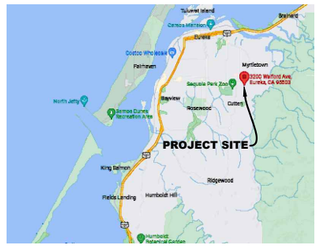
MDS EUREKA CLINIC

ZONING RECLASSIFICATION

APN: 017-015-034 & APN: 017-041-008



VICINITY MAP
NOT TO SCALE

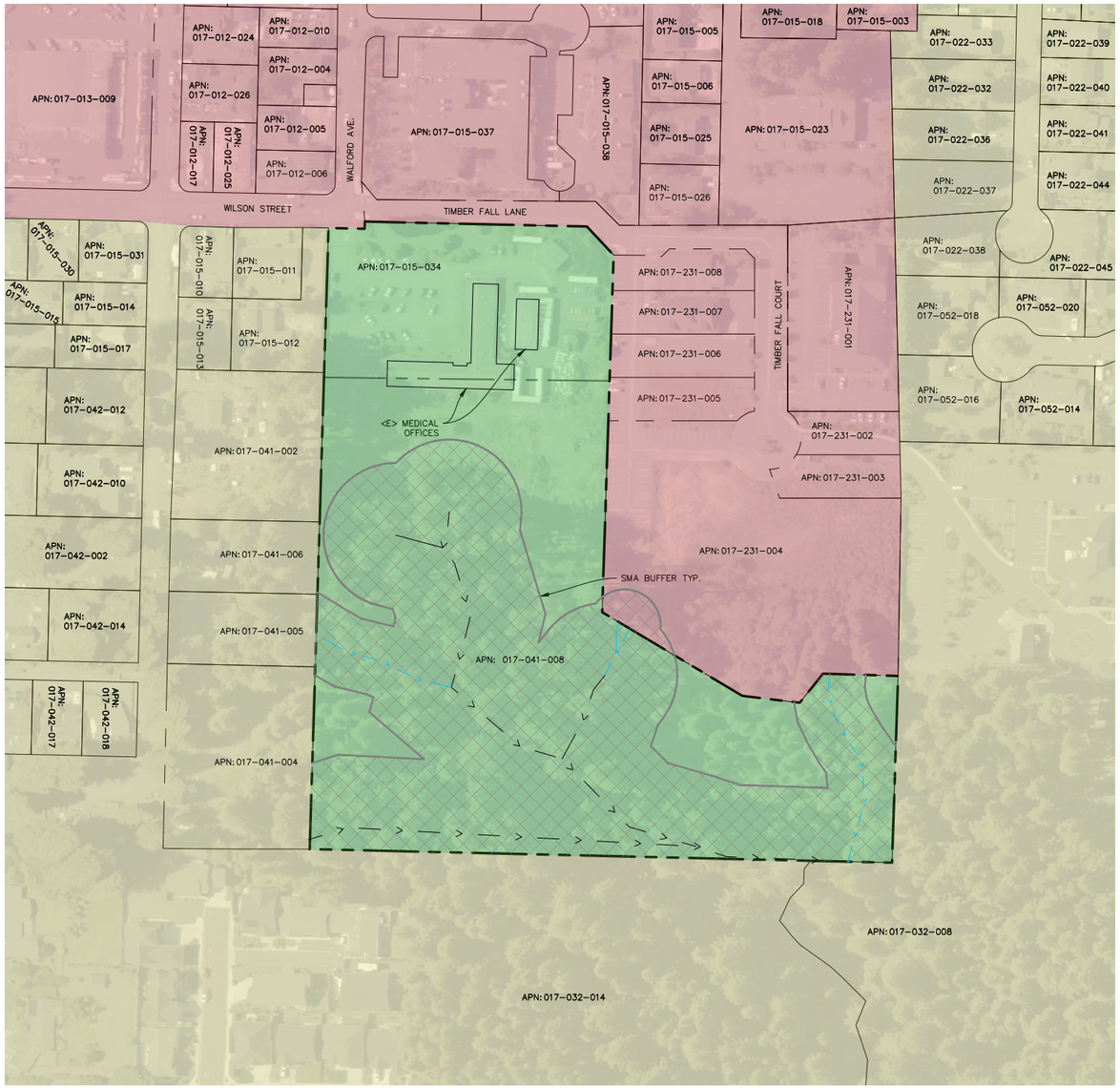
DIRECTIONS TO SITE:

FROM HUMBOLDT PLANNING DEPARTMENT
- TURN LEFT ON HARRIS ST. (APPROX. 1.2 MILES)
- TURN RIGHT ON HODGSON ST. (APPROX. 0.1 MILES)
- TURN LEFT ONTO WILSON ST. (APPROX. 0.1 MILES)
- TURN RIGHT ONTO WALFORD ST.

ARRIVE AT DESTINATION

PROJECT DESCRIPTION:

THE APPLICANT IS PROPOSING TO REMOVE THE QUALIFYING ZONE ON APN 017-015-034 AND 017-041-008 TO ALLOW FOR THE POTENTIAL DEVELOPMENT OF RESIDENTIAL USES ONSITE. IN ADDITION TO THE EXISTING MEDICAL OFFICES. SPECIFICALLY, THE PROPOSED ZONING CLASSIFICATION PETITION SEEKS TO REMOVE THE QUALIFYING ZONE TO CHANGE THE PROPERTY ZONING FROM R-4-Q TO R-4.



PLOT PLAN
22x34 SHEET: 1"=100'
11x17 SHEET: 1"=200'
0 50 100 200

EXISTING ZONING:

- R-4*-Q
- R-1*
- C-1-Q

PROJECT INFORMATION:

APPLICANT:
DR. DEEPAK STOKES
3200 WALFORD AVE.
EUREKA, CA 95503

PROPERTY OWNER:
MDS EUREKA CLINIC, LLC
3200 WALFORD AVE.
EUREKA, CA 95503

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

SITE ADDRESS:
APN: 017-015-034 & APN: 017-041-008
3200 WALFORD AVE.
EUREKA, CA 95503

EARTHWORK QUANTITIES = TBD

PROPERTY SIZE:
(1) LEGAL PARCEL COMPRISED OF (2) APNs:
APN: 017-015-034 = ±2.13 ACRES
APN: 017-041-008 = ±9.08 ACRES

CURRENT ZONING	= R-4-Q
PROPOSED ZONING	= R-4
EXISTING GENERAL PLAN DESIGNATION	= RM
PROPOSED GENERAL PLAN DESIGNATION	= RM

SRA AREA: = YES
IN COASTAL ZONE: = NO
IN 100 YR FLOOD ZONE: = NO

SHEET INDEX:

C0 – PLOT PLAN, VICINITY MAP, EXISTING ZONING & NOTES.
C1 – EXISTING CONDITIONS
C2 – POTENTIAL DEVELOPMENT AREA

DRAWN BY:
REVISIONS
DATE:

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

MDS EUREKA CLINIC
3200 WALFORD AVE. EUREKA, CA 95503
PLOT PLAN, VICNITY MAP, EXISTING ZONING, & NOTES

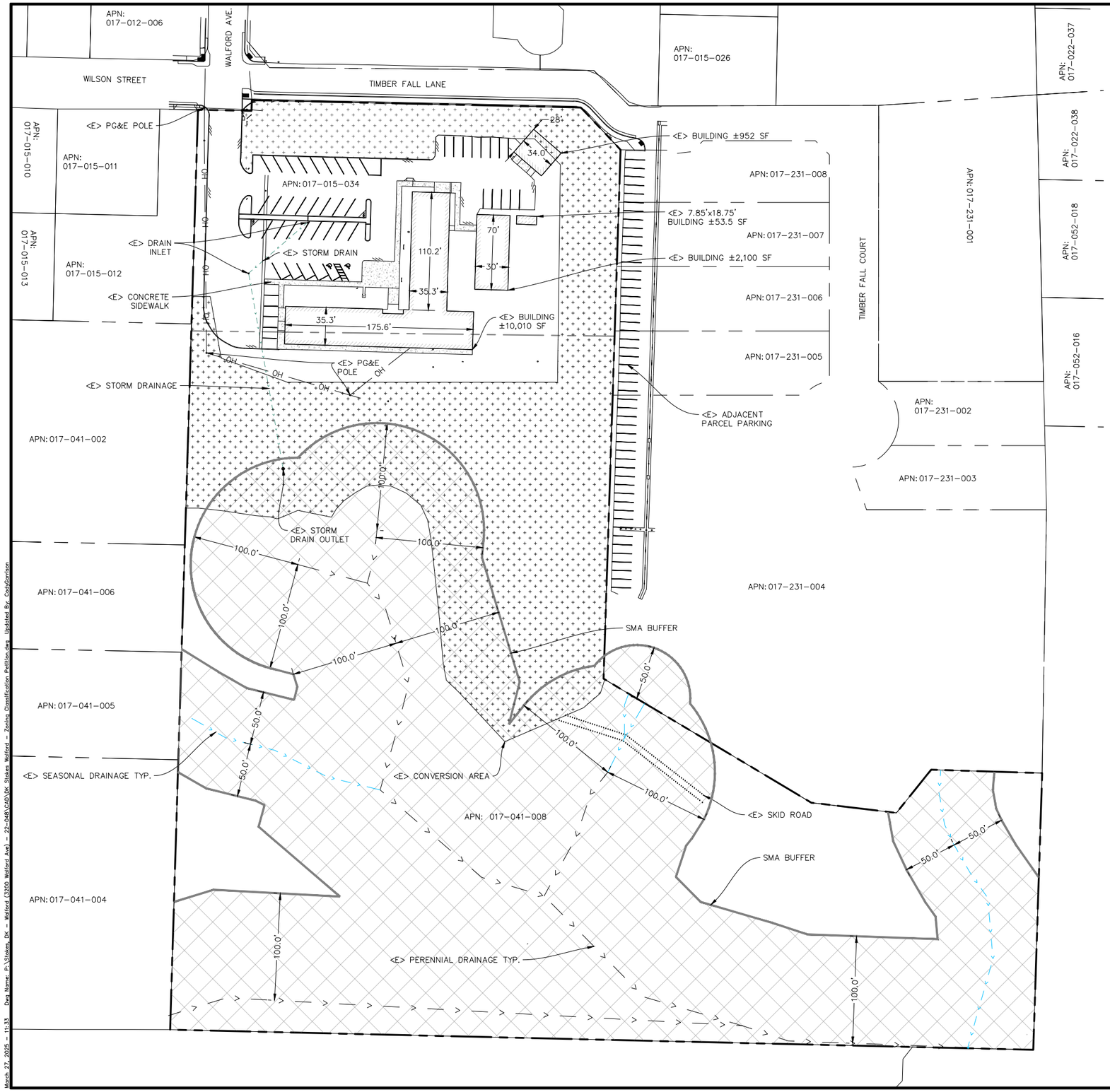
PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 3/27/25
SCALE: AS SHOWN

SHEET
C0
22-048

MDS EUREKA CLINIC

EXISTING CONDITIONS

APN: 017-015-034 &
APN: 017-041-008



LEGEND

- – CONCRETE
- – EDGE OF ASPHALT
- – CONVERSION AREA AS PER CALFIRE No.1-23EX-00096-HUM
- – PERENNIAL DRAINAGE
- – SEASONAL DRAINAGE
- –STORM DRAINGAGE
- – PROPERTY LINE
- – SMA
- – SMA BUFFER

22x34 SHEET: 1"=50'
11x17 SHEET: 1"=100'

0 25 50 100

N

DRAWN BY | REVISIONS | DATE

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

MDS EUREKA CLINIC
3200 WALFORD AVE. EUREKA, CA 95503
EXISTING CONDITIONS

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 3/27/25
SCALE: AS SHOWN

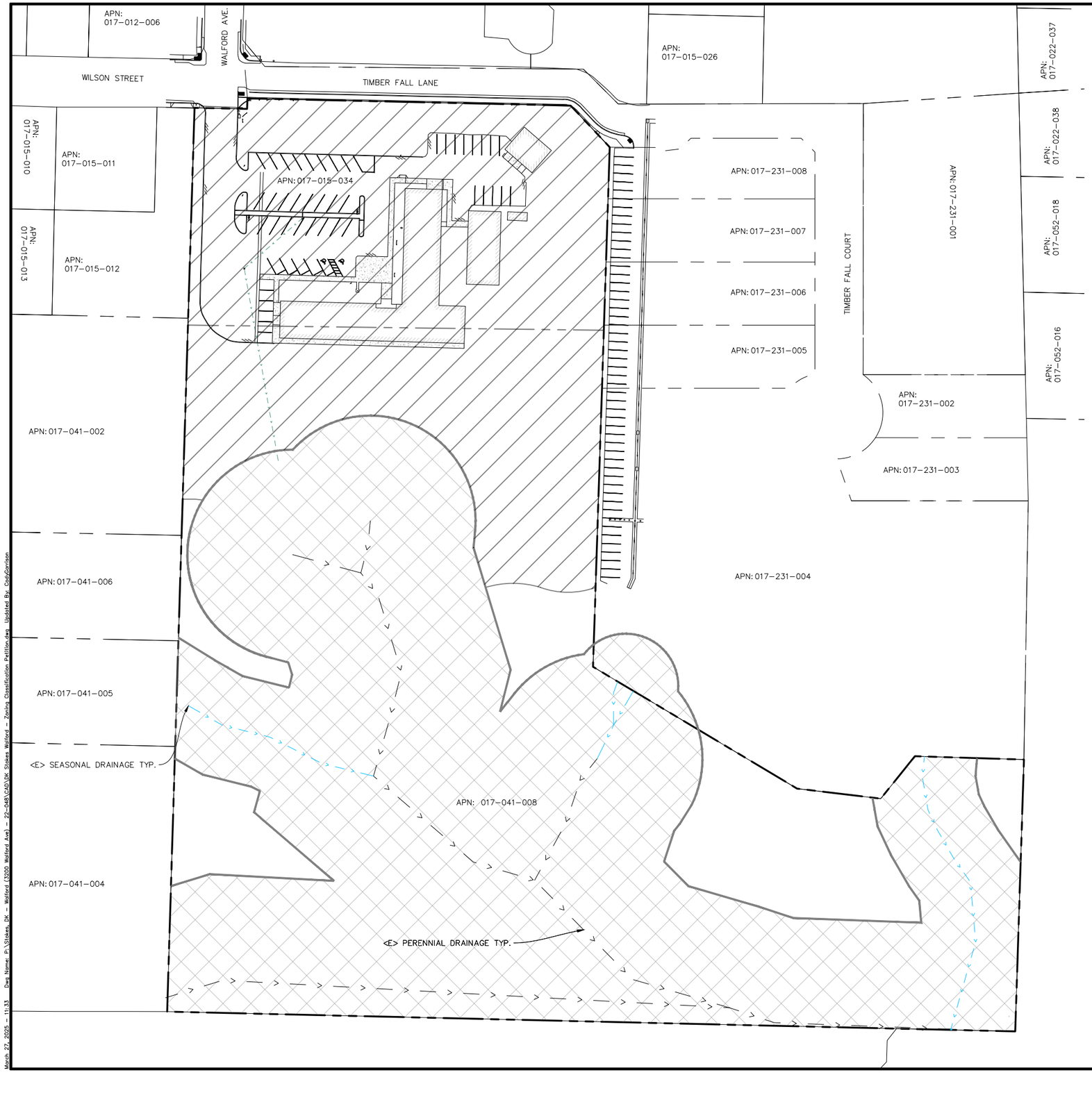
SHEET
C1
22-048

March 27, 2025 - 11:33 Dwn Name: P:\Stokes, DK - Walford (3200 Walford Ave) - 22-048\CAD\DK Stokes Walford - Zoning Classification Petition.dwg Updated By: CodyCorrison

MDS EUREKA CLINIC

POTENTIAL DEVELOPABLE AREA

APN: 017-015-034 &
APN: 017-041-008



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22x34 SHEET: 1"=50'
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N

March 27, 2025 - 11:33 Dwg Name: P:\Stokes, DK - Walford (3200 Walford Ave) - 22-048\CAD\DK Stokes Walford - Zoning Classification Petition.dwg Updated By: CodyCarrison

DRAWN BY
REVISIONS
DATE

NORTHPOINT CONSULTING GROUP, INC.
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MDS EUREKA CLINIC
3200 WALFORD AVE. EUREKA, CA 95503
POTENTIAL DEVELOPMENT AREA

PROJ. MGR.: AD
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DATE: 3/27/25
SCALE: AS SHOWN

SHEET
C2
22-048

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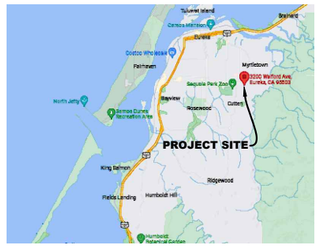
APN: 017-015-034 & APN: 017-041-008



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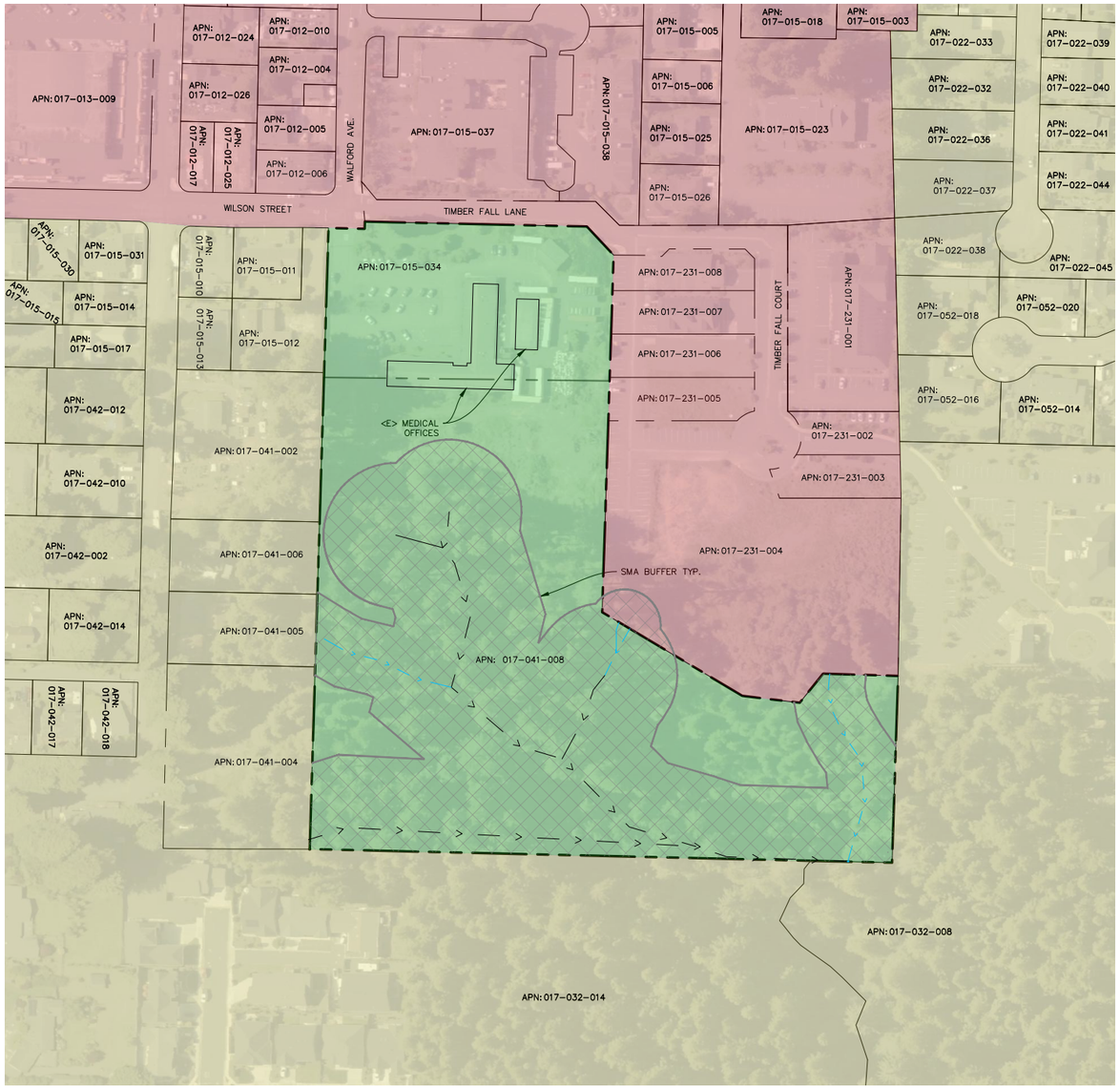

