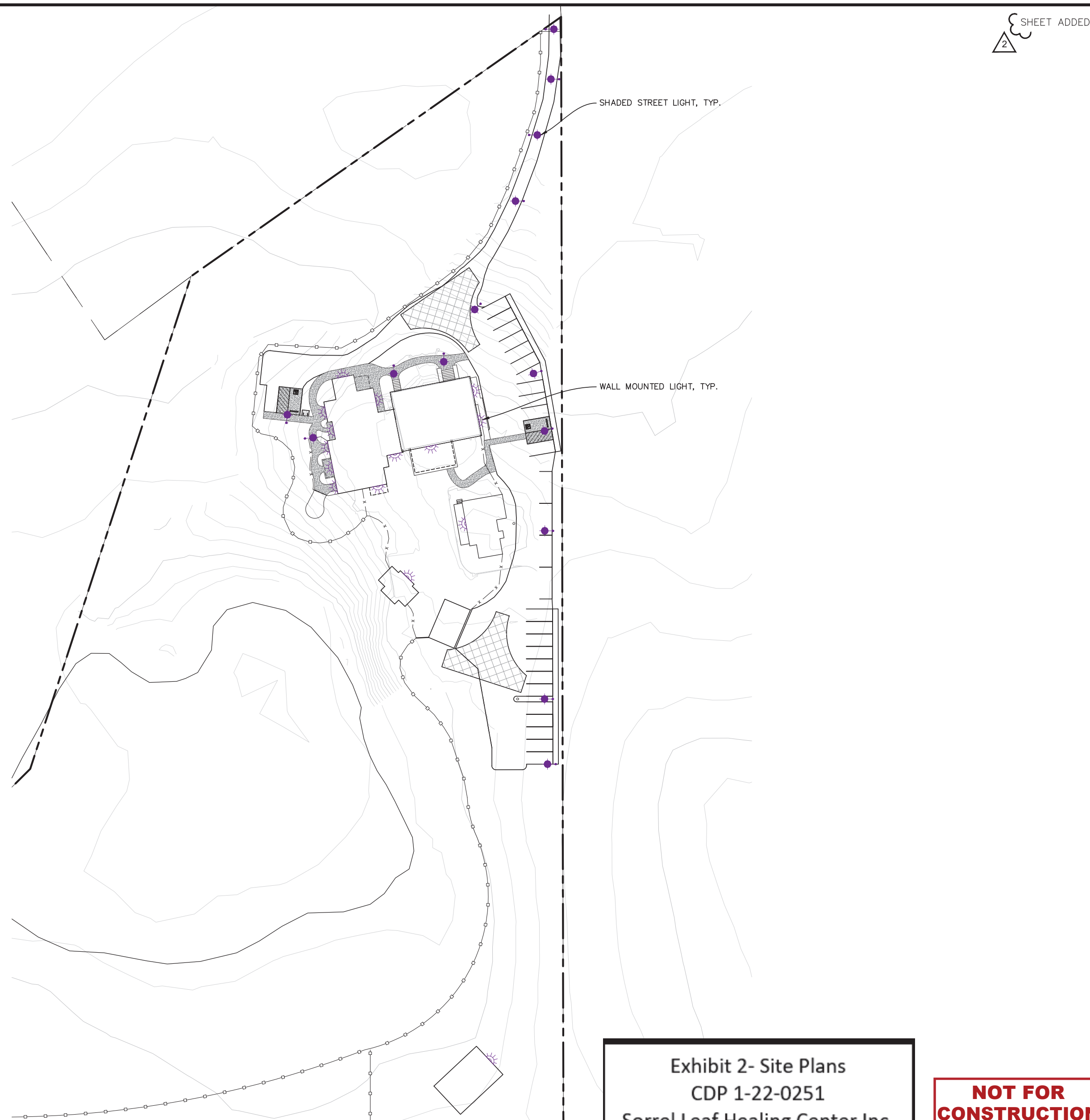
Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
Page 5 of 20



LEGEND:

- <P> SHADED STREET LIGHT
- <P> WALL MOUNTED LIGHT

EXTERIOR LIGHTING PLAN

22x34 SHEET: 1"=40'
11x17 SHEET: 1"=80'

0 20 40 80

N

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1117 Samoa Blvd., Arcata, CA 95521

SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
EXTERIOR LIGHTING PLAN

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN
SHEET
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21-115

NOT FOR CONSTRUCTION

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
Page 6 of 20

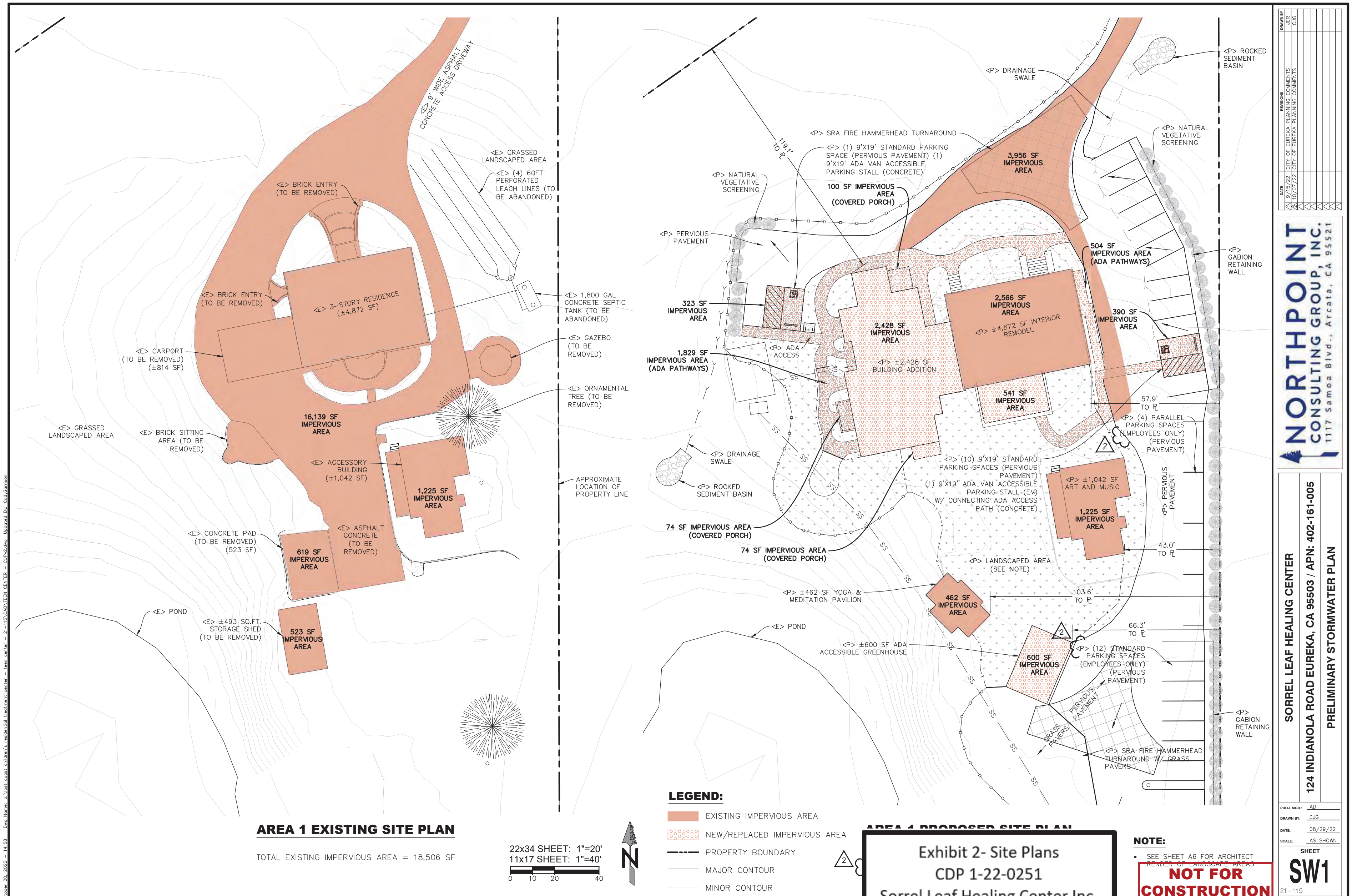

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
Page 7 of 20

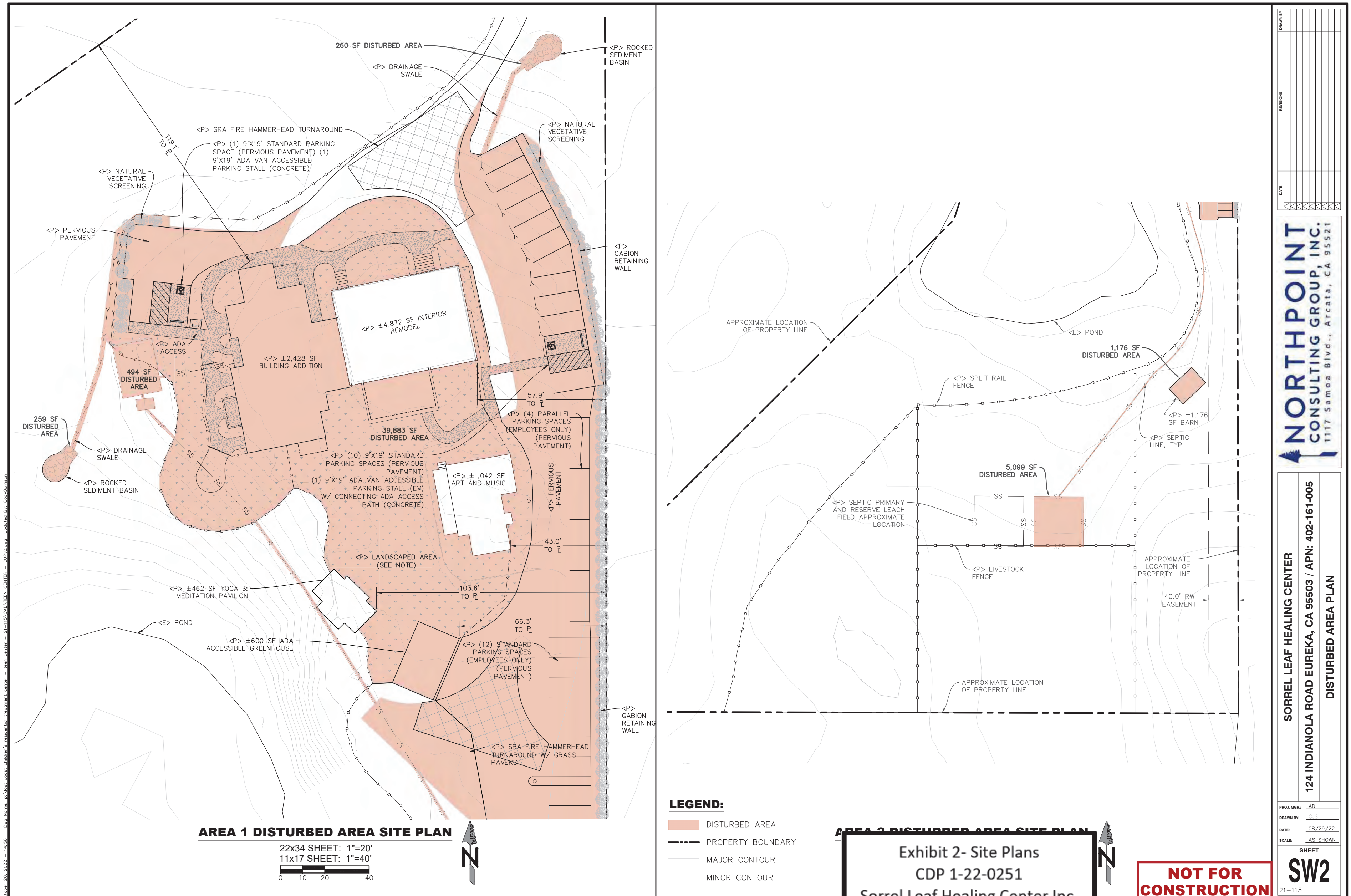

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
Page 8 of 20

SOUTH ELEVATION — SCALE: 1/8" = 1'-0"

WEST ELEVATION — SCALE: 1/8" = 1'-0"

NORTH ELEVATION — SCALE: 1/8" = 1'-0"

EAST ELEVATION

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
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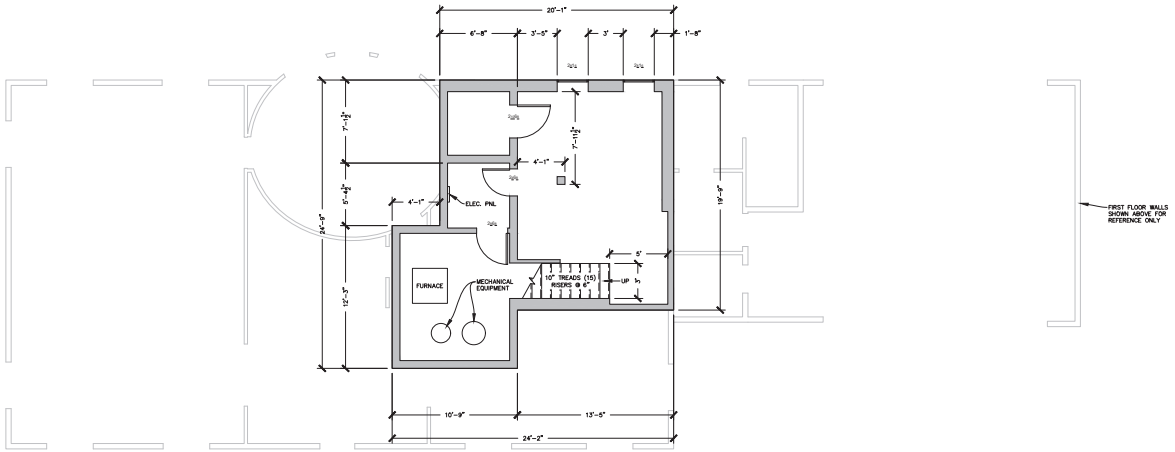
SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
EXISTING RESIDENCE ELEVATIONS

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN

SHEET
A1
21–115

SCHEDULES AND NOTES



EXISTING BASEMENT FLOOR PLAN

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
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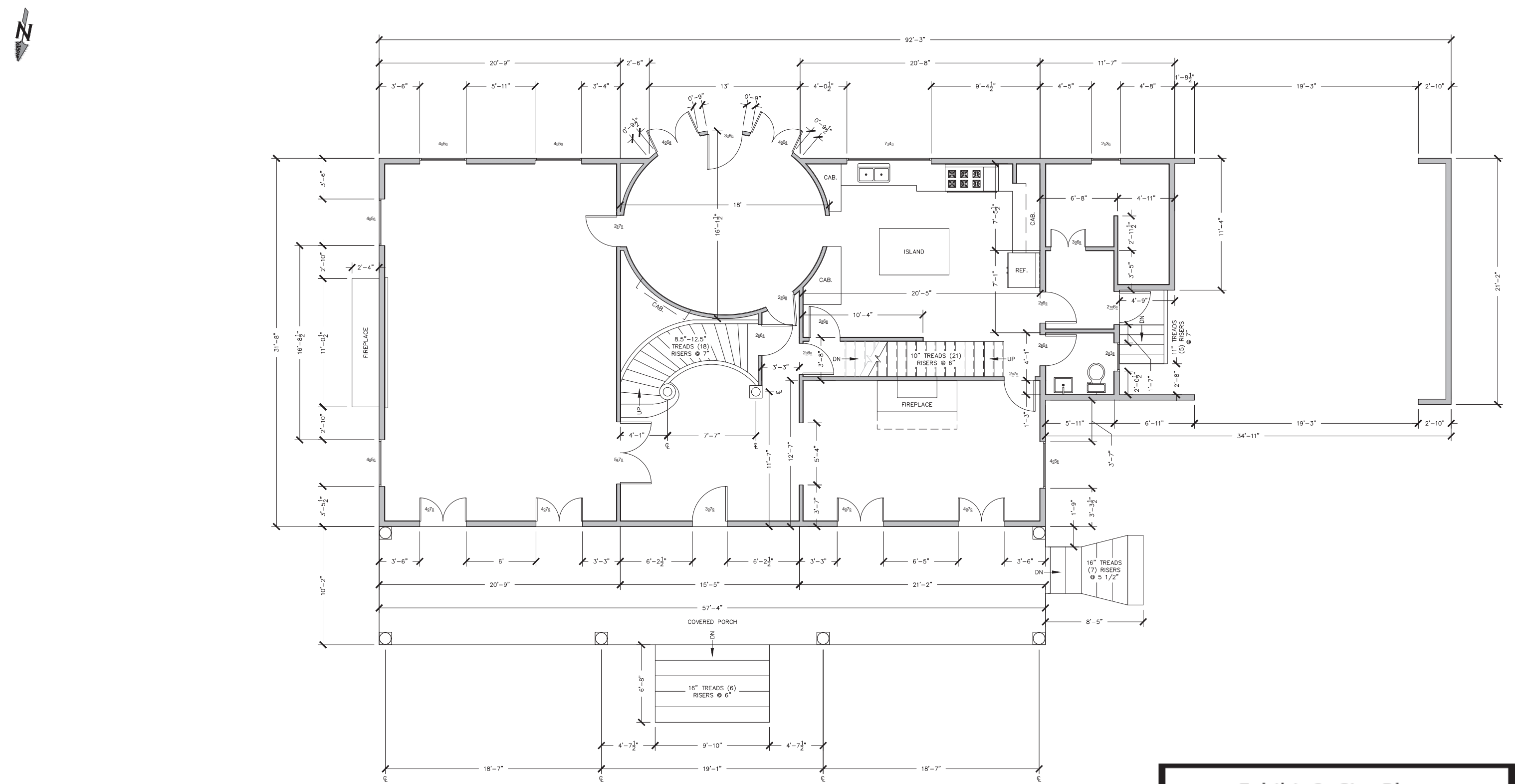
SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
EXISTING BASEMENT FLOOR PLAN

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN

SHEET
A2
21-115

SCHEDULES AND NOTES



EXISTING FIRST FLOOR PLAN

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
EXISTING FIRST FLOOR PLAN

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN
SHEET A3
21-115

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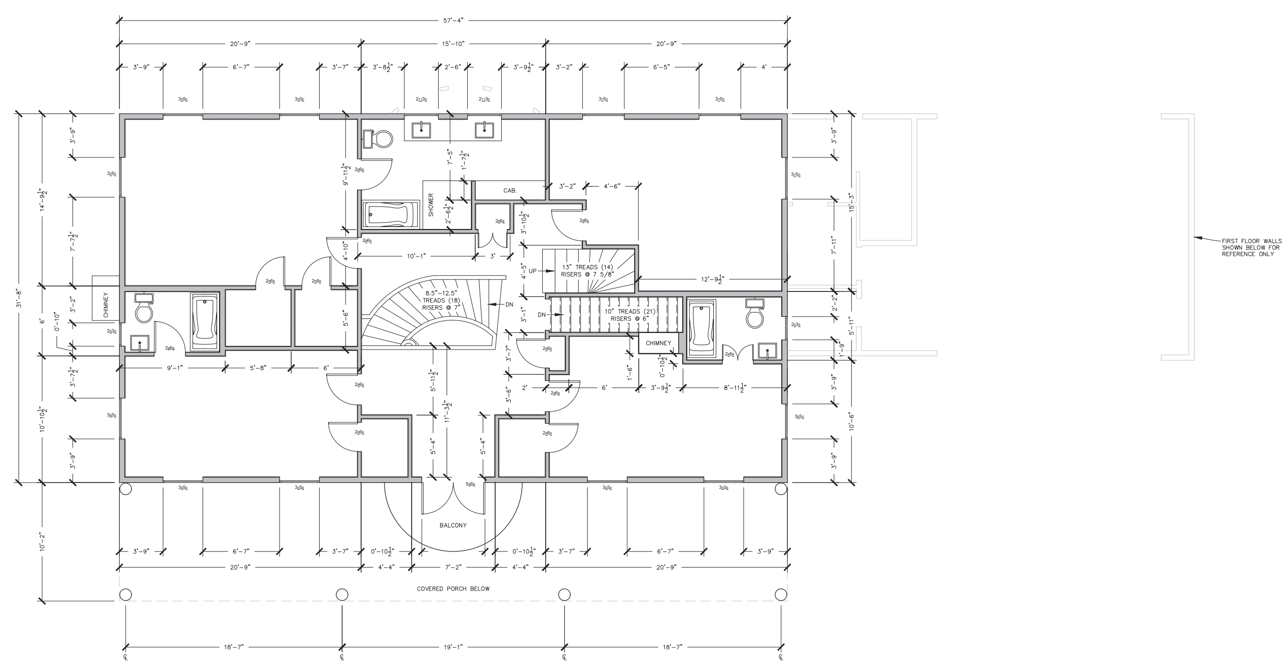
Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.

SCHEDULES AND NOTES



EXISTING SECOND FLOOR PLAN

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
EXISTING SECOND FLOOR PLAN

PROJ. MGR: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN

SHEET
A4
21–115

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Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
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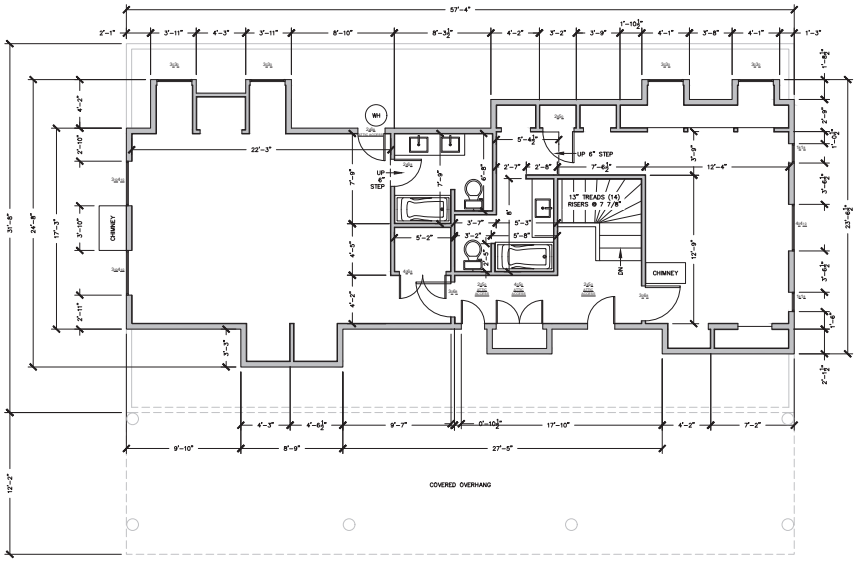
SCHEDULES AND NOTES



EXISTING THIRD FLOOR PLAN

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
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SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
EXISTING THIRD FLOOR PLAN

PROJ. MGR.: AD
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DATE: 08/29/22
SCALE: AS SHOWN
SHEET
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21-115

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SORREL LEAF HEALING CENTER
CHILD & ADOLESCENT CARE FACILITY FOR THE NORTHCOAST
CONCEPTUAL MASTER PLAN

SORREL LEAF HEALING CENTER

JULIAN BERG DESIGNS
ARCHITECTURE & PLANNING
7.1.22
julianbergdesigns.com

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
Page 14 of 20

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REVISIONS
DATE

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SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
CONCEPTUAL MASTER PLAN

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN
SHEET
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Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
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SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
PROPOSED ELEVATIONS