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DRAWN BY | REVISIONS | DATE

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

MDS EUREKA CLINIC
3200 WALFORD AVE. EUREKA, CA 95503
PLOT PLAN, VICNITY MAP, EXISTING ZONING, & NOTES

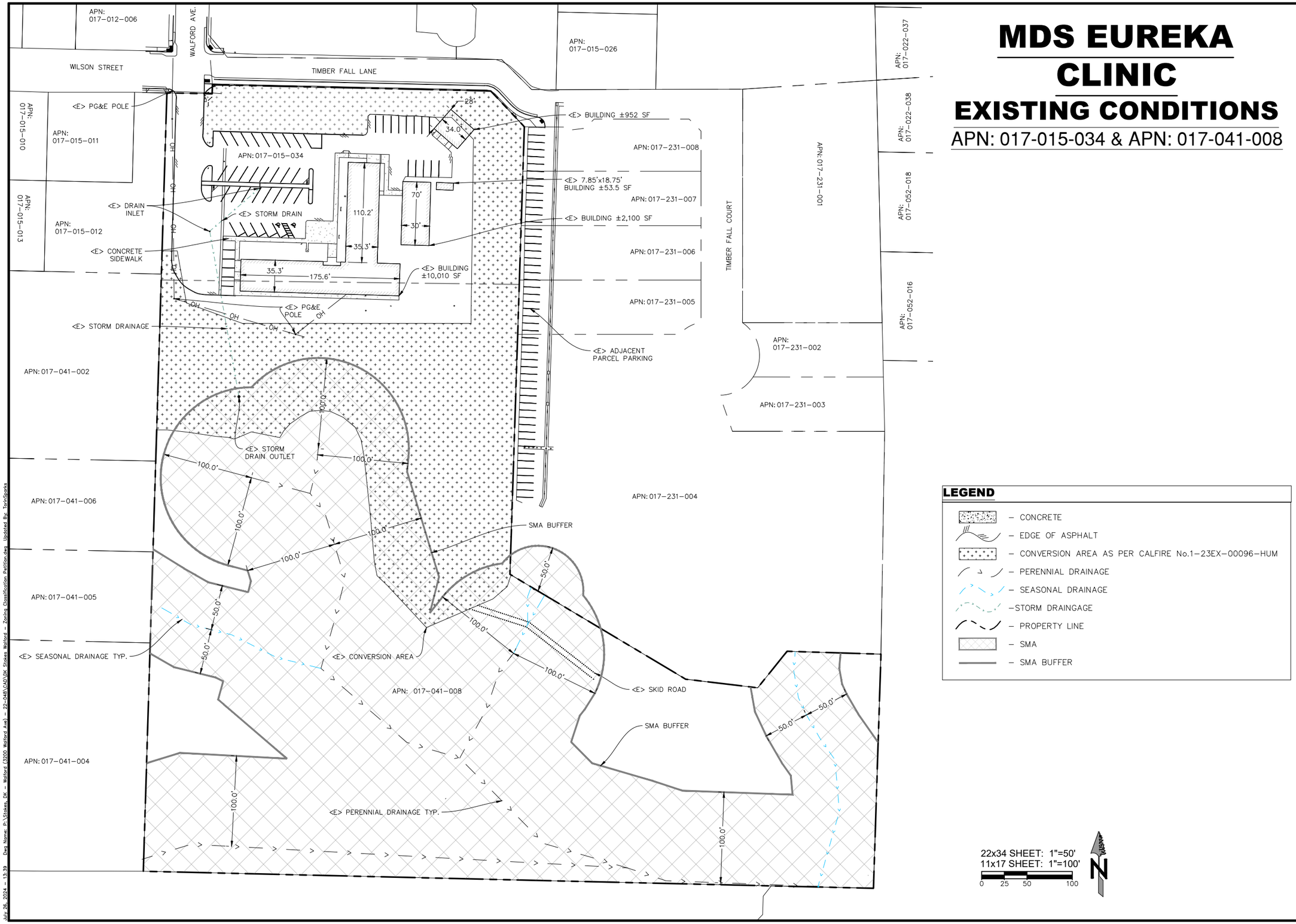
PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 7/2/24
SCALE: AS SHOWN

SHEET C0
22-048

MDS EUREKA CLINIC

EXISTING CONDITIONS

APN: 017-015-034 & APN: 017-041-008



LEGEND

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0 25 50 100

N

DRAWN BY | REVISIONS | DATE

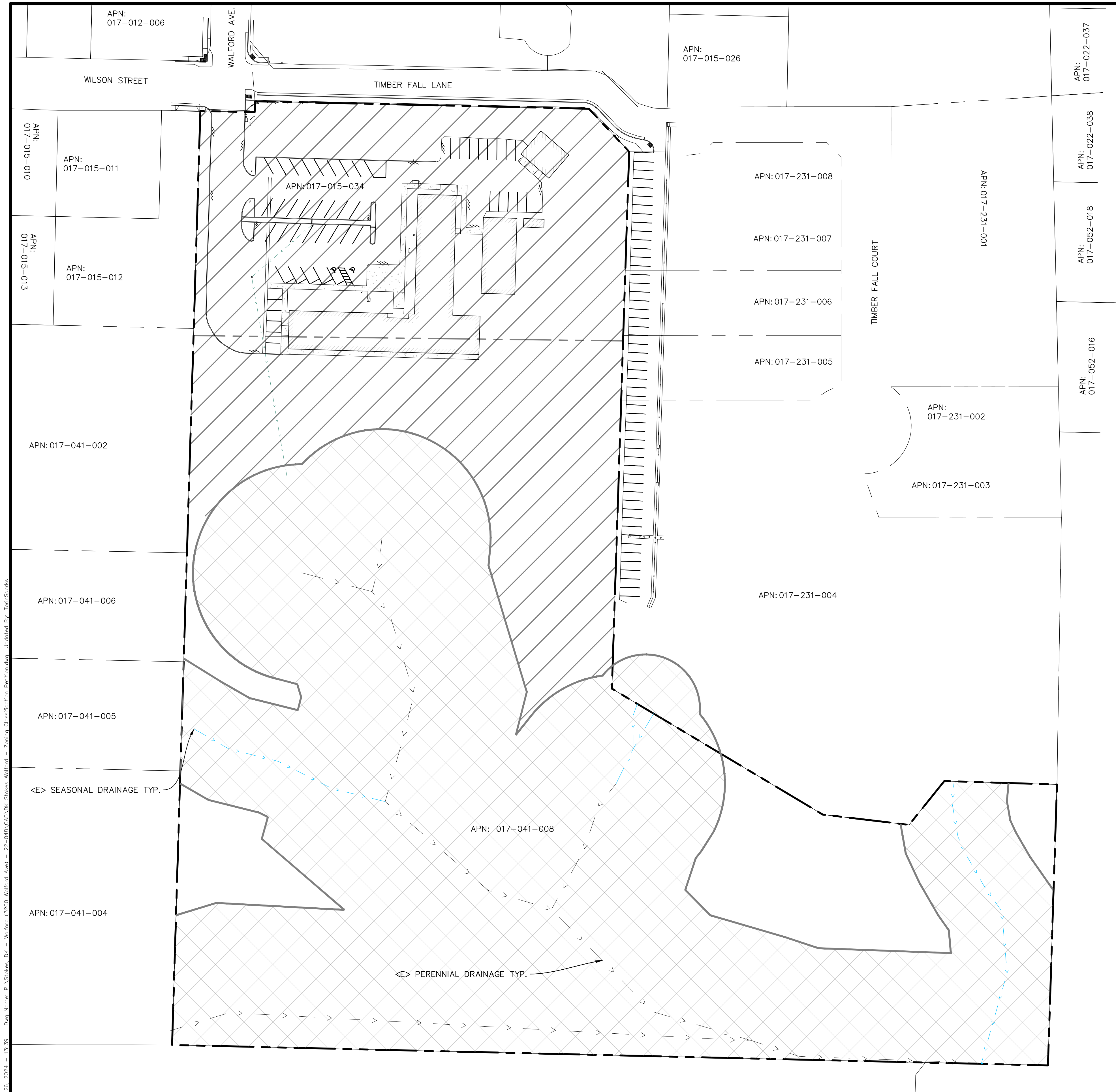
NORTHPOINT CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

MDS EUREKA CLINIC
3200 WALFORD AVE. EUREKA, CA 95503
EXISTING CONDITIONS

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 7/2/24
SCALE: AS SHOWN

SHEET
C1
22–048

July 26, 2024 – 13:39 Dwg Name: P:\Stokes, DK – Walford (3200 Walford Ave) – 22-048\CAD\DK Stokes Walford – Zoning Classification Petition.dwg Updated By: TorkSparks



July 26, 2024 – 13:39 Dwg Name: P:\Stokes, DK – Walford (3200 Walford Ave) – 22–048\CAD\DK Stokes Walford – Zoning Classification Petition.dwg Updated By: TorinSparks

MDS EUREKA CLINIC

POTENTIAL DEVELOPABLE AREA

APN: 017-015-034 & APN: 017-041-008

LEGEND

- – CONCRETE
- – EDGE OF ASPHALT
- – PERENNIAL DRAINAGE
- – SEASONAL DRAINAGE
- –STORM DRAINAGE
- – PROPERTY LINE
- – SMA
- – SMA BUFFER
- – POTENTIAL DEVELOPABLE AREA[1] ±3.5 ACRES

1) EXISTING DISTURBED AREA OUTSIDE OF THE SMA BUFFER.

22x34 SHEET: 1"=50'
11x17 SHEET: 1"=100'

0 25 50 100

N

DRAWN BY
REVISIONS
DATE

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

MDS EUREKA CLINIC
3200 WALFORD AVE. EUREKA, CA 95503
POTENTIAL DEVELOPMENT AREA

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 7/2/24
SCALE: AS SHOWN

SHEET
C2
22–048

NORTHPOINT
CONSULTING GROUP, INC.

MEMORANDUM

FROM: Lia Nelson, Planner II
NorthPoint Consulting Group, Inc.

TO: Humboldt County Planning Department
3015 H Street
Eureka, CA 95501-4484

RE: **Dr. Deepak Stokes - Application for a Zone Reclassification and General Plan Text Amendment**
3200 Walford Ave, Eureka, CA 95503, Humboldt County, California
APNs: 017-015-034 and 017-041-008

DATE: **January 12, 2024**

Introduction

Dr. Deepak Stokes (applicant) is proposing to reclassify the zone of Assessor Parcel Numbers (APNs) 017-015-034 and 017-041-008, comprising one legal parcel, located at 3200 Walford Ave in Eureka. The Zone Reclassification application is to remove the Qualified Combining Zone (Q-Zone) from the property. The Q-zone was passed in June of 1995 under Ordinance 2078, and restricts all property development to medical, dental, and other health-related offices and facilities only. Removal of the Q-Zone would allow for potential residential development to move forward onsite. No residential project is currently proposed – this application is for the removal of the Q-zone only.

Proposed Changes

This application would result in the following:

Current Zone: Qualified Apartment Professional (R-4-Q)
Proposed Zone: Apartment Professional (R-4)
Current / Proposed Land Use Designation: Residential Medium Density (RM) – no change

Per discussion with the County, because the Q-zone language is embedded in the General Plan, a General Plan Text Amendment is also needed. Note that no change to the Principal Zoning or the Land Use Designation is proposed.

Background

The Zone Reclassification Petition (PLN-2023-18149) for the proposed change was approved by the Board of Supervisors on September 12, 2023. See Attachment 1 for findings submitted with the Petition application, including parcel details, existing conditions, discussion of public benefit, and consistency with the General Plan. See Attachment 2 for Board of Supervisors Resolution No. 23-130, approving the petition request. See Attachment 3 for Site Plans depicting the proposed zone change.

Attachments

- Attachment 1: March 2023 Findings Submitted with Petition Request
- Attachment 2: Resolution 23-130, Approval of Petition Request (Case No. PLN-2023-18149)
- Attachment 3: Site Plans

ATTACHMENT 1 – MARCH 2023 FINDINGS SUBMITTED WITH PETITION REQUEST

NORTHPOINT
CONSULTING GROUP, INC.

March 27, 2023

TO: Humboldt County Planning Department
Attn: John Ford, Director
3015 H Street
Eureka, CA 95501-4484

RE: Application for a Zone Reclassification Petition to Board of Supervisors
3200 Walford Ave, Eureka, CA 95503, Humboldt County, California
APNs: 017-015-034 and 017-041-008

Mr. Ford,

The purpose of this letter is to provide project details and findings to support a petition to the Humboldt County (County) Board of Supervisors (BOS) to initiate the process of a Zone Reclassification of Assessor's Parcel Numbers (APNs) 017-015-034 and 017-041-008, comprising one legal parcel.

The application is being submitted by Dr. Deepak Stokes. The Zone Reclassification is seeking to remove the Qualified Combining Zone from this property.

PROJECT LOCATION

The subject parcels are located off of Harris Street in Eureka, outside of the City of Eureka city boundary and within the unincorporated area of Humboldt County. To access the site, take Walford Avenue off of Harris Street across from Safeway. The parcels are located at the end of Walford Ave (Attachment 1 – Sheet C0).

EXISTING CONDITIONS

Existing conditions are as follows (Attachment 1):

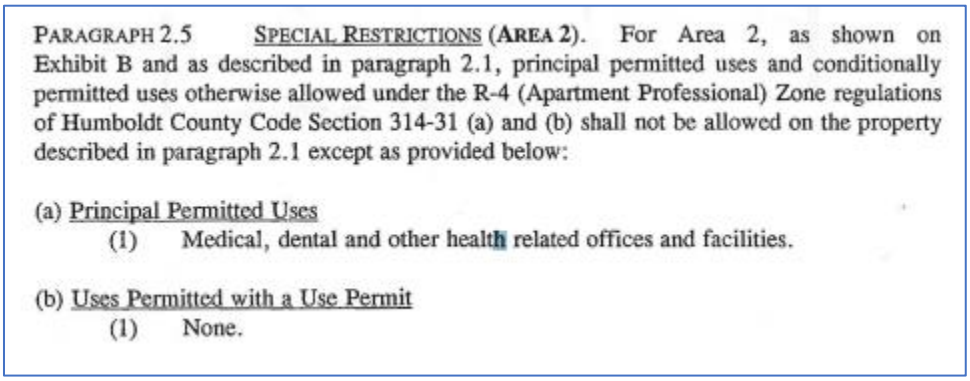
- One legal parcel, totaling 10.32 acres, comprised of two (2) APNs:
  - **APN 017-015-034:**
    - Assessed lot size: 1.87 acres
    - Developed with existing medical offices and associated parking
  - **APN 017-041-008:**
    - Assessed lot size: 8.46 acres
    - Undeveloped and comprised of forested land
- **Zoning:** Qualified Apartment Professional (R-4*-Q)
  - **Principal Zone:** Apartment Professional (R-4)
  - **Qualified Combining Zone:** Qualified Combining Zone under Ordinance 2078 (Q)
- **General Plan Land Use Designation:** Residential Medium Density (RM)
- **Site:** The site is currently developed with existing medical facilities and associated offices on APN 017-015-034.
- **Coastal Zone Jurisdiction:** Outside of Coastal Zone

- **County Housing Opportunity Zones:** Within designated Eureka South District General Plan Housing Element Housing Opportunity Zone

PROPOSED PROJECT

The petitioner is proposing to develop a multi-family residential and medical project on the subject property. The Qualified Combining Zone (Q-zone) on the property currently restricts the parcel development uses to only those associated with medical, dental, and other health-related offices and facilities**. This Zone Reclassification Petition seeks to change the zoning from Qualified Apartment Professional (R-4*-Q) to Apartment Professional (R-4) by removing the Qualified Combining Zone.** This would allow for development of a residential project to move forward on the site.

The Qualified Combining Zone (Q-zone), adopted in June of 1995 with the approval of Ordinance 2078, does not allow non-medical uses, even with a Use Permit (Figure 1).



PARAGRAPH 2.5 SPECIAL RESTRICTIONS (AREA 2). For Area 2, as shown on Exhibit B and as described in paragraph 2.1, principal permitted uses and conditionally permitted uses otherwise allowed under the R-4 (Apartment Professional) Zone regulations of Humboldt County Code Section 314-31 (a) and (b) shall not be allowed on the property described in paragraph 2.1 except as provided below:

(a) Principal Permitted Uses
(1) Medical, dental and other health related offices and facilities.

(b) Uses Permitted with a Use Permit
(1) None.

Figure 1: Excerpt from Ordinance 2078, Adopting the Qualified Combining Zone for the Subject Property (Attachment 2)

Existing medical facilities and associated medical offices are located on APN 017-015-034. These medical offices, which have changed leases over the years, have been operating for decades. The existing medical facilities would not be eliminated as a result of the proposed project or this Zoning Reclassification petition, however the facilities may be upgraded in the future. The R-4 Zone allows for administrative, business, and professional offices, including medical, and the General Plan Land Use Designation of Residential Medium Density (RM) allows for allows for office and professional land use types, meaning that removal of the Q-Zone would not impact the operation or land use conformance of the existing medical offices onsite.

The proposed project components are as follows:

- **Proposed Zone:** Apartment Professional (R-4). This is the existing Principal Zoning; no change to the Principal Zoning is proposed. The only proposed change is the removal of the Qualified Combining Zone. The R-4 zone allows for development of two-family dwellings, multiple dwellings, and professional and business offices as principally permitted uses, and additional residential, commercial, and recreational uses with a Use Permit. The RM zone allows for multi-family residential development with the maximum density specified by the General Plan Land Use Designation.
- **Existing/Proposed Land Use:** Residential/Medium Density (RM). This is the existing General Plan Land Use Designation; no change is proposed. The RM Land Use Designation is used in urban areas with nearby services, where residential units, including apartments, duplexes, townhomes, and apartments, are common. The RM land use allows for single-family residential, multi-family residential,

group residential, and office and professional use types. The density range for this land use is 7 to 30 dwelling units per acre.

REQUIRED FINDINGS AND CRITERIA

A petition for an amendment shall include information concerning the need and reason for the amendment. Per Humboldt County Code, Chapter 2 §50.3, the applicant must demonstrate that (1) the change will be in the public interest, (2) the change is consistent with the Humboldt County General Plan, (3) the appropriate Local Coastal Plan Amendment is in conformity with the Coastal Act, and (4) the change will not reduce the residential density of the parcel.

1. Public Interest

The property owner is exploring a residential project on the subject property. Currently, any residential development on the property is prohibited. It is well known that the County is in the midst of a severe housing shortage. According to a North Coast Journal article dated April 14, 2022[1], *"local rental vacancy rates range between 0 and 3 percent – extreme, even in California, which has a roughly 4-percent vacancy rate Statewide. Buying a home in Humboldt is also cost-prohibitive for most people, with the median price for a single-family home coming in at $451,000, according to statistics published by the California Association of Realtors. Homes for sale in Humboldt also only stay on the market for an average of 12 days before they are snapped up, another indication of a significant housing shortage.*"

In addition, the Humboldt County Regional Housing Needs Assessment Plan[2], adopted by the Humboldt County Association of Governments (HCAOG) in March of 2019 and developed in coordination with the Department of Housing and Community Development (HCD), determined that Humboldt County has a Regional Housing Needs Allocation (RHNA) of at least 3,390 additional housing units by 2027. According to Plan, approximately 1,413 of those units are allocated to be developed in the unincorporated area of Humboldt County.

The subject property is suitably located for a project with a multi-family residential component. It is situated in Eureka, just outside the Eureka City Limits, and has an existing connection to water and sewer through the Humboldt Community Services District. A residential project in this location is compatible with the Primary Zone and the underlying General Plan Land Use Designation, and residences of various types are located in the immediate proximity of the property. The site is an ideal location to support housing for those working in the area, including those working in the medical field.

Approval of the Zone Reclassification Petition would allow a project with a residential component to move forward, helping to alleviate the burden of the housing shortage and increase inventory for workforce and medical professional housing. In addition, this project would not eliminate the existing onsite medical facilities, which are vital to the community. Therefore, the proposed change to zoning would be in the public interest.

2. Consistency with General Plan

No change to the current property General Plan Land Use Designation of Residential Medium Density (RM) is proposed. A multi-family housing land use is consistent with the RM Land Use, per Table 4-B of the Humboldt County General Plan, as are single family residential, group residential, neighborhood commercial, and office and professional land uses (Figure 2). The proposed project would be designed to be compatible with the density range of 7 to 30 dwelling units per acre and would follow all provisions of the Principal Zone of Apartment

[1] https://www.northcoastjournal.com/humboldt/parallel-crises/Content?oid=23284329
[2] https://humboldtgov.org/DocumentCenter/View/78290/71119-PC-version-Attachment-F---2019-Final-PDF?bidId=

Professional (R-4).

Table 4-B Residential Land Use Designations

Allowable Use Types	RM	RL	RE	RA
Residential				
Single Family Residential	X	X	X	X
Accessory Dwelling Unit	X	X	X	X
Multi-Family Residential	X	X		
Manufactured Home Parks	X	X		
Guest House		X	X	X
Group Residential	X			
Planned Developments	X	X	X	X
Emergency Shelter	X			
Transitional Housing	X			
Residential Accessory Uses[1]	X	X	X	X
Other				
Cottage Industry	X	X	X	X
Bed & Breakfast Inns	X	X	X	X
Community Assembly	X	X	X	X
Neighborhood Commercial	X	X	X	X
Non-Commercial Recreation	X	X	X	X
Office and Professional	X			
Private Institution	X	X	X	
General Agriculture			X	X
Intensive Agriculture			X	X
Stables & Kennels			X	X
Timber Production			X	X
Fish & Wildlife Management	X	X	X	X
Essential Services	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Density Range	7 to 30 units per acre, as specified on map	1-8 units per acre, as specified on map	1 to 5 acres per unit, as specified on map	5 to160 acres per unit, as specified on map
Max. Floor Area Ratio	1.00	0.40	0.20	0.10
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Residential Accessory Uses include Community Care Facilities, Family Day Care Center, and Family Day Care Home.
2. Coastal:
   - The coastal RE & RL designations allow neighborhood commercial, private institution, private recreation
   - The coastal RM designation allows duplexes, guest houses, hotels & motels, private institution

Figure 2: Residential Land Use Designations, Humboldt County General Plan

Additionally, the property is located in an identified Housing Opportunity Zone in the General Plan, indicating that the area is suitable for residential use where urban services are available.

Additionally, the Zone Reclassification is consistent with Goals and Policies of the 2019 Housing Element, including the following:

- *Policy H-P4: Maintenance of an Adequate Supply of Residential Land.* This Policy suggests that the County shall maintain residentially zoned land to accommodate projected housing needs. The subject property is currently residentially zoned, however is unable to be used for residential uses due to the Q-zone.
- *Policy H-P17:* Promote Infill, Reuse, and Redevelopment. This Policy encourages the County to promote development of under-developed land within a Housing Opportunity Zone (HOZ). The subject property is located within the South Eureka HOZ.
- *Policy H-P18:* Housing Opportunity Zones. This Policy encourages the County to stimulate residential and infrastructure development within HOZs.

Therefore, the proposed Zone Reclassification is consistent with the Humboldt County General Plan.

3. Conformity with the Coastal Act

The parcel is not located within the Coastal Zone. No Local Coastal Plan Amendment is required.

4. Reduction in Residential Density

The property is not currently zoned for residential uses, due to the restrictive Q-zone. The Zoning Reclassification Petition would allow for residential uses on the property. A reduction in existing residential density is not proposed.

CONCLUSION

Based on the findings above, it is requested that the BOS grant the petition to initiate the planning process to process a Zone Reclassification, from Qualified Apartment Professional (R-4*-Q) to Apartment Professional (R-4). If you have any questions regarding this matter, please contact me at (707) 798-6438.

Sincerely,

Annje Dodd, PhD, PE
Principal Engineer

ATTACHMENT 2 – RESOLUTION 23-130; APPROVAL OF PETITION REQUEST (CASE NO. PLN-2023-18149)

COUNTY OF HUMBOLDT

Master

File Number: 23-1195

File ID:	23-1195	**Type:**	Informational Report	**Status:**	Passed
Version:	1	**Agenda Section:**		**Department:**	Planning and Building
				File Created:	08/22/2023
Subject:				**Final Action:**	09/12/2023

Title: Stokes General Plan Text Amendment and Zone Reclassification Petition
APNs: 017-015-034, 017-041-008
Case No.: PLN-2023-18149

Internal Notes:

Agenda Date: 09/12/2023

Agenda Number: 26.

Sponsors: Planning and Building and McClenagan

Enactment Date:

Attachments: Staff Report, Attachment 2 Petition Request, Attachment 1 Resolution DRAFT-2.docx, Attachment 3 Location Map, Attachment 4 Ordinance No. 2078, Attachment 5 Eureka Community Plan Policy Excerpt, Resolution No. 23-130.pdf

Enactment Number:

Recommendation:

Public Notice Date:

Drafter: lmcclenagan2@co.humboldt.ca.us

Effective Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Board of Supervisors	09/12/2023	approved				Pass

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of September 12, 2023

Resolution No. 23-130

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT ACCEPTING THE GENERAL PLAN TEXT AMENDMENT AND ZONE RECLASSIFICATION PETITION APPLICATION FOR PROCESSING; FILE NUMBER APNS 017-015-034, 017-041-008; CASE NUMBER PLN-2023-18149

WHEREAS, the property owner has submitted an application requesting a General Plan Text Amendment and Zone Reclassification for property identified in Project File Number PLN-2023-18149; and

WHEREAS, Section 312-50.6 of Humboldt County Code specifies that petitions for amendment of the Zoning Regulations may also be initiated in conjunction with a petition for a General Plan Amendment; and

WHEREAS, Section 312-50.2 of the Humboldt County Code) allows the Board of Supervisors to initiate, grant, deny, or modify proposed amendments to Zoning Regulations; and

WHEREAS, Section 312-50.5.2 Humboldt County Code requires that the petition demonstrate that the change will be in the public interest and consistent with the General Plan;

NOW, THEREFORE, BE IT RESOLVED by the Humboldt County Board of Supervisors that the following findings are hereby made:

FINDINGS FOR GENERAL PLAN TEXT AMENDMENT AND ZONE RECLASSIFICATION PETITION

1. **FINDING** There is factual evidence the petition for General Plan text amendment and Zone Reclassification could result in potential public benefit.

   EVIDENCE a) The plan amendment and zone reclassification would result in the ability of the applicant to provide much needed multi-family housing in addition to medical offices. The property is located in an identified Housing Opportunity Zone, indicating that the area is suitable for residential use where urban services are available. Additionally, the Zone Reclassification is consistent with the Goals and Policies of the 2019 Housing Element.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA
Certified Copy of Portion of Proceedings for the Meeting of September 12, 2023

Adopted on motion by Supervisor Bohn, seconded by Supervisor Bushnell and the following vote:

AYES: Supervisors: Bohn, Bushnell, Madrone, Wilson, Arroyo
NOES: None

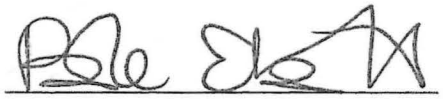
STATE OF CALIFORNIA)
) ss.
County of Humboldt)

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors

BROOKE EBERHARDT

Deputy Clerk of the Board of Supervisors of the County of Humboldt, State of California

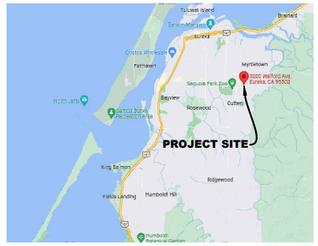


ATTACHMENT 3 – SITE PLAN

3200 WALFORD AVE.

ZONING RECLASSIFICATION PLOT PLAN

APN: 017-015-034 & APN: 017-041-008

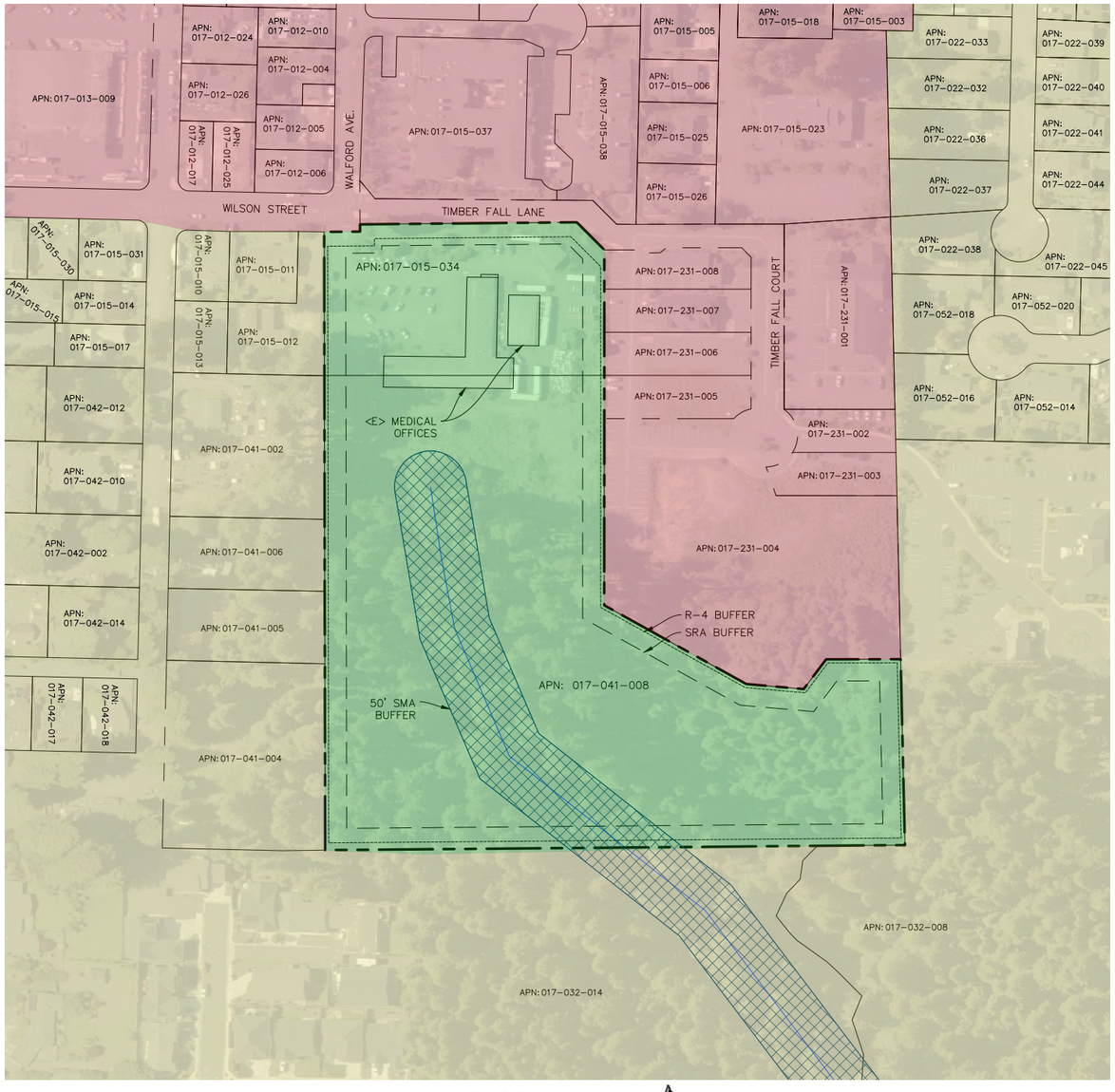


VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:
FROM HUMBOLDT PLANNING DEPARTMENT
– TURN LEFT ON HARRIS ST.
(APPROX. 1.2 MILES)
– TURN RIGHT ON HODGSON ST.
(APPROX. 0.1 MILES)
– TURN LEFT ONTO WILSON ST.
(APPROX. 0.1 MILES)
– TURN RIGHT ONTO WALFORD ST.
ARRIVE AT DESTINATION

PROJECT DESCRIPTION:

THE APPLICANT IS PROPOSING TO REMOVE THE QUALIFYING ZONE ON APN 017–015–034 TO ALLOW FOR THE POTENTIAL DEVELOPMENT OF RESIDENTIAL USES ONSITE, IN ADDITION TO THE EXISTING MEDICAL OFFICES. SPECIFICALLY, THE PROPOSED ZONING CLASSIFICATION PETITION SEEKS TO REMOVE THE QUALIFYING ZONE TO CHANGE THE PROPERTY ZONING FROM R–4–Q TO R–4.



PLOT PLAN
22x34 SHEET: 1"=100'
11x17 SHEET: 1"=200'
0 50 100 200

LEGEND:
- SMA BUFFER
- R–4*–Q
- R–1*
- C–1–Q

PROJECT INFORMATION:

APPLICANT:
DR. DEEPAK STOKES
3200 WALFORD AVE.
EUREKA, CA 95503

PROPERTY OWNER:
DR. DEEPAK STOKES
3200 WALFORD AVE.
EUREKA, CA 95503

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

SITE ADDRESS:
APN: 017–015–034 & APN: 017–041–008
3200 WALFORD AVE.
EUREKA, CA 95503

EARTHWORK QUANTITIES = TBD

PROPERTY SIZE:
(1) LEGAL PARCEL COMPRISED OF (2) APNs:
APN: 017–015–034 = ±2.13 ACRES
APN: 017–041–008 = ±9.08 ACRES

CURRENT ZONING	= R–4–Q
PROPOSED ZONING	= R–4
EXISTING GENERAL PLAN DESIGNATION	= RM
PROPOSED GENERAL PLAN DESIGNATION	= RM

*THIS PROPERTY DOES NOT CONTAIN EXTERIOR SIDES

SRA AREA: = YES
IN COASTAL ZONE: = NO
IN 100 YR FLOOD ZONE: = NO

SHEET INDEX:

C0 – PLOT PLAN, VICINITY MAP, & PROJECT NOTES

DRAWN BY:
REVISIONS
DATE:

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

DR. DEEPAK STOKES 3200 WALFORD AVE. - PETITION
3200 WALFORD AVE. EUREKA, CA 95503 - 017-015-034
PLOT PLAN, VICINITY MAP, AND PROJECT NOTES

PROJ. MGR.: AD
DRAWN BY: CJG
DATE: 11/11/22
SCALE: AS SHOWN

SHEET
C0
22–048

March 27, 2023 – 13:45 Dwg Name: R:\Stokes, DK – Walford (3200 Walford Ave) – 22-048\CAD\DK Stokes Walford – Zoning Classification Petition.dwg Updated By: LamMcLaughlin

ORDINANCE NO. 2078

AMENDING SECTION 313-4 OF THE HUMBOLDT COUNTY CODE
TO REZONE PROPERTY IN THE EUREKA COMMUNITY PLANNING AREA
(EUREKA COMMUNITY PLAN IMPLEMENTATION)

The Board of Supervisors of the County of Humboldt do ordain as follows:

SECTION 1.

PARAGRAPH 1.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property described in Exhibit A (Elk River parcels) to a zone of "AG-B-5(5)-Q" (Qualified Agricultural General-5 acre minimum). The properties are also shown on a map entitled "Eureka Area Community Plan Zoning" on file at the Humboldt County Planning and Building Department.

PARAGRAPH 1.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby applicable to the property described in Paragraph 1.1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the AG-B-5(5) regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 1.3 PURPOSE OF QUALIFICATIONS. The purpose of the special restrictions and regulations herein imposed on the property described in Paragraph 1.1 are:

a. To restrict uses on the subject parcels, as shown on Exhibit A, to allow agriculture as the predominant use and rural residential uses as secondary uses.

PARAGRAPH 1.4 SPECIAL RESTRICTIONS. Conditionally permitted uses and other regulations otherwise allowed under the AG-B-5(5) (Agricultural General-5 acre minimum) Zone regulations of Humboldt County Code Section 314-18 (b)and (c) shall not be allowed on property in the area described in paragraph 1.1 except as provided below:

(b) Uses Permitted with a Use Permit

1. Secondary Dwelling Units meeting density requirements.

(c) Other Regulations

1. Land fills and commercial refuse burning are prohibited.
2. Two or more adjoining parcels under one ownership shall be considered as one unit for agricultural purposes only.

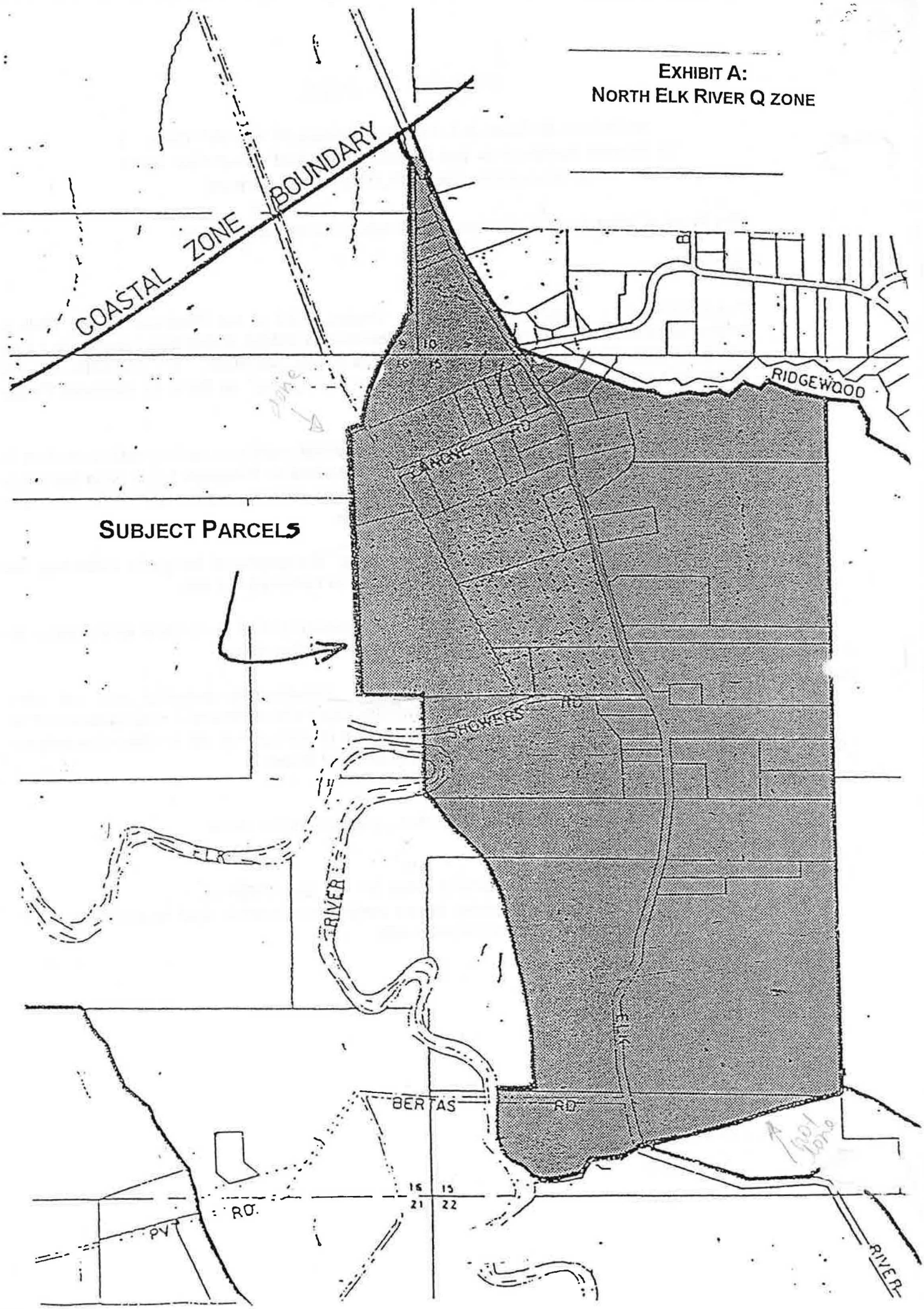


EXHIBIT A:
NORTH ELK RIVER Q ZONE
COASTAL ZONE BOUNDARY
SUBJECT PARCELS
RIDGEWOOD
RD
BOWERS
RIVER
ELK
BER AS
RD
RD
PV
RIVER

SECTION 2.