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN
SHEET A7
21-115

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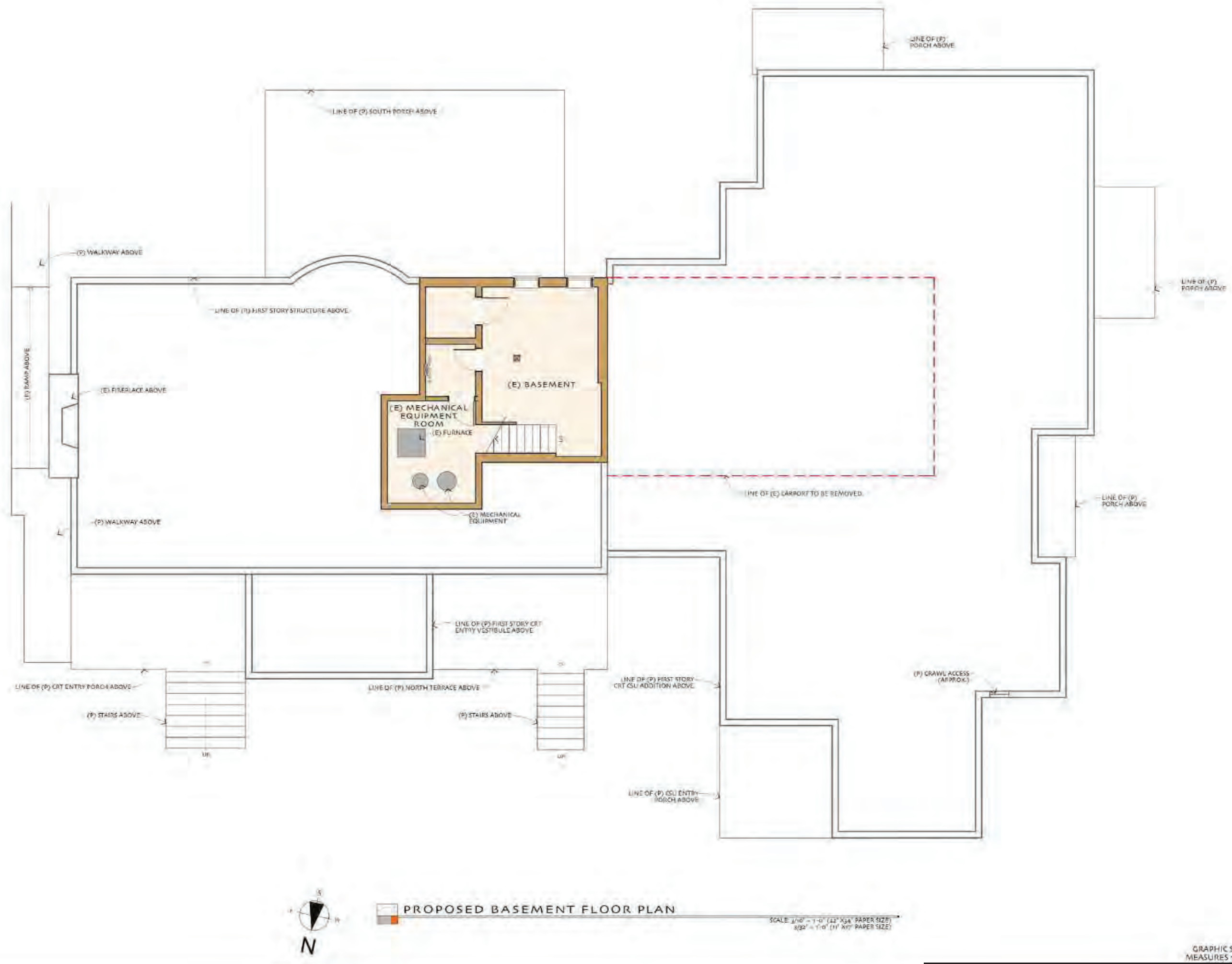


GRAPHIC SCALE BAR MEASURES 1 INCH ON

PRELIMINARY DESIGN SET
NOT FOR CONSTRUCTION

PROJECT TITLE: SORREL LEAF HEALING CENTER - EUREKA, CA
SHEET TITLE: PROPOSED BASEMENT FLOOR PLAN
ASSESSOR'S PARCEL NUMBER: 402-161-005

JULIAN BERG DESIGNS
ARCHITECTURE & PLANNING
846 A STREET
ARCATA, CALIFORNIA, 95521

REVISIONS

DRAWN BY: JAB/DHV
DATE: 7/6/2022
SHEET #: A-2

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

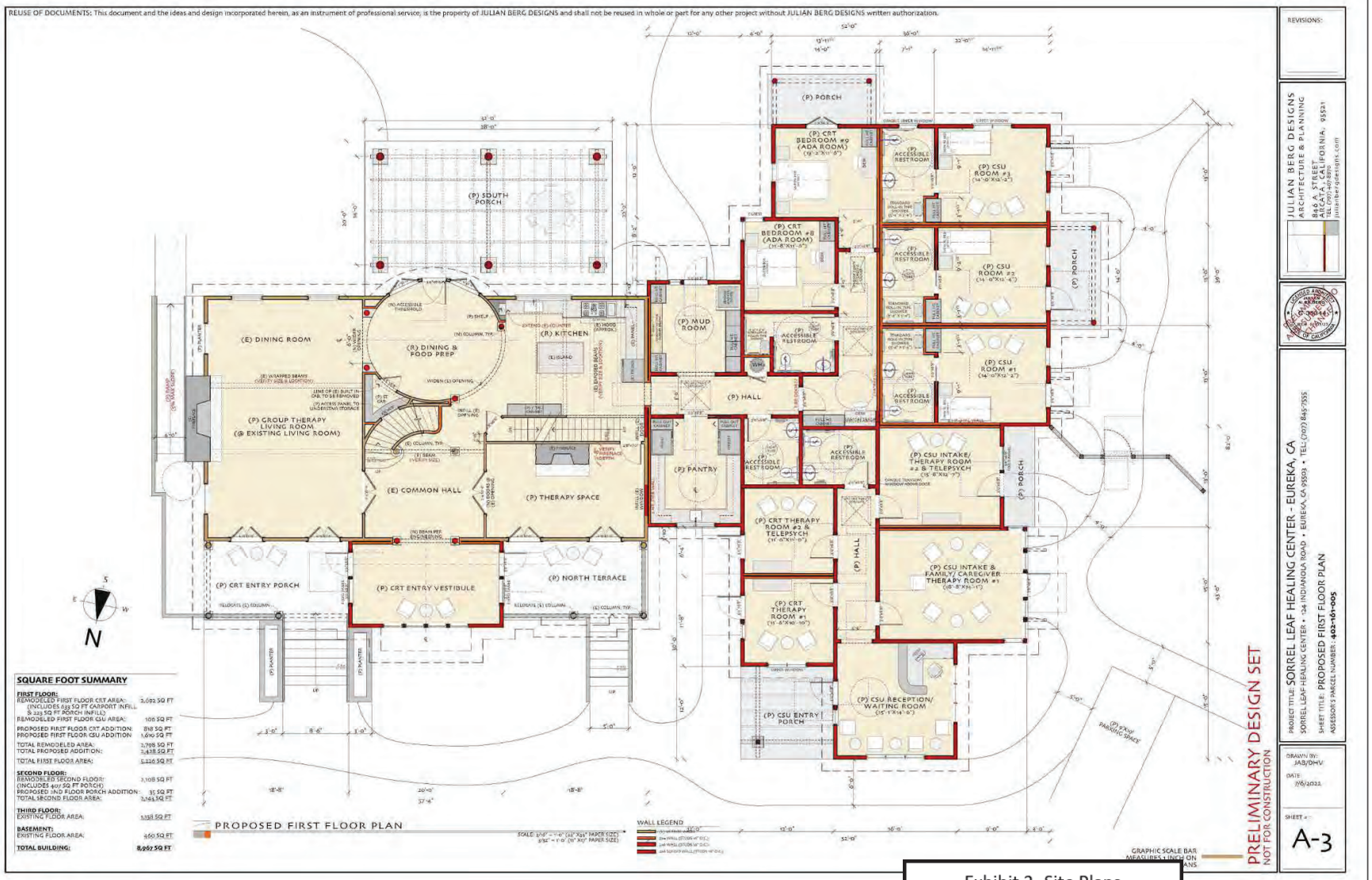
SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
PROPOSED BASEMENT PLAN

PROJ. MGR: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN

SHEET
A8
21-115

NOT FOR CONSTRUCTION

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
Page 16 of 20



NOT FOR CONSTRUCTION

NORTHPOINT CONSULTING GROUP, INC.
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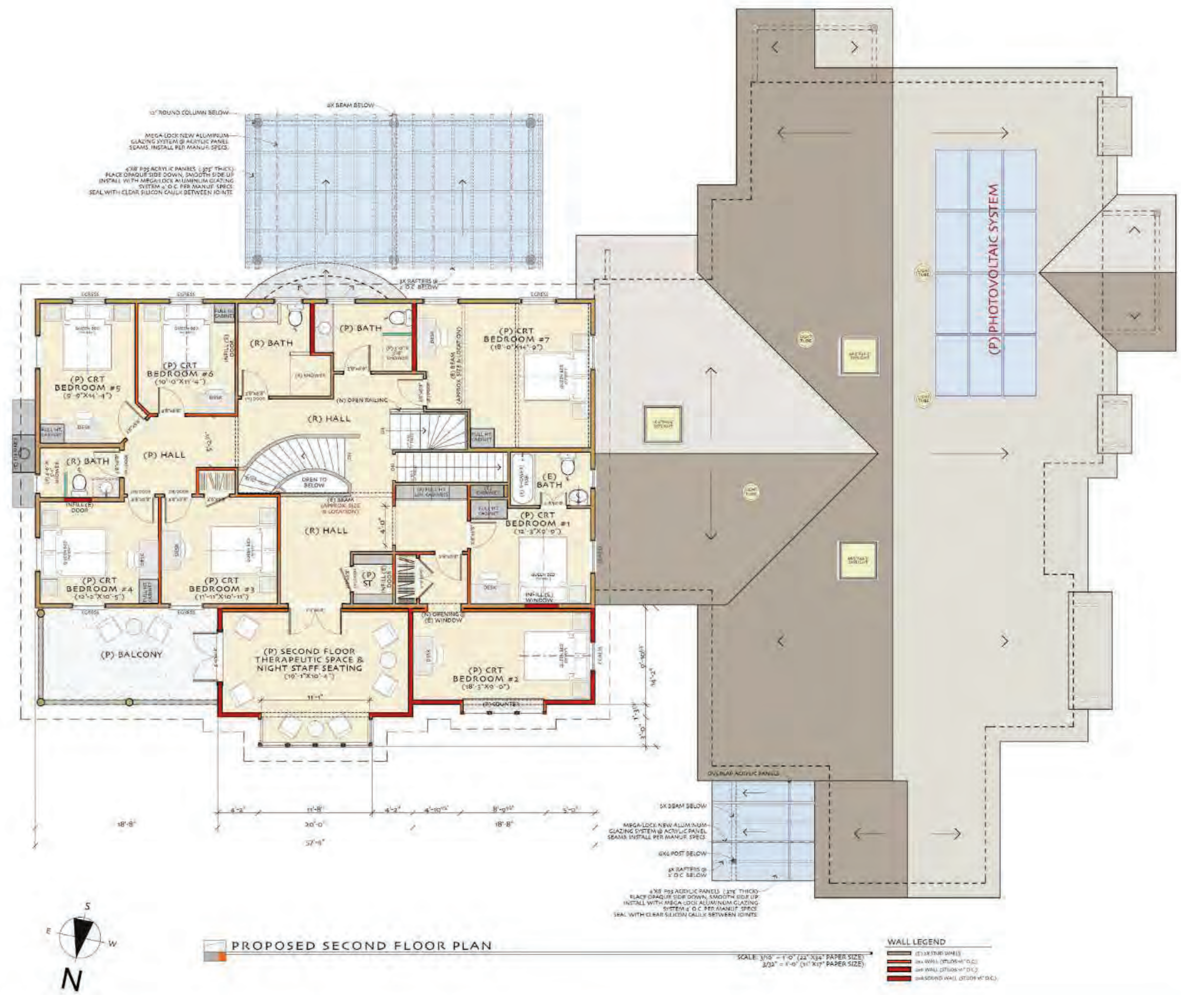
SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
PROPOSED FIRST FLOOR PLAN

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN
SHEET
A9
21–115

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
Page 17 of 20



PROPOSED SECOND FLOOR PLAN

WALL LEGEND

GRAPHIC SCALE BAR MEASURES 1 INCH ON PLANS

REVISIONS:

JULIAN BERG DESIGNS
ARCHITECTURE & PLANNING
846 A STREET
ARCATA, CALIFORNIA, 95521
julianbergdesigns.com

PROJECT TITLE: SORREL LEAF HEALING CENTER - EUREKA, CA
SORREL LEAF HEALING CENTER • 124 INDIANOLA ROAD • EUREKA, CA 95503 • TEL: (707) 845-7555
SHEET TITLE: PROPOSED SECOND FLOOR PLAN
ASSESSOR'S PARCEL NUMBER: 402-161-005

DRAWN BY: JAB/DHV
DATE: 7/6/2022
SHEET #: A-4

PRELIMINARY DESIGN SET
NOT FOR CONSTRUCTION

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
PROPOSED SECOND FLOOR PLAN

PROJ. MGR: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN
SHEET A10
21-115

NOT FOR CONSTRUCTION

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.

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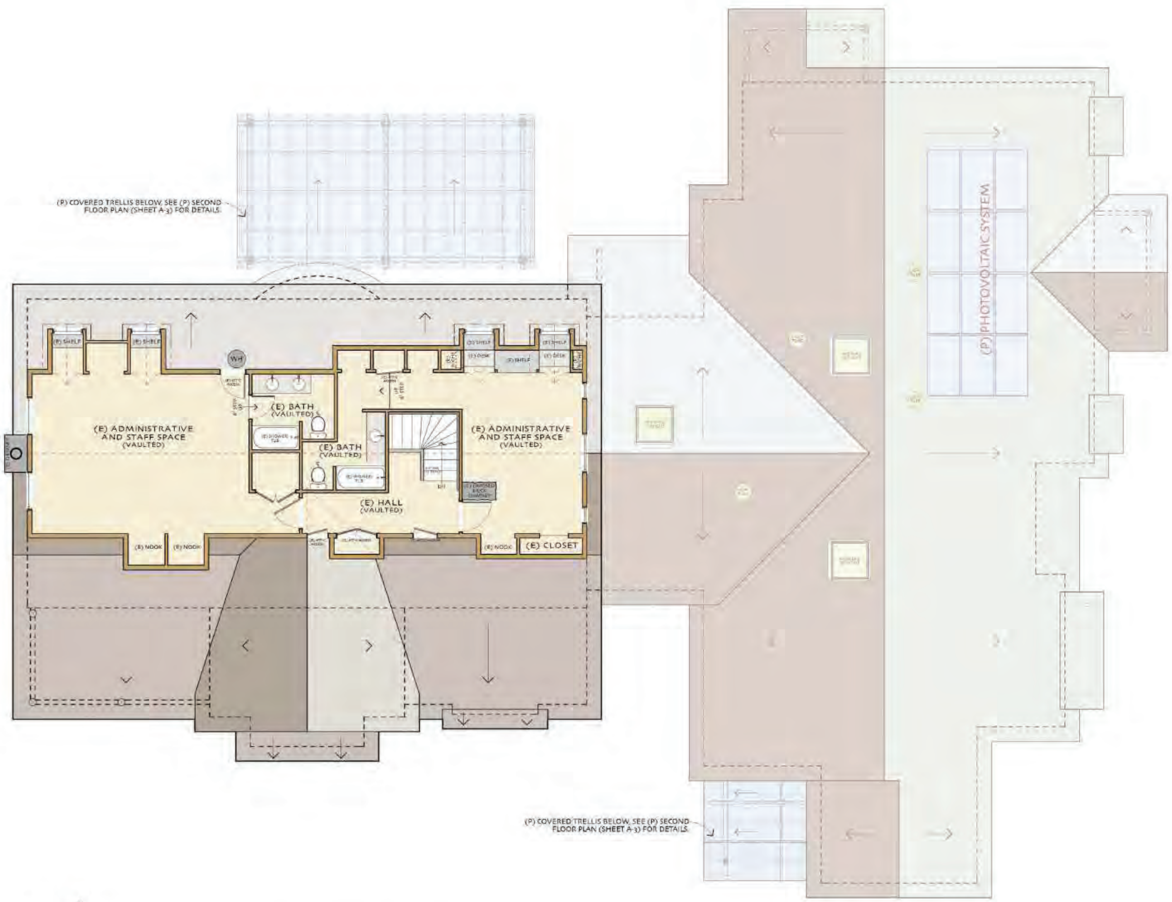


PROPOSED THIRD FLOOR PLAN

WALL LEGEND

PRELIMINARY DESIGN SET
NOT FOR CONSTRUCTION

REVISIONS:

JULIAN BERG DESIGNS
ARCHITECTURE & PLANNING
846 A STREET
ARCATA, CALIFORNIA, 95521
julianbergdesigns.com

PROJECT TITLE: SORREL LEAF HEALING CENTER - EUREKA, CA
SORREL LEAF HEALING CENTER • 124 INDIANOLA ROAD • EUREKA, CA 95503 • TEL: (707) 845-7555
SHEET TITLE: PROPOSED THIRD FLOOR PLAN
ASSESSOR'S PARCEL NUMBER: 402-161-005

DRAWN BY: JAB/DHV
DATE: 7/6/2022
SHEET #: A-5

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

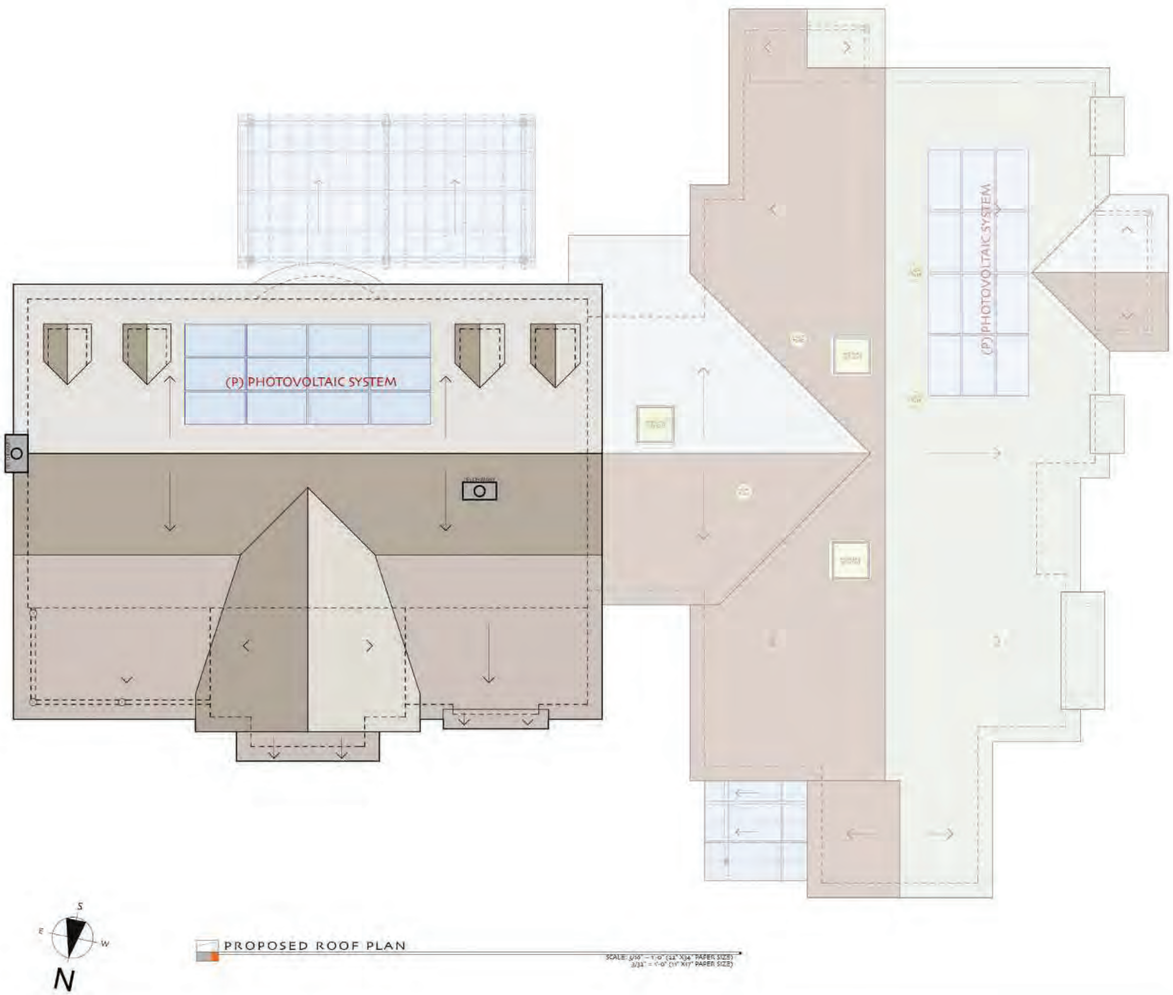
SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
PROPOSED THIRD FLOOR PLAN

PROJ. MGR: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN
SHEET A11
21-115

NOT FOR CONSTRUCTION

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
Page 19 of 20

REUSE OF DOCUMENTS: This document and the ideas and design incorporated herein, as an instrument of professional service, is the property of JULIAN BERG DESIGNS and shall not be reused in whole or part for any other project without JULIAN BERG DESIGNS written authorization.



PROPOSED ROOF PLAN

PRELIMINARY DESIGN SET
NOT FOR CONSTRUCTION

PROJECT TITLE: SORREL LEAF HEALING CENTER - EUREKA, CA
SHEET TITLE: PROPOSED ROOF PLAN

JULIAN BERG DESIGNS
ARCHITECTURE & PLANNING

SHEET #: A-6

NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

SORREL LEAF HEALING CENTER
124 INDIANOLA ROAD EUREKA, CA 95503 / APN: 402-161-005
PROPOSED ROOF PLAN

PROJ. MGR: AD
DRAWN BY: CJG
DATE: 08/29/22
SCALE: AS SHOWN

NOT FOR CONSTRUCTION

SHEET A12
21-115

Exhibit 2- Site Plans
CDP 1-22-0251
Sorrel Leaf Healing Center Inc.
Page 20 of 20

RESOLUTION NO. 2022 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EUREKA CONDITIONALLY APPROVING A CONDITIONAL USE PERMIT (CUP-22-0006) AND DESIGN REVIEW (AA-22-0007) TO ALLOW THE SORREL LEAF HEALING CENTER AT 124 INDIANOLA ROAD (APN 402-161-005)

WHEREAS, Sorrel Leaf Healing Center, Inc., is requesting approval to utilize an existing single-family home with proposed addition and accessory buildings as a mental health crisis facility to provide temporary and residential stays, and outpatient therapy, for children aged 7 to 18, at 124 Indianola Road (APN 402-161-005); and

WHEREAS, the property at 124 Indianola Road has a land use designation of Estate Residential (ER), and is zoned One Family Residential (RS-12,000); and

WHEREAS, the proposed use qualifies as a "Charitable Institution" as defined by Eureka Municipal Code (EMC) §10-5.2906.2(n) and, pursuant to EMC §10-5.2983, Charitable Institutions require a Conditional Use Permit (CUP) in the RS-12,000 zone district; and

WHEREAS, pursuant to EMC §§ 10-5.1801.2, 10-5.2421, and 10-5.2987, the proposed project requires Architectural Review (i.e., Design Review) because it involves new construction and conditional uses in the RS-12,000 zone district; and

WHEREAS, the Conditional Use Permit and Design Review approvals are a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the project is located in the coastal zone in both California Coastal Commission and City of Eureka Coastal Development Permit (CDP) jurisdiction, and, pursuant to Coastal Act §30601.3, the applicant, City of Eureka's Development Services Director and California Coastal Commission Executive Director have agreed to a consolidated CDP process, whereby the California Coastal Commission processes one CDP application for the entire project; and

WHEREAS, the Planning Commission of the City of Eureka has reviewed the subject application in accordance with EMC Title 10, Chapter 5, and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts:

1. The proposed location of the conditional use is in accord with the objectives of the Zoning Code and the purposes and intent of the RS-12,000 zone district.
2. The proposed location of the conditional use and the conditions under which it will be operated and maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
3. The conditional use will comply with each of the applicable provisions of the Zoning Code.

4. The conditional use as conditioned is consistent with the certified Local Coastal Program.
5. The proposed site and architectural improvements are not ugly, monotonous, hazardous or inharmonious with their surroundings, and will not have an adverse effect on the value of properties within the vicinity.
6. The project qualifies for a Class 1 exemption from CEQA (§15301 of the CEQA Guidelines) because the proposed use will be located within an existing structure and proposed additions to the existing structure will not result in an increase of more than 2,500 square feet of the floor area of the structure.

WHEREAS, in the opinion of the Planning Commission of the City of Eureka, the proposed applications for a Conditional Use Permit and Design Review should be approved subject to the following conditions. Compliance with conditions will be to the satisfaction of Development Services – Planning unless noted otherwise.

1. **Building and Fire Department Approvals.** Prior to commencement of construction, the applicant shall obtain all required Building and Fire permits to the satisfaction of Development Services - Building and Humboldt Bay Fire; all new accessory structures shall not exceed a maximum building height of 12 feet.
2. **Lighting Restrictions.** To minimize the trespass of artificial light, all outdoor lighting fixtures during construction and operation shall be fully shielded and downward facing and shall meet the International Dark Sky Association's (IDA) requirements for reducing waste of ambient light ("dark sky compliant"). Outdoor lighting shall consist of LEDs with color temperatures less than 3000 Kelvins.
    a. Exterior lighting shall be shielded with fixtures or hoods.
    b. Exterior lighting shall not produce an illumination level greater than one foot-candle.
    c. Exterior lighting shall be directed downward such that no light or glare extends into surrounding wetlands/ESHAs.
    d. Prior to installation of any exterior lighting, lighting specifications shall be submitted to Development Services - Planning for review and approval consistent with this standard.
3. **Construction Noise Limitations.** Project construction shall be performed on standard work days (Monday through Friday) between the hours of 7:00 a.m. and 7 p.m. Construction activities outside these hours and days may be allowed for good cause with prior approval from Development Services – Planning.
4. **Tribal Monitor.** A tribal monitor from the Bear River Band of Rohnerville Rancheria shall be present for all ground disturbing components of the project. Tribal Historic Preservation Officers from surrounding Tribal entities will be notified upon any project plan alterations, amendments, subsequent surveys or discoveries.

5. **Inadvertent Discovery Protocol.** Ground disturbing activities are subject to the City's standard protocol for inadvertent archeological discovery (cultural or historical artifacts) as follows:

   a. If archaeological resources are encountered during construction activities, all onsite work shall cease in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist will be retained to evaluate and assess the significance of the discovery, and develop and implement an avoidance or mitigation plan, as appropriate. For discoveries known or likely to be associated with native American heritage (prehistoric sites and select historic period sites), the Tribal Historic Preservation Officers for the Bear River Band of Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe are to be contacted immediately to evaluate the discovery and, in consultation with the project proponent, City of Eureka, and consulting archaeologist, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. Historic archaeological discoveries may include 19th century building foundations; structure remains; or concentrations of artifacts made of glass, ceramic, metal or other materials found in buried pits, old wells or privies.

   b. If paleontological resources, such as fossilized bone, teeth, shell, tracks, trails, casts, molds, or impressions are discovered during ground-disturbing activities, work shall stop in that area and within 100 feet of the find until a qualified paleontologist can assess the nature and importance of the find and, if necessary, develop appropriate treatment measures in conformance with Society of Vertebrate Paleontology standards, and in consultation with the City of Eureka.

   c. In the event of discovery or recognition of any human remains during construction activities, the landowner or person responsible for excavation would be required to comply with the State Health and Safety Code section 7050.5. Construction activities within 100 feet of the find shall cease until the Humboldt County Coroner has been contacted at 707-445-7242 to determine that no investigation of the cause of death is required. If the remains are determined to be, or potentially be, Native American, the landowner or person responsible for excavation would be required to comply with Public Resources Code (PRC) section 5097.98. In part, PRC section 5097.98 requires that the Native American Heritage Commission (NAHC) shall be contacted within 24 hours if it is determined that the remains are Native American. The NAHC would then identify the person or persons it believes to be the most likely descendant from the deceased Native American, who in turn would make recommendations to the landowner or the person responsible for the excavation work for the appropriate means of treating the human remains and any associated grave goods within 48 hours of being granted access to the site. Additional

provisions of PRC section 5097.98 shall be complied with as may be required.

6. **Signage**. Unless otherwise exempted by Eureka Municipal Code (EMC) §10-5.1703, no signs shall be placed or erected onsite without a City of Eureka Sign Permit approved by Development Services – Planning, and, if required, a building permit from Development Services – Building.

7. **Construction-Phase Erosion and Sediment Control Plan.** Prior to the commencement of construction, the applicant shall submit, for review and approval by Public Works - Engineering, a construction-phase Erosion and Sediment Control Plan (ESCP) demonstrating impacts to the biological productivity and the quality of coastal waters shall be avoided and minimized during all construction phases. The ESCP shall demonstrate proposed best management practices (BMPs) in accordance with provision E.10.b of the Phase II MS4 Stormwater Permit to prevent construction waste, debris or contaminants from entering the storm water system or leaving the property. BMPs may include, but are not limited to the use of wattles, compost socks, silt fences, or filter materials at drain inlets and gutters to retain debris, dirt and other pollutants generated by such work. The ESCP must include a rationale for why specific BMPs were chosen as well as BMP details. The ESCP shall also name and provide contact information of the Responsible Individual (RI) installing and maintaining BMPs. The RI shall ensure BMPs are in place before commencing work and contact Public Works - Engineering 24 hours in advance for inspection. The Permittee shall undertake development in accordance with the approved final ESCP. Any proposed changes shall be reported to Public Works - Engineering who will determine whether an amendment is required.

8. **Post-Construction Stormwater Control Plan.** Prior to the issuance of any building permits, the Permittee shall complete a Stormwater Control Plan (SCP) review with Public Works - Engineering consistent with requirements from the Humboldt LID Manual for Discretionary Regulated Projects. The SCP must incorporate Low Impact Development (LID) site design, source control, and runoff reduction measures to meet Provisions E.12.b - E.12.e of the Phase II MS4 Stormwater Permit. The Best Management Practices (BMPs) should be vegetation-based infiltration BMPs (e.g., bioretention) to meet the Order's Maximum Extent Practicable stormwater control standard. On-site infiltration systems, such as infiltration trenches or basins, dry wells, and subsurface infiltrations systems are not credited site design measures per MS4 provision E.12.b. The Permittee shall undertake development in accordance with the approved final SCP. Any proposed changes shall be reported to Public Works - Engineering who will determine whether an amendment is legally required. Implementation of structural post-construction BMPs included in the final approved SCP shall be inspected by Public Works – Engineering and may be subject to an Operations and Maintenance Verification Program consistent with MS4 provision E.12.h.

9. **Service Connections**. Upgrades to the existing water service, with backflow devices, shall be installed. The type, size and location of the backflow device

must be included on proposed building plans. If a separate fire service is required by the designer or by code, installation will be at cost. Any such service will include an appropriate backflow device and bypass meter per current City standards. All service connections shall be installed prior to the final certificate of occupancy to the satisfaction of Public Works – Engineering.

10. **Coastal Development Permit.** Prior to the issuance of any building permits, the applicant shall obtain a Coastal Development Permit from the California Coastal Commission. The project shall comply with all conditions of the Coastal Development Permit.

11. **Humboldt County Division of Environmental Health (DEH) Approval**. Prior to obtaining the final certificate of occupancy the applicant shall provide evidence DEH has permitted and inspected the on-site septic system.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Eureka does hereby approve the application, subject to the conditions listed above.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Eureka in the County of Humboldt, State of California, on the 14th day of November, 2022 by the following vote:

AYES: COMMISSIONER
NOES: COMMISSIONER
ABSENT: COMMISSIONER
ABSTAIN: COMMISSIONER

_____
Meredith Maier, Chair, Planning Commission

Attest:

_____
Kristen M. Goetz, Executive Secretary

THE CITY OF EUREKA
DEVELOPMENT SERVICES

PLANNING COMMISSION
STAFF REPORT
November 14, 2022

Project Title:	Sorrel Leaf Healing Center
Projects:	Use Permit CUP-22-0006 and Design Review AA-22-0007
Location:	124 Indianola Road
APN:	402-161-005
Applicant:	Sorrel Leaf Healing Center, Inc.
Property Owner:	Sorrel Leaf Healing Center, Inc.
Purpose/Use:	Mental health crisis facility to provide temporary and residential stays, and outpatient therapy, for children aged 7 to 18
Application Date:	September 12, 2022
General Plan:	ER – Estate Residential
Zoning:	RS-12,000 – One Family Residential
CEQA:	Exempt under §15301, Class 1 Existing Facilities
Staff Contact:	Millisa Smith, Assistant Planner
Recommendation:	Hold a Public Hearing; and Adopt a Resolution to approve with conditions
Motion:	*"I move the Planning Commission adopt a resolution to conditionally approve the Sorrel Leaf Healing Center at 124 Indianola Road."*

Figure 1: Location Map

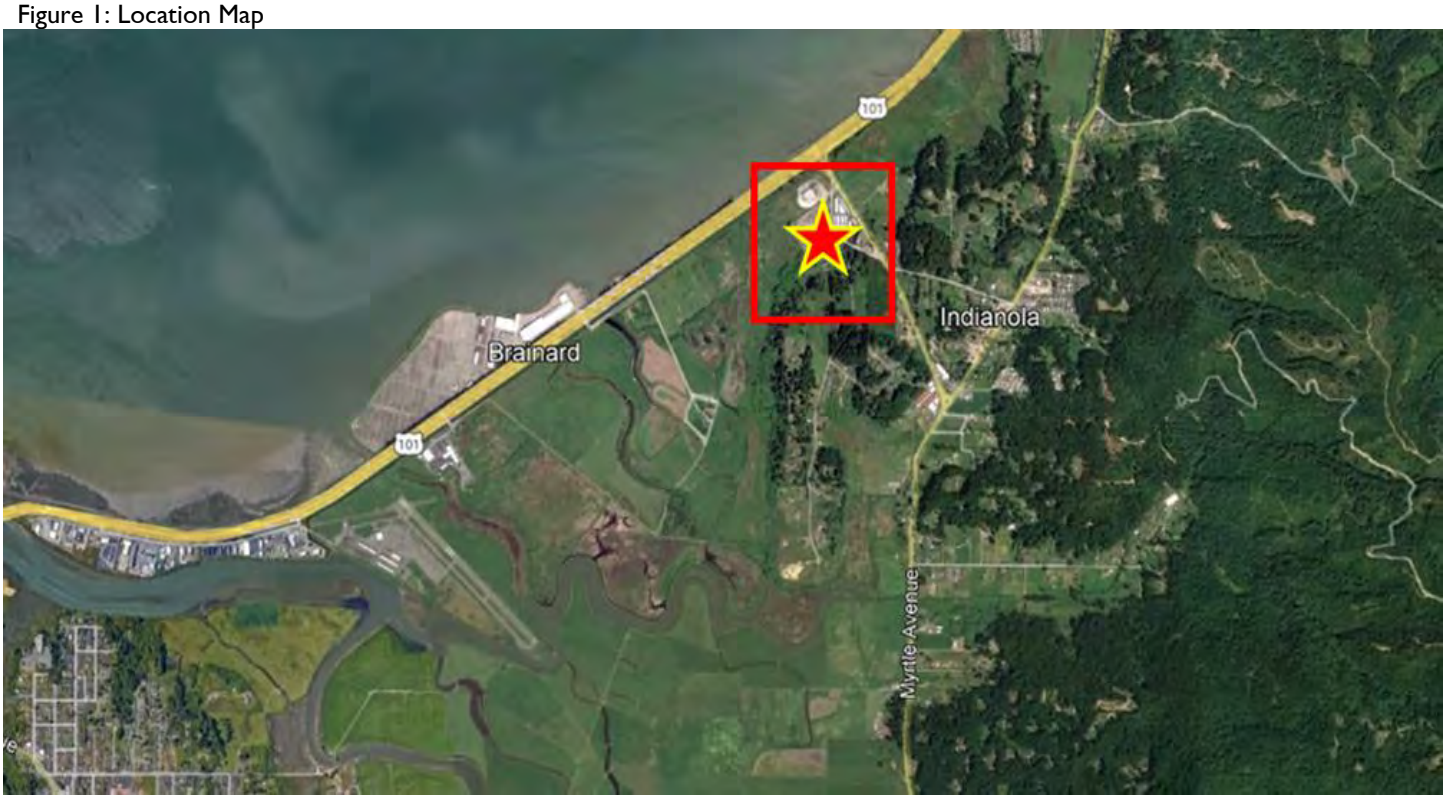
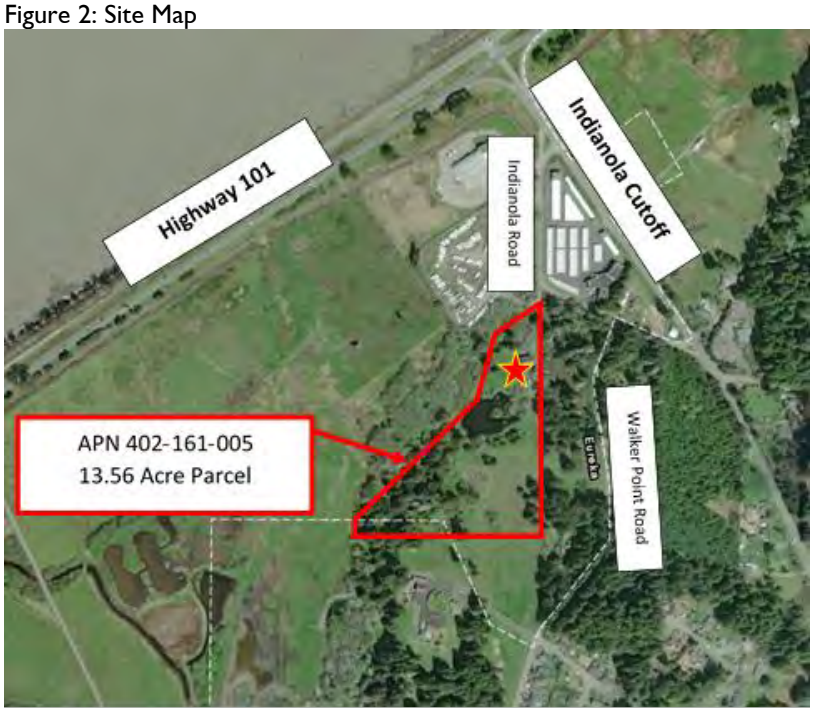


Figure 2: Site Map



PROJECT SUMMARY

The applicant, Sorrel Leaf Healing Center, Inc., is proposing to create a mental health crisis facility to provide temporary and residential stays, and outpatient therapy, for children aged 7 to 18, within an existing single-family residence, proposed addition, and accessory buildings at 124 Indianola Road. The 13.56-acre site is located off of Indianola Road south of the Highway 101 corridor and west of Indianola Cutoff, in the One-Family Residential (RS-12,000) zone district. The proposed use is permitted in the RS-12,000 zone district with a Conditional Use Permit as a "charitable institution." Additionally, because the proposed project involves new construction and is a conditional use in the RS-12,000 zone district, Design Review is required.

Background

The property contains an existing 3-story, 4,872-square-foot[1] (-sf) single family residence with an attached carport, a 1,042-sf accessory building, and a 493-sf storage shed. Under the proposed project as shown in Figure 4, the residence will be remodeled, the attached carport removed, and a 2,428-sf addition constructed in its place. The existing accessory building will be converted to an Art and Music building. The existing storage shed will be removed and a 462-sf meditation pavilion will be constructed in its place. A 600-sf greenhouse and 1,176-sf barn will be added to the site. Fire turnarounds and a total of 29 off-street parking spaces will be added, including two ADA van accessible spaces. To accommodate the proposed use, the existing septic system will be removed, and a new septic system installed with the proposed main and reserve leach fields located in an upland field near the southern end of the property. The proposed septic system will

Figure 3: Existing Site Structures

1 All square footages are approximate.

Figure 4: Proposed Site Plan, Northern Area

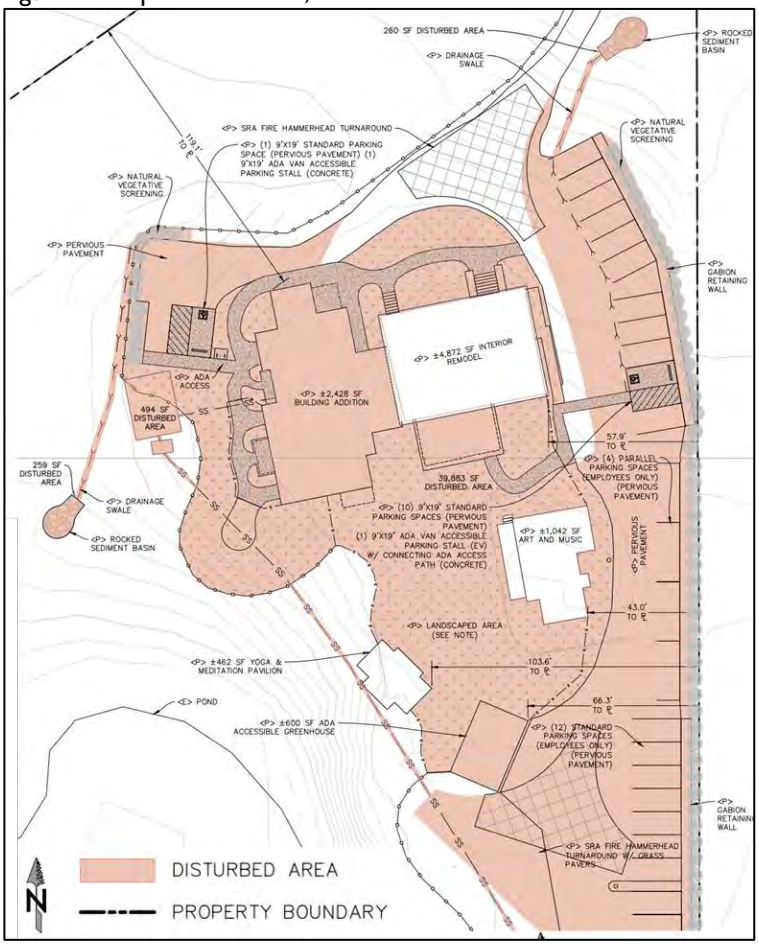
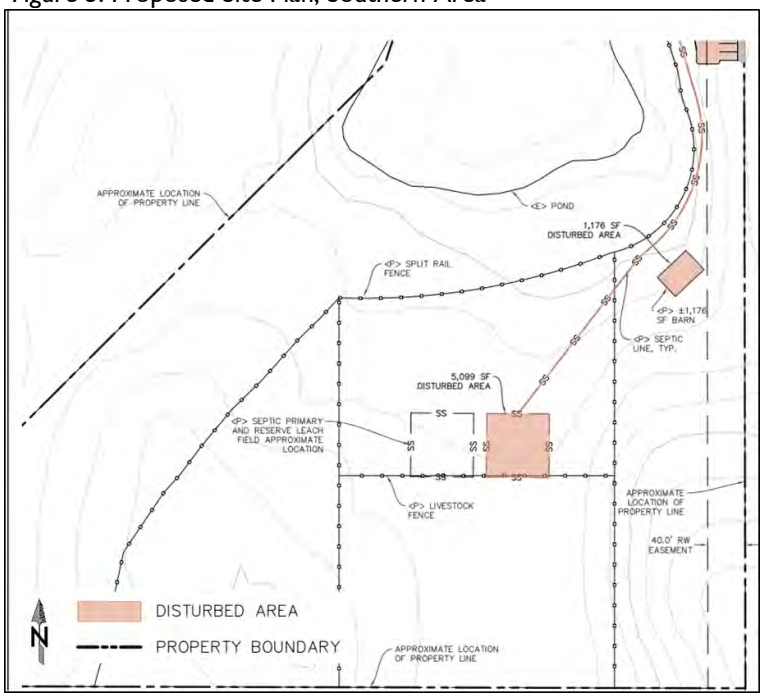


Figure 5: Proposed Site Plan, Southern Area



require a permit from Humboldt County's Division of Environmental Health (DEH).

The proposed project is located in the coastal zone and requires a Coastal Development Permit (CDP). With the majority of the project site located within the California Coastal Commission's retained CDP jurisdiction, a request for permit consolidation was made and accepted to allow for one consolidated CDP to be processed by the Coastal Commission (CDP 1-22-0251). The Coastal Commission will act on the CDP after local discretionary approvals are obtained.

The Sorrel Leaf Healing Center will consist of two main mental health programs: The Crisis Stabilization Unit (CSU) and the Crisis Residential Treatment (CRT) program. The CSU will provide temporary stays of up to 24-hours and the CRT will provide residential stays up to 30-days. The Center will also include a clinic providing outpatient treatment to clients after leaving CRT. The proposed building addition will serve both the CSU and CRT/outpatient programs and will include an ADA-accessible entrance, five bedrooms, four bathrooms, and four therapy rooms. The proposed use is classified as a charitable institution, defined in Eureka Municipal Code (EMC) Sec. 10-5.2906.2.n as a non-profit institution devoted to the housing, training, or care of children.

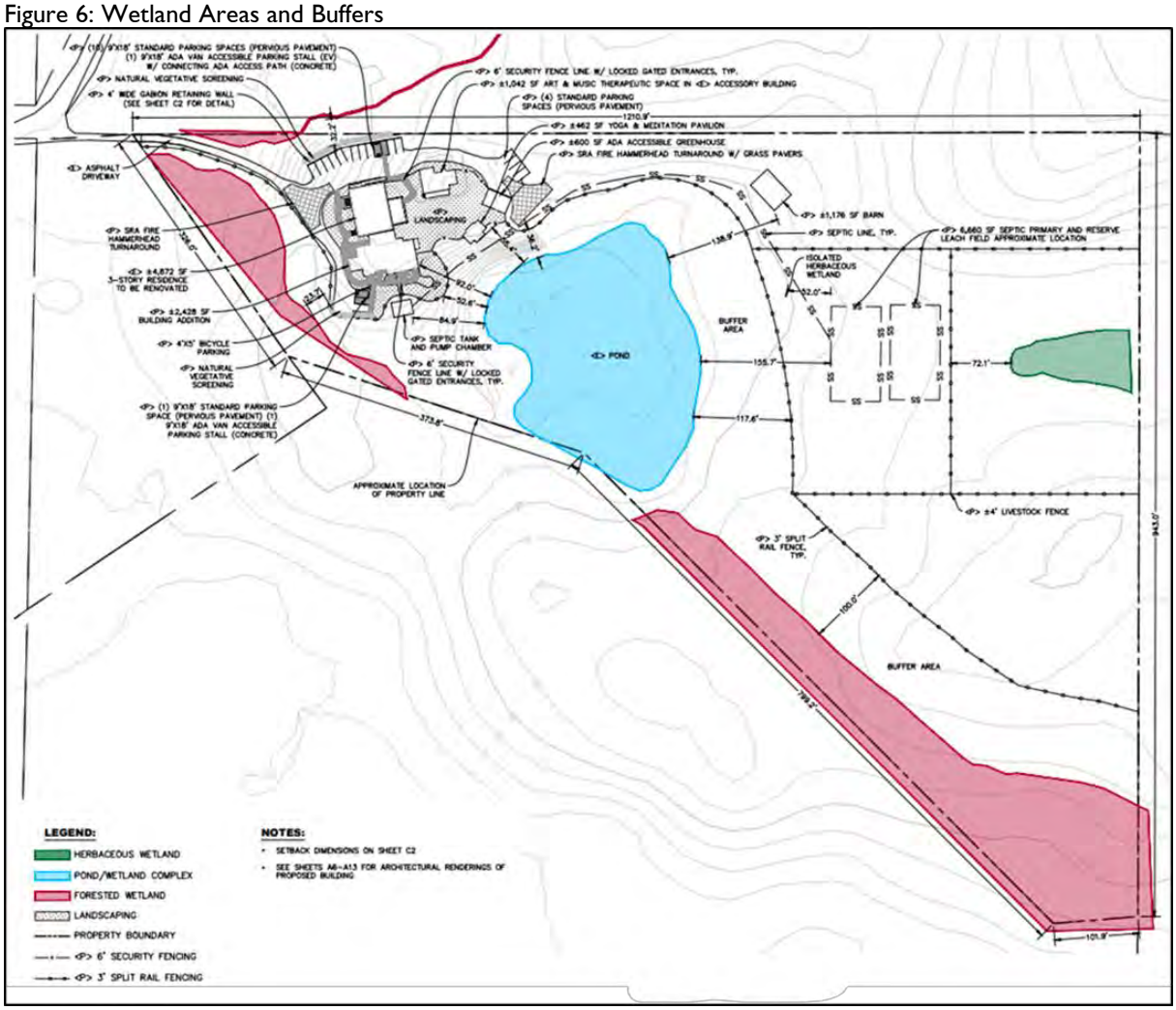
The existing three-story residence will be renovated with the first floor containing two therapy rooms and

kitchen and dining areas; the second floor containing seven bedrooms, four bathrooms, and a therapeutic space doubling as a seating area for night staff; and the third floor containing administration and staff operation space, as well as two staff bathrooms. In total 12 patient beds will be provided.

Auxiliary structures will be used to complement the patient treatment: the existing 1,042-sf accessory structure will be used for art and music therapy; the proposed 462-sf pavilion will be used for yoga and meditation; and the proposed 600-sf greenhouse and 1,176-sf barn will be used for a functioning farm consisting of livestock and a native plant garden.

The facility will require a total of 24 employees, with a minimum of 13 clinical staff on site at all times. During weekdays, between the hours of 9 a.m. and 5 p.m., outpatient therapy will not occur, and all staff will be dedicated to the CRT and CSU patients. Outpatient aftercare will occur weekday evenings between the hours of 5 p.m. and 8 p.m., with treatment of a maximum of six clients or families at any given time. Outpatient therapy will also occur on Saturdays and Sundays between the hours of 9 a.m. and 5 p.m., with treatment of a maximum of 10 clients or families at any given time.

Figure 6: Wetland Areas and Buffers



As seen in figure 6, forested wetlands with a canopy of Sitka spruce and red alder border the western and northeastern sides of the parcel, and a large pond exists near the center of the parcel which is surrounded by alder and dominated by cattails. In addition, two herbaceous wetlands have been delineated in depressions in the semi-naturalized, sweet-vernal grass prairie, south of the pond. The site is located on a terrace above coastal marshes and Humboldt Bay, buffered from these tidelands by the aforementioned forested wetland along the sloping western side of the property. The Delineation of Waters and ESHA Report (Attachment 4) for the project site mapped approximately 1.9 acres of seasonal forested wetlands, 0.18 acres of herbaceous wetland, and 1.3 acres of freshwater pond on the property, with all wetlands in the project vicinity constituting environmentally sensitive habitat area (ESHA).

The existing development footprint is concentrated on the northern half of the parcel on a flat, elevated area, which is likely historic fill. All development except for the barn and leach field is proposed either within the currently paved footprint of the site or immediately adjacent to the footprint, in relatively flat, previously disturbed areas of the existing yard. The barn and leach field are proposed in the southern pasture outside of any wetland areas.