PARAGRAPH 2.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property described in Exhibit B/Area 1 (North Eureka City Schools property) to a zone of "C-1-Q" (Qualified Neighborhood Commercial), and Exhibit B/Area 2 (South Eureka City Schools property) to a zone of "R-4-Q" (Qualified Apartment Professional). The property is also shown on a map entitled "Eureka Area Community Plan Zoning" on file at the Humboldt County Planning and Building Department.

PARAGRAPH 2.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby applicable to the property described in Paragraph 2.1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the C-1 and R-4 regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 2.3 PURPOSE OF QUALIFICATIONS. The purpose of the special restrictions and regulations herein imposed on the property described in Paragraph 2.1 are:

For Area 1:

a. To restrict occupancy of any structure until all Public Works recommended road improvement requirements are met on property described as the northern 3.8 acre portion of the Eureka City Schools property, as shown on Exhibit B.

For Area 2:

a. To restrict all uses otherwise allowed in the R-4 zone except for medical, dental, and other health related uses on property described as the remaining southern portion of the Eureka City Schools property, as shown on Exhibit B.

PARAGRAPH 2.4 SPECIAL RESTRICTIONS (AREA 1). For Area 1, as shown on Exhibit B and as described in paragraph 2.1, the following restrictions shall apply in addition to any other regulations set forth at Humboldt County Code Section 314-34:

(a) Other Regulations

(1) Occupancy of any structure shall be restricted until all Department of Public Works' recommended improvement requirements have been met and completed to the satisfaction of the Department of Public Works.

PARAGRAPH 2.5 SPECIAL RESTRICTIONS (AREA 2). For Area 2, as shown on Exhibit B and as described in paragraph 2.1, principal permitted uses and conditionally permitted uses otherwise allowed under the R-4 (Apartment Professional) Zone regulations of Humboldt County Code Section 314-31 (a) and (b) shall not be allowed on the property described in paragraph 2.1 except as provided below:

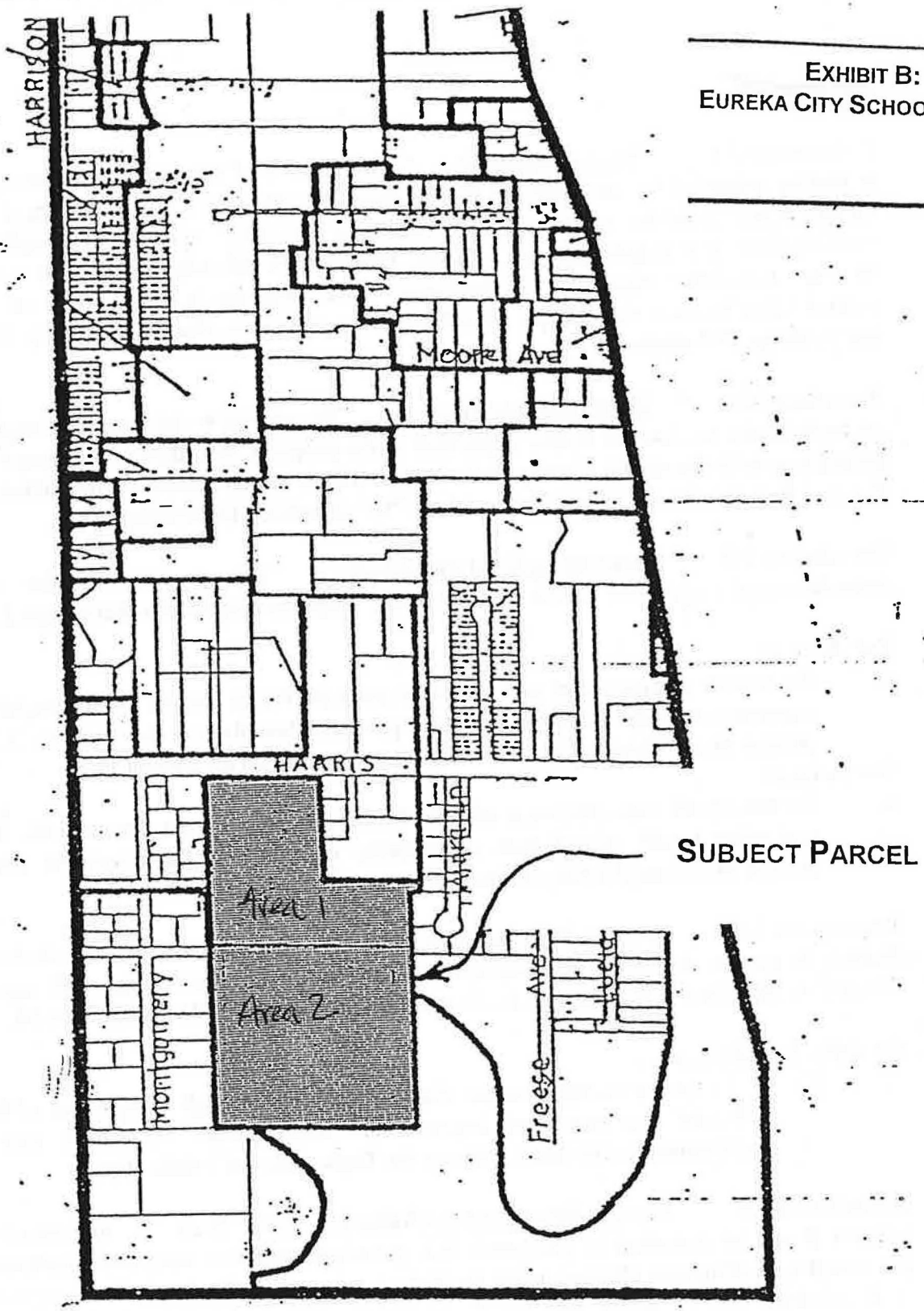
(a) Principal Permitted Uses

(1) Medical, dental and other health related offices and facilities.

(b) Uses Permitted with a Use Permit

(1) None.

EXHIBIT B:
EUREKA CITY SCHOOLS Q ZONE



SECTION 3.

PARAGRAPH 3.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property described in Exhibit C (South McKay Tract) to a zone of "R-1-Q/GO" (Qualified Residential Single Family/Greenway and Open Space Combining Zone). The property is also shown on a map entitled "Eureka Area Community Plan Zoning" on file at the Humboldt County Planning and Building Department.

PARAGRAPH 3.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby applicable to the property described in Paragraph 3.1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the R-1/GO regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 3.3 PURPOSE OF QUALIFICATIONS. The purpose of the special restrictions and regulations herein imposed on the property described in Paragraph 3.1 are:

a. To prohibit the development of any "bench areas" (as defined in Humboldt County Code Section 315-10.3) within the South McKay Tract property as shown on Exhibit C.

PARAGRAPH 3.4 SPECIAL RESTRICTIONS. For the South McKay Tract property, as described in Paragraph 3.1 and shown on Exhibit C, the following restrictions shall apply in addition to any other regulations set forth at Humboldt County Code Section 314-24:

(c) Other Regulations

1. No development shall be allowed within the defined Greenway and Open Space area (as defined in Humboldt County Code Section 315-10.2), including no development on any determined bench area, nor on any slopes adjacent to the bench area (as defined in Humboldt County Code Section 315-10.4).

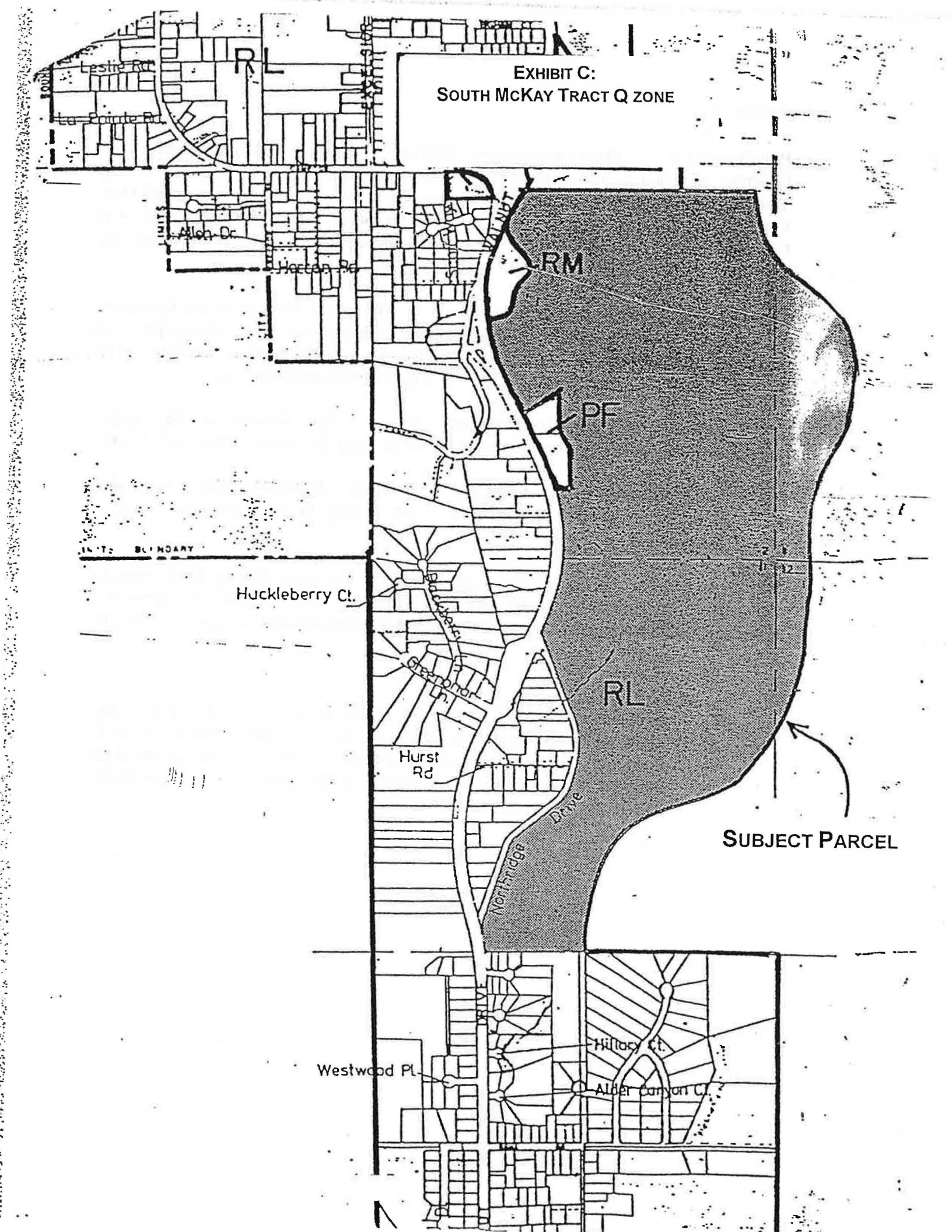


EXHIBIT C:
SOUTH MCKAY TRACT Q ZONE
RL
RM
PF
RL
Huckleberry Ct.
Hurst Rd
Northridge Drive
SUBJECT PARCEL
Westwood Pl
Hillacy Ct.
Alder Canyon Ct.

SECTION 4.

PARAGRAPH 4.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the property, currently known as Assessor Parcel Number 305-261-10, and described in Exhibit D (McRae parcel) to a zone of "R-4-Q" (Qualified Apartment Professional). The property is also shown on a map entitled "Eureka Area Community Plan Zoning" on file at the Humboldt County Planning and Building Department.

PARAGRAPH 4.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby applicable to the property described in Paragraph 4.1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the R-4 regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 4.3 PURPOSE OF QUALIFICATIONS. The purpose of the special restrictions and regulations herein imposed on the property described in Paragraph 4.1 are:

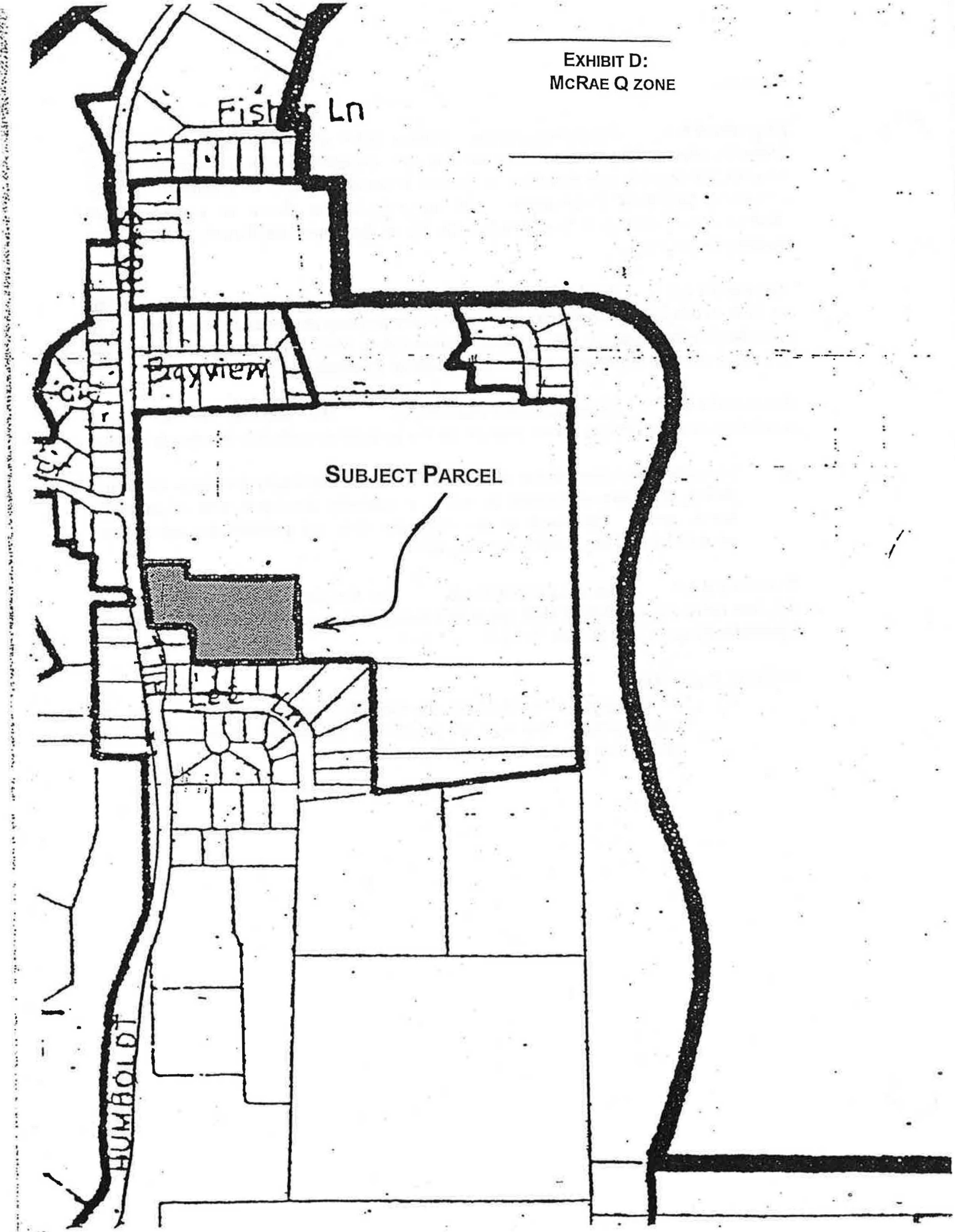
a. To prohibit the construction of any additional multiple-family dwellings units on a parcel, as shown on Exhibit D, which is currently developed with 26 multiple-family units. The intent of the ordinance does not prohibit the upkeep and rehabilitation of the existing dwelling units.

PARAGRAPH 4.4 SPECIAL RESTRICTIONS. For the area described in paragraph 4.1, the following restrictions shall apply in addition to any other regulations set forth in Humboldt County Code Section 314-31:

(a) Other Regulations:

(1) No additional multiple-family dwelling units shall be constructed on the subject parcel. This does not prohibit the upkeep and rehabilitation of the 26 dwelling units existing on the property.

EXHIBIT D:
MCRAE Q ZONE



SECTION 5.

PARAGRAPH 5.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the properties, currently known as Assessor Parcel Numbers 305-051-22, -23, and -24, and described in Exhibit E (Humboldt Hill) to a zone of "R-4-Q" (Qualified-Apartment Professional). The properties are also shown on a map entitled "Eureka Area Community Plan Zoning" on file at the Humboldt County Planning and Building Department.

PARAGRAPH 5.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby applicable to the property described in Paragraph 5.1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the R-4 regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 5.3 PURPOSE OF QUALIFICATIONS. The purpose of the special restrictions and regulations herein imposed on the property described in Paragraph 5.1 are:

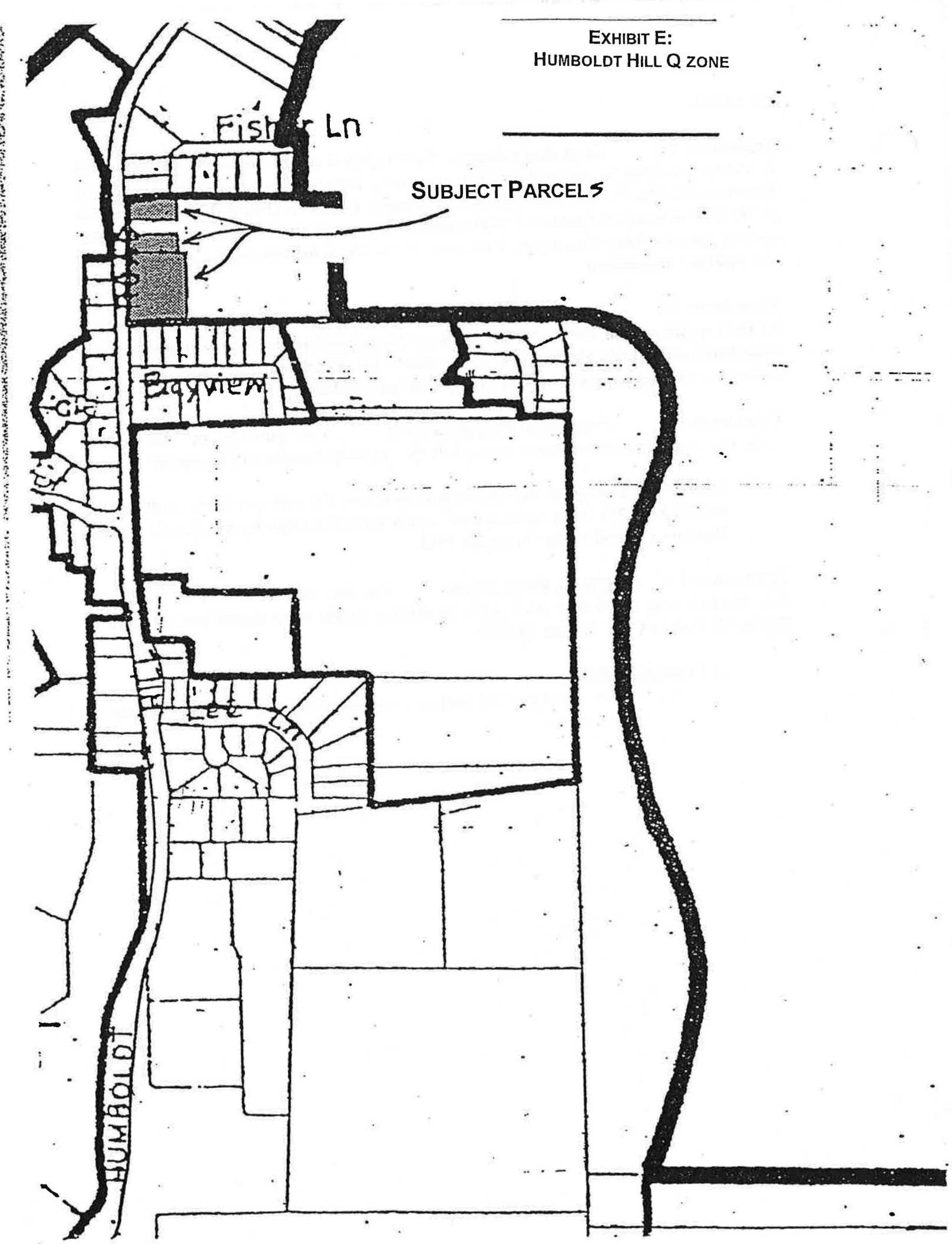
a. To limit the density of the subject parcels to five (5) units per acre, as shown on Exhibit E. This is the same density which was established by the Eureka General Plan and adopted by the County in 1968.

PARAGRAPH 5.4 SPECIAL RESTRICTIONS. For the area described in paragraph 5.1, the following restrictions shall apply in addition to any other regulations set forth in Humboldt County Code Section 314-31:

(a) Other Regulations:

1. The density on the subject parcels shall be limited to five (5) units per acre.

EXHIBIT E:
HUMBOLDT HILL Q ZONE



SECTION 6.

PARAGRAPH 6.1 ZONE AMENDMENT. Section 313-4 of the Humboldt County Code is hereby amended by reclassifying the properties, currently known as Assessor Parcel Number 16-121-40, and described in Exhibit F (Coast Central parcel) to a zone of "C-1-Q" (Qualified-Neighborhood Commercial). The property is also shown on a map entitled "Eureka Area Community Plan Zoning" on file at the Humboldt County Planning and Building Department.

PARAGRAPH 6.2 ZONE QUALIFICATION. The special restrictions and regulations set forth in this section are hereby applicable to the property described in Paragraph 6.1 in accordance with Humboldt County Code Section 315-6, which authorizes restriction of the C-1 regulations by application of the "Q" (Qualified Combining) Zone.

PARAGRAPH 6.3 PURPOSE OF QUALIFICATIONS. The purpose of the special restrictions and regulations herein imposed on the property described in Paragraph 6.1 are:

a. To restrict uses on the subject parcel, as shown on Exhibit F, to only parking or single family residential uses.

PARAGRAPH 6.4 SPECIAL RESTRICTIONS. For the area described in paragraph 6.1, the following restrictions shall apply in addition to any other regulations set forth in Humboldt County Code Section 314-34:

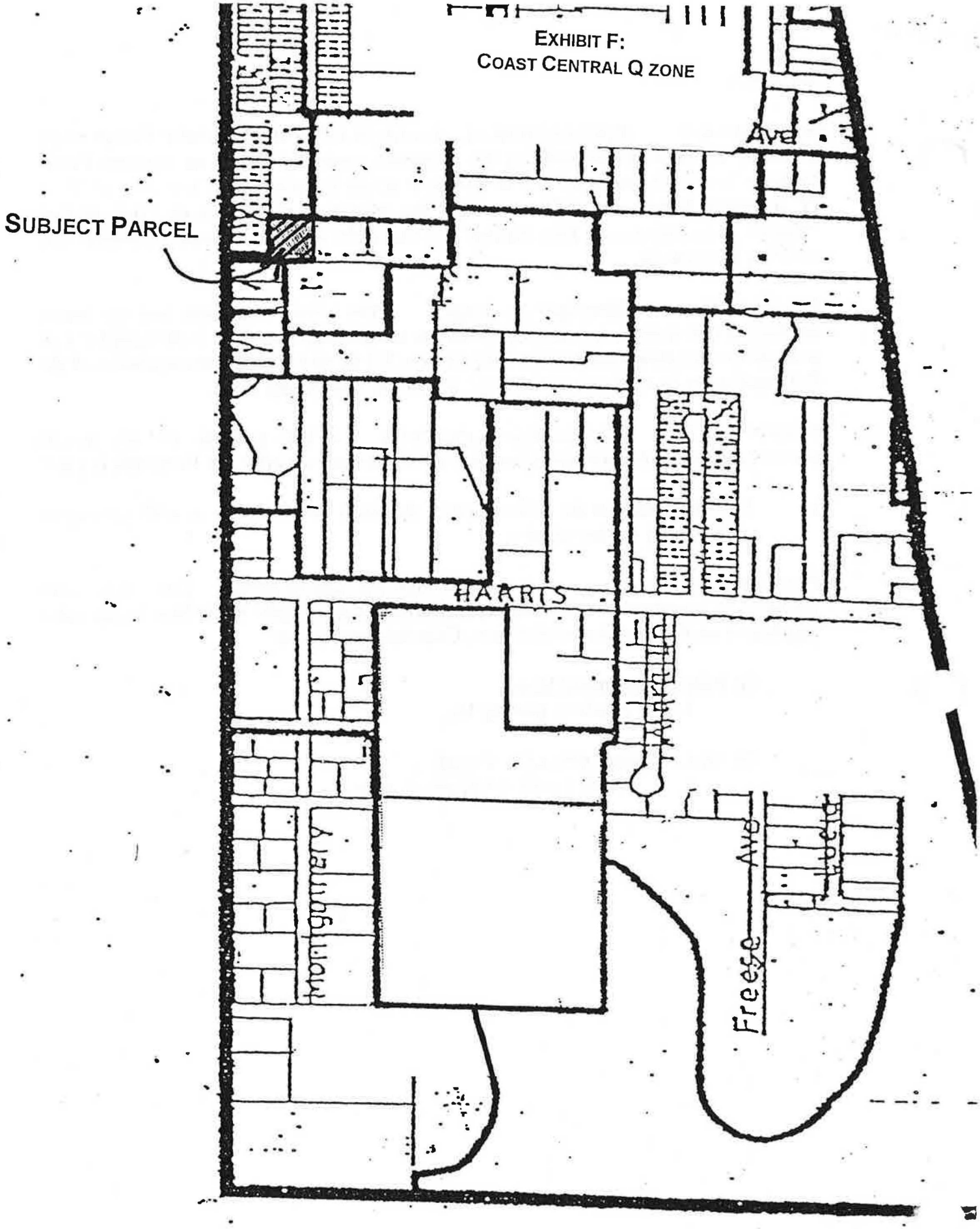
(a) Principal Permitted Uses:

1. A private parking lot.

(b) Uses Permitted with a Use Permit

1. Single family residential dwelling.

EXHIBIT F:
COAST CENTRAL Q ZONE



SECTION 7. EFFECTIVE DATE. This ordinance shall become effective thirty (30) days after the date of its passage.

PASSED, APPROVED AND ADOPTED this 20th day of June, 1995, on the following vote to wit:

Ayes:	Supervisors:	Dixon, Heider, Fulkerson, and Neely
Noes:	Supervisors:	None
Absent:	Supervisors:	None
Abstain:	Supervisors:	Kirk

Chairperson of the Board of Supervisors
of the County of Humboldt
State of California

(SEAL)

ATTEST:

LORA FREDIANI
Clerk of the Board of Supervisors
of the County Of Humboldt
State of California
June 21, 1995

By: Lora Frediani

Filing Stamp

SUMMARY OF ORDINANCE

On June 20, 1995, the Humboldt County Board of Supervisors adopted Ordinance No. 2078 which amends section 313-4 of the Humboldt County Code by rezoning property in the Eureka Community Planning Area as shown on the attached maps marked Exhibit A through F. The ordinance comprises various Q-combining zone reclassifications, consistent with the implementation of the Eureka Community Plan. the new zones will become effective thirty (30) days from the date of approval. The names of the Supervisors voting for and against are as follows:

Ayes: Supervisors: Dixon, Heider, Fulkerson, and Neely
Nays: None
Absent: None
Abstain: Supervisor: Kirk

A copy of the ordinance is posted in the Office of the Clerk of the Board of Supervisors, 825 Fifth Street, Eureka, California.

Lora Frediani
Clerk of the Board

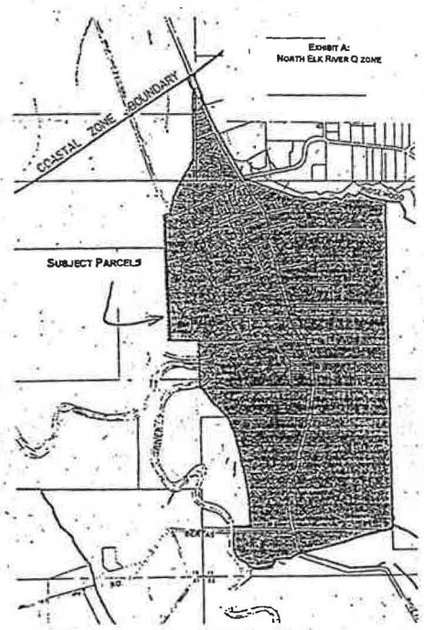


EXHIBIT A: NORTH ELK RIVER Q ZONE

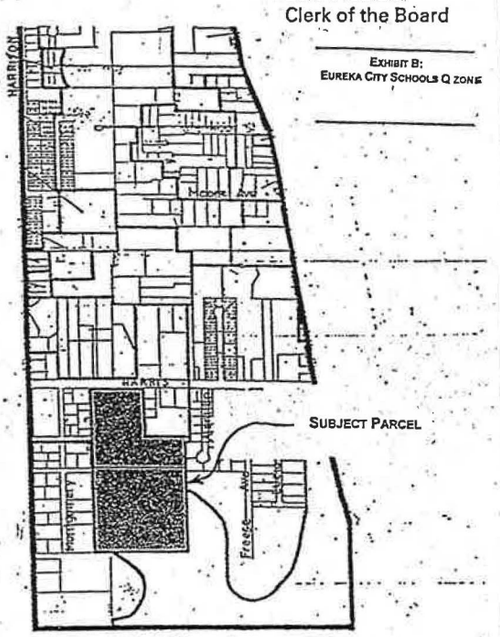


EXHIBIT B: EUREKA CITY SCHOOLS Q ZONE

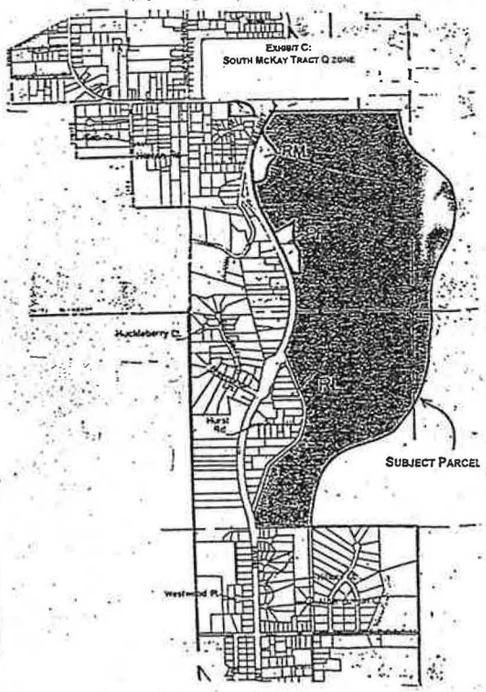


EXHIBIT C: SOUTH MCKAY TRACT Q ZONE

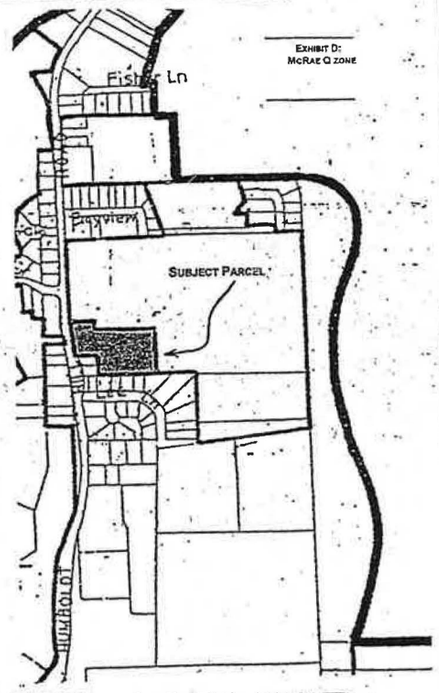


EXHIBIT D: MCRAE Q ZONE

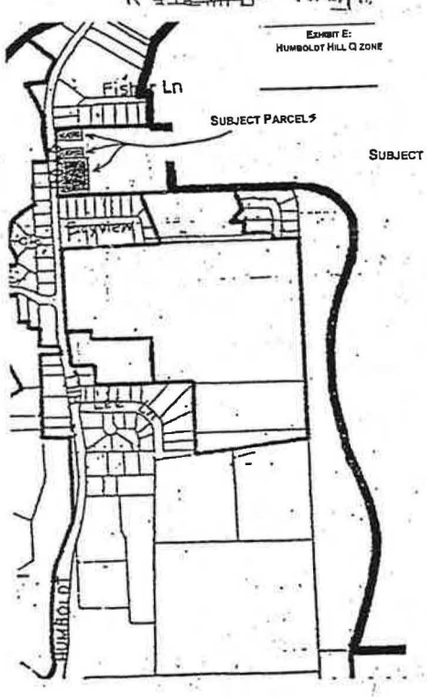


EXHIBIT E: HUMBOLDT HILL Q ZONE

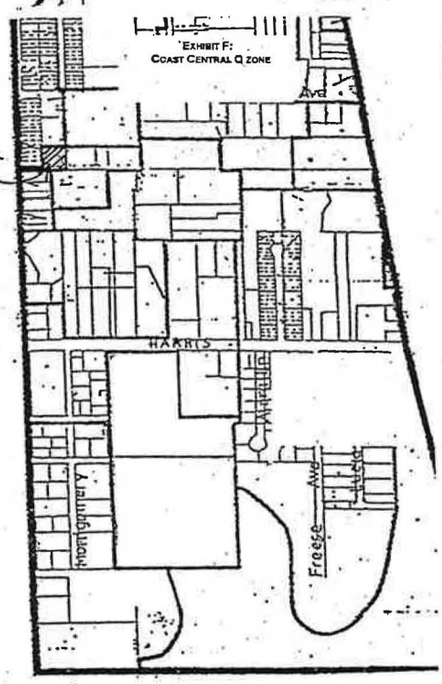


EXHIBIT F: COAST CENTRAL Q ZONE

3200 Walford Avenue Maximum Build-Out Residential Scenario Summary Report

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2.4. Operations Emissions Compared Against Thresholds

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6.3. Adjusted Climate Risk Scores

7. Health and Equity Details

7.3. Overall Health & Equity Scores

7.5. Evaluation Scorecard

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	3200 Walford Avenue Maximum Build-Out Residential Scenario
Construction Start Date	9/19/2025
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.90
Precipitation (days)	77.0
Location	40.77872740668343, -124.13704258524176
County	Humboldt
City	Unincorporated
Air District	North Coast Unified APCD
Air Basin	North Coast
TAZ	106
EDFZ	2
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.28

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Apartments Mid Rise	105	Dwelling Unit	2.76	30,000	5,000	—	236	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Transportation	T-14*	Provide Electric Vehicle Charging Infrastructure

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	94.1	94.1	14.0	15.7	0.02	0.57	0.58	0.94	0.52	0.14	0.54	—	2,982	2,982	0.13	0.08	2.97	3,012
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	94.1	94.1	14.1	16.0	0.03	0.64	7.15	7.79	0.59	3.44	4.03	—	2,995	2,995	0.13	0.08	0.08	3,022
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.51	3.37	5.45	7.82	0.01	0.18	0.27	0.46	0.17	0.07	0.23	—	1,491	1,491	0.06	0.04	0.63	1,505
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.64	0.62	0.99	1.43	< 0.005	0.03	0.05	0.08	0.03	0.01	0.04	—	247	247	0.01	0.01	0.10	249

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	167	164	4.93	213	0.37	27.4	1.06	28.4	27.2	0.27	27.5	2,964	3,137	6,100	7.65	0.33	5.68	6,395
Mit.	167	164	4.93	213	0.37	27.4	1.06	28.4	27.2	0.27	27.5	2,964	3,137	6,100	7.65	0.33	5.68	6,395
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	167	164	5.02	209	0.37	27.4	1.06	28.4	27.2	0.27	27.5	2,964	3,121	6,085	7.67	0.33	0.36	6,376
Mit.	167	164	5.02	209	0.37	27.4	1.06	28.4	27.2	0.27	27.5	2,964	3,121	6,085	7.67	0.33	0.36	6,376
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	40.1	39.4	2.51	57.1	0.10	6.18	1.00	7.18	6.15	0.25	6.41	703	2,170	2,873	5.57	0.17	2.54	3,064
Mit.	40.1	39.4	2.51	57.1	0.10	6.18	1.00	7.18	6.15	0.25	6.41	703	2,170	2,873	5.57	0.17	2.54	3,064
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	7.33	7.19	0.46	10.4	0.02	1.13	0.18	1.31	1.12	0.05	1.17	116	359	476	0.92	0.03	0.42	507
Mit.	7.33	7.19	0.46	10.4	0.02	1.13	0.18	1.31	1.12	0.05	1.17	116	359	476	0.92	0.03	0.42	507
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

6. Climate Risk Detailed Report

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score

Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	2	0	0	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	0	0	N/A
Flooding	0	0	0	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	2	1	1	3
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	1	1	2
Flooding	1	1	1	2
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

7. Health and Equity Details

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	9.00
Healthy Places Index Score for Project Location (b)	59.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

3200 Walford Avenue Maximum Build-Out Medical Scenario Summary Report

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7.5. Evaluation Scorecard

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	3200 Walford Avenue Maximum Build-Out Medical Scenario
Construction Start Date	9/11/2025
Operational Year	2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.90
Precipitation (days)	77.0
Location	40.77888873208681, -124.13740563278719
County	Humboldt
City	Unincorporated
Air District	North Coast Unified APCD
Air Basin	North Coast
TAZ	106
EDFZ	2
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.28

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Hospital	38.0	1000sqft	0.87	38,000	5,000	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.34	1.13	10.1	10.4	0.02	0.46	5.36	5.83	0.43	2.58	3.01	—	1,767	1,767	0.07	0.02	0.32	1,774
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	176	176	5.44	7.67	0.01	0.22	0.12	0.34	0.20	0.03	0.23	—	1,536	1,536	0.06	0.04	0.02	1,548
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.49	2.48	1.16	1.62	< 0.005	0.05	0.05	0.10	0.04	0.02	0.06	—	314	314	0.01	0.01	0.06	316
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.45	0.45	0.21	0.30	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	52.0	52.0	< 0.005	< 0.005	0.01	52.4

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.39	3.22	2.22	11.1	0.02	0.08	1.25	1.33	0.08	0.32	0.40	230	3,284	3,514	23.4	0.14	5.97	4,147

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.14	2.98	2.35	10.6	0.02	0.08	1.25	1.33	0.08	0.32	0.40	230	3,276	3,507	23.4	0.15	0.21	4,136
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.08	2.92	2.13	9.92	0.02	0.08	1.08	1.16	0.08	0.27	0.35	230	3,142	3,372	23.4	0.13	2.37	3,999
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.56	0.53	0.39	1.81	< 0.005	0.01	0.20	0.21	0.01	0.05	0.06	38.1	520	558	3.87	0.02	0.39	662

6. Climate Risk Detailed Report

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	2	0	0	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	0	0	N/A
Flooding	0	0	0	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
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The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	2	1	1	3
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	1	1	1	2
Flooding	1	1	1	2
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	N/A	N/A	N/A	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

7. Health and Equity Details

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	9.00
Healthy Places Index Score for Project Location (b)	59.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

Hohman & Associates
FORESTRY CONSULTANTS
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Biological Scoping Report for:

MDS Eureka Clinic LLC
APN 017-015-034 and 017-041-008

Humboldt County

Prepared by:

Mark Pera
Staff Forester/Biologist
Hohman & Associates Forestry Consultants

December 18, 2023

Signature: Mark Pera **Date:** December 18, 2023

Background and Setting A residential/medical development project is proposed on MDS Eureka Clinic LLC property which is preceded by the CalFire permit #1-23EX-00096-HUM; Less Than Three Acre Conversion Exemption. Proposed development is to be sited within the Conversion Exemption, but outside of County SMA buffers. The property is located in Section 36, Township 5 North, Range 1 West, HB&M; Humboldt County, on the Eureka USGS 7.5' quadrangle. Adjacent properties to the west, north and east are developed residential and commercial. Fragmented and managed timberlands lie to the south and southeast.