The minimum required buffer distance between permitted development and ESHA is 100 feet pursuant EMC Sec. 10-5.2942.15. Proposed development will occur within 100 feet of ESHA, and the Delineation of Water and ESHA report provided justification for reduced setbacks. Forested wetlands adjacent to the driveway have an existing buffer of approximately 3.5-feet, which will not be altered by the project. The proposed buffer between the forested wetlands in the northern portion of the parcel and the proposed parking lot will be a minimum of 32.2 feet on the eastern side of the residence and 27.1 feet for the proposed parking on the western side of the residence (See Figure 6 above).

Figure 7: Bald Eagle nest location relative to residence

The proposed development will be a minimum distance of 36.2 feet from the pond located at the center of the parcel, southwest of the existing residence. The proposed buffer between herbaceous wetlands and the proposed leach field in the southern portion of the property is approximately 131.6-feet from a small herbaceous wetland and 70.8-feet from the larger herbaceous wetland.

Furthermore, during the Biological Assessment (Attachment 3), a bald eagle nest was discovered. The nest is

located in a stand of trees just inside the western parcel boundary, southwest of the pond, approximately 880 feet from the existing residence and 660 feet from the proposed barn (Figure 7).

The CCC will review the adequacy of the proposed buffers and suggested mitigation measures as part of their analysis of the CDP, and will condition any CDP approval with adherence to buffers and mitigation measures necessary to ensure the development is sited and designed to prevent impacts which would significantly degrade the ESHA, consistent with Coastal Act Section 30240. A condition has been included requiring the proposed project adhere to any and all conditions set forth by the Coastal Commission in the issuance of the CDP.

USE PERMIT ANALYSIS

The applicant is requesting Conditional Use Permit approval for use of the subject property as a charitable institution. To approve a Use Permit, the Planning Commission must make all of the following findings pursuant to EMC Sec.10-5.2407.1:

a. The proposed location of the conditional use is in accord with the objectives of Chapter 5 and the purposes and intent of the district in which the site is located;

b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity;

c. The proposed conditional use will comply with each of the applicable provisions of Chapter 5; and

d. The proposed conditional use is consistent with the certified Local Coastal Program.

The required findings are discussed below.

1. Code Consistency

Chapter 5 Objectives and Purpose
Pursuant to EMC Sec. 10-5.102, the zoning regulations are adopted by the City Council in accordance with the City Charter to protect the public health, safety, peace, comfort, convenience, prosperity, and general welfare. More specifically, the chapter is adopted in order to achieve the following objectives:

(a) To provide a precise guide for the physical development of the City in such a manner as to achieve progressively the arrangement of land uses depicted in the General Plan adopted by the Council.

The subject parcel is located in the One Family Residential (RS-12,000) zone district and has an Estate Residential (ER) land use designation. Appendix B, Table B-1 of the Land Use Plan specifies the purpose of the ER designation in the coastal zone is to provide appropriately located areas for residential uses where the level of public services requires lot sizes larger than in urban residential areas, with private institutions listed as a

conditional use. The 13.56-acre project site provides adequate space for the proposed private institutional use, including room for parking and an updated septic system, with ample setbacks and vegetative and topographic buffers from surrounding properties. Surrounding residences to the east and south are also on large lots insulated from neighboring parcels. An institution of this type is best served by a residential setting, and the mental health crisis facility will be located within an existing single-family residence, addition and accessory buildings, maintaining the residential character of the property. Therefore, the proposed use is consistent with the purpose of the ER designation and will help to facilitate and achieve the arrangement of land uses depicted in the 1997 Coastal General Plan, consistent with this objective.

(b) To foster a harmonious, convenient, workable relationship among land uses.

The proposed project site is located south of the intersection of Highway 101 and Indianola Cutoff, near the City's eastern boundary. The proposed use will occupy an existing, vacant, 4,872-sf residence which has served as a single-family home since its construction. The adjacent 10.64-acre parcel to the east is also an Estate Residential (ER) parcel zoned RS-12,000 with a private residence. This adjacent residence is over 700 feet from the subject residence and shielded by dense vegetation. The southern property line of the project site is the City's boundary, with the adjacent 35.54-acre parcel to the south in the unincorporated County, zoned Agriculture Exclusive, and developed with three single-family residences which are over 1,000 feet and upslope from the subject residence. To the west, the property is bordered by an undeveloped parcel zoned Coastal Agricultural (AC) which is part of the Fay Slough Wildlife Area, managed by the California Department of Fish and Wildlife (CDFW). The parcels to the north are zoned Service Commercial (SC) and developed with commercial storage facilities. Forested wetlands isolate the proposed use from the low-lying wildlife area and storage facilities. Less than a quarter-mile east of the subject property is another local charity's office, the Humboldt Area Foundation. As the surrounding uses include other single-family residences on large parcels, vacant land, and commercial storage facilities insulated from the subject property by forested wetlands, the proposed use of the subject property for a charitable institution will be harmonious with the surrounding land uses, and thus consistent with this objective.

(c) To promote the stability of existing land uses that conform with the General Plan and to protect them from inharmonious influences and harmful intrusions.

The scale of the existing and proposed buildings is consistent with the surrounding land uses. The proposed type and intensity of use is also similar to surrounding uses and will not generate significant noise, illumination, odors, vibration, etc. The project will repurpose a large underutilized parcel previously used as a single-family residence for the proposed charitable institution use, which is compatible with the existing surrounding residential, commercial, agricultural, and open space land uses. Due to the length of the driveway, surrounding forested wetlands, and the size of the parcel, it is unlikely any operating activity occurring on-site will be perceivable from neighboring parcels or nearby public roadways, thus maintaining the stability of surrounding existing land uses. Construction related to the proposed project could temporarily impact surrounding uses, including increased noise levels, but, to reduce construction noise impacts on nearby residences, a condition has been added limiting construction to standard work days

(Monday through Friday) between the hours of 7 a.m. and 7 p.m. To prevent impacts on adjacent properties from the trespass of artificial light during construction and operation a condition has been added requiring outdoor lighting be consistent with development standards including shielding, downward direction, and dark-sky compliance. Finally, to prevent impacts on adjacent properties resulting from site runoff and drainage, a condition has been added requiring preparation of a construction-phase Erosion and Sediment Control Plan, and a condition requiring a post-construction Stormwater Control Plan.

For all these reasons, the proposed project as conditioned will protect existing land uses from inharmonious influences and harmful intrusions consistent with this objective.

(d) To ensure that public and private lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the city as a whole.

Presently children experiencing mental health crisis, along with their caregivers, have to travel out of the area to receive the type of care this project is proposing. Given the City's current need for residential mental health crisis facilities, the proposed conditionally permitted charitable institution is extremely beneficial to the city as a whole. This facility will serve as a resource for the community that is not currently fulfilled, allowing caregivers and families to remain in the area while their child is in recovery. Additionally, an institution of this nature requires a residential setting in a private environment in order to achieve the level of care and consideration children and families in crisis require, making the project site appropriate for the proposed land use.

(e) To prevent excessive population densities and overcrowding of the land with structures.

The proposed use will result in a relatively small increase to the footprint of an existing single-family-residence, with no increase in the number of total dwelling units. Existing building footprint square footage totals 6,911-sf; with the removal of the carport and addition to the single-family residence and accessory buildings, the total footprint of buildings will increase by 2,438-sf, totaling 9,349-sf upon completion of construction. This building footprint will occupy approximately 1.5% of the subject 13.56-acre, semi-rural parcel on the outskirts of town and will not overcrowd the land with structures. Furthermore, the existing impervious area of 18,506-sf will decrease to 15,072-sf upon completion of construction, with previously paved areas being revegetated. The granting of the Use Permit will not result in increased population densities because it is assumed the majority of future employees would be hired from the local labor force, and the facility will serve existing area youth, providing them temporary 24-hour and 30-day housing. It can be concluded the proposed conditional use will not result in excessive population densities and overcrowding of the land, consistent with this objective.

(f) To promote a safe, effective traffic circulation system.

Ingress and egress to the project site will occur via an existing 9-foot wide approximately 300-foot long driveway off of Indianola Road, a rural road with light traffic which currently serves three commercial uses, allows access to Walker Point Road, and serves one other residential parcel. Indianola Road is accessed from the Indianola Cutoff, a high traffic major arterial road connecting the Indianola and Myrtle Avenue areas with Highway 101. The

facility traffic will consist of commuting employees, delivery trucks, and visitors, with approximately 60-80 trips anticipated daily. The project was reviewed by Caltrans and Public Works – Engineering, and no new or modified access was determined necessary or required to accommodate the increased vehicular traffic resulting from the new use.

(g) To foster the provision of adequate off-street parking and off-street truck loading facilities.

Required parking spaces for a charitable institution per EMC Sec. 10-5.1503.3.3 include two spaces for each three beds, one space for each two employees, and one space for each staff doctor. The project proposes 12 patient beds, 24 staff members, and no on-site staff doctors, requiring a total of 20 off-street parking spaces. The project proposes 29 off-street parking spaces, including two ADA van accessible spaces, and two hammerhead turnarounds allowing access to the property for emergency vehicles. Off-street loading facilities are not required, and thus none are proposed. Staff concludes the proposed charitable institution will provide adequate off-street parking.

(h) To facilitate the appropriate location of community facilities and institutions.

The proposed project is for residential treatment and considered both a community facility and institution. As stated above, an institution of this nature requires a residential setting in a private environment in order to achieve the level of care and consideration children and families in crisis require, making the project site appropriate for the proposed land use and consistent with this objective.

(i) To promote commercial and industrial activities in order to strengthen the city's tax base.

The subject property is located within a residential zone, intended to avoid industrial or commercial uses, and the applicant, Sorrel Leaf Healing Center, Inc., is a nonprofit organization. The proposed use will support the health and well-being of local families who contribute to the City's tax base. The applicant will be required to obtain and maintain a City Business License which requires payment of annual fees to the City. This project will create a minimum of 24 new jobs, which will most likely be filled from the local population. For all these reasons, the proposed project is consistent with this objective.

(j) To protect and enhance real property values.

The site is currently underutilized and the proposed improvement of the site will contribute positively to property values. The proposed project, including the proposed conditional use, can be found consistent with this objective.

(k) To safeguard and enhance the appearance of the city.

The proposed project includes new construction subject to Design Review. In order to foster a more welcoming environment, the colonial façade of the existing three-story residence will be altered with the goal of the design to be more inviting to the patients the facility serves, but the alterations are also designed to be harmonious with the existing

architecture. The building addition will be constructed to match alterations to the existing residence. The existing and proposed structures are well away from the boundaries of the parcel, and the parcel is ringed by trees and vegetation; therefore, changes to the existing structure and new construction will likely be visible only to those visiting the site. Due to the insulated nature of the site and design improvements, the proposed use will both safeguard and enhance the appearance of the City, consistent with this objective.

Purposes of the Zone District

In addition to the objectives prescribed in Sections 10-5.102 (Objectives) and 10-5.2902 (Objectives and purposes), the RS-6,000 and RS-12,000 Residential Districts are included in the zoning regulations to achieve the following purposes:

(a) To reserve appropriately located areas for family living at reasonable population densities consistent with sound standards of public health and safety;

(b) To ensure adequate light, air, privacy, and open space for each dwelling;

(c) To protect one-family dwellings from the lack of privacy associated with multi-family dwellings;

(d) To provide space for semi-public facilities needed to complement urban residential areas and for institutions that require a residential environment;

(e) To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the land around them;

(f) To preserve the natural beauty of hillsides and avoid slide and drainage problems by encouraging retention of natural vegetation, and discouraging mass grading;

(g) To provide necessary space for the off-street parking of automobiles and, where appropriate, for the off-street loading of trucks;

(h) To protect residential properties from the hazards, noise, and congestion created by commercial and industrial traffic;

(i) To protect residential properties from noise, illumination, unsightliness, odors, dust, dirt, smoke, vibration, heat, glare, and other objectionable influences;

(j) To protect residential properties from fire, explosion, noxious fumes, and other hazards; and

(k) To reserve appropriately sized lots for family living at reasonable population densities in areas with limited public service (RS-12,000).

The proposed charitable institution is appropriate for the RS-12,000 zone, as it is an institution requiring a residential environment. If approved, the proposed facility will be located on the interior of an isolated parcel, densely insulated by forested areas and adjacent agricultural land, ensuring the privacy typically associated with one-family dwellings and necessary for an institution

of this nature. The subject property is served by City water, and a condition requires the service connection and meter to be upgraded and inspected prior to occupancy to the satisfaction of Public Works. Furthermore, to accommodate the proposed use, the existing septic system will be removed, and a new septic system will be installed with the proposed main and reserve leach fields located in an upland field near the southern end of the property. The proposed septic system will require a permit and final inspection from Humboldt County's DEH and a condition of this report requires the applicant to provide evidence DEH has done so, prior to obtaining the final certificate of occupancy. The proposed project will result in the utilization of an existing vacant single-family residence and creation of 24 new jobs. Granting of the Use Permit will not result in increased population densities because it is assumed the majority of future employees would be hired from the local labor force, and the facility will serve existing area youth, providing them temporary 24-hour and 30-day housing. Furthermore, the proposed project will not result in an increased number of dwelling units.

As discussed above in the Objectives and Purposes section, the project and existing and proposed buildings are consistent with the surrounding land uses, and no new or modified access was determined necessary or required to accommodate the increased vehicular traffic resulting from the crisis facility.

Grading and ground disturbance are proposed, but heavily sloped areas of the property will be avoided. The overall slope of the parcel varies but is generally less than 10% and in the flatter areas where development is proposed, the potential for erosion is low. The site drainage around proposed buildings and parking has been designed to flow parallel to the forested wetlands and then infiltrate within vegetative buffers, and parking areas will be constructed of permeable materials allowing rainwater to infiltrate (See Figure 4 above). As stated above in Objectives and Purposes conditions have been added requiring control plans to prevent impacts on adjacent properties resulting from site runoff and drainage both during and after construction. The existing impervious area is 18,506-sf and although the project will increase the building footprint, the overall total impervious area will decrease to 15,038-sf, with previously paved areas of the property revegetated. Additionally, the Biological Assessment (Attachment 3) prepared for this project requires the planting of fast-growing native shrubs between new parking areas and forested wetlands.

The proposed project does not include commercial or industrial uses and will not create hazards or nuisances for surrounding residential or commercial properties. Due to the length of the driveway, surrounding forested wetlands, and the size of the parcel, it is unlikely any operating activity occurring on-site will be perceivable from neighboring parcels, thus maintaining the stability of surrounding existing land uses. The proposed type and intensity of use will not generate significant noise, illumination, odors, vibration, etc. Project construction could be disruptive to surrounding land uses but will be temporary and limited to standard work days.

For all the above reasons, staff has determined the project, as conditioned, is consistent with the purposes of the RS-12,000 zone district.

2. Public Health, Safety, and Welfare

A cultural resources field survey of the site was conducted in the winter of 2021 by a qualified archaeologist with representatives of the Bear River Band of the Rohnerville Rancheria present. Although no tribal cultural resources were identified during the field survey, follow up

conversations with representatives from all three local area Wiyot groups (Bear River, Blue Lake, and Wiyot Tribe) resulted in a recommendation ground disturbing project activities be monitored by a cultural monitor. A condition requiring monitoring has been included.

Referrals were also sent to agencies and City departments with interest or jurisdiction over the property or the intended use of the property. Comments were received from Public Works – Engineering indicating the property is currently served by a water meter located on the bend of Indianola Road, and upgrades to the water service connection and meter, as well as the installation of a back-flow device, are required. A condition has been included requiring the applicant to make all necessary upgrades to the water supply connection to the satisfaction of Public Works – Engineering.

The project involves decommissioning of the existing septic system and installation of a new septic system to adequately serve the proposed use. In evaluating the feasibility of the proposed septic system and its location, a Custom Soil Resource Report (Attachment 5) was prepared by the Natural Resources Conservation Service and a site evaluation was conducted by DEH. Additionally, after review of the soil report and a septic suitability report, DEH determined the proposed septic system upgrade is suitable for the site. A permit is still necessary from DEH and a condition of this report requires the applicant provide evidence DEH has permitted the proposed on-site septic system prior to obtaining a building permit and inspected the installed septic system prior to being issued the final certificate of occupancy.

The proposed project footprint avoids, but is in close proximity to herbaceous and forested wetlands and a large pond/wetland complex. In addition, an active bald eagle's nest is located in a stand of trees at the southwestern edge of the parcel, approximately 880 feet from the existing residence. A Biological Assessment Report (Attachment 3) and the Botanical Assessment Report included in the report of Delineation of Waters and ESHA (Attachment 4) were prepared for the project, and site visits were conducted with California Department of Fish and Wildlife (CDFW) and the California Coastal Commission (CCC) to review and discuss proposed buffers from these sensitive habitat areas and other necessary mitigation measures to prevent adverse impacts. The CCC will be processing the CDP, specifically addressing the buffers and suggested mitigation measures. A condition of this report requires the applicant to comply with all conditions set forth by the CCC.

A portion of the subject property is in the FEMA flood zone and the tsunami inundation hazard zone as mapped by the California Geological Survey. Any development occurring on the subject property will be outside of the flood zone and tsunami inundation zone. However, the driveway is located within the sea-level rise (SLR) inundation area, with approximate depth of inundation in 75-years (approximate lifespan of the project) about 6.4-ft at the intersection with Indianola Road. To adapt to potential SLR the applicant will incrementally raise the elevation of the driveway over the next 75-years. Any improvements to the driveway to adapt to SLR would likely be coordinated with the County as the driveway is accessed from Indianola Road, a County maintained roadway.

No comments were received indicating the proposed charitable institution will be detrimental to the public health, safety, or welfare, or materially injurious to the properties in the vicinity. When considering the health, safety and welfare of the public, it is important to consider the addition of adequate facilities and services for mental health well-being contributes to an increase in the

health, safety and welfare of the public. Presently, Eureka does not have a facility for residential treatment of children experiencing mental health crises. Not only will this facility not be a detriment to the public health, safety and welfare, it can be concluded this facility and its proposed services will promote and encourage an improvement to health, safety, and welfare of the City by filling a void that is sorely needed.

3. Provisions of Chapter 5

The proposed charitable institution use and existing and proposed structures, with conditions, meets all applicable EMC development standards, including standards for yard setbacks; size and bulk; minimum lot size; slope; density; parking and landscaping. Additionally, no loading facilities are required by the code.

While the applicant has indicated the mean height of the barn will be 13 ft, EMC Sec.10-5.201 states the maximum height for an accessory structure is 12 ft. A condition requires final building plans to comply with the 12 ft height limit.

Therefore, the proposed use and location of the charitable institution complies with the applicable provisions of Chapter 5.

4. Local Coastal Program

The Local Coastal Program includes the 1997 Coastal General Plan land use designations and map, and the zoning district regulations and map. The project site is zoned RS-12,000 – One Family Residential and designated ER– Estate Residential, both of which allow charitable institutions as conditionally permitted uses. The setting and design of the proposed project are consistent with the intent of the ER land use designation and the purpose and standards of the RS-12,000 zone district as described in more detail above.

The CCC will review the project's consistency with LCP goals and policies as part of their analysis of the CDP application and will condition, if necessary, any CDP approval for consistency with the LCP. As stated above, a condition has been included for the CUP requiring adherence to all conditions imposed by the CCC in the issuance of the CDP. Thus, the proposed use, as conditioned, is consistent with the Local Coastal Program policies of the 1997 Coastal General Plan.

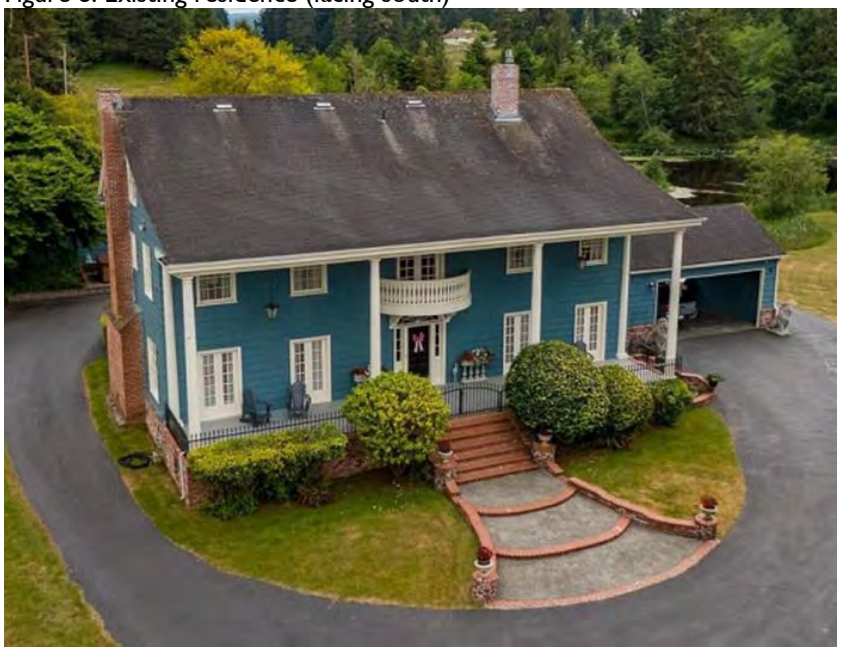
DESIGN REVIEW ANALYSIS

The proposed project requires Architectural Review by the Planning Commission as is required for all conditional uses in the RS – 12,000 zone district.

Architectural review is intended to prevent the erection of structures which would be inharmonious with their surroundings or would have an adverse effect on the value of property or improvements in the vicinity.

The Planning Commission should determine whether the proposed charitable institution will be inharmonious with the surroundings or will have an adverse effect on the value of property or improvements in the vicinity. Pursuant to EMC Sec.10-5.1801 et seq., the ugly, the inharmonious, the monotonous, and the hazardous shall be barred. The Commission's review includes exterior design, materials, textures, and colors but does not include elements of the

Figure 8: Existing residence (facing south)



design that do not affect exterior appearance. The Planning Commission must recommend disapproval of drawings for a structure that would be inharmonious with surrounding development, but the Commission cannot require new structures duplicate an historic architectural style as a condition of approval.

In order to foster a more welcoming environment to children and families, the daunting colonial façade of the subject property will be altered to create a more inviting environment yet stay harmonious to the current architectural style. Although it is important to note the subject property is not listed on the Local Register of Historic Places (LRHP) and thus not required to be reviewed by the Historic Preservation Commission (HPC), during the cultural resources field survey it was concluded the existing residence is a significant example of an exaggerated Colonial Revival architectural style and the residence would qualify for the LRHP and the California Register of Historic Resources (CRHR) for having a unique architectural type and method of construction. The archeologist recommended any proposed modifications to the building follow the Secretary of the Interior's Standards for the Treatment of Historic Properties and an architectural historian review the new architectural design to ensure they meet these standards prior to project implementation.

Figure 9: Proposed North Elevation

The purpose of the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings is to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to beginning work. The Standards for the Treatment of Historic Properties address four treatments: preservation, rehabilitation, restoration, and reconstruction. Through Development

Services – Planning Staff's experience working with the City's Historic Preservation Commission, of the four treatments, the most appropriate for this project would be rehabilitation.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. When alterations are made to a historic structure, the alterations should be differentiated from the original, and should not mimic or create a false sense of historicity. One of the most distinctive characteristics of the structure, the columns, as well as other historic features and characteristics will be incorporated into the new façade and addition. Allowing these alterations means the building will be used, and will have a new use, as opposed to remaining vacant, possibly deteriorating through disuse, which could potentially lead to the structure being lost.

Figure 9: Proposed South Elevation

The applicant's architect's opinion regarding the proposed design of the residence is as follows:

> *The Falk residence was built in 1938 in the Colonial Revival style, and has several architectural features and details that will be preserved and matched in the proposed renovation and additions for the crisis center. The intent is not to significantly alter the historical architecture of the home, but to enhance it. At the existing main entry porch, a new addition, handicapped accessible ramp, and brick entry stairs will be constructed in order to improve functionality and update the facility to meet current building code standards. This addition will not only make the front more inviting and comforting, but is designed to be in harmony with the existing architecture. This is achieved in several ways, including trim details to match the existing, true divided lite windows, horizontal lap siding, crown molding and gutters identical to what the home currently has, brickwork with the same proportions and color tone, a matching roof pitch, black wrought iron railings, stepped gable end trim, and shingle roofing. Furthermore, the large white columns are integrated into the new design, becoming feature elements supporting the entry porch, the glass enclosed second floor observation space, as well as the added front bedroom. This project is an evolution of the existing home into a stunning environment which not only meets the functional needs of the healing center, but creates a welcoming place residents, staff and visitors alike can enjoy for years to come.*

Based on the project architect's opinion, the analysis regarding rehabilitation above, and since the subject property is not visible from Indianola Road and is likely not visible from neighboring

properties, any changes to the building façade will be viewed solely by patients and staff visiting the property. Staff believes the proposed development will be harmonious with its surroundings, will have a positive effect on the property value, and thus recommends approval of Design Review.

The Planning Commission could choose to approve the Design Review, which is Staff's recommendation. Or, an alternative Staff could also recommend, and would likely take one additional month, is for the Commission to not approve the Design Review and instead refer Design Review for the project to the Historic Preservation Commission. Finally, and not recommended by Staff since it would be at least two months before the process would be completed, the Commission could refer the project to Historic Preservation Commission for review and ask them to make a recommendation back to the Commission, who would then act on the Design Review at a future meeting.

ENVIRONMENTAL ASSESSMENT

The City of Eureka, as Lead Agency, has determined the proposed project is categorically exempt from the provisions of the California Environmental Quality Act, pursuant to Section 15301, Existing Facilities, Class 1 of the CEQA Guidelines, which consists of the operation and minor alteration of private structures and facilities involving negligible or no expansion of use. Class 1 allows for interior and exterior alterations to existing structures and conversion of single-family residences to other uses such as residential care facilities as proposed under this project. Section 15301 specifies additions to existing structures also fall under Class 1 as long as they do not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 sf, whichever is less [Sec.15301(e)(1)]. In this case, 2,500 sf is the threshold, and the addition will not result in an increase of more than 2,500 sf. As a result, the expansion can be considered negligible, and the project is exempt from the California Environmental Quality Act.

PUBLIC HEARING NOTICE

Public notification consisted of notification by mail of property owners within a 300-foot radius of the site on or before November 4, 2022. In addition, the notice was posted on the City's website and bulletin boards. A public hearing notice sign was posted on the site on or before November 4, 2022.

CONCLUSION

Based on the analysis above, the proposed use is consistent with the General Plan, Zoning Code, and Local Coastal Program. The project is suitable for the site, and is compatible with existing and planned land uses in the vicinity. The proposed institution, parking, and landscaping complies with the development standards for the RS-12,000 zone district, and is not ugly, inharmonious, monotonous, or hazardous, and will not be detrimental to property or improvements in the vicinity. The project is not detrimental to the public health, safety, and welfare, and is properly located within the city, and adequately served by existing utilities and infrastructure.

STAFF CONTACT

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DOCUMENTS ATTACHED

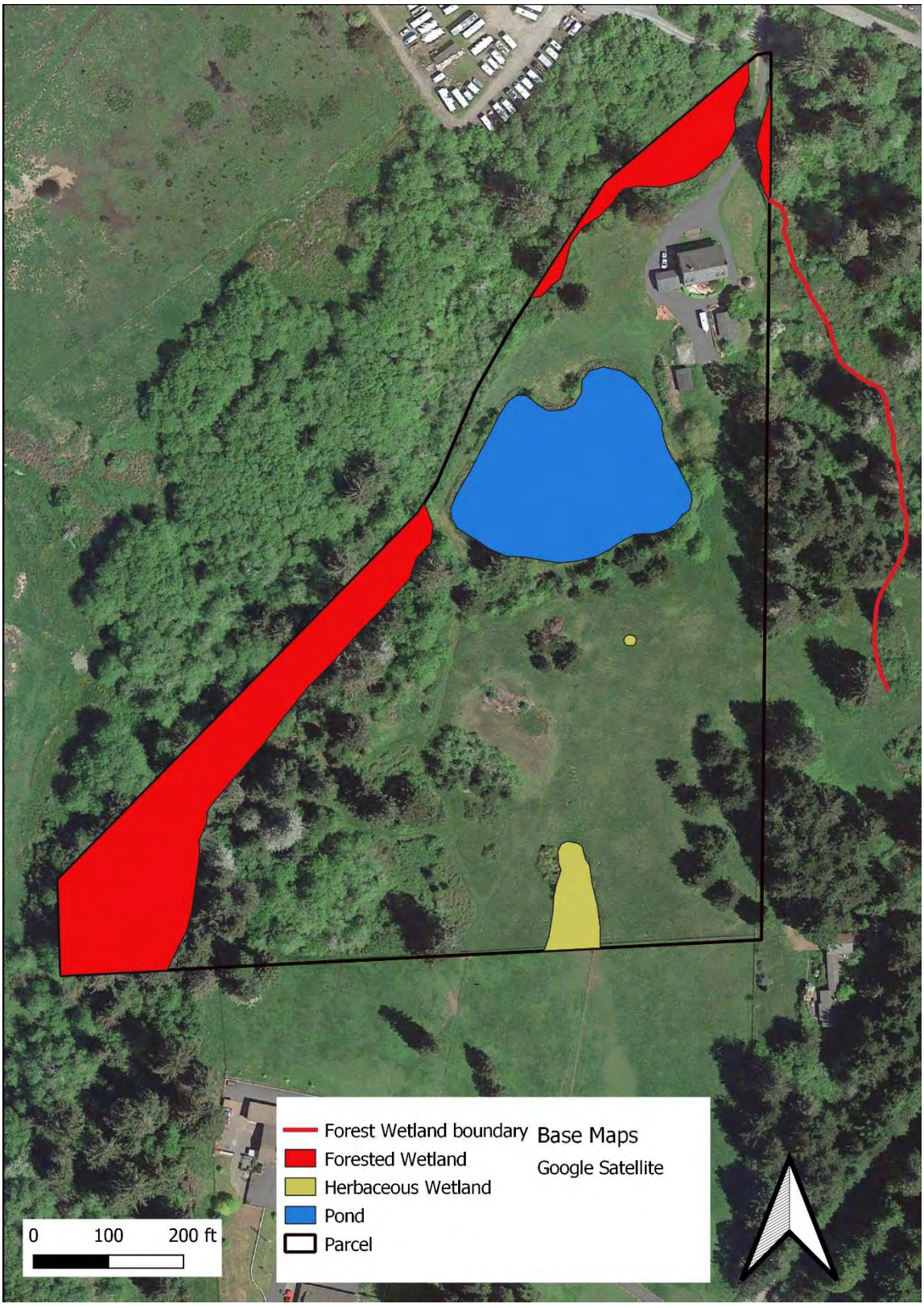

Figure 2. Wetland Map for APN 402-161-005

IV. Results and Discussion

Field Survey Results

The temperatures were warm for this mid-morning survey, resulting in wide variety of birds detected, particularly in the vicinity of the pond. (*) Species suspected of nesting on the parcel based on observations with food or nesting material.

Table 2. Species detected at APN 402-161-005 on May 24, 2022.

Common Name	Federal or State Listing	Detection Method
turkey vulture	None	visual
cedar waxwing*	None	visual
song sparrow*	None	visual
Allen's hummingbird	None	visual
white-crowned sparrow*	None	visual
black-headed grosbeak*	None	visual
varied thrush	None	auditory
Swainson's thrush	None	auditory
California quail	None	auditory
Wilson's warbler*	None	visual
orange-crowned warbler	None	auditory
Nashville warbler	None	auditory
Hutton's vireo	None	auditory
western wood peewee*	None	visual
Pacific wren	None	auditory
western tanager*	None	visual
northern flicker	None	auditory
American robin*	None	visual
red-winged blackbird*	None	visual
barn swallow*	None	visual
chestnut-backed chickadee	None	auditory
dark-eyed junco	None	auditory
American goldfinch	None	auditory
Bullock's oriole*	None	visual
purple finch	None	auditory
black phoebe*	None	visual
Pacific slope flycatcher	None	auditory
lazuli bunting	None	visual
Stellar's jay	None	visual
common raven	None	visual
American crow	None	visual
violet-green swallow	None	visual
black-crowned night heron	None	visual
wood duck	None	visual
Virginia rail (suspected)	None	visual
band-tailed pigeon	None	visual

black-tailed deer	None	visual
gray fox	None	visual

The acoustic survey to determine bat species using the car port as a temporary night roost used a Wildlife Acoustics Echo Meter Touch 2 PRO detector to record and downloads each bat pass. The resulting number does not reflect the number of individual bats, but instead the number of times that species passed in front of the detector. The following species (and approximate number of passes) were detected on June 20, 2022: big brown bat (22); Yuma myotis (11); little brown bat (16); silver-haired bat (12); hoary bat (11); long-eared myotis (2); long-legged myotis (1); Mexican free-tailed bat (5). No special status species were detected. See Appendix B for further details.

Special Status Species

Habitat Analysis

Below (Table 3) is the species list generated from the CNDDB query (with the exception of the aforementioned estuary or marine environment species) and the potential impacts on these species by the proposed project. Categories for a species potential to occur, based on available habitat, are defined as Low (little to no habitat present on the parcel), Moderate (some habitat present but not optimal), and High (optimal habitat is present).

Table 3. Special status species, suitable habitat in project area, and potential impacts

Common Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
BIRDS						
northern spotted owl	FT, ST	Old-growth forests or mixed stands of old-growth and mature trees; occasionally in younger forests with patches of big trees	No	Low	No	No impacts; nearest AC is 3 miles east of parcel
short-eared owl	SSC	Frequents open treeless areas with elevated sites for perches and dense vegetation for roosting and nesting, such as grasslands, prairies, dunes, and wetlands	Yes	Low	No	No impacts; this species is mostly present as a winter migrant that frequents open fields for foraging and roosting, from Arcata bottoms to Kneeland; may utilize field to north on parcel

Common Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
long-eared owl	SSC	Requires riparian habitat or other thickets with small, dense canopy for roosting and nesting	Yes	Low	No	No impacts; this species is a rare fall migrant that may utilize the forested wetland habitat near the southwest portion of the parcel
golden eagle	FP, WL	Resident of foothills and mountain terrain, wide arid plateaus deeply cut by streams and canyons, open mountain slopes; adjacent large trees for nesting	No	Low	No	No impacts; this species expected in open grassland prairies of the coastal mountains
bald eagle	SE	Requires large bodies of water or free flowing rivers with abundant fish and adjacent perches; nests near water in large dominant trees	Yes	High	Yes	No impacts if Mitigation Measures are adhered to; this species is expected to forage in Humboldt Bay
osprey	WL	Ocean shore, bays, freshwater lakes, and larger streams. Large nests built in tree-tops within 15 miles of a good fish-producing body of water	Yes	Low	No	No impacts; this species may find suitable nesting in larger trees located on the west and east parcel boundaries, but unlikely due to presence of active bald eagle nest; this species expected to forage in Humboldt Bay and Pacific Ocean

Common Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
peregrine falcon	FP	Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures	No	Low	No	No impacts; this species expected to forage in general area including Humboldt Bay
Cooper's hawk	WL	Woodland, chiefly of open, interrupted, or marginal type typically in riparian areas	Yes	High	No	No impacts; the optimal habitat along the southwestern portion of the parcel would not be impacted by proposed projects
sharp-shinned hawk	WL	Dense stands in close proximity to open areas and edges; prefers dense, even-aged single layer forests such as riparian; north facing slopes critical requirement	Yes	Moderate	No	No impacts; the habitat along the southwestern portion of parcel may provide suitable foraging habitat. This habitat will not be impacted by the project.
merlin	WL	Frequents open habitats at low elevation near water and tree stands; favors coastlines, wetlands; uncommon winter migrant	Yes	Moderate	No	No impacts; suitable foraging habitat present on the southern portion of the parcel. This habitat will not be impacted by the project.

Common Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
northern harrier	SSC	Frequents meadows, grasslands, open rangelands and wetlands; nests on ground in shrubby vegetation, usually at marsh edge	Yes	Moderate	No	No impacts; suitable foraging habitat present on the southern portion of parcel. This habitat will not be impacted by the project.
white-tailed kite	FP	Forages in undisturbed, open grasslands, meadow, farmlands, and emergent wetlands; substantial groves of dense, broad-leafed trees used for nesting	Yes	Moderate	No	No impacts; suitable foraging habitat present on the southern portion of parcel; unlikely suitable nesting habitat is present on parcel
marbled murrelet	FT, SE	Occurs year round in marine subtidal and pelagic habitats; nests inland in tall trees in dense, mature redwood and Douglas-fir forests	No	Low	No	No impacts; this species feeds offshore and nests in the vicinity of old growth redwood stands
Vaux's swift	SSC	Prefers redwood and Douglas fir habitats with nest sites in large hollow trees and snags, especially if burned; occasionally roosts in chimneys and buildings; forages over most terrains	Yes	Low	No	No impacts; suitable nesting sites not available on the parcel, with the exception of two chimneys present on the house. Birds not observed during surveys.

Common Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
great egret	None	Common yearlong resident in fresh and saline wetlands, estuaries, lakes, mudflats, pastures; feeds in shallow water; nests and roosts communally in rookeries	Yes	Moderate	No	No impacts; this species likely forages on occasion in the vicinity of the pond and wetland areas; rookeries scattered throughout bay area
great blue heron	None	Colonial nester in tall trees, cliffsides, and sequestered spots on marshes; rookery sites near foraging areas	Yes	Moderate	No	No impacts; this species likely forages on occasion in the vicinity of the pond and wetland areas
American bittern	None	Found in tall, emergent fresh or saline wetlands; feeds most actively at dusk or night by standing motionless waiting for prey	Yes	Low	No	No impacts; the emergent wetlands may not be extensive enough to support this species
snowy egret	None	Requires dense, emergent wetlands for nesting and foraging; found along shores of coastal estuaries, ponds, slow moving rivers, wet fields	Yes	Moderate	No	No impacts; this species likely forages on occasion in the vicinity of the pond and wetland areas
black-crowned night heron	None	Colonial nester in dense foliage trees, emergent wetlands in vicinity of fresh or saline water	Yes	High	No	No impacts; a single individual was observed foraging along the pond edge; nests and roosts communally, likely utilizing pond for foraging only

Common Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
mountain plover	SSC	Winter resident of open grasslands and plowed fields and open sagebrush; avoids high and dense cover; does not nest in California	No	Low	No	No impacts; no suitable habitat on parcel
western snowy plover	SSC	Nests, feeds, and takes cover on sandy or gravelly beaches along the coast, salt ponds, alkali lakes	No	Low	No	No impacts; no suitable habitat on parcel
yellow rail	SSC	Uncommon to rare tiny marsh bird of tall emergent wetland habitats	Yes	Low	Yes	The species is known within a mile of the project. No impacts as limited amount of emergent wetland and steep-sided nature of pond unsuitable for nesting. The foraging habitat at the pond will not be impacted by the project
California Ridgeway's rail	SE	Uncommon to rare resident of coastal salt marshes	No	Low	No	No impacts; limited amount of emergent wetland likely not extensive enough
long-billed curlew	WL	Winter visitor to large coastal estuaries, upland herbaceous areas, and croplands; nests inland in upland shortgrass prairies and wet meadows	No	Low	No	No impacts; no habitat present for this species

Common Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
bank swallow	ST	Found primarily in riparian and other lowland habitats; restricted to lacustrine, riparian, and coastal areas with vertical banks, bluffs, cliffs to dig nest holes	No	Low	No	No impacts; no bank habitat for nesting
yellow-breasted chat	SSC	Requires riparian thickets of willow or other brushy tangles near watercourses	Yes	Moderate	No	No impacts; riparian habitat may not be extensive enough for supporting nesting, but foraging expected
black-capped chickadee	WL	Uncommon; occurs locally in montane riparian habitat from coast to inland mountains	Yes	Moderate	Yes	No impacts if Mitigation Measures adhered to, including surveys during breeding season prior to construction disturbance
Bryant's savannah sparrow	SSC	Occurs in grasslands wetlands and wet meadow habitats; coastal breeders restricted to moist grasslands within the fog belt	Yes	High	Yes	No impacts if Mitigation Measures adhered to, including surveys during breeding season prior to construction in grassland habitat
olive-sided flycatcher	SSC	Most numerous in montane conifer forests with high perches in vicinity of canyons, open terrain, lakes	No	Low	No	No impacts; this species expected in forested habitats
willow flycatcher	SE	Requires dense willow thickets nesting and roosting up to 8000 feet	Yes	Moderate	No	Less than significant impacts; willow habitat likely not extensive enough to support nesting, no willows will be impacted by project.
MAMMALS						

Common Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
Humboldt marten	FT, SE, SSC	Uncommon resident of high canopy closure, dense forested habitats with large trees and snags for reproduction	No	Low	No	No impact; no habitat on the parcel for this species
fisher	FC, SSC	Intermediate to large-tree stages of coniferous forests and deciduous-riparian areas with high percent canopy closure	No	Low	No	No impacts; no habitat on the parcel for this species
Humboldt mountain beaver	None	Requires dense thickets of vegetation next to spring, seep, or spring; nests in underground burrows	No	Low	No	No impacts; habitat does not appear suitable or extensive
North American porcupine	None	Open stands of conifer with good understory of herbs, grass, shrubs; uses meadows, riparian areas for feeding	No	Low	No	No impacts; limited available habitat
white-footed vole	SSC	Generally found near water in mature, coastal forests, preferring the vicinity of small, clear streams with dense alder and other deciduous trees and shrubs	No	Low	No	No impacts; there are no watercourses or mature coastal forest habitat on the parcel

Common Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
Sonoma tree vole	SSC	North coast fog belt from Oregon border to Sonoma County; in Douglas-fir (primary food source), redwood, and montane hardwood-conifer forests	Yes	Moderate	No	No impacts; no habitat being removed
Townsends big-eared bat	SSC	Throughout California in a wide variety of habitats; most common in mesic sites Typically found in caves, mines, manmade structures	Yes	Moderate	Yes	No impacts; may feed at night in vicinity of pond, open fields, and around residential lighting. Species not observed during surveys, species not using carport as a maternity roost.
hoary bat	None	Feeds along habitat edges, open areas, and over water; uses dense foliage of medium to large trees for roosting and reproduction; common and solitary	Yes	Moderate	No	No impacts; feeds at night in vicinity of pond and fields
long-eared bat	None	Feeds over water; uses dense forested habitats for reproduction and cover; roosts in rock crevices, snags, tree bark, caves, buildings	Yes	High	No	No impacts; feeds at night in vicinity of pond, open fields, and residential lighting; may roost between feeding bouts in car port, or other nearby structures, and trees
HERPETOFAUNA						
western pond turtle	SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams, and irrigation ditches, usually with aquatic	Yes	High	No	No impacts; if present, over-winters in pond bottom and forages within confines of pond

Common Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
		vegetation, below 6000 ft elevation				
Pacific tailed frog	SSC	Occurs in cold, permanent streams in conifer-dominated habitats, more frequent in mature or late-successional stands	No	Low	No	No impacts; no habitat on the parcel
northern red-legged frog	SSC	Humid forests, woodlands, grasslands, and stream sides in northwestern California, usually near dense riparian cover. Highly aquatic, little movement from streams or pond	Yes	High	Yes	No impacts if Mitigation Measures adhered to, including proper sized mesh for fencing if erecting around pond perimeter
foothill yellow-legged frog	SC (T)	Partly-shaded, permanent shallow streams and riffles with a rocky substrate in a variety of habitats. Need at least some cobble-sized substrate for egg-laying	No	Low	No	No impacts; there is no breeding habitat for this species
southern torrent salamander	SSC	Cold, well-shaded, permanent streams seepages, springs in redwood, Douglas fir; suitable habitat is likely present within most flowing streams and seeps within Humboldt County	No	Low	No	No impacts; no habitat on the parcel

Common Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
Del Norte salamander	WL	Old growth associated species with optimum conditions in the mixed conifer and hardwood ancient forest ecosystem; found in cool moist and stable microclimates, with deep litter layer and closed canopy	No	Low	No	No impacts; no habitat on the parcel

Listing Status Codes:
State: FP Fully protected (legally protected), SC Candidate: (T)hreatened or (E)ndangered, SE Endangered (legally protected), SSC Species of special concern (no formal protection other than CEQA consideration)
ST Threatened (legally protected), WL Watch List
Federal: FE Endangered (legally protected), FT Threatened (legally protected), FP Proposed: (T)hreatened or (E)ndangered

Discussion of Potential Impacts

The CNDDB query identified 3 species occurring within 1 mile of the parcel: yellow rail, Townsend's big-eared bat, and northern red-legged frog. There is a small amount foraging habitat (at the pond) and no nesting habitat on the parcel for yellow rail. The pond present on the parcel (Photos 1-3) could provide reproductive habitat for the frog, as well as foraging habitat for Townsend's big-eared bat. Black-capped chickadee, Bryant's savannah sparrow and other migratory birds also have a high potential to occur in the project footprint and immediately surrounding area due the presence of nesting habitat. Additionally, an occupied bald eagle nest was documented on the parcel. Potential impacts to bald eagle, yellow rail, northern red-legged frog, Townsend's big-eared bat, Black-capped chickadee, Bryant's savannah sparrow, and migratory birds due to project development are discussed below.

Bald Eagle

During a late June site visit to an adjacent parcel, local wildlife biologist Keith Slauson observed an active bald eagle nest with young present in a stand of trees southwest of the pond, at or near the parcel boundary. A revisit to the parcel by NRM biologists was conducted on June 28, to determine approximate distance from the nest to the residence (Figure 5). A single, fully feathered (all brown) nestling was observed perched on a branch immediately adjacent (west) to the nest. The front half of the bird was obscured by vegetation; visible were two central tail feathers coming in that appeared about 2 inches longer than the other tail feathers. Based on the plumage observed during the revisit, a

conservative estimate for the nestling is approximately 8 weeks old. This can provide a rough timeline for estimating local nesting chronology and, subsequently, the varying stages of sensitivity to humans.

The nest is located approximately 30 feet below the top of a large Douglas-fir (below photos, close up on right), in a stand of trees just inside the western parcel boundary, southwest of the pond. The nest tree is located approximately 880 feet from the paved portion behind the residence (Figure 6).

The bald eagle is protected by The Bald and Golden Eagle Protection Act, enacted in 1940, and prohibits anyone from "taking" bald eagles, their parts, nests, or eggs. The Act defines "take" to include "disturb", meaning "to agitate or bother to a degree that causes, or is likely to cause, 1) injury, 2) a decrease in productivity, or 3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior." In addition to immediate impacts, this definition also covers impacts that result from human-induced alterations initiated around a previously used nest site during a time when eagles are not present, if, upon the eagles' return, such alterations agitate or bother an eagle to a degree that injures an eagle or substantially interferes with normal breeding, feeding, or sheltering habits and causes, or is likely to cause, a loss of productivity or nest abandonment (USFWS 2007).

Bald eagle nest located near top of Douglas fir (red arrow pointing to nest)

Close up of nest tree

Fish comprise most of the bald eagle diet, but they also consume waterfowl, shorebirds, turtles, and small mammals. It is assumed these bald eagles forage almost exclusively in the Humboldt Bay area, located approximately 1,600 feet (0.3 miles) northwest of the nest tree (Figure 6).

According to the National Bald Eagle Management Guidelines (USFWS 2007), the breeding season chronology for bald eagles in the Pacific Region is typically: nest building from January through March; egg laying and incubation from February through May; hatching and rearing from March through July; and fledging young from June through August. During the breeding season, bald eagles are sensitive to a variety of human activities, however, not all pairs react to these activities in the same way. This

variability may be related to number of factors, including visibility, duration, noise levels, extent of the area affected by the activity, prior experiences with humans, and tolerance of the individual pair.
The USFWS issued a one-page document for the recommended buffer zones for human activity in the vicinity of bald eagle nests (USFWS 2017), as a summary of information provided in the bald eagle management guidelines (USFWS 2007). This document provides maximum recommended no-disturbance buffers across 8 (A through H) activity categories. The buffers range from 330 feet for non-motorized recreation, human entry, and motorized watercraft use (categories E and F), to one-half mile (2,640 feet) for blasting and other loud, intermittent noises including fireworks (category H). There are no categories to address long-term noise, only temporary building construction, mining, drilling, timber operations, and off-road vehicles noise requiring a 660-foot buffer (categories A, B, C, and D), and helicopter and fixed-wing aircraft noise requiring a 1,000-foot buffer (category G).

The management guidelines (USFWS 2007) suggest seasonal restrictions during the breeding season for activities that do not alter the landscape. For activities that entail both short-term, obtrusive characteristics and more permanent impacts such as building construction, a combination of retaining a landscape buffer and seasonal restrictions are advised. Direct impacts to the nesting bald eagles could include line-of-sight (discussed below) and construction noise concerns, an increase in human activity and associated noise, and vehicle traffic at the parcel that does not pre-date nesting.

Noise and visual disturbance at the project parcel and two nearby residences predates the nesting site. At the very least, the nesting bald eagles appear tolerant of average household activities and associated noise levels within 400 feet of the nest site (Figure 6).

Eagles are unlikely to be disturbed by routine use of homes, roads, and other facilities when the activities pre-date successful nesting in the area; however, some intermittent or irregular uses may disturb them (USFWS 2007). For this reason, sound monitoring studies (discussed below) have been conducted to determine current ambient levels on the parcel at varying distances from the nest. This provides a baseline from which to evaluate impacts from potential construction activity, and increased noise from the residence, including vehicle traffic and outdoor human activity.

Line of site

Line of site impacts vary based on visibility of the activity from the eagle nest and the degree to which similar activities are already occurring in proximity to the nest site. In general, bald eagles are more prone to disturbance when an activity occurs in full view, and management guidelines (USFWS 2007) suggest that “for this reason, we recommend people locate activities farther from the nest structure in areas with open vistas, in contrast to areas where the view is shielded by rolling topography, trees, or other screening factors”.

For this project the nest is not visible equally from the project parcel. There are branches that, when the nest is viewed from the rear of the residence, obscure the outline of the nest rendering it difficult to identify it as such. The chick was first observed from the open field towards the southeast portion of the parcel, when it was perched on the southeastern edge of the nest exercising its wings. Between this point and the pond, to the north, the nest is screened by trees. Therefore, the residence and the

therapy and parking areas surrounding it are not within the direct line of site of the nest and activities there, such are people moving around and cars parking, will not impact the eagles.