Prior to timber operations conducted under the Conversion Exemption, the proposed developable portion was characterized by moderate slopes and low-quality upland habitat. In the recent past, this area was occupied by several homeless encampments which modified the vegetation and likely disturbed wildlife patterns and presence. Slopes range from 5-25%. The vegetative community was primarily a shrub layer dominated by non-native and invasive plants; scotch broom, pampas grass, Himalayan blackberry, English ivy and English holly.

Under the Conversion Exemption, no timber operations were conducted within a WLPZ. Ephemeral and intermittent streams on the property drain to Ryan Creek. Ryan Creek is approximately 2,300 feet downstream. Riparian corridors on the property are dominated by redwood forest. The riparian understory is characterized by slough sedge intermixed with skunk cabbage, red elderberry, salmon berry, red flowering current, salal and other native herbaceous species. This habitat plays a vital role in attenuating future project impacts related to water quality.

Methods The scoping procedure for listed and non-listed species was initially developed from the California Natural Diversity Database; queried on November 10, 2023 for the pertinent 7.5' quadrangle and the eight surrounding quads and all species were noted. A general habitat assessment was made for the property and nearby unique habitats within 1.3 miles; the Biological Assessment Area (BAA). Unique habitats may include, rock outcroppings, late seral forest stands, rivers, lakes, woodlands or unique soil types such as serpentine. Unique habitats were noted based upon aerial photo interpretation, familiarity with the area, and consultation with nearby approved CALFIRE permits. This BAA was chosen because it represents a geographic area of sufficient size to properly consider the potential impacts of future projects on potentially affected, listed species.

Lastly, given the habitat types present on the property and BAA, the following lists were cross-referenced for intercept with the California Department of Fish and Game, "State and Federally Listed Endangered and Threatened Animals of California", October 2023, "State and Federally Listed Endangered, Threatened, and Rare Plants of California", October 2023, "Special Animals List", October 2023 and Special Vascular Plants, Bryophytes, and Lichens List, October 2023.

Conclusion

Aquatic and Riparian habitat: Application of the Forest Practice Rules watercourse protection measures implemented by the Conversion Exemption and any future planned development adhering to low impact development (LID) standards should effectively maintain and protect the beneficial functions of aquatic and riparian habitat. It is recommended that proposed development be located outside SMAs.

Upland habitat: Given the projects small size and low-quality habitat prior to Conversion Exemption operations, current site conditions, adjacency to existing residential and commercial development, continued human presence and absence of nesting/denning structure, the assessed listed species or their key habitat are not likely to be significantly impacted by the proposed project. No further tree removal or removal of riparian brush is recommended within the proposed development site.

List of Potentially Occurring Sensitive Wildlife Species

Scientific Name	Common Name	Federal Status	State Status	CDFW Status
Accipiter cooperii	Coopers hawk	None	None	WL
Accipiter striatus	sharp-shinned hawk	None	None	WL
Arborimus pomo	Sonoma tree vole	None	None	SSC
Ascaphus truei	Pacific tailed frog	None	None	SSC
Bombus crotchii	Crotch bumble bee	None	Candidate Endangered	-
Bombus occidentalis	western bumble bee	None	Candidate Endangered	-
Brachyramphus marmoratus	marbled murrelet	Threatened	Endangered	-
Circus hudsonius	northern harrier	None	None	SSC
Corynorhinus townsendii	Townsends big-eared bat	None	None	SSC
Elanus leucurus	white-tailed kite	None	None	FP
Empidonax traillii	willow flycatcher	None	Endangered	-
Emys marmorata	western pond turtle	None	None	SSC
Entosphenus tridentatus	Pacific lamprey	None	None	SSC
Erethizon dorsatum	North American porcupine	None	None	-
Eucyclogobius newberryi	tidewater goby	Endangered	None	-
Falco peregrinus anatum	American peregrine falcon	Delisted	Delisted	FP
Haliaeetus leucocephalus	Bald Eagle	Delisted	Threatened	FP
Lampetra richardsoni	western brook lamprey	None	None	SSC
Martes caurina humboldtensis	Humboldt marten	Threatened	Endangered	SSC
Oncorhynchus clarkii clarkii	coast cutthroat trout	None	None	SSC
Oncorhynchus kisutch pop. 2	coho salmon - southern Oregon / northern California ESU	Threatened	Threatened	-
Oncorhynchus mykiss irideus pop. 48	steelhead - northern California DPS summer-run	Threatened	Endangered	-
Oncorhynchus mykiss irideus pop. 49	steelhead - northern California DPS winter-run	Threatened	None	-
Oncorhynchus tshawytscha pop. 17	chinook salmon - California coastal ESU	Threatened	None	-
Pandion haliaetus	Osprey	None	None	SSC
Pekania pennanti	Fisher	None	None	SSC
Rana aurora	northern red-legged frog	None	None	SSC
Rana boylii pop. 1	foothill yellow-legged frog - north coast DPS	None	None	SSC
Rhyacotriton variegatus	southern torrent salamander	None	None	SSC
Riparia riparia	bank swallow	None	Threatened	-
Strix occidentalis caurina	Northern Spotted Owl	Threatened	Threatened	-
Spirinchus thaleichthys	Longfin smelt	Candidate	Threatened	-
Thaleichthys pacificus	eulachon	Threatened	None	-

List of Potentially Occurring Sensitive Plant Species

Scientific Name	Common Name	CRPR	CESA	FESA	Flowering Period	Habitat in proposed development site
Abronia umbellata var. breviflora	pink sand-verbena	1B.1	None	None	Jun-Oct	No Coastal Areas
Angelica lucida	sea-watch	4.2	None	None	Apr-Sep	No Coastal Areas
Astragalus pycnostachyus var. pycnostachyus	coastal marsh milk-vetch	1B.2	None	None	(Apr)Jun-Oct	No Coastal Areas
Astragalus rattanii var. rattanii	Rattan's milk-vetch	4.3	None	None	Apr-Jul	No Potential
Cardamine angulata	seaside bittercress	2B.2	None	None	(Jan)Mar-Jul	No Potential
Carex arcta	northern clustered sedge	2B.2	None	None	Jun-Sep	No Potential
Carex leptalea	bristle-stalked sedge	2B.2	None	None	Mar-Jul	No Marshes/Swamps
Carex lyngbyei	Lyngbye's sedge	2B.2	None	None	Apr-Aug	No Marshes/Swamps
Carex praticola	northern meadow sedge	2B.2	None	None	May-Jul	No Potential
Castilleja ambigua var. humboldtiensis	Humboldt Bay owl's-clover	1B.2	None	None	Apr-Aug	No Coastal Areas
Castilleja litoralis	Oregon coast paintbrush	2B.2	None	None	Jun	No Coastal Areas
Chloropyron maritimum ssp. palustre	Point Reyes salty bird's-beak	1B.2	None	None	Jun-Oct	No Coastal Areas
Chrysosplenium glechomifolium	Pacific golden saxifrage	4.3	None	None	Feb-Jun	No Potential
Collinsia corymbosa	round-headed Chinese-houses	1B.2	None	None	Apr-Jun	No Coastal Areas
Eleocharis parvula	small spikerush	4.3	None	None	(Apr)Jun-Aug(Sep)	No Marshes/Swamps
Erysimum menziesii	Menzies' wallflower	1B.1	CE	FE	Mar-Sep	No Coastal Dunes
Erythronium revolutum	coast fawn lily	2B.2	None	None	Mar-Jul(Aug)	No Potential
Fissidens pauperculus	minute pocket moss	1B.2	None	None	--	No Potential
Gilia capitata ssp. pacifica	Pacific gilia	1B.2	None	None	Apr-Aug	No Potential
Gilia millefoliata	dark-eyed gilia	1B.2	None	None	Apr-Jul	No Coastal Areas
Glehnia littoralis ssp. leiocarpa	American glehnia	4.2	None	None	May-Aug	No Coastal Dunes
Hesperevax sparsiflora var. brevifolia	short-leaved evax	1B.2	None	None	Mar-Jun	No Coastal Areas
Hosackia gracilis	harlequin lotus	4.2	None	None	Mar-Jul	No Potential
Lasthenia californica ssp. macrantha	perennial goldfields	1B.2	None	None	Jan-Nov	No Coastal Areas
Lathyrus glandulosus	sticky pea	4.3	None	None	Apr-Jun	No Cismontane Woodland Areas
Lathyrus japonicus	seaside pea	2B.1	None	None	May-Aug	No Coastal Dunes
Lathyrus palustris	marsh pea	2B.2	None	None	Mar-Aug	No Potential
Layia carnosa	beach layia	1B.1	CE	FE	Mar-Jul	No Coastal Areas
Lilium kelloggii	Kellogg's lily	4.3	None	None	May-Aug	No Potential
Lilium occidentale	western lily	1B.1	CE	FE	Jun-Jul	No Potential
Listera cordata	heart-leaved twayblade	4.2	None	None	Feb-Jul	No Potential
Lycopodium clavatum	running-pine	4.1	None	None	Jun-Aug(Sep)	No Potential
Mitellastra caulescens	leafy-stemmed mitrewort	4.2	None	None	(Mar)Apr-Oct	No Potential
Monotropa uniflora	ghost-pipe	2B.2	None	None	Jun-Aug(Sep)	No Potential
Montia howellii	Howell's montia	2B.2	None	None	(Feb)Mar-May	No Potential
Oenothera wolfii	Wolf's evening-primrose	1B.1	None	None	May-Oct	No Potential
Pityopus californicus	California pinefoot	4.2	None	None	(Mar-Apr)May-Aug	No Potential

List of Potentially Occurring Sensitive Plant Species (cont.)

Scientific Name	**Common Name**	CRPR	CESA	FESA	**Flowering Period**	**Habitat in proposed development site**
Pleuropogon refractus	nodding semaphore grass	4.2	None	None	(Mar)Apr-Aug	No Potential
Puccinellia pumila	dwarf alkali grass	2B.2	None	None	Jul	No Marshes/Swamps
Ribes laxiflorum	trailing black currant	4.3	None	None	Mar-Jul(Aug)	No Potential
Sidalcea malachroides	maple-leaved checkerbloom	4.2	None	None	(Mar)Apr-Aug	No Potential
Sidalcea malviflora ssp. patula	Siskiyou checkerbloom	1B.2	None	None	May-Aug	No Potential
Sidalcea oregana ssp. eximia	coast checkerbloom	1B.2	None	None	Jun-Aug	No Potential
Silene scouleri ssp. scouleri	Scouler's catchfly	2B.2	None	None	(Mar-May)Jun-Aug(Sep)	No Potential
Spergularia canadensis var. occidentalis	western sand-spurrey	2B.1	None	None	Jun-Aug	No Marshes/Swamps
Sulcaria spiralifera	twisted horsehair lichen	1B.2	None	None	--	No Coastal Areas
Trichodon cylindricus	cylindrical trichodon	2B.2	None	None	--	No Potential
Usnea longissima	Methuselah's beard lichen	4.2	None	None	--	No Potential
Viola palustris	alpine marsh violet	2B.2	None	None	Mar-Aug	No Potential

LISTED RARE, THREATENED AND ENDANGERED SPECIES, FOR WHICH KNOWN RANGE OVERLAPS THE PROPERTY AND BAA

1. Crotch bumble bee (*Bombus crotchii*)
Status: State Candidate Endangered
Key Habitat: The Crotch bumble bee is a generalist short-or medium-tongued forager that may be found in open habitats such as grassland or scrub areas. Like many bumble bees, the crotch bumble bee nests underground often in abandoned rodent holes. The Crotch bumble bee is threatened by disease, habitat loss and degradation, and insecticides.
Status within the property: The Crotch bumble bee may occur in the BAA. However, grassland and shrub areas are not present within the proposed development site.

2. Western bumble bee (*Bombus occidentalis*)
Status: State Candidate Endangered
Key Habitat: The western bumble bee is a generalist short-tongued forager that may be found in open habitats such as grassy areas, urban parks and gardens, chaparral and shrub areas, and mountain meadows. Like many bumble bees, the western bumble bee nests underground in abandoned rodent holes. The western bumble bee is threatened by disease, habitat loss and degradation, and insecticides.
Status within the property: The Western bumble bee may occur within the BAA. However, grassland and shrub areas are not present within the proposed development site.

3. Marbled murrelet (*Brachyramphus marmoratus*)
Status: State Endangered, Federal Threatened, and BOF Sensitive Species
Key Habitat: Forages in marine environments only. Partial to coastlines with stands of mature redwood or dense mature conifer forests. Status within The property and BAA: No habitat is known to exist within the BAA or the project area.
Status within the property: All potential trees suitable for nesting Marbled murrelets were evaluated on the ground by the RPF during a stand search for potential nesting platforms for the Marbled murrelet. No suitable platforms were present within the stand and are not likely within 0.25 miles of the property.

4. Willow Flycatcher (*Empidonax traillii*)
Status: State Endangered
Key Habitat: Willow flycatchers generally require riparian habitat often dominated by willows and alder; and permanent low flow gradient watercourses, ponds, lakes, wet meadows, marshes, and seeps.
Status within the property: The surrounding BAA may contain areas of low gradient slow moving water. None have been recorded within the BAA. No willow flycatchers were observed during stand search. No habitat exists within the property. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species. No further tree removal or removal of riparian brush is recommended within the proposed development site which limits the potential impact for nesting birds.

5. Tidewater goby (*Eucyclogobius newberryi)*
Status: Federally Endangered
Key Habitat: This benthic fish occurs in small coastal lagoons, lower reaches of streams, and uppermost portions of large bays. In lower sections of coastal streams, it occurs in fresh to brackish water (preferably less than 10 ppt). It occurs in vegetated pools of slow (but not stagnant) areas of streams. Spawning occurs on substrates of coarse sand, in burrows dug by males usually in water 25-50 cm deep.
Status within the property: There are no Class I watercourses within the property. Class I drainages in the BAA could provide habitat for the species. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species downstream of the proposed development site.

6. Peregrine Falcon (*Falcon peregrinus*)
Status: Board of Forestry Sensitive Species (BOF), Federally Delisted August 25, 1999, State Delisted September 4, 2009
Key Habitat: Breeds near wetlands, lakes, riparian areas, or other water, mostly on high cliffs, ledges and rock outcroppings in woodland, forest, and coastal habitats. There has been recent documentation of peregrine falcon nests in old growth redwood snags.

Status within the property and BAA: There are no cliffs, rock outcroppings, residual trees or snags with cavities in their tops on or adjacent to the property. The larger trees were checked for the presence of any wildlife species that may be utilizing them for nesting, roosting, or perching. No nest trees or perch trees with signs of nests or whitewash were observed during a stand search. No further tree removal or removal of riparian brush is recommended within the proposed development site which limits the potential impact for nesting birds. Future planned development should not have a significant effect on this species.

7. Bald Eagle (*Haliaeetus leucocephalus*)
Status: Federally Delisted, State Endangered, BOF Sensitive Species
Key Habitat: Requires large bodies of water or free flowing rivers with abundant fish populations, with adjacent snags or other perches.
Status within the property and BAA: The property and adjacent area was searched for the existence of bald eagle nests or potential habitat during the spring of 2023. These areas were assessed with timber type maps, CNDDB quadrangle overlays, and aerial photos before a field visit to determine potential nest trees. Searches were conducted using optical scanning and stand searches when necessary. Trees greater than 40 inches in DBH were observed, but no nest platforms were identified.

8. Humboldt Marten (*Martes americana*)
Status: State Endangered, Federally Threatened
Key Habitat: Includes late-succession coniferous forests of multiple species stands composed of mixed conifer/hardwoods. Primary species present within the general sightings includes Douglas-fir, white oak and tanoak. Den sites are found in unharvested or selectively cut areas where less than 20% of the overhead canopy is harvested. Martens are not frequently found in relatively early successional conifer/non-commercial timber types along the immediate coast. Past sightings appear to be inland, where the habitat becomes dryer.
Status within the property and BAA: Species presence is unlikely within or near the property due to the lack of habitat and residential development.

9. Coho Salmon (*Oncorhynchus kisutch*)
Status: State Threatened, BOF Sensitive Species and Federally Threatened.
The coho salmon supports valuable commercial and sport fisheries in the Pacific Northwest Region.
Key Habitat: Coho salmon utilize a variety of freshwater habitats and tolerances and requirements change with season and age. Each of the four distinct life stages, Adult, Spawning/embryo/alevin, Parr, and Smolt, require specific habitat quality.
Status within the property: There are no Class I watercourses within the property. Class I drainages in the BAA could provide habitat for the species. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species downstream of the proposed development site.

10. Steelhead-Northern California DPS (*Oncorhynchus mykiss*)
Status: Federally Threatened
Key Habitat: Steelhead are anadromous rainbow trout that migrate to the ocean as juveniles and return to freshwater habitats to spawn. The Northern California Distinct Population Segment (DPS) ranges from Redwood Creek to just south of the Gualala River, and includes the Eel River watershed. Salmonids, including steelhead, require cool, clear perennial streams and rivers with structural complexity for cover and low suspended sediment. Winter steelhead may swim upstream to stream segments that are not accessible to other salmonids during low flows to spawn.
Status within the property: There are no Class I watercourses within the property. Class I drainages in the BAA could provide habitat for the species. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species downstream of the proposed development site.

11. Chinook Salmon (*Oncorhynchus tshawytscha*)
Status: BOF Sensitive Species and Federally Threatened on September 16, 1999.
Key Habitat: Chinook salmon utilize a variety of freshwater habitats and tolerances and requirements change with season and age. Each of the four distinct life stages, Adult, Spawning/embryo/alevin, Parr, and Smolt, require specific habitat quality.
Status within the property: There are no Class I watercourses within the property. Class I drainages in the BAA could provide habitat for the species. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species downstream of the proposed development site.

12. Bank swallow (*Rapia rapia*)
Status: State Threatened
Key habitat: The bank swallow requires vertical banks and cliffs with fine-textured or sandy soils near streams, rivers, ponds, lakes, and the ocean for nesting.
Status within the property and BAA: No known nesting habitat is present within or near the property. Bank swallows are unlikely to occur in the area.

13. Northern Spotted Owl (*Strix occidentalis caurina*)
Status: State Threatened, Federally Threatened, and BOF Sensitive Species
Key Habitat: Requires mature forest patches with permanent water and suitable nesting trees and snags.
Status within the property and BAA: Limited habitat exists within or near the property. The nearest activity center is beyond the 1.3-mile BAA.