Sound Monitoring and Noise Assessment - Bald Eagle Nest

A total of 3 sound monitors were distributed on the parcel to measure the ambient noise currently present at the unoccupied parcel by Northpoint Consulting Group(Appendix C). The sound pressure level was measured in decibels using a type 2 digital sound meter which utilizes an A-weighted filter network (dB(A)). The digital sound meter was mounted to a tripod, allowing it to be positioned approximately 2 feet above the ground to minimize ground noise and maximize unobstructed sound readings. These noise readings showed an average of about 45 decibels (dB). Proposed project development is likely more intense than a single family residence, which would mean an increase in the ambient noise levels. Noise from vehicle traffic, parking areas, and resident activity areas were considered. The proposed project is the development children's residential treatment center, with up to 10 residents at any time. Outside noise could occur from residents in the outside therapy area or traffic at the parking areas. The project is residential therapy for adolescents and no playground will be provided. The outside therapy area would be expected to produce noises similar to normal, outside conversations.

Caltrans provides typical noise levels for various sources (https://dot.ca.gov/programs/maintenance/pavement/noise-levels). NorthPoint assumed noise levels in the parking areas would be similar to Busy Street Traffic (70dB). Typical noise levels for normal conversation provided by Caltrans are 60dB, however, a more conservative level 70dB was used in this analysis. The assessment determined the maximum noise level at the nest would be approximately 40dB at 320 from the project footprint (Appendix C). The nest is located over 660 ft from the project footprint.

The USFWS 2017 guidelines do not address long-term noise, only temporary building construction, mining, drilling, timber operations, and off-road vehicles noise (requiring 660-foot buffer). The guidance is used to inform recommendations regarding construction activities. The construction phase of the project including all work taking place outside of the residence has the potential to raise noise levels at the nest site. To mitigate this potential impact no construction will occur outside of the residence during the Bald eagle breeding season (February 1- August 31st).

Because the guidance does not provide recommendations regarding ongoing noise impacts, potential increase in noise from baseline ambient is used in this situation to provide a better evaluation of potential project impacts. The noise levels from ongoing project operations will be far less than the current ambient noise (45 Db) at the nest site (Appendix C). The noise from ongoing project operations will have no impact on Bald eagles.

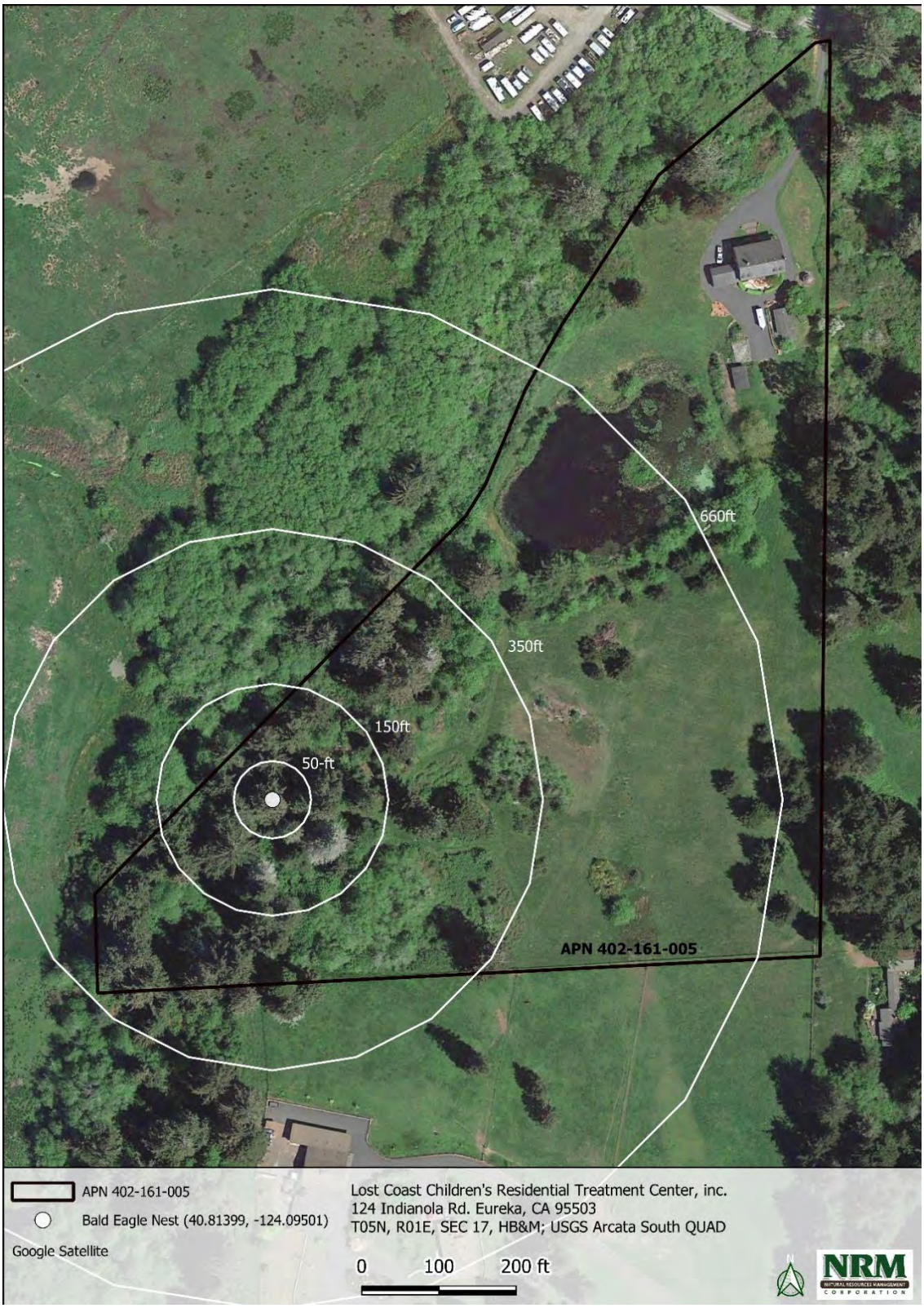

Figure 5. Bald eagle nest location relative to residence

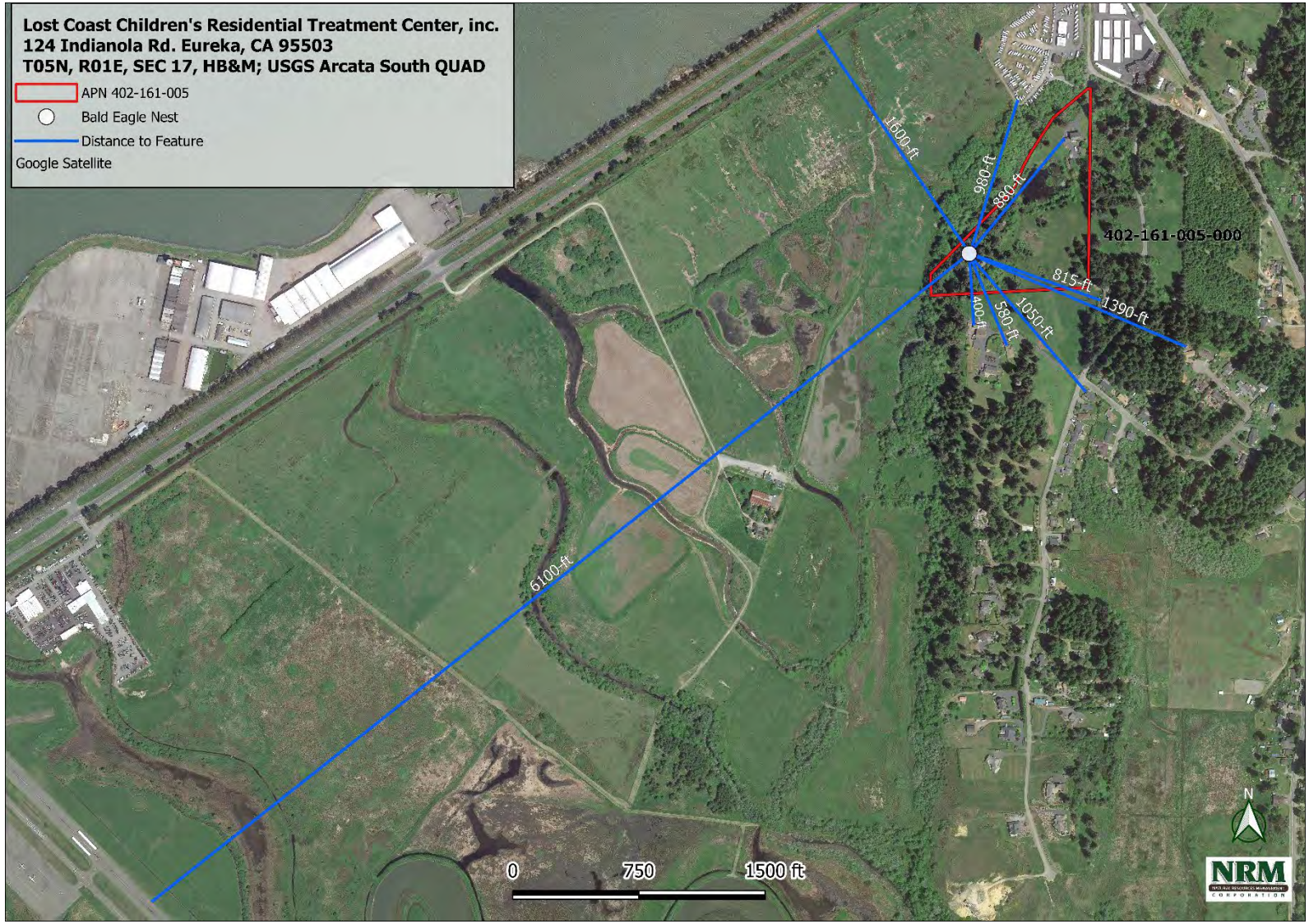

Figure 6. Established facilities in the vicinity of the bald eagle nest, including the parcel residence (880 feet)

Yellow rail

Rails are medium-sized marsh birds that are notoriously secretive. An unidentified rail species (Table 2) was observed when disturbed, flying from the pond edge to thick vegetation near the pond center. Although not identified to species, a longer bill was observed and is suspected to be a Virginia rail, which is not a special status species. The yellow rail and sora both occur in the area but have shorter bills. This species requires shallow marshes and wet meadows for nesting, and for foraging aquatic insects, small snails, and seeds. Nests are located where water is shallower and vegetation shorter, avoiding areas with taller emergent vegetation like cattails, and often nesting among sedges of the genus *Carex* (USFWS 2022). The presence of yellow rails in a wetland usually is related to water depth; they nest in areas with standing water or saturated ground, from 0 to 20cm (8 inches). They often inhabit areas where water depth fluctuates throughout the breeding season, with standing water in spring and no standing water by late summer (Audubon Minnesota 2014). This species is not expected to occur in the tall emergent wetland pond habitat that is present, which is unsuitable for nesting. The majority of the breeding range is in Canada, with a disjunct breeding population in the Klamath Basin. Yellow rails are very rare on the Pacific Coast (Sibley 2016) and there are no breeding records for Humboldt County (USFWS 1999). As the species is unlikely to nest in the habitat around the pond, and this habitat will not be disturbed the project will have no impact on yellow rail.

Townsend's big-eared bat

Guano was observed deposited by night roosting bats above the entrance to the residence through the car port (Photos 4a, b). No day roosting bats, which would infer a resident or maternity colony, were observed. The amount of guano is not enough to suggest bats have taken residence in the car port (day roost) or raising young (maternity roost). Bats utilize a variety of night roosts (human made and natural) when a foraging area is nearby, for resting in between feeding bouts. In this case, the pond provides drinking water and abundant insects, and the adjacent open field is also likely used for foraging. Based on the size of the guano this is not suspected to be Townsend's big-eared bats, which is a large bat compared with more common species. More likely, the guano was deposited by one of several local Myotis bat species, which are small bats that feed over water and riparian forests, where insect abundance is greatest.

To ensure the bats roosting in the car port were not Townsend's big-eared bat, a visual emergence survey in conjunction with a night survey using an acoustic bat detector to determine the bat species using the car port was conducted on July 20, 2022 . There were Townsend's big-eared bats or any other no special status bat species detected or observed (Appendix B).

As Townsend's big-eared bats were not detected during the survey. The guano found in the car port is too small to be from Townsend's big-eared bats. This evidence suggests that Townsend's big-eared bats are not using the car port. The car port is functioning as a night roost only (not a maternity roost) for other bat species. The project will have no impact on Townsend's big-eared bats.

Northern red-legged frog

Although no amphibians were observed during the site visit, the pond provides optimal breeding habitat for the northern red-legged frog, and the species is expected to be present. The pond is steep-sided with a heavily vegetated perimeter of primarily cattails and blackberry, excellent cover for frogs. Breeding and egg laying occurs in vegetated shallows with little water flow in permanent wetlands and temporary pools which last long enough for tadpoles to transform (CDFW 2022). The California herpetofauna website states breeding in Humboldt County occurs from November to early March, lasting for a maximum of two weeks, after which adults move back into nearby moist forest and riparian areas. The riparian habitat immediately surrounding the pond, and the forested wetland along the western parcel boundary is habitat this species would likely inhabit year-round. Some fencing for safety reasons may be erected between the residence and the pond. A smaller mesh size to direct amphibians towards appropriate habitat on the western parcel boundary may be considered for fencing along the north to northeast side facing the residence. With no development and no potential fencing in the forest wetland or riparian habitats, no impacts to northern red-legged frogs are expected.

In the event fencing will be erected on the side of the pond that is adjacent to forested wetland and riparian habitat (western boundary), the mesh size will be large enough to allow amphibians (frogs and salamanders) to pass through for foraging and migration. With this mitigation incorporated there will be no impacts to northern red legged frogs

Black Capped Chickadee, Bryant's Savannah Sparrow, and Migratory Nesting Birds

There were several species of migratory birds suspected of nesting based on observed behavior (see Table 2), mostly in the vicinity of the pond, including Bullock's oriole, black phoebe, and red-winged blackbirds. There were two species of birds observed nesting on the parcel buildings: barn swallows were building a nest in the carport near the stairway entrance to the residence; and non-native house sparrows were nesting under the eaves on the outbuilding nearest the pond (Appendix A:Photo 5).

The densely vegetated areas on either side of the residence along the paved access was evaluated for potential impacts if parking spaces were installed. It was observed that the vegetation to the northeast of the driveway (Appendix A: Photos 6-7), as opposed to the northwest where some non-native eucalyptus trees are present (Appendix A: Photo 8), had more bird activity, with 3 species observed to be nesting in the area between the entrance gate and gazebo: white-crowned sparrow, song sparrow, and black-headed grosbeak.

There is a mowed trail between the densely vegetated pond perimeter and the forest wetland. Along the west side of the pond the forest wetland is dense willow, providing exceptional habitat for migratory songbirds (Appendix A: Photo 9). The area of the parcel south of the pond to the boundary was traversed for any sensitive species habitat; none was found (Appendix A: Photo 10).

There is potential for Black Capped Chickadee, Bryant's Savannah Sparrow, and other migratory birds to nest in both the wetland, riparian, and grassland habitats in the project footprint and in the vicinity of the project.

A nesting bird survey should be conducted prior to any project ground-disturbing activity taking during the nesting season (February to September) The survey should include the footprint of the disturbance as well as a 300-foot buffer around the disturbance footprint. The survey shall take place no more the seven (7) days prior to the commencement of the construction in that portion of the project.

Additionally, to reduce impacts to birds nesting in the forested wetland (riparian) adjacent to the proposed parking areas the following mitigation shall be incorporated into the project. Fast growing native shrub species such as wax myrtle (*Morella californica*) and Silk tassel (*Garrya elliptica*) will be planted between the new parking areas and the forested wetlands. (see Site Plan Appendix D). These shrubs will provide natural vegetative screening for the for the existing wetland and riparian habitat. Planting and monitoring details can be found in the Delineation of Waters Report for this project.

These two mitigation measures reduce potential impacts to Black Capped Chickadee, Bryant's Savannah Sparrow, and nesting migratory birds to less than significant.

V. Conclusions and Mitigation Summary

In order to reduce wildlife impacts to less than significant the following mitigation measures shall be incorporated into the project:

- For the protection of the nearby nesting bald eagle, a listed species, no construction will occur outside of the residence during the bald eagle breeding and nesting season (February 1- August 31st).
- In the event fencing will be erected in the vicinity of the pond that is adjacent to forested wetland and riparian habitat (western boundary), the mesh size would be large enough to allow amphibians (frogs and salamanders) to pass through for foraging and migration. A smaller mesh size to direct amphibians towards appropriate habitat may be considered for fencing along the north to northeast side facing the residence.
- All new lighting will be directed downward to minimize light pollution for diurnal species.
- Fast growing native shrub species such as wax myrtle (*Morella californica*) and silk tassel (*Garrya elliptica*) will be planted between the new parking areas and the forested wetlands. (see Site Plan Appendix D). These shrubs will provide natural vegetative screening for the existing wetland/ riparian habitat. Planting and monitoring details can be found in the *Delineation of Waters and ESHA for the Sorrel Leaf Healing Center* (NRM, 2022).
- A nesting bird survey should be conducted prior to any project ground-disturbing activity taking during the nesting season (February to September) The survey should include the footprint of the disturbance with a 300-foot buffer around the disturbance footprint. The survey shall take place no more the seven (7) days prior to the commencement of the construction in that portion of the project.

VI. References Cited

Audubon Minnesota. 2017. Yellow Rail Minnesota Conservation Summary. Accessed July 2022. Website: http://docs.audubon.org/sites/default/files/documents/yellow_rail_conservation_

Table 2. Special Status botanical species, suitable habitat in project area, and potential impacts

Common Name	Scientific Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
Rattan's milk-vetch	Astragalus rattanii var. rattanii	4.3	Chaparral, Cismontane woodland, Lower montane coniferous forest: Gravelly, Streambanks 100- 2705ft	yes	low	no	Species not found during surveys.
seaside bittercress	Cardamine angulata	2B.1	Lower montane coniferous forest, North Coast coniferous forest: Streambanks. 50-3,000ft	yes	low	no	Species not found during surveys.
northern clustered sedge	Carex arcta	2B.2	Bogs and fens, North Coast coniferous forest. 195-4,595ft	yes	low	no	Species not found during surveys.
bristle-stalked sedge	Carex leptalea	2B.2	Bogs and fens, Marshes and swamps, Meadows and seeps. 0-2,295 ft	yes	low	no	Species not found during surveys.
Lyngbye's sedge	Carex lyngbyei	2B.2	Marshes and swamps. Salt marsh. 0-35ft	no	no	no	no habitat
northern meadow sedge	Carex praticola	2B.2	Meadows and seeps. 0-10,500 ft	yes	low	no	Species not found during surveys
Humboldt Bay owl's-clover	Castilleja ambigua var. humboldtiensis	1B.2	Marshes and swamps. Salt marsh. 0-10 ft	no	no	no	no habitat
Point Reyes salty bird's-beak	Chloropyron maritimum ssp. palustre	1B.2	Marshes and swamps. Salt marsh 0-35 ft	no	no	no	no habitat
Pacific golden saxifrage	Chrysosplenium glechomifolium	4.3	North Coast coniferous forest, Riparian forest. Roadsides (sometimes), Seeps (sometimes), Streambanks. 35-720 ft	yes	moderate	no	Species not found during surveys
Oregon goldthread	Coptis laciniata	4.2	Meadows and seeps, North Coast coniferous forest: mesic. 0-3,280ft	yes	moderate	no	Species not found during surveys
small spikerush	Eleocharis parvula	4.3	Marshes and swamps. Salt Marsh. 5-9,910 ft	yes	low	no	Species not found during surveys
Humboldt County fuchsia	Epilobium septentrionale	4.3	Broadleafed upland forest, North Coast coniferous forest: Rocky (sometimes), Sandy (sometimes). 150-5,905ft	no	no	no	no habitat
giant fawn lily	Erythronium oregonum	2B.2	Cismontane woodland, Meadows and seeps: Openings, Rocky, Serpentinite (sometimes). 330- 3,775ft	no	no	no	no habitat

Common Name	Scientific Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
coast fawn lily	Erythronium revolutum	2B.2	Bogs and fens, Broadleafed upland forest, North Coast coniferous forest: Mesic, Streambanks. 0- 5,250ft	yes	low	no	Species not found during surveys
minute pocket moss	Fissidens pauperculus	1B.2	North Coast coniferous forest. 35-3,360 ft	yes	low	no	Species not found during surveys
Purdy's fritillary	Fritillaria purdyi	4.3	Chaparral, Cismontane woodland, Lower montane coniferous forest: Serpentinite (usually). 575- 7,400 ft	no	no	no	no habitat
Pacific gilia	Gilia capitata ssp. pacifica	1B.2	Chaparral, Coastal bluff scrub, Coastal prairie, Valley and foothill grassland. 15-5,465 ft	yes	moderate	no	Species not found during surveys
Tracy's tarplant	Hemizonia congesta ssp. tracyi	4.3	Coastal prairie, Lower montane coniferous forest, North Coast coniferous forest: Openings, Serpentinite (sometimes). 395- 3,935 ft	no	no	no	Site is too low in elevation
short-leaved evax	Hesperevax sparsiflora var. brevifolia	1B.2	Coastal bluff scrub, Coastal dunes, Coastal prairie. 0-705 ft	yes	moderate	no	Species not found during surveys
harlequin lotus	Hosackia gracilis	4.2	Broadleafed upland forest, Cismontane woodland, Closed-cone coniferous forest, Coastal bluff scrub, Coastal prairie, Coastal scrub, Marshes and swamps, Meadows and seeps, North Coast coniferous forest, Valley and foothill grassland. Roadsides. 0-2,295 ft	yes	moderate	no	Species not found during surveys
California globe mallow	Iliamna latibracteata	1B.2	Chaparral, Lower montane coniferous forest, North Coast coniferous forest, Riparian scrub: Burned areas (often). 195- 6,560 ft	no	no	no	Site is too low in elevation
perennial goldfields	Lasthenia californica ssp. macrantha	1B.2	Coastal bluff scrub, Coastal dunes, Coastal scrub. 15- 1,705 ft	no	no	no	no habitat
sticky pea	Lathyrus glandulosus	4.3	Cismontane woodland. 985-2,625 ft	no	no	no	no habitat

Common Name	Scientific Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
Kellogg's lily	Lilium kelloggii	4.3	Lower montane coniferous forest, North Coast coniferous forest. Openings, Roadsides. 10-4,265 ft	yes	low	no	Species not found during surveys.
western lily	Lilium occidentale	FE, SE, 1B.1	Bogs and fens, Coastal bluff scrub, Coastal prairie, Coastal scrub, Marshes and swamps, North Coast coniferous forest. 5-605 ft	yes	moderate	no	Species not found during surveys
redwood lily	Lilium rubescens	4.2	Broadleafed upland forest, Chaparral, Lower montane coniferous forest, North Coast coniferous forest, Upper montane coniferous forest: Roadsides (sometimes), Serpentinite (sometimes). 100-6,265 ft	no	no	no	Site it too low in elevation
heart-leaved twayblade	Listera cordata	4.2	Bogs and fens, Lower montane coniferous forest, North Coast coniferous forest. 15- 4,495 ft	yes	moderate	no	Species not found during surveys
running-pine	Lycopodium clavatum	4.1	Lower montane coniferous forest, Marshes and swamps, North Coast coniferous forest. Edges (often), Openings, Roadsides. 150-4,020 ft	no	no	no	Species not found during surveys. Site is too low in elevation.
leafy-stemmed mitrewort	Mitellastra caulescens	4.2	Broadleafed upland forest, Lower montane coniferous forest, Meadows and seeps, North Coast coniferous forest. Mesic, Roadsides (sometimes). 15-5,580 ft	yes	moderate	no	Species not found during surveys
ghost-pipe	Monotropa uniflora	2B.2	Broadleafed upland forest, North Coast coniferous forest. 35- 1,805 ft	yes	low	no	Species not found during surveys
Howell's montia	Montia howellii	2B.2	Meadows and seeps, North Coast coniferous forest, Vernal pools. Roads, landings, Vernally Mesic	yes	moderate	no	Species not found during surveys

Common Name	Scientific Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
Kneeland Prairie pennycress	Noccaea fendleri ssp. californica	FE, 1B.1	Coastal prairie. 2,495- 2,675 ft	no	no	no	Site is too low in elevation
Wolf's evening-primrose	Oenothera wolfii	1B.1	Coastal bluff scrub, Coastal dunes, Coastal prairie, Lower montane coniferous forest: Mesic (usually), Sandy. 10- 2,625 ft	yes	low	no	Species not found during surveys
seacoast ragwort	Packera bolanderi var. bolanderi	2B.2	Coastal scrub, North Coast coniferous forest: Roadsides (sometimes). 100- 2,135 ft	no	no	no	Site is too low in elevation
white-flowered rein orchid	Piperia candida	1B.2	Broadleafed upland forest, Lower montane coniferous forest, North Coast coniferous forest: Serpentinite (sometimes). 100- 4,300 ft	No	no	no	Site is too low in elevation
California pinefoot	Pityopus californicus	4.2	Broadleafed upland forest, Lower montane coniferous forest, North Coast coniferous forest, Upper montane coniferous forest: Mesic. 50- 7,300 ft	yes	low	no	Species not found during surveys
nodding semaphore grass	Pleuropogon refractus	4.2	Lower montane coniferous forest, Meadows and seeps, North Coast coniferous forest, Riparian forest. Mesic. 0-5,250 ft	yes	moderate	no	Species not found during surveys
trailing black currant	Ribes laxiflorum	4.3	North Coast coniferous forest. Roadsides (sometimes). 15-4,575 ft	yes	moderate	no	Species not found during surveys
maple-leaved checkerbloom	Sidalcea malachroides	4.2	Broadleafed upland forest, Coastal prairie, Coastal scrub, North Coast coniferous forest, Riparian woodland. Disturbed areas (often). 0-2,395 ft	yes	high	no	Species not found during surveys
Siskiyou checkerbloom	Sidalcea malviflora ssp. patula	1B.2	Coastal bluff scrub, Coastal prairie, North Coast coniferous forest: Roadsides (often). 50- 4,035 ft	yes	moderate	no	Species not found during surveys
coast checkerbloom	Sidalcea oregana ssp. eximia	1B.2	Lower montane coniferous forest, Meadows and seeps, North Coast coniferous forest. 15- 4,395 ft	yes	moderate	no	Species not found during surveys

Common Name	Scientific Name	Listing Status	General Habitat Description	Presence of Suitable Habitat on Parcel?	Potential Occurrence Based on Habitat?	Potentially Impacted by Project?	Comments
Scouler's catchfly	Silene scouleri ssp. scouleri	2B.2	Coastal bluff scrub, Coastal prairie, Valley and foothill grassland. 0- 1,970 ft	yes	moderate	no	Species not found during surveys
western sand-spurrey	Spergularia canadensis var. occidentalis	2B.1	Marshes and swamps. Salt marsh. 0-10	no	no	no	No habitat
twisted horsehair lichen	Sulcaria spiralifera	1B.2	Coastal dunes, North Coast coniferous forest. 0- 295 ft	yes	low	no	Species not found during surveys
trifoliate laceflower	Tiarella trifoliata var. trifoliata	3.2	Lower montane coniferous forest, North Coast coniferous forest: Edges, Streambanks. 560- 4,920 ft	no	no	no	Site is too low in elevation.
cylindrical trichodon	Trichodon cylindricus	2B.2	Broadleafed upland forest, Meadows and seeps, Upper montane coniferous forest: Roadsides, Sandy. 165- 6,570 ft	no	no	no	Site is too low in elevation
Methuselah's beard lichen	Usnea longissima	4.2	Broadleafed upland forest, North Coast coniferous forest. 165- 4,790 ft	no	no	no	Site is too low in elevation.
alpine marsh violet	Viola palustris	2B.2	Bogs and fens, Coastal scrub. 0-490 ft	yes	moderate	no	Species not found during surveys

State: FP Fully protected (legally protected),, SC Candidate: (T)hreatened or (E)ndangered, SE Endangered (legally protected), SSC Species of special concern (no formal protection other than CEQA consideration), ST Threatened (legally protected). Federal: FE Endangered (legally protected), FT Threatened (legally protected), FP Proposed. For plant species : CRPR 1B = rare, threatened, or endangered in CA and elsewhere; CRPR 2B = rare, threatened, or endangered in CA, but more common elsewhere; CRPR 3 = plants about which more information is needed; a review list; CRPR 4 = of limited distribution or infrequent throughout a broader area in California. Ranks at each level also include a threat rank and are determined as follows: 0.1-Seriously threatened in California; 0.2-Moderately threatened in California; 0.3-Not very threatened in California

Sensitive Natural Communities

Natural vegetative communities were assessed by Jenell Jackson on July 6, 2022. Three different communities were encountered on site. The pasture areas are *Holcus lanatus*- A*nthoxanthum oboratum* herbaceous semi-natural alliance. The majority of the forested wetlands are *Picea sitchensis* / *Maianthemum dilatatum* association which has a rare rank of S2 (figure 4). The vegetation around the manmade pond is *Typha angustifolia*, *Typha latifolia*, *Typha domingensis* herbaceous alliance which has a rank of S5 (figure 4). The *Picea sitchensis* / *Maianthemum dilatatum* association is a sensitive natural community. The project will not impact the *Picea sitchensis* / *Maianthemum dilatatum* association. No project activities will take place in those areas.

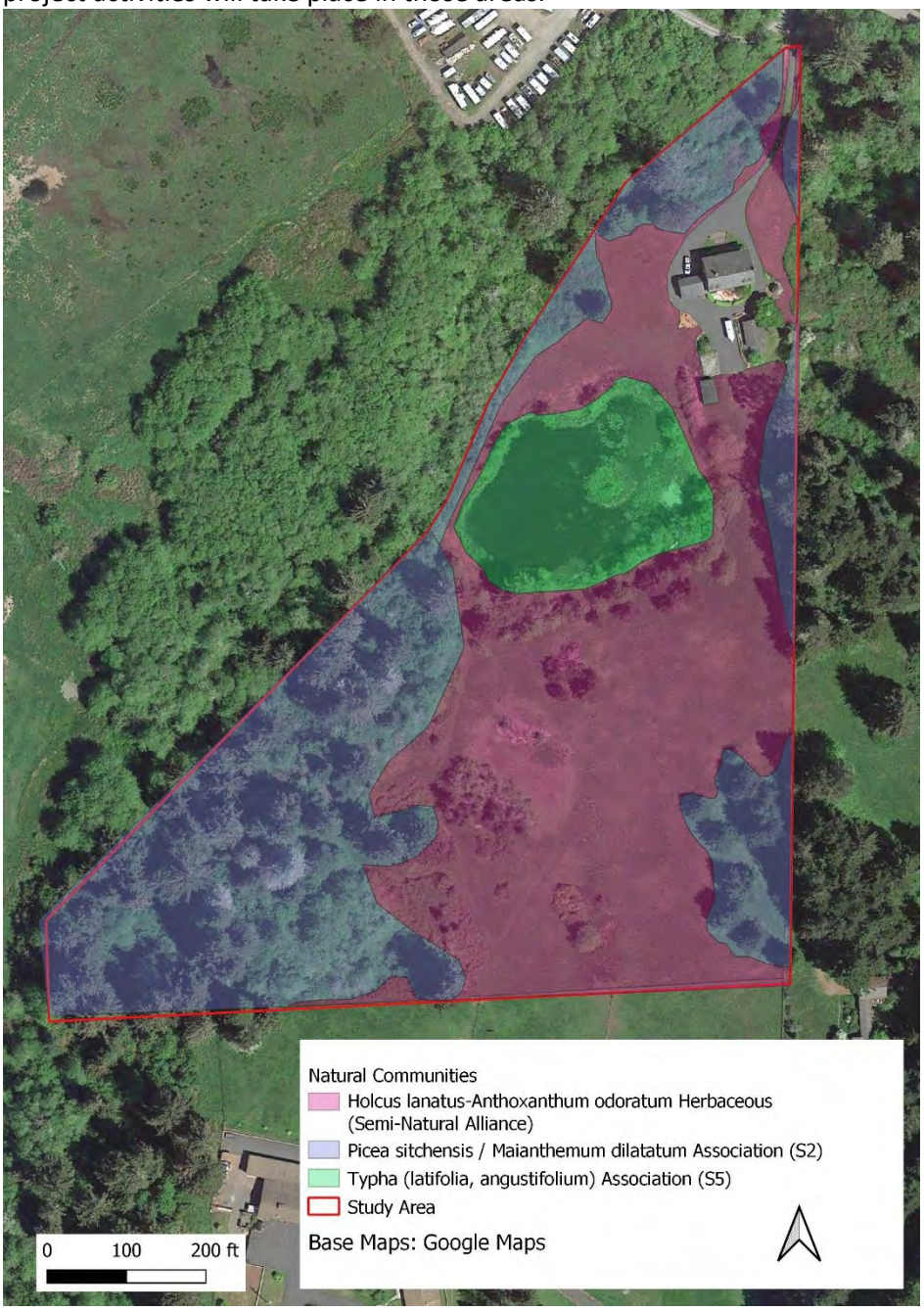

Figure 4. Natural Communities on APN 402-161-005.

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Invasive species

Invasive species were located on the property and within the project footprint (Appendix B). Invasive species are rated by the Cal-IPC Inventory as Limited, Moderate, or High. Limited means the species are invasive but their ecological impacts are minor on a statewide level. Moderate means the species have substantial and apparent-but generally not severe-ecological impacts on physical processes, plant and animal communities, and vegetation structure. High means the species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. The following species rated as High were found during surveys: Scotch Broom (*Cytisus scoparius*), English Ivy (*Hedera helix*), and Himalayan blackberry (*Rubus armeniacus*).

IV Conclusions and Management Recommendations

No Special status plant species were located on the Parcel. Sensitive Natural communities were located on the property. No sensitive natural communities are located within the project footprint.

A number of invasive species were found on the parcel, including some with a Cal-IPC rating of High.

The following Management Recommendations are suggested.

- A removal and monitoring plan be prepared and implemented for Scotch Broom (*Cytisus scoparius*), English Ivy (*Hedera helix*)located on the project parcel.
- A removal and monitoring plan be prepared and implemented for the eucalyptus (Eucalyptus sp.) and black locust (*Robinia pseudoacacia*) trees located on the project parcel. Although these trees are only rated Limited by the Cal-IPC, California Department of Fish and Wildlife Staff specifically requested the removal of these trees during a site visit.
- The Himalayan blackberry (Rubus armeniacus) is located within the forested wetlands. It is growing intermixed with California blackberry (*Rubus ursinus*) and other native species. Attempting to remove it would damage the native wetland vegetation. For this reason, we do not recommend attempting to remove the Himalayan blackberry.
- Any straw used on site for erosion control should be weed free.
- Any seed mixes used on site for erosion control should contain only native species.

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Appendix A Site Photos

Proposed Parking Area. May 24, 2022

Existing Pond. May 24, 2022

Pasture in Southern Portion of Property. May 24, 2022

Carport to be Removed, where Additional Building will be Constructed. October 10,2021

Summary

On behalf of Lost Coast Children's Residential Treatment Center, Inc. Jenell Jackson of Natural Resources Management Corporation and Joe Seney (independent) conducted an investigation of aquatic resources and wetland delineation (delineation of Waters) on Humboldt County APN 402-161-005-000 on March 28th, 2022. The nature of this investigation was a survey for the presence of potential jurisdictional Waters of the United States, Waters of the State of California, Coastal Wetlands or other Environmentally Sensitive Habitat Areas (ESHAs) within the Study Area defined below. The investigation was conducted in full accordance with the 1987 *Corps of Engineers Wetland Delineation Manual* (ESACE 1987) and the 2010 *Regional Supplement: Western Mountains, Valleys and Coast Region* (Version 2.0) (USACE 2010).

A total of four (4) seasonal wetland features and one (1) perennial wetland feature totaling approximately 3.34 acres within the 13 acre Study Area was established on Humboldt County APN 402-161-005-000. Tables 4 and 5 and Figures 3 and 4 summarize findings. Wetlands identified include seasonal palustrine forested wetland, seasonal emergent palustrine wetland, and perennial palustrine wetland.

The Study Area includes the entire parcel. Our findings reflect features within the boundaries of the Study Area, and do not reflect any presence or absence of potential Waters outside of the Study Area.

All aquatic resources identified are treated here as "potential", as it is up the United States Army Corps of Engineers (USACE) to make Waters of the United States (WOTUS) jurisdictional determinations. These approximately 3.34 acres are considered Waters of the State of California and Coastal Wetlands.

Table 1. Total Resource Acreage by Feature Within Study Area

Aquatic Resource Name	Cowardin Name	Cowardin Code	Size (Acres)	Aquatic Resource Location (WGS 84)
Forested Wetland	Seasonally Saturated Palustrine Forested Wetland	PFO4C	1.884	40.81638, -124.09284 40.81402, -124.09518 40.81638, -124.09246
Herbaceous Wetland	Seasonally Saturated Palustrine Emergent Wetland	PEM1B	0.177	40.81638, -124.09246 40.81455, -124.09309
Pond	Permanently Flooded Unconsolidated Bottom Palustrine Wetland	PUBH	1.283	40.81510, -124.09350
		Total	3.344 acres	

Accumulated precipitation during the three months preceding surveys was below normal relative to the 30-year average. There was no recorded precipitation within the 5 days prior to surveys. Therefore, we can reasonably expect

Accumulated precipitation during the three months preceding surveys was below average relative to the 30-year average. There was no recorded precipitation within the 5 days prior to surveys. Therefore, we can reasonably expect that flooding, ponding and soil saturation we observed had persisted for more than 14 consecutive days.

Hydrology of the site appears attributable to seeps and springs emerging from breaks in slopes and changes in soil composition and depth to bedrock on the marine terrace.

Table 4. Summary of Findings: Perennial and Seasonal Wetlands. Map ID Corresponds to Figures 3

Feature Name	**Map ID**	**Feature Type**	**Feature Size (Acres)**	**Feature coordinates (WGS 84)**
Forested Wetland	1	Seasonal Palustrine Forested Wetland	0.035	40.81638, -124.09246
Forested Wetland	2	Seasonal Palustrine Forested Wetland	1.513	40.81402, -124.09518
Forested Wetland	3	Seasonal Palustrine Forested Wetland	0.335	40.81638, -124.09284
Herbaceous Wetland	4	Seasonal Emergent Palustrine Wetland	0.172	40.81358, -124.09334
Herbaceous Wetland	5	Seasonal Emergent Palustrine Wetland	0.004	40.81455, -124.09309
Pond	6	Perennial Palustrine Wetland	1.283	40.81510, -124.09350

Table 5. Wetland Investigation Plot Location Data. Plot ID Corresponds to Figure 4.

Plot ID	**Comment**	**Plot Location Coordinates (WGS 84)**
1	wetland	40.81408589, -124.095107967333
2	wetland	40.81413887, -124.095309271595
3	wetland	40.81353359, -124.093268621833
4	upland	40.81371298, -124.09296535073
5	upland	40.81405839, -124.093899931501
6	upland	40.81495683, -124.092935078785
7	upland	40.81487484, -124.092860046029
8	upland	40.81498972, -124.092745138852
14	wetland	40.81662564, -124.092524779
15	wetland	40.81369559, -124.093344516754
16	wetland	40.81455491, -124.093102179166
17	upland	40.8155896, -124.093196655166

18	upland	40.81561794, -124.093219953
9a	upland-fill	40.81619739, -124.092491290046
9b	upland-fill	40.81617213, -124.092549489333
9c	upland-fill	40.81615427, -124.092582294101

Figure 3. Waters Delineation Map, Overview. MAP ID labels each feature, see Table 4.

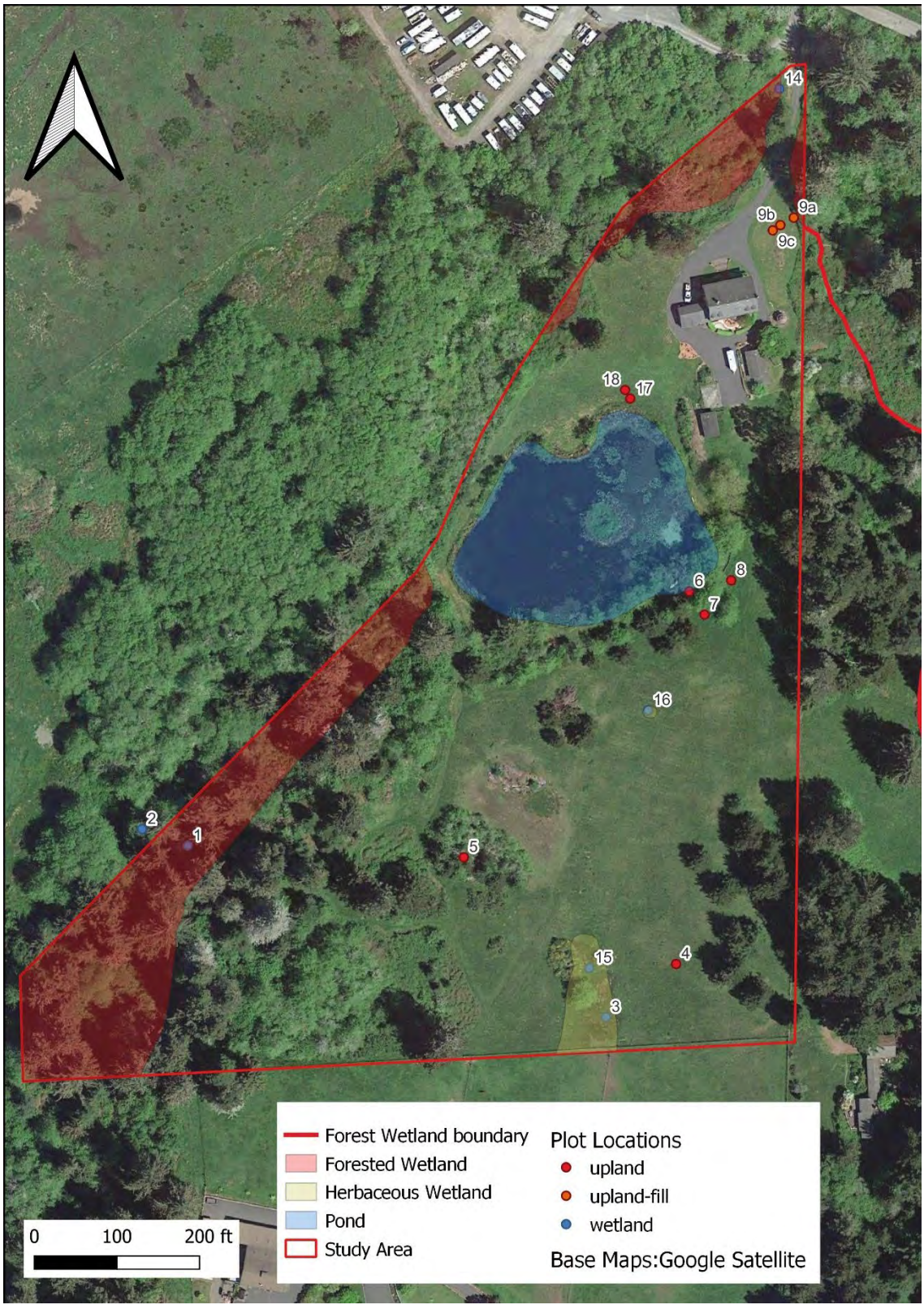

Figure 4. Waters Delineation Map, Plot Location Overview, See Table 5

Forested Wetlands

The forested wetlands occur near the western parcel boundary (Map ID 1 and 2) and along the northwest edge (Map ID 3) is vegetated by a closed canopy forest made up of Sitka spruce (*Picea sitchensis*- FAC) and red alder (*Alnus rubra*-FAC). This feature extends along the western edge of the Study Area and is the transition from the break in slope to the lower tidal flood land to the east of the Study Area. The sub-canopy is dominated by cascara (*Frangula purshiana*-FAC) and the herbaceous layer is comprised of pacific may lily (*Maianthemum dilitatum*-FAC), skunk cabbage (*Lysichiton americanus*-OBL), and slough sedge (*Carex obnupta*-OBL).

This feature was defined by a break in slope from the terraced hillslope to the west and is influenced by both rain and tidal fluctuations. We found the water table at 8 and 17 inches(plots 1 and 2). At the lowest elevations (plot 1), soils met the hydric soil indicator F1 (Loamy Mucky Material, F2 (Loamy Gleyed Matrix) with matrix colors 7.5YR 2/2 and 2.5Y 3/1 for a depth of 10 inches and 10G 4/ (gleyed matrix) from 10-20". In slightly elevated area (plot 2), soils met F1 (Loamy Mucky Mineral) and F6 (Redox Dark Surface). Iron concentrations and depletions were found from 9-16 inches.

A loamy gleyed matrix is indicative of prolonged saturation and/or flooding. This area does experience some flow from short periods, but sections of channel are inundated with vegetation and are not contiguous throughout the feature. Instead, water pools here and infiltrates with fluctuations in the water table, fed by seepage from the break in slope directly east.

Herbaceous Wetlands

We observed two distinct areas which had hydrology and vegetated by wetland vegetation, namely slough sedge (*Carex obnupta*- OBL). We mapped these areas as herbaceous wetlands (MAP ID 4 & 5). These wetlands are depressions in a grassland complex where water accumulates such that we observe the primary hydrologic indicator C3, Oxidized Rhizospheres along Living Roots. Soils in these areas are problematic and did not exhibit hydrologic indicators. This may be due to consisted of mowing and dewatering (through evapotranspiration) of the wetland.

We did not investigate soils in for the second smaller wetland (MAP ID 5), instead relying on data from other parts of the Study Area, landform, hydrological condition, and vegetation as defining factors.

Pond

We identified and mapped a perennial wetland feature, or pond, (Map ID 6) in the center of the property, surrounded by an old road bed. The pond itself is dominated by cattails (*Typha latifolia*- OBL) and western pond lily (*Nuphar polysepala*-OBL). This feature receives input from runoff from the adjacent slope and rainwater.

Biological Description of ESHA

Each wetland feature is dominated by native herbaceous vegetation. Forested wetlands are dominated by Sitka spruce. The vegetation can be classified as *Picea sitchensis* Forest Alliance (S2), and is a sensitive natural community (CNPS 2022, CDFW 2022). Herbaceous wetlands are dominated by slough sedge. These wetlands total 0.177 acres and are situated in a mosaic of non-native prairie characterized by the cover of vernal sweet grass, therefore they were not called out as sensitive natural communities themselves and instead mapped as wetlands within the greater semi-naturalized prairie. The pond vegetation was dominated by cattail. This vegetation can be classified as *Typha (angustifolia, domingensis, latifolia)* Herbaceous Alliance (S5).

Wetland (ESHA) Setbacks

No development is planned near the herbaceous wetlands except for the leach field. Wetland setbacks for the forested wetland, the pond, and the herbaceous wetlands are discussed below.

Figure 5. Existing driveway setbacks

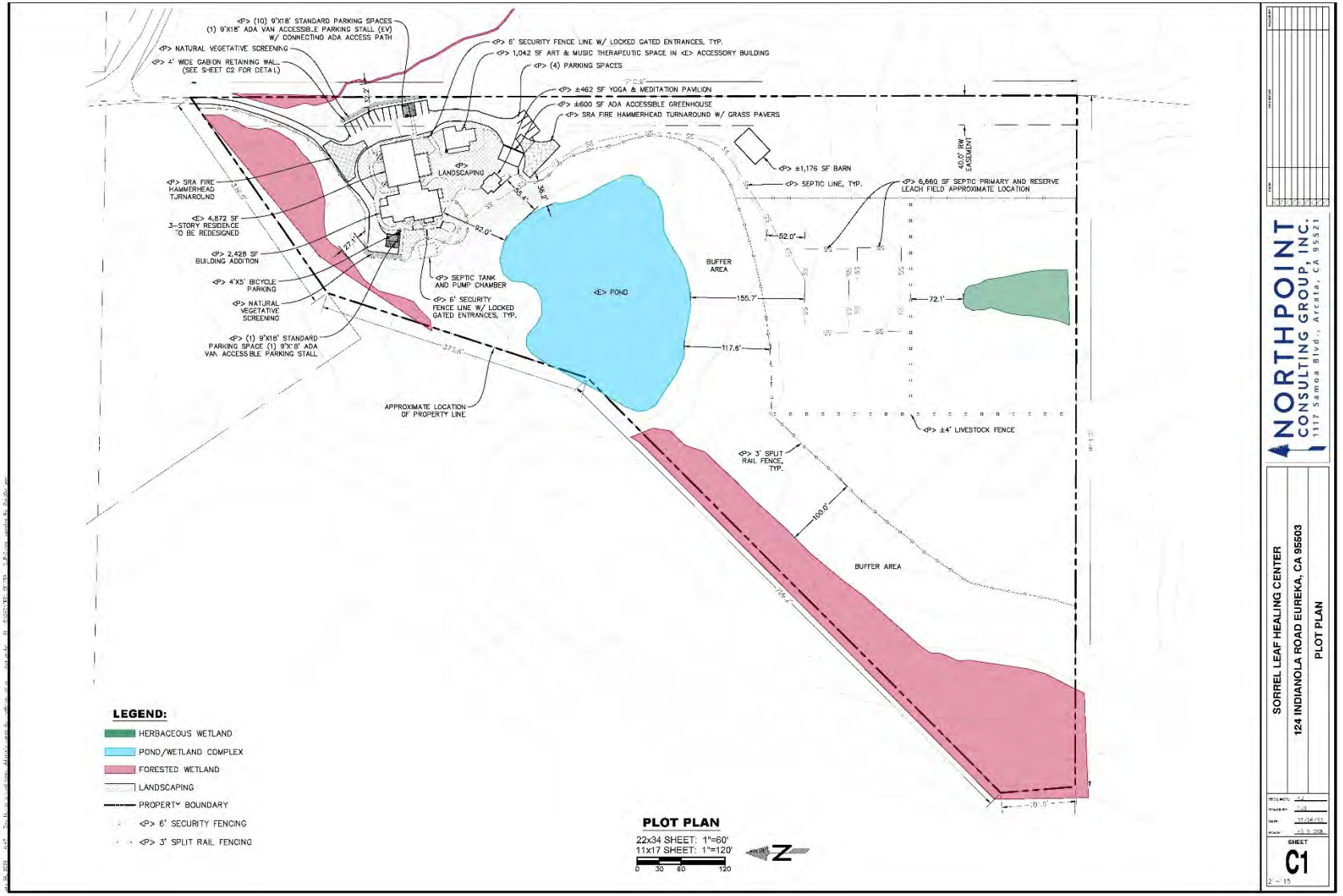

Figure 6. Proposed Setbacks

The standard buffer for wetlands requested by the City of Eureka is 100-feet. Here we provide justifications for a reduced setback.