14. Eulachon (*Thaleichthys pacificus*)
Status: Federally Threatened
Key Habitat: The eulachon is an anadromous smelt that occupies the nearshore ocean bottom and coastal inlets. This fish lives for about 5 years, becoming sexually mature at 3 or 4 years. Spawns in coastal freshwater up to a few miles inland upon silt, sand, gravel, cobble, or detritus, preferably at bar or riffle habitat.
Status within the property: There are no Class I watercourses within the property. Class I drainages in the BAA could provide habitat for the species. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species downstream of the proposed development site.

15. Longfin Smelt (*Thaleichthys pacificus*)
Status: Federally Candidate species, and State Threatened.
Key Habitat: The longfin smelt is an andromous fish represented by a couple dozen subpopulations. This smelt occupies a wide range of habitats from near shore coastal waters to medium size rivers and even landlocked lakes. During their second year these fish spawn in fresh water, over sandy-gravel substrates, rocks, and aquatic vegetation.
Status within the property: There are no Class I watercourses within the property. Class I drainages in the BAA could provide habitat for the species. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species downstream of the proposed development site.

NON-LISTED SPECIES, FOR WHICH KNOWN RANGE OVERLAPS PROJECT AREA AND BAA

A. AMPHIBIAN SPECIES

1. Pacific Tailed Frog (*Ascaphus truei*)
Status: CDFW "Species of Special Concern"
Key Habitat: Found in riparian areas where there are clear, cold swift-flowing mountain streams; sometimes found near water in damp forests or in more open areas in cold, wet weather. Key habitat components within cold swift-flowing streams are plunge pools and rocky substrates where tadpoles cling to surfaces with large sucker like mouth while eggs are attached to downstream side of rocks.
Status within the property and BAA: Habitat may exist off-site in Class I & II watercourses; however, no habitat exists within the property. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species downstream of the proposed development site.

2. Northern Red-Legged Frog (*Rana aurora*)
Status: CDFW "Species of Special Concern"
Key Habitat: Found in riparian areas and permanent bodies of relatively quiet water such as ponds, pools along streams, reservoirs, springs, lakes and marshes.
Status within the property and BAA: Habitat may exist off-site in Class I & II watercourses; however, no habitat exists within the property. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species downstream of the proposed development site.

3. Foothill Yellow-legged Frog (*Rana boylii*)
Status: CDFW "Species of Special Concern"
Key Habitat: Prefers watercourses with bedload materials composed primarily of sand and gravels while larger rocks are sought out for cover. Regardless of season this frog is rarely found far from permanent water. Tadpoles require water for at least three to four months while completing aquatic development.
Status within the property and BAA: Habitat may exist off-site in Class I & II watercourses; however, no habitat exists within the property. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species downstream of the proposed development site.

4. Southern torrent salamander (*Rhyacotriton variegatus*)
Status: CDFW "Species of Special Concern"
Key Habitat: Found in coastal forests of northwestern California, relatively common in preferred habitats of cold, well shaded permanent streams and spring seepages within redwood, Douglas-fir, mixed conifer, montane riparian, and montane hardwood-conifer forests.
Status within the property and BAA: Habitat exists may exists along the Class II & III watercourses on the property. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species downstream of the proposed development site.

B. REPTILIAN SPECIES

1. Western Pond Turtle (*Clemmys marmorata*)
Status: CDFW "Species of Special Concern"
Key Habitat: This species ranges from the Oregon border south to Kern County. Specific habitat includes areas of permanent water such as lakes, ponds, marshes, rivers, sloughs, and drainage ditches.
Status within the property and BAA: Within the BAA there are watercourses and ponds that could provide habitat. The property does not support habitat for this species.

C. BIRD SPECIES

1. Coopers hawk (*Accipiter cooperii)*
Status: CDFW "Watch List", Board of Forestry Sensitive species.
Key Habitat: Cooper's hawks are common year-round residents in wooded areas of California, and they can be found in urban and suburban areas as well. The raptor commonly nests in riparian and lowland habitats throughout much of Humboldt County. The medium-sized hawk builds nests made of piles of sticks over two feet wide in tall trees, typically 25-50 feet off the ground. Nesting trees include pines, oaks and Douglas firs. Dense stands are typically used for nesting and patchy open areas are commonly used for hunting.
Status within the property and BAA: No coopers hawks were observed during a stand search. The larger trees were checked for the presence of any wildlife species that may be utilizing them for nesting, roosting, or perching. No nest trees or perch trees with signs of nests or whitewash were observed during a stand search. No further tree removal or removal of riparian brush is recommended within the proposed development site which limits the potential impact for nesting birds. Future planned development should not have a significant effect on this species.

2. Sharp-Shinned Hawk (*Accipiter striatus*)
Status: CDFW "Watch List"
Key Habitat: Sharp-shinned Hawk's breeding and wintering habitat is characterized by woodlands of young or open forests with a variety of plant life forms (Johnsgard 1990). They occur in more open woodlands, forest edges and riparian corridors.
Status within the property and BAA: No Sharp-shinned hawks were observed during a stand search. The larger trees were checked for the presence of any wildlife species that may be utilizing them for nesting, roosting, or perching. No nest trees or perch trees with signs of nests or whitewash were observed during a stand search. No further tree removal or removal of riparian brush is recommended within the proposed development site which limits the potential impact for nesting birds. Future planned development should not have a significant effect on this species.

3. Northern harrier (*Circus hudsonius)*
Status: CDFW "Watch List"
Key Habitat: The northern harrier is often observed in marshes, field or prairies. The raptor may be found in open terrain including both wet and dry habitats.
Status within the property and BAA: The property does not support habitat for this species but may exist within the BAA.

4. white-tailed kite (*Elanus leucurus)*
Status: CDFW "Fully Protected"
Key Habitat: The northern harrier is often observed in marshes, field or prairies. The raptor may be found in open terrain including both wet and dry habitats.
Status within the property and BAA: The property does not support habitat for this species but may exist within the BAA.

5. Osprey (*Pandion haliaetus)*
Status: CDFW "Species of Special Concern", Board of Forestry Sensitive species.
Key Habitat: Nests on stick platforms at the top of large snags or dead-topped trees. Uses rivers, lakes, reservoirs, bays, estuaries and surf zones to prey on fish, although small mammals, birds, amphibians, reptiles and invertebrates may be taken.
Status within the property and BAA: No osprey were observed during a stand search. The larger trees were checked for the presence of any wildlife species that may be utilizing them for nesting, roosting, or perching. No nest trees or perch trees with signs of nests or whitewash were observed during a stand search. No further tree removal or removal of riparian brush is recommended within the proposed development site which limits the potential impact for nesting birds. Future planned development should not have a significant effect on this species.

D. MAMMAL SPECIES

1. Sonoma tree vole (*Arborimus pomo*)
Status: CDFW Species of Special Concern
Key habitat: The Sonoma tree vole occurs along the North Coast in old-growth and other forests, mainly Douglas-fir, redwood, and montane hardwood conifer habitats. The small rodent specializes in feeding on Douglas-fir and grand fir needles, and typically constructs nests in Douglas-fir trees.
Status within the property and BAA: Due to the property location, the property is unlikely to provide suitable habitat.

2. Townsend's Big-Eared Bat (*Corynorhinus* townsendii)
Status: The Townsend's big-eared bat (*Corynorhinus townsendii,* COTO) has been designated as a species of special concern with the California Department of Fish and wildlife. The species was determined not to be a candidate for State listing as a threatened or endangered species under CESA.
Key Habitat: The Townsend's big-eared bat is found throughout most of California, from desert habitats to the coastal redwood forests, and in oak woodlands. Their distribution is patchy, and is strongly correlated with the availability of caves, with populations occurring in areas dominated by cavity forming rock, and thus historic mining districts. They prefer open surfaces of caves and undisturbed spaces in buildings, bridges, tunnels, and possibly basal hollows of large trees.
Status within the property and BAA: The broader surrounding area could provide potential roosting structures, but future proposed projects would not directly impact roosting habitat.

3. North American porcupine (*Erethizon dorsatum*)
Status: CDFW Special Animals List (2022)
Key Habitat: The American porcupine is most commonly found in montane conifer, Douglas-fir, alpine dwarf-shrub, and wet meadow habitats. The herbivore feeds on a wide variety of aquatic and terrestrial herbs, shrubs, fruits, leaves, and buds in the summer. During the winter, the porcupine diet includes evergreen leaves, twigs, bark, and cambium of trees, particularly conifers.
Status within the property and BAA: The adjacent timbered areas may provide foraging habitat, but given the proximity to an urban area, occurrence on and adjacent to the property is likely transient. Species presence is unlikely within or near the property due to the lack of habitat and residential development.

4. Fisher (*Martes pennanti*)
Status: CDFW "Species of Special Concern"
Pacific Fisher Habitat and Studies: The larger diameter stands can generally provide natal den trees large enough to accommodate cavities of appropriate size for adult females and her kits. In the southern Oregon Cascade Range average diameter breast height (dbh) and height of live tree natal dens were 36 inches with a height of 131 feet. Average dbh of snag dens was 35 inches with a height of 85 feet. Height of cavity opening averaged 53 feet. Material den structures were more variable and included cavities in

the bole or butt of large live trees or snags and large hollow logs. Average dbh and height of large live trees was 38 inches and 125 feet. Average snag dbh and height was 52 inches and 52.5 feet. Log material dens were 41 inches and 49 feet long. Fishers use rest sites across their home range, often using a different structure for each resting occasion. Frequently used resting structures in live trees include cavities, large branches and squirrel or raptor nest. Snags, logs and aggregations of large woody debris are also utilized. A general preference for a large tree is likely related to the more frequent presence of large lateral limbs, with areas of decay contributing to cavity formation and presence of other structural elements.
Status within the property and BAA: Fisher presence is unlikely due to the fragmented nature, residential development and lack of habitat within and surrounding the property.

E. FISH SPECIES

1. Pacific lamprey (*Entosphenus tridentatus*)
Status: CDFW "Species of Concern"
Key Habitat: Pacific lamprey require cool, permanent streams with a variety of substrates and structural complexity (CalFish). Lampreys are anadromous and must have unimpeded access to the ocean (CalFish).
Status within the property and BAA: There are no Class I watercourses within the property. Class I drainages in the BAA could provide habitat for the species. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species downstream of the proposed development site.

2. Western brook lamprey (*Lampetra richardsoni*)
Status: CDFW "Species of Concern"
Key Habitat: Pacific lamprey require cool, permanent streams with a variety of substrates and structural complexity (CalFish). Lampreys are anadromous and must have unimpeded access to the ocean (CalFish).
Status within the property and BAA: There are no Class I watercourses within the property. Class I drainages in the BAA could provide habitat for the species. Considering the protection provided to watercourses by the Forest Practice Rules and future planned development adhering to low impact development (LID) standards, future planned development should not have a significant effect on this species downstream of the proposed development site.

POTENTIAL RARE PLANT DETAILS

1. Pink sand-verbena (*Abronia umbellata var. breviflora*)
Status: CNPS List 1B.1, Plants rare, threatened, or endangered in California and elsewhere; .1 Seriously threatened in California. No state or federal listing. State Rank S2: Imperiled; Global Rank G4G5T2: Apparently Secure/Secure.
Family: Nyctaginaceae
Flowering: June – October
Habitat: coastal dunes.
Status within project area: no coastal dunes within the project area; no potential habitat exists.

2. Sea-watch (*Angelica lucida*)
Status: CNPS List 4.2, Plants of limited distribution, a watch list; .2 Moderately threatened in California. No state or federal listing. State Rank S3: Vulnerable, Global Rank G5: Secure.
Family: Apiaceae
Flowering: April – September
Habitat: coastal bluff scrub, coastal dunes, coastal scrub, marshes, and swamps (coastal salt).
Status within project area: no coastal areas, marshes, or swamps within the project area; no potential habitat exists.

3. Coastal marsh milk-vetch (*Astragalus pycnostachyus var. pycnostachyus*)
Status: CNPS List 1B.2, Plants rare, threatened, or endangered in California and elsewhere; .2 Moderately threatened in California. No federal or state listing. State Rank S2: Imperiled, Global Rank G2T2: Imperiled.
Family: Fabaceae
Flowering: (April) June – October
Habitat: coastal dunes (mesic), coastal scrub, marshes and swamps (coastal salt, streamsides).
Status within project area: no coastal areas, marshes, or swamps; no potential habitat exists.

4. Rattan's milk-vetch (*Astragalus rattanii var. rattanii*)

Status: CNPS List 4.3, Plants of limited distribution, a watch list; .3 Not very threatened in California. No state or federal listing. State Rank S4: Apparently Secure, Global Rank G4T4: Apparently Secure.
Family: Fabaceae
Flowering: April – July
Habitat: gravelly streambanks; chaparral, cismontane woodland, lower montane coniferous forest.
Status within project area: no chaparral, cismontane woodlands, or lower montane coniferous forest on the property; no potential habitat exists.

5. Seaside bittercress (*Cardamine angulata*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S3: Vulnerable, Global Rank G4G5: Apparently Secure/Secure.
Family: Brassicaceae
Flowering: (January) March – July
Habitat: Lower montane coniferous forest, North Coast coniferous forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

6. Northern clustered sedge (*Carex arcta*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S1: Critically Imperiled, Global Rank G5: Secure.
Family: Cyperaceae
Flowering: June - September
Habitat: bogs and fens, North Coast coniferous forest (mesic).
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

7. Bristle-stalked sedge (*Carex leptalea*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S1: Critically Imperiled, Global Rank G5: Secure.
Family: Cyperaceae
Flowering: March – July
Habitat: bogs and fens, meadows and seeps (mesic), and marshes and swamps.
Status within project area: No bogs or fens, meadows or seeps, marshes or swamps; no potential habitat exists within the project area.

8. Lyngbye's sedge (*Carex lyngbyei*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S3: Vulnerable, Global Rank G5: Secure.
Family: Cyperaceae
Flowering: April – August
Habitat: marshes and swamps (brackish, freshwater)
Status within project area: No marshes or swamps within the project area; no potential habitat exists.

9. Northern meadow sedge (*Carex praticola*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S2: Imperiled, Global Rank G5: Secure.
Family: Cyperaceae
Flowering: May – July
Habitat: meadows and seeps (mesic).
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within seeps on the property.

10. Humboldt Bay owl's clover (*Castilleja amibigua var. humboldtiensis*)
Status: CNPS List 1B.2, Plants rare, threatened, or endangered in California and elsewhere; .2 Moderately theratened in California. No state or federal listing. State Rank S2: Imperiled, Global Rank G4T2: Apparently Secure/Imperiled.
Family: Orobanchaceae
Flowering: April - August
Habitat: marshes and swamps (coastal salt).
Status within project area: No coastal marshes and swamps within the project area; no potential habitat exists.

11. Oregon coast paintbrush (*Castilleja litoralis*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No federal or state listing. State Rank S3: Vulnerable, Global Rank G3: Vulnerable.
Family: Orobanchaceae
Flowering: June
Habitat: sandy; coastal bluff scrub, coastal dunes, coastal scrub.
Status within project area: no coastal areas within the property; no potential habitat exists within the project area.

12. Point Reyes salty bird's beak (*Chloropyron maritimum ssp. palustre*)
Status: CNPS List 1B.2, Plants rare, threatened, or endangered in California and elsewhere; .2 Moderately threatened in California. No federal or state listing. State Rank S2: Imperiled, Global Rank G4?T2: Apparently secure?/Imperiled.
Family: Orobanchaceae
Flowering: June – October
Habitat: marshes and swamps (coastal salt).
Status within project area: no coastal marshes or swamps within the project area; no potential habitat exists on the property.

13. Pacific golden saxifrage (*Chrysosplenium glechomifolium*)
Status: CNPS List 4.3, Plants of limited distribution, a watch list; .3 Not very threatened in California. No federal or state listing. State Rank S3: Vulnerable, Global Rank G4T4: Apparently secure/Apparently Secure.
Family: Saxifragaceae
Flowering: February – June
Habitat: streambanks, sometimes seeps, sometimes roadsides; North Coast coniferous forest, riparian forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

14. Round-headed Chinese-houses (*Collinsia corymbosa*)
Status: CNPS List 1B.2 Plants rare, threatened, or endangered in California and elsewhere; .2 Moderately threatened in California. No federal or state listing. State Rank S1: Critically Imperiled, Global Rank G1: Critically Imperiled.
Family: Plantaginaceae
Flowering: April – June
Habitat: coastal dunes.
Status within project area: no coastal dunes within the project area; no potential habitat exists.

15. Small spikerush (*Eleocharis parvula*)
Status: CNPS List 4.3, Plants of limited distribution, a watch list; .3 Not very threatened in California. No federal or state listing. State Rank S3: Vulnerable, Global Rank G5: Secure.
Family: Cyperaceae
Flowering: (April) June – August (September)
Habitat: marshes and swamps.
Status within project area: no marshes or swamps on the property; no potential habitat exists in the project area.

16. Menzies' wallflower (*Erysimum menziesii*)
Status: CNPS List 1B.1, Plants rare, threatened, or endangered in California and elsewhere; .1 Seriously threatened in California. Federally listed as FE: Federally Endangered, State listed as CE: State Listed as Endangered. State Rank S1: Critically Imperiled, Global Rank G1: Critically Imperiled.
Family: Brassicaceae
Flowering: March - September
Habitat: coastal dunes.
Status within project area: no coastal areas on the property; no potential habitat exists in the project area.

17. Coast fawn lily (*Erythronium revolutum*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S3: Vulnerable, Global Rank G4G5: Apparently Secure/Secure.
Family: Liliaceae
Flowering: March – July (August)
Habitat: mesic, streambanks; bogs and fens, broadleafed upland forest, North Coast coniferous forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

18. Minute pocket moss (*Fissidens pauperculus*)
Status: CNPS List 1B.2, Plants rare, threatened, or endangered in California and elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S2: Imperiled, Global Rank G3?: Vulnerable?.
Family: Fissidentaceae
Flowering: --
Habitat: North Coast coniferous forest (damp coastal soil).
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

19. Pacific gilia (*Gilia capitata ssp. pacifica*)
Status: CNPS List 1B.2, Plants rare, threatened, or endangered in California and elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S2: Imperiled, Global Rank G5T3: Secure/Vulnerable.
Family: Polemoniaceae
Flowering: April - August
Habitat: coastal bluff scrub, chaparral (openings), coastal prairie, valley and foothill grassland.
Status within project area: no coastal bluff scrub, no chaparral, no coastal prairie, no valley and foothill grasslands; no potential habitat exists on the property.

20. Dark-eyed gilia (*Gilia millefoliata*)
Status: CNPS List 1B.2, Plants rare, threatened, or endangered in California and elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S2: Imperiled, Global Rank G2: Imperiled.
Family: Polemoniaceae
Flowering: April - July
Habitat: coastal dunes.
Status within project area: no coastal dunes on the property; no potential habitat exists in the project area.

21. American glehnia (*Glehnia littoralis ssp. leiocarpa*)
Status: CNPS List 4.2, Plants of limited distribution, a watch list; .2 Moderately threatened in California. No state or federal listing. State Rank S2S3: Imperiled/Vulnerable, Global Rank G5T5: Secure/Secure.
Family: Apiaceae
Flowering: May - August
Habitat: coastal dunes.
Status within project area: no coastal dunes within the project area; no potential habitat exists on the property.

22. Short-leaved evax (*Hesperevax sparsiflora var. brevifolia*)
Status: CNPS List 1B.2, Plants rare, threatened, or endangered in California and elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S3: Vulnerable, Global Rank G4T3: Apparently Secure/Vulnerable
Family: Asteraceae
Flowering: March - June
Habitat: coastal bluff scrub (sandy), coastal dunes, coastal prairie.
Status within project area: no coastal areas on the property; no potential habitat exists within project area.

23. Harlequin lotus (*Hosackia gracilis*)
Status: CNPS List 4.2, Plants of limited distribution, a watch list; .2 Moderately threatened in California. No state or federal listing. State Rank S3: Vulnerable, Global Rank G3G4: Vulnerable; Apparently Secure.
Family: Fabaceae
Flowering: March - July
Habitat: wetlands, roadsides; broadleafed upland forest, coastal bluff scrub, closed-cone coniferous forest, cismontane woodland, coastal prairie, coastal scrub, meadows and seeps, marshes and swamps, North Coast coniferous forest, valley and foothill grassland.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within openings in the forested areas.