The forested wetlands adjacent the driveway have an existing buffer of approximately 3.5 ft (Figure 5). The proposed buffer between the forested wetlands in the northern portion of the study area and the proposed parking lot is 32.2 feet on the eastern side of the residence ('Forested wetland- off property, Figure 6) and 27.1 feet for the proposed parking on the western side of the residence (Figure 6).

The parcel currently has one residence, and outbuildings surrounded by landscaped yard (semi-naturalized grassland). A pond is in the center of the Study Area, southwest of the residence. The existing buffer between the pond and existing development is 55.4 feet, the existing backyard is 36.2 ft from the pond. The proposed development would be 36.2 feet from the pond (see Figure 6).

The proposed buffer between herbaceous wetlands and the proposed leech field in the southern portion of the Study Area is approximately 52.0 feet from a small herbaceous wetland (Figure 6) and 72.1 feet from the larger herbaceous wetland (Figure 6).

The proposed project areas fall outside of areas that could be considered ESHA, including all wetlands described here.

Item 1. Biological Significance of Adjacent Lands

Palustrine emergent wetlands border Sitka spruce forests on the west side of the Study Area. The Sitka spruce forests also continues south of the parcel along the western boundary. Surrounding the Study to the east and south are residential parcels comprised of Sitka spruce forest and coastal prairie with single family dwellings and associated infrastructure (garages, sheds) and to the north the Study Area, is Indianola Road and an industrial area. The forested wetland habitat is fairly contiguous along the eastern and western parcel boundaries. Proposed project infrastructure will not impact the contiguous habitat. The current residence, driveway and lawn sit in the middle of the parcel, and the proposed infrastructure is sited within these areas. The reduced buffers will not impact the movements of wildlife (including birds and amphibians) from moving within the wetland areas between the parcels. Mitigation 1, the vegetative screen (see section below) is designed to minimize any impacts from the use of the facilities on the wetland areas and the wildlife using them.

Item 2. Sensitivity of Species to Disturbance

The pond and forested wetlands are functioning as high-quality amphibian and bird habitat, and use of this habitat is assumed to be high. To ensure the proposed buffer lengths will be protective of any sensitive plants or wildlife within the wetland habitats the following mitigations have been incorporated into the project.

- Project Construction will occur outside the breeding and nesting season for passerines and birds of prey (February 1st to August 31st) (*Biological Assessment Report For the Sorrel Leaf Healing Center, NRM 2022*).
- In the event fencing will be erected in the vicinity of the pond that is adjacent to forested wetland and riparian habitat (western boundary), the mesh size would be large enough to allow amphibians (frogs and salamanders) to pass through for foraging and migration. A small mesh size to direct amphibians towards appropriate habitat may be considered for fencing along the north to northeast side facing the residence. (*Biological Assessment Report For the Sorrel Leaf Healing Center, NRM 2022*).

- A split rail fence with signage designating "Natural Area, Please Keep Out" will be constructed between the project infrastructure and the wetland buffer to keep people from entering the buffer or the forested wetlands (figure 6)
- A native shrub buffer will be planted and maintained between the parking areas and the forested wetland buffer (Figure 6 and see below). This shrub hedge will reduce light and noise in the forested wetlands.

Item 3. Susceptibility of Parcel to Erosion

The overall slope of the parcel varies but is generally < 10% and in these areas the potential for erosion is low. All proposed project construction would occur in these lower slope areas. There are steeper slopes on the parcel on the embankment that leads from the grassland into the forested wetland, with slopes <30%, where the potential for erosion may be higher; however, no project activities will take place within these steeper slopes, and no runoff will enter these areas.

The site drainage around the proposed buildings and parking has been designed to flow parallel to the forested wetlands and then infiltrate within the vegetated buffers (see sheet 3 Appendix D). Additionally, the parking areas will be constructed of permeable materials allowing rainwater to infiltrate. These will prevent any runoff or sediment from entering the forested wetlands.

The leech field will be maintained in a vegetated state and will not contribute any runoff to the herbaceous wetlands or their buffers.

During construction weed free straw, wattle and silt fencing will be used to ensure no sediment enters the buffers.

Item 4. Use of Natural Topographic Features to Locate Development

The delineated wetland areas were considered when planning the project footprint. All development associated with the buildings, driveway, and parking is being located within or immediately adject to the current paved or previously disturbed portions of the property. All construction taking place off the currently paved areas will be on areas that are currently yard. The areas are fairly flat and already disturbed. The barn and leach field will be built in the pasture outside of any of the wetland areas.

Item 5. Use of Existing Cultural Features to Locate Buffer Zones

Existing cultural features are defined as existing roads and dikes.

All development associated with the buildings, driveway, and parking is being located within or immediately adjacent to the current paved or previously disturbed portions of the property. All development has been located on the areas of the property in the currently paved and disturbed areas which sits on what is likely historic fill. The existing road is 3.5 feet from forested wetland (figure 6). All of the proposed infrastructure is located within the exiting cultural features; the new infrastructure will be at its closest distance 27.1 feet from the forested wetland (figure 6).

Item 6. Lot Configuration and Location of Existing Development

This triangular-shaped residential parcel is situated within a matrix of industrial, residential, and agricultural development just east of the Highway 101 corridor. These large lots are also comprised of coniferous forest and semi-naturalized grasslands.

The parcel has been historically used for residential purposes and includes a ±10'-wide paved driveway that is accessed off of Indianola Road. The existing property development consists of a 4,872 SF 3-story residence with an 814 SF carport, a 1,042 SF accessory building, a 493 SF storage shed, large, paved area, and a pond.

The existing driveway is 3.5 ft from the forested wetland (Figure 5). The existing back yard is 36.2 feet from the pond (Figure 6). The proposed parking and fire truck turn around will be located at its closest 27.1 feet from the forested wetland and 36.2 feet from the pond (Figure 6). This proposed parking and driveway has an equal or greater buffer distance to the wetlands than the existing infrastructure.

The existing concrete pad which is the proposed site of the yoga pavilion is currently 55.4 ft from the pond (Figure 6). As the yoga pavilion will be built in the footprint of the existing pad and it will be the closest of the proposed infrastructure to the pond this existing buffer length (55.4 ft) will not be changed.

The proposed buffers are less then 100 ft. Therefore, the mitigation measures outlined above in item 2 have been incorporated into the project to protect sensitive pond and forested wetland habitats.

The buffers between the proposed leach field and the two herbaceous wetlands are 52 and 72.1 ft (Figure 6). While this buffer is less than 100ft the leach field once installed will be revegetated with pasture grasses and maintained in a vegetative state. In addition to mitigate for the reduced buffer and to protect the herbaceous wetlands mitigation number 3 (see below) has been incorporated into the project. This mitigation calls for the wetlands to no longer be mowed in order to reduce evapotranspiration in the wetlands.

Item 7. Type and Scale of Development Project

The proposed development involves renovations within the existing 3-story building, construction of a 2-story building, as well as, parking lot and access roads, landscaping, barn, and new leach field. The scale of the project is appropriate for the site. The project has been designed to concentrate its footprint into the currently disturbed residential portion of the property. Mitigation measures listed in item 2 and item 6 (see below for more details) have been developed to mitigate the impact of the reduced wetland (ESHA) buffers.

Mitigations for setback reduction

Mitigation measure 1- Vegetative Screen for Parking areas

After discussion and a site visit with CDFW and the Coastal Commission, we developed a plan that would increase the vegetative cover of the area buffering the forested wetland in the northeast and northwestern section of the parcel from the proposed parking areas (Appendix D).

Mitigation in this case, will require planting fast-growing native evergreen shrubs in between the wetland and parking areas.

During construction, prior to the planting of the shrubs there will be a temporary construction fence that will be placed just outside of the wetland boundary to ensure no equipment enters the wetlands

Revegetation

Revegetation will include planting two areas, one area 114- feet long and 5-feet wide, and a second area 50-feet by 7- feet (Figure 7) with fast-growing shrubs. Silk tassle (*Garrya elliptica*), wax myrtle (*Morella californica*), Blue blossom

(*Ceanothus thyrsiflorus*), and coyote brush (*Baccharis pilularis*) will be planted. With 5-ft spacing between plants, approximately 30 individuals will be needed to revegetate the area.

Planting Methods

The proposed mitigation is low-intensity and can be performed using hand-tools. Plantings will be situated on the between the parking area and wetland. Five-foot minimum spacing should be adequate to space shrubs apart from one another but leave the revegetation area sufficiently covered. Planting containers and size of starts may vary, although larger individuals should ensure a greater likelihood of success. Timing of plantings will occur in the winter and should not occur on usually cold days (frost days) or during climatic conditions not typical of that time of the season. Plantings shall be irrigated as necessary for survival. Ground preparation at planting sites should at least consist of clearing all vegetation within an 18 inch radius. Mulching and caging the plantings is recommended.

Figure 7. Revegetation area

Monitoring, Maintenance, and Reporting

Planting will be monitored for survival and growth yearly for five years. Monitoring will take place during the late summer. Plants will be assessed for survival as well as height. Survival and height of each plant will be recorded. Photos of the mitigation area will be taken.

All Cal-IPC rank 'high' invasive species found within the revegetation area should be noted. If cover of Cal-IPC rank 'high' invasive species is > 20% throughout the mitigation area, the removal of this vegetation will be addresses as a part of the Adaptive Management. The report will also include any other adaptive management necessary to meet the mitigation goal.

An annual report of monitoring results will be submitted to the City of Eureka by December 31st of each year.

The mitigation will be considered successful if the following
Success Criteria are met by the 5th year of monitoring:

1. By year 5 the shrubs have formed a hedge with few gaps between them and will be at least on average 3.5 feet tall.
2. By year 5 shrub absolute cover will exceed 60% in the revegetation area

<u>Mitigation measures 2- split rail fence</u>

A split rail fence with signage designating "Natural Area, Please Keep Out" will be installed between the project infrared and the wetland buffer (see Figure 6 and Appendix D). This fence will restrict access to the pond, the forested wetlands, and their buffers.

<u>Mitigation measure 3- herbaceous wetlands</u>

Maintenance of herbaceous wetlands should be restricted to grazing. No mowing of these wetlands is to occur. Consistent mowing of the wetlands has most likely worked to dewater the wetland through increased evapotranspiration.

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Appendix A: Photos

Photo 3. MAP ID 2, Forested Wetland, facing east

Photo 2. MAP ID 2. Forested Wetland facing west

MAP ID 1

MAP ID 4

MAP ID 5

MAP ID 6

NORTHPOINT
CONSULTING GROUP, INC.

MEMORANDUM

FROM: Annje Dodd, PhD, PE

TO: Tatiana Garcia, Coastal Program Analyst

RE: 124 Indianola Road, Eureka, CA/ APN 402-161-005 – Sorrel Leaf Healing Center
Applicant: Lost Coast Children's Residential Treatment Center, Inc.
Project Name: Sorrel Leaf Healing Center

DATE: Revised October 24, 2022

The subject project application was submitted on March 25, 2022. Since the application, the project has been modified to add more detail to the proposed addition, parking, and driveway and incorporate the findings of the biological, botanical, and wetland technical studies conducted by Natural Resources Management Corporation.

Lost Coast Children's Residential Treatment Center, Inc. (LCCRTC), a nonprofit organization, is applying for a Conditional Use Permit (CUP) from the City of Eureka and a Coastal Development Permit (CDP) from the California Coastal Commission permit a mental health crisis facility ("Sorrel Leaf Healing Center") at 124 Indianola Road in Eureka, CA (APN 402-161-005 (Figure 1). The proposal includes renovation of an existing 3-story building (±4,872 square feet (SF)) and construction of a one-story addition to this building (± 2,428 SF). The preliminary Site Plan is provided with the application materials. The anticipated construction date is Fall 2022 to Spring/Summer 2023 or Spring/Summer 2023 to Fall 2024, depending on the timing of permit approvals.

The Sorrel Leaf Healing Center will offer temporary housing, training, and care of children (ages 7 to 18) experiencing a mental health crisis. Sorrel Leaf Healing Center will consist of two main mental health programs: the Crisis Stabilization Unit (CSU) and the Crisis Residential Treatment (CRT) programs. The building addition will include an ADA entrance, two (2) CRT ADA bedrooms and shared bathroom, three (3) CSU ADA rooms with individual bathrooms, and four (4) therapy rooms. The existing 3-story residence (±4,872 SF) will be renovated to include seven (7) CRT bedrooms and additional therapy rooms. The total staff will include up to 24 employees on site at any given time. Doctor services would be provided through a contracted telehealth program (provided remotely by means of telecommunications technology).

Figure 1 Vicinity Map of Sorrel Leaf Healing Center Project Site (Google Earth, 2022).

Existing Site Conditions

The project site is located on an approximately 13-acre parcel (APN 402-161-005) in the City of Eureka with a zoning designation of One-Family Residential District (RS) and general plan designation of Estate Residence (ER). Surrounding area land use designations include Agriculture, Rural Residential, and Service Commercial. The parcel is in both the State and Local Coastal Zone Jurisdiction with the majority of the development in the State Jurisdiction. The parcel has been historically used for residential purposes and includes a ±9'-wide paved driveway that is accessed off of Indianola Road. The parcel has an existing 40-foot right of way easement on the west property boundary line. However, this easement was established for a subdivision of APN 402-161-004 that did not occur. This is a private easement to a parcel that was proposed on the back portion of APN 402-161-004 that does not exist.

The site is surrounded by existing trees and is not visible to adjacent properties. The existing development consists of a 4,872 SF 3-story residence with an 814 SF carport, a 1,042 SF accessory building, a 493 SF storage shed, large asphalt area, and a pond. The residence has an existing septic system.

The property consists of slopes under 15% and is mapped on Humboldt County WebGIS as "Low Instability".

Proposed Site Conditions

The Sorrel Leaf Healing Center will serve the needs of children and adolescents ages 7 to 18 by offering Crisis Stabilization Treatment (CSU) and Crisis Residential Treatment (CRT). The CSU will provide temporary stay of up to 24 hours and the CRT will provide residential stay up to 30 days. The project will include therapy rooms that will provide private sessions to help continue treatment after the clients leave CRT. CSU capacity will be three (3) rooms with at least one (1) ADA accessible room and will have a staff ratio of one staff to one child. Each CSU rooms will be equipped with restroom facilities. CRT capacity will be nine (9) rooms with 2 ADA accessible rooms. An existing accessory building will be used as a space for interactive therapy. A farm, consisting of gardening, small therapy livestock animals, and a native plant garden, will be located in the southern part of the property. Security will consist of 6'-high security fencing and locked gates and will be limited to just around the CSU rooms and the landscaping area behind the existing residence for CRT use. Staff will consist of a minimum of 13 employees overnight and up to 24 employees during the day, with a total anticipated staff of 24 during peak operation hours. Traffic, which will consist of commuting employees, delivery trucks, and visitors, is anticipated to be about 60 to 80 trips per day.

Structures/ Facilities

Operations are proposed within the existing 3-story building (to be renovated) and the proposed addition. The existing 3-story building renovations include removing the carport, bringing the first floor into compliance with ADA accessibility, and converting the second floor from four (4) bedrooms/three (3) baths to seven (7) bedrooms/four (4) baths. No renovations are proposed for the third floor or the basement. The proposed 2,428 SF building addition will include an ADA entrance, three (3) ADA CSU rooms with individual bathrooms, four (4) therapy rooms, and two (2) ADA CRT rooms with shared ADA restroom facility (refer to Site Plans).

To accommodate the proposed uses, the existing septic will be removed, and a new septic system will be installed with the proposed main and reserve leach fields located in the southern field. The proposed septic system will require a permit from the Humboldt County's Division of Environmental Health (DEH).

The existing pond is not part of the project and is not proposed to be altered. A 3-foot spilt rail fence or similar (with signage designating "Natural Area, Please Keep Out") will be placed around the pond and existing sensitive habitat to prevent possible disturbance and encroachment.

Access and Parking

The proposed project will be accessed from the existing driveway off of Indianola Road. A proposed twelve (12) foot accessway will be placed on the east side of the existing building to be used as maintenance and emergency access. Two (2) SRA Fire Hammerhead Turnarounds are proposed and are located in front and behind the existing building. The total proposed off-street parking includes twenty-seven (27) standard parking spaces and two (2) ADA designated parking

spaces. The proposed parking is to be located in the entrance area and along the eastern property line.

Tree Removal

Two trees are proposed for removal, one ornamental tree and one eucalyptus tree (Site Plans, Sheet C0).

Proposed Disturbed Area

The approximate areas of disturbance associated with construction of the proposed project are associated with construction of the addition, parking and driveway areas, landscaping, and the new septic system (Table 1). The total disturbed area, which includes areas previously disturbed to construct the existing residence and accessory facilities, is approximately 41,553 SF (Site Plans, Sheet SW2).

Table 1. Summary of Approximate Disturbed Area

Location	Approximate Disturbed Area (SF)
Proposed Building, Parking and Landscaping	39,883
Proposed Septic System	1,670
Total Disturbed Area	41,553

Potential Hazards

The parcel is partially in the 100-year flood zone, the Humboldt County 1-meter sea level rise (SLR) inundation area, and the tsunami inundation area (Site Plans, Sheet C3). The California Coastal Commission SLR Policy Guidance (adopted November 7, 2018) provides sea level rise projections for the North Spit Tide Gauge (refer to Table G-2 of the SLR Policy Guidance). The anticipated SLR projection for Medium-High Risk Aversion in 75-years (approximate lifespan of the project) is 7.2 feet at the North Spit Tide Gauge. Using the Mean Higher-High Water (MHHW) tidal datum of the gauge (7.2 feet, NAVD 88), the anticipated SLR elevation is 14.4 feet (NAVD 88) at the project site (Site Plans, Sheet C3).

North Spit Tide Gauge Information: https://tidesandcurrents.noaa.gov/datums.html?id=9418767#

No development is proposed within the flood zone, tsunami zone, or within the SLR inundation area. However, the driveway is located within the SLR inundation area. The approximate depth of inundation in 75-years is about 6.4 feet at the intersection with Indianola Road. To adapt to potential SLR, the applicant will incrementally raise the elevation of the driveway, over the next 75-years, to account for SLR. Note that the State Highway SLR Adaptation Plan and any adaptation planned by the County could reduce the impact of SLR at this location. Any improvements to the driveway to adapt to SLR would likely be coordinated with the County as the driveway is accessed from Indianola Road, a County maintained Road.

Resource Protection Measures

A Biological Assessment Report (dated August 17, 2022), Botanical Assessment Report (dated August 22, 2022), and report of Delineation of Waters and ESHA (dated August 23, 2022) were prepared Natural Resources Management Corporation (NRM). The mitigation measures recommended by NRM are listed below and will be followed by the proposed project:

Biology Assessment Report Measures:

- For the protection of the nearby nesting bald eagle, a listed species, no construction will occur outside of the residence during the bald eagle breeding and nesting season (February 1- August 31st).
- In the event fencing will be erected in the vicinity of the pond that is adjacent to forested wetland and riparian habitat (western boundary), the mesh size would be large enough to allow amphibians (frogs and salamanders) to pass through for foraging and migration. A smaller mesh size to direct amphibians towards appropriate habitat may be considered for fencing along the north to northeast side facing the residence.
- All new lighting will be directed downward to minimize light pollution for diurnal species.
- Fast growing native shrub species such as wax myrtle (Morella californica) and silk tassel (Garrya elliptica) will be planted between the new parking areas and the forested wetlands. These shrubs will provide natural vegetative screening for the existing wetland/ riparian habitat. Planting and monitoring details can be found in the Delineation of Waters and ESHA for the Sorrel Leaf Healing Center (NRM, 2022).
- A nesting bird survey should be conducted prior to any project ground-disturbing activity taking during the nesting season (February to September) The survey should include the footprint of the disturbance with a 300-foot buffer around the disturbance footprint. The survey shall take place no more the seven (7) days prior to the commencement of the construction in that portion of the project.

Botanical Assessment Report Measures:

No Special status plant species were located on the project parcel. Sensitive Natural communities were located on the property, but no sensitive natural communities are located within the project footprint. However, a number of invasive species were found on the parcel, including some with a Cal-IPC rating of High. Therefore, the following management recommendations are suggested:

- A removal and monitoring plan shall be prepared and implemented for Scotch Broom (Cytisus scoparius) and English Ivy (Hedera helix) located on the project parcel.
- A removal and monitoring plan shall be prepared and implemented for the eucalyptus (Eucalyptus sp.) and black locust (Robinia pseudoacacia) trees located on the project parcel. Although these trees are only rated Limited by the Cal-IPC, California Department of Fish and Wildlife Staff specifically requested the removal of these trees during a site visit.
- The Himalayan blackberry (Rubus armeniacus) is located within the forested wetlands. It is growing intermixed with California blackberry (Rubus ursinus) and other native species. Attempting to remove it would damage the native wetland vegetation. For this reason, it was not recommended to attempt to remove the Himalayan blackberry.
- Any straw used on site for erosion control should be weed free.
- Any seed mixes used on site for erosion control should contain only native species.

Delineation of Waters and ESHA Report Measures:

A justification for a reduced buffer to wetlands is provided in this report. Included are mitigation measures to protect sensitive pond and forested wetland habitats as follows:

- Mitigation Measure 1 – Vegetative Screen for Parking Areas.
    - After discussion and a site visit with CDFW and the Coastal Commission, NRM developed a plan that would increase the vegetative cover of the area buffering the forested wetland in the northeast and northwestern section of the parcel from the proposed parking areas. The recommended mitigation is to plant fast-growing native evergreen shrubs in between the wetland and parking areas. During construction, prior to the planting of the shrubs, a temporary construction fence shall be placed just outside of the wetland boundary to ensure no equipment enters the wetlands.
    - Revegetation shall include planting two areas, one area 114-feet long and 5-feet wide, and a second area 50-feet by 7-feet with fast-growing shrubs (these areas are shown on Site Plans, Sheet C1, "natural vegetative screening"). Silk tassle (Garrya elliptica), wax myrtle (Morella californica), Blue blossom (Ceanothus thyrsiflorus), and coyote brush (Baccharis pilularis) will be planted. With 5-ft spacing between plants, approximately 30 individuals will be needed to revegetate the area.
    - Planting is low-intensity and can be performed using hand-tools. Plantings shall be situated on the between the parking area and wetland. Five-foot minimum spacing should be adequate to space shrubs apart from one another but leave the revegetation area sufficiently covered. Planting containers and size of starts may vary, although larger individuals should ensure a greater likelihood of success. Timing of plantings will occur in the winter and should not occur on usually cold days (frost days) or during climatic conditions not typical of that time of the season. Plantings shall be irrigated as necessary for survival. Ground preparation at planting sites should at least consist of clearing all vegetation within an 18-inch radius. Mulching and caging the plantings is recommended.
    - Monitoring, Maintenance, and Reporting - Planting shall be monitored for survival and growth yearly for five years. Monitoring shall take place during the late summer. Plants shall be assessed for survival as well as height. Survival and height of each plant shall be recorded. Photos of the mitigation area shall be taken. All Cal-IPC rank 'high' invasive species found within the revegetation area should be noted. If cover of Cal-IPC rank 'high' invasive species is > 20% throughout the mitigation area, the removal of this vegetation shall be addressed as a part of the Adaptive Management. The report will also include any other adaptive management necessary to meet the mitigation goal. An annual report of monitoring results shall be submitted to the City of Eureka by December 31st of each year. The mitigation will be considered successful if the following Success Criteria are met by the 5th year of monitoring:
        - By year 5 the shrubs have formed a hedge with few gaps between them and will be at least on average 3.5 feet tall, and
        - By year 5 shrub absolute cover will exceed 60% in the revegetation area.
- Mitigation Measure 2 – Split Rail Fence

  - A split rail fence with signage designating “Natural Area, Please Keep Out” will be installed between the project and the wetland buffer (Site Plans, Sheet C1 and Sheet A6). This fence will restrict access to the pond, the forested wetlands, and their buffers.
- Mitigation Measure 3- Herbaceous Wetlands
  - Maintenance of herbaceous wetlands should be restricted to grazing. No mowing of these wetlands is to occur. Consistent mowing of the wetlands has most likely worked to dewater the wetland through increased evapotranspiration.