24. Perennial goldfields (*Lasthenia californica ssp. macrantha*)
Status: CNPS List 1B.2, Plants rare, threatened, or endangered in California and elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S2: Imperiled, Global Rank G3T2: Vulnerable/Imperiled.
Family: Asteraceae
Flowering: January - November
Habitat: coastal bluff scrub, coast dunes, coastal scrub.
Status within project area: no coastal areas within the project area; no potential habitat exists on the property.

25. Sticky pea (*Lathyrus glandulosus*)
Status: CNPS List 4.3, Plants of limited distribution, a watch list; .3 Not very threatened in California. No state or federal listing. State Rank S3: Vulnerable, Global Rank G3: Vulnerable.
Family: Fabaceae
Flowering: April – June
Habitat: cismontane woodland.
Status within project area: no cismontane woodland in the project area; no potential habitat exists on the property.

26. Seaside pea (*Lathyrus japonicus*)
Status: CNPS List 2B.1, Plants rare, threatened, or endangered in California but common elsewhere; .1 Seriously threatened in California. No state or federal listing. State Rank S2: Imperiled, Global Rank G5: Secure.
Family: Fabaceae
Flowering: May - August
Habitat: coastal dunes.
Status within project area: no coastal dunes within the project area; no potential habitat exists.

27. Marsh pea (*Lathyrus palustris*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S2: Imperiled, Global Rank G5: Secure.
Family: Fabaceae
Flowering: March - August
Habitat: mesic; bogs and fens, coastal prairie, coastal scrub, lower montane coniferous forest, marshes and swamps, North Coast coniferous forest.
Status within project area: no marsh areas exist on the parcel; no potential habitat exists in the project area.

28. Beach layia (*Layia carnosa*)
Status: CNPS List 1B.1, Plants rare, threatened, or endangered in California and elsewhere; .1 Seriously threatened in California. Federally listed as FE: Federally Endangered, State Listed as CE: State Listed as Endangered. State Rank S2: Imperiled, Global Rank G2: Imperiled.
Family: Asteraceae
Flowering: March - July
Habitat: coastal dunes, coastal scrub (sandy).
Status within project area: no coastal areas on the property; no potential habitat exists within the project area.

29. Kellogg's lily (*Lilium kelloggii*)
Status: CNPS List 4.3, Plants of limited distribution, a watch list; .3 Not very threatened in California. No state or federal listing. State Rank S3: Vulnerable, Global Rank G3: Vulnerable.
Family: Liliaceae
Flowering: May – August
Habitat: openings, roadsides; lower montane coniferous forest, North Coast coniferous forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

30. Western lily (*Lilium occidentale*)
Status: CNPS List 1B.1, Plants rare, threatened, or endangered in California and elsewhere; .1 Seriously threatened in California. Federally Listed as FE: Federally Endangered; State Listed as CE: State Listed as Endangered. State Rank S1: Critically Imperiled, Global Rank G1: Critically Imperiled.
Family: Liliaceae
Flowering: June – July
Habitat: bogs and fens, coastal bluff scrub, coastal prairie, coastal scrub, marshes and swamps (freshwater), North Coast coniferous forest (openings).
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

31. Heart-leaved twayblade (*Listera cordata*)
Status: CNPS List 4.2, Plants of limited distribution, a watch list; .2 Moderately threatened in California. No state or federal listing. State Rank S4: Apparently Secure, Global Rank G5: Secure.
Family: Orchidaceae
Flowering: February - July
Habitat: bogs and fens, lower montane coniferous forest, North Coast coniferous forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

32. Running pine (*Lycopodium clavatum*)
Status: CNPS List 4.1, Plants of limited distribution, a watch list; .1 Seriously threatened in California. No state or federal listing. State Rank S3: Vulnerable, Global Rank G5: Secure.
Family: Lycopodiaceae
Flowering: June – August (September)
Habitat: often edges, openings, and roadsides; lower montane coniferous forest (mesic), marshes and swamps, North Coast coniferous forest (mesic).
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within edges, openings, and roadsides of the forest.

33. Leafy-stemmed mitrewort (*Mitellastra caulescens*)
Status: CNPS List 4.2, Plants of limited distribution, a watch list; .2 Moderately threatened in California. No state or federal listing. State Rank S4: Apparently Secure, Global Rank G5: Secure.
Family: Saxifragaceae
Flowering: (March) April - October
Habitat: mesic, sometimes roadsides; broadleafed upland forest, lower montane coniferous forest, meadows and seeps, North Coast coniferous forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

34. Ghost-pipe (*Monotropa uniflora*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S2: Imperiled, Global Rank G5: Secure.
Family: Ericaceae
Flowering: June – August (September)
Habitat: broadleafed upland forest, North Coast coniferous forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

35. Howell's montia (*Montia howellii*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S2: Imperiled, Global Rank G3G4: Vulnerable/Apparently secure.
Family: Montiaceae
Flowering: (February) March - May
Habitat: vernally mesic, sometimes roadsides; meadows and seeps, North Coast coniferous forest, vernal pools.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within vernally mesic areas, roadsides, meadows, and forested areas.

36. Wolf's evening primrose (*Oenothera wolfii*)
Status: CNPS List 1B.1, Plants rare, threatened, or endangered in California and elsewhere; .1 Seriously threatened in California. No state or federal listing. State Rank S1: Critically Imperiled, Global Rank G2: Imperiled.
Family: Onagraceae
Flowering: May - October
Habitat: sandy, usually mesic; coastal bluff scrub, coast dunes, coastal prairie, lower montane coniferous forest.
Status within project area: no coastal or lower montane sandy-mesic areas within the property; no potential habitat exists in the project area.

37. California pinefoot (*Pityopus californicus*)
Status: CNPS List 4.2, Plants of limited distribution, a watch list; .2 Moderately threatened in California. No state or federal listing. State Rank S4: Apparently Secure, Global Rank G4G5: Apparently Secure/Secure.
Family: Ericaceae
Flowering: (March -April) May - August
Habitat: mesic; broadleafed upland forest, lower montane coniferous, North Coast coniferous forest, upper montane coniferous forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

38. Nodding semaphore grass (*Pleuropogon refractus*)
Status: CNPS List 4.2, Plants of limited distribution, a watch list; .2 Moderately threatened in California. No federal or state listing. State Rank S4: Apparently Secure, Global Rank G4: Apparently Secure.
Family: Poaceae
Flowering: (March) April – August
Habitat: mesic; lower montane coniferous forest, meadows and seeps, North Coast coniferous forest, riparian forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within meadows, seeps and riparian forested areas.

39. Dwarf alkali grass (*Puccinellia pumila*)

Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No federal or state listing. State Rank SH: Possibly Extirpated (Historical), Global Rank G4?: Apparently Secure.
Family: Poaceae
Flowering: July
Habitat: marshes and swamps (coastal salt).
Status within project area: no marshes or swamps within the project area; no potential habitat exists on the property.

40. Trailing black currant (*Ribes laxiflorum*)
Status: CNPS List 4.3, Plants of limited distribution, a watch list; .3 Not very threatened in California. No federal or state listing. State Rank S3: Vulnerable, Global Rank G5?: Secure?.
Family: Grossulariaceae
Flowering: March – July (August)
Habitat: sometimes roadside; North Coast coniferous forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

41. Maple-leaved checkerbloom (*Sidalcea malachroides*)
Status: CNPS List 4.2, Plants of limited distribution, a watch list; .2 Moderately threatened in California. No state or federal listing. State Rank S3: Vulnerable, Global Rank G3: Vulnerable.
Family: Malvaceae
Flowering: (March) April - August
Habitat: often in disturbed areas; broadleafed upland forest, coastal prairie, coastal scrub, North Coast coniferous forest, riparian woodland.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

42. Siskiyou checkerbloom (*Sidalcea malviflora ssp. patula*)
Status: CNPS List 1B.2, Plants rare, threatened, or endangered in California and elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S2: Imperiled, Global Rank G5T2: Secure/Imperiled.
Family: Malvaceae
Flowering: May - August
Habitat: coastal bluff scrub, coastal prairie, North Coast coniferous forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

43. Coast checkerbloom (*Sidalcea oregana ssp. eximia*)
Status: CNPS List 1B.2, Plants rare, threatened, or endangered in California and elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S1: Critically Imperiled, Global Rank G5T1: Secure/Critically Imperiled.
Family: Malvaceae
Flowering: June – August
Habitat: lower montane coniferous forest, meadows and seeps, North Coast coniferous forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

44. Scouler's catchfly (*Silene scouleri ssp. scouleri*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S2S3: Imperiled/Vulernable, Global Rank G5T4T5: Secure/Apparently Secure.
Family: Malvaceae
Flowering: (March – May) June – August (September)
Habitat: coastal bluff scrub, coastal prairie, valley and foothill grassland.
Status within project area: no coastal areas or valley and foothill grasslands; no potential habitat exists on the property.

45. Western sand-spurry (*Spergularia canadensis var. occidentalis*)
Status: CNPS List 2B.1, Plants rare, threatened, or endangered in California but common elsewhere; .1 Seriously threatened in California. No state or federal listing. State Rank S1: Critically Imperiled, Global Rank G5T2: Secure/Imperiled.
Family: Caryophyllaceae
Flowering: June – August
Habitat: marshes and swamps (coastal salt).
Status within project area: no marshes and swamps on the property; no potential habitat exists within the project area.

46. Twisted horsehair lichen (*Sulcaria spiralifera*)
Status: CNPS List 1B.2, Plants rare, threatened, or endangered in California and elsewhere; .1 Seriously threatened in California. No state or federal listing. State Rank S1S2: Critically Imperiled/Imperiled, Global Rank G3: Vulnerable
Family: Parmeliaceae
Flowering: --
Habitat: coastal dunes (SLO Co.), North Coast coniferous forest (immediate coast).
Status within project area: no immediate coastal areas on the property; no potential habitat exists in the project area.

47. Cylindrical trichodon (*Trichodon cylindricus*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S2: Imperiled, Global Rank G4G5: Apparently Secure/Secure.
Family: Ditrichaceae
Flowering: --
Habitat: sandy, exposed soil, roadbanks; broadleafed upland forest, meadows and seeps, upper montane coniferous forest.
Status within project area: no broadleafed forest, no meadows and seeps, no upper montane coniferous forest on the property; no potential habitat exists in the project area.

48. Methuselah's beard lichen (*Usnea longissima*)
Status: CNPS List 4.2, Plants of limited distribution, a watch list; .2 Moderately threatened in California. No state or federal listing. State Rank S4: Apparently Secure, Global Rank G4: Apparently Secure.
Family: Parmeliaceae
Flowering: --
Habitat: broadleafed upland forest; North Coast coniferous forest.
Status within project area: No potential habitat exists within the proposed development site. Potential habitat may exist within forested areas.

49. Alpine marsh violet (*Viola palustris*)
Status: CNPS List 2B.2, Plants rare, threatened, or endangered in California but common elsewhere; .2 Moderately threatened in California. No state or federal listing. State Rank S1S2: Critically Imperiled/Imperiled, Global Rank G5: Secure.
Family: Violaceae
Flowering: March – August
Habitat: bogs and fens (coastal), coastal scrub.
Status within project area: no bogs or fens or coastal scrub on the property; no potential habitat exists in the project area.

Rank Definitions

CONSERVATION STATUS DEFINITIONS

Fed List*
This field indicates the plant's legal status under the Federal Endangered Species Act (ESA).

FE Federally Endangered: The classification provided to a plant in danger of extinction within the foreseeable future throughout all or a significant portion of its range.

FT Federally Threatened: The classification provided to a plant which is likely to become an Endangered species within the foreseeable future throughout all or a significant portion of its range.

PE Proposed Endangered: The classification provided to a plant that is proposed for federal listing as Endangered in the Federal Register under Section 4 of the Endangered Species Act.

PT Proposed Threatened: The classification provided to a plant that is proposed for federal listing as Threatened in the Federal Register under Section 4 of the Endangered Species Act.

FC Federal Candidate: The classification provided to a plant that has been studied by the United States Fish and Wildlife Service, and the Service has concluded that it should be proposed for addition to the list of Federally Endangered and Threatened species.
None The plant has no federal listing status under ESA.

FD Federally Delisted: The plant was previously listed as Endangered or Threatened but is no longer on the list of Federally Endangered and Threatened species.

State List*
This field indicates the plant's legal status under the California Endangered Species Act (CESA).

CE State Listed as Endangered: The classification provided to a native species or subspecies in serious danger of becoming extinct throughout all or a significant portion of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

CT State Listed as Threatened: The classification provided to a native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of special protection and management efforts.

CR State Listed as Rare: The classification provided to a native plant species, subspecies, or variety when, although not presently threatened with extinction, it occurs in such small numbers throughout its range that it may become endangered if its present environment worsens. This designation stems from the Native Plant Protection Act of 1977.

CC Candidate for State Listing: The classification provided to a native species or subspecies that the Fish and Game Commission has formally noticed as being under review by the Department of Fish and Wildlife for addition to the list of endangered or threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to the list of endangered or threatened species.

None The plant has no state listing status under CESA.

CD State Delisted: The plant was previously listed as Endangered, Threatened or Rare but is no longer listed by the State of California.

Global Rank*
The Global Rank (G-rank) is an indication of the overall condition and imperilment of an element throughout its global range. It is a letter+number score that reflects a combination of Rarity, Threat and Trend factors, with weighting being heavier on the rarity factors. The Global Ranks are assigned by NatureServe in coordination with the state program(s) where the element occurs.

GX Presumed Extinct — Not located despite intensive searches and virtually no likelihood of rediscovery.

GH Possibly Extinct — Known from only historical occurrences but still some hope of rediscovery. There is evidence that the species may be extinct, or the ecosystem may be eliminated throughout its range, but not enough to state this with certainty. Examples of such evidence include 1) that a species has not been documented in approximately 20–40 years despite some searching or some evidence of significant habitat loss or degradation; 2) that a species or ecosystem has been searched for unsuccessfully, but not thoroughly enough to presume that it is extinct or eliminated throughout its range.

G1 Critically Imperiled — At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

G2 Imperiled — At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.

G3 Vulnerable — At moderate risk of extinction or elimination due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

G4 Apparently Secure — Uncommon but not rare; some cause for long-term concern due to declines or other factors.

G5 Secure — Common; widespread and abundant.

GNR Unranked — Global rank not yet assessed.

GU Unrankable — Currently unrankable due to a lack of information or due to substantially conflicting information about status or trends.

G#G# Range Rank — A numeric range rank (e.g., G2G3) is used to indicate the range of uncertainty about the exact status of a taxon or community.

G#T# Infraspecific Taxon — The status of infraspecific taxa (subspecies or varieties) are indicated by a "T-rank" following the species' Global Rank. Rules for assigning T-ranks follow the same principles as those for Global Ranks. However, a T-rank cannot imply the subspecies or variety is more abundant than the species. In such cases, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies or variety.

? Qualifier: Inexact Numeric Rank — A question mark represents a rank qualifier, denoting an inexact or uncertain numeric rank.

Q Qualifier: Questionable Taxonomy — The distinctiveness of this entity as a taxon or community at the current level is questionable; resolution of this uncertainty may result in change from a species to a subspecies or hybrid, or inclusion of this taxon or type in another taxon or type, with the resulting taxon having a lower-priority (numerically higher) conservation status rank.

C Qualifier: Captive or Cultivated Only — The taxon or community at present is presumed or possibly extinct or eliminated in the wild across its entire native range but is extant in cultivation, in captivity, as a naturalized population (or populations) outside its native range, or as a reintroduced population or ecosystem restoration, not yet established.

State Rank*
The State Rank (S-rank) is an indication of the condition and imperilment of an element throughout its range within the state. As with the G-rank, it is a letter+number score that reflects a combination of Rarity, Threat and Trend factors, weighted more heavily on rarity. The State Ranks are assigned by the CNDDB biologists using standard natural heritage methodology.

SX Presumed Extirpated — Species is believed to be extirpated from the state. Not located despite intensive searches of historical sites and other appropriate habitat, and virtually no likelihood that it will be rediscovered.

SH Possibly Extirpated (Historical) — Species occurred historically in the state, and there is some possibility that it may be rediscovered. All sites are historical; the element has not been seen for at least 20 years, but suitable habitat still exists.

S1 Critically Imperiled — Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state.

S2 Imperiled — Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state.

S3 Vulnerable — Vulnerable in the state due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S4 Apparently Secure — Uncommon but not rare; some cause for long-term concern due to declines or other factors.

S5 Secure — Common, widespread, and abundant in the state.

SNR Unranked — State conservation status not yet assessed.

SU Unrankable — Currently unrankable due to a lack of information or due to substantially conflicting information about status or trends.

S#S# Range Rank — A numeric range rank (e.g., S2S3) is used to indicate any range of uncertainty about the status of the species or community.

? Qualifier: Inexact or Uncertain — A question mark represents a rank qualifier, denoting an inexact or uncertain numeric rank.
Note: References to older ranks may contain a decimal "threat" rank of .1, .2, or .3, where .1 indicates very threatened status, .2 indicates moderate threat, and .3 indicates few or no current known threats.

CA Rare Plant Rank (CRPR)
California Rare Plant Ranks (CRPRs) are a ranking system developed by the California Native Plant Society (CNPS) to define and categorize rarity in the California flora. All plants that are assigned to a California Rare Plant Rank category are tracked by the CNDDB; however, element occurrence (EO) information is only maintained for CRPR 1 and 2 plants, and some CRPR 3 plants. Most CRPR 3 and 4 plants that have EO information in this Inventory and the CNDDB were previously assigned to CRPR 1 or 2; their EO data reflect their prior rank and have generally not been updated since the date of their change to CRPR 3 or 4.
Major changes to California Rare Plant Ranks (e.g., additions, changes, and deletions) undergo the CNPS Rare Plant Status Review process. This is a joint effort by CNPS, the CNDDB, Regional Plant Status Review Groups, the Status Review Forum, and botanical experts throughout the world. Once consensus is reached, then additions, changes, or deletions in California Rare Plant Ranks are made to this Inventory and the CNDDB. For a flow chart of the status review process, see Rare Plant Data in California: The Cooperative Relationship between the California Natural Diversity Database and the California Native Plant Society.

1A Presumed Extirpated or Extinct — Plants presumed extirpated in California and either rare or extinct elsewhere. These plants have not been seen or collected in the wild in California for many years. A plant is extinct if it no longer occurs anywhere. A plant that is extirpated from California has been eliminated from California but may still occur elsewhere in its range.
All of the plants constituting California Rare Plant Rank 1A meet the definitions of the California Endangered Species Act of the California Department of Fish and Game Code and are eligible for state listing. Should these taxa be rediscovered, any impacts to individual plants or their habitat must be analyzed during preparation of environmental documents relating to the California Environmental Quality Act (CEQA), or those considered to be functionally equivalent to CEQA, as they meet the definition of Rare or Endangered under CEQA Guidelines §15125 (c) and/or §15380.

1B Rare or Endangered — Plants rare, threatened, or endangered in California and elsewhere. These plants are rare throughout their entire range with the majority also being endemic to California. Most of the plants that are ranked 1B have declined significantly over the last century. California Rare Plant Rank 1B plants constitute the majority of taxa in the CNPS Inventory, with more than 1,000 plants assigned to this category of rarity.
All of the plants constituting California Rare Plant Rank 1B meet the definitions of the California Endangered Species Act of the California Department of Fish and Game Code and are eligible for state listing. Impacts to these species or their habitat must be analyzed during preparation of environmental documents relating to CEQA, or those considered to be functionally equivalent to CEQA, as they meet the definition of Rare or Endangered under CEQA Guidelines §15125 (c) and/or §15380.

2A Extirpated in California — Plants presumed extirpated in California but common elsewhere. These plants are presumed extirpated because they have not been observed or documented in California for many years. This list only includes plants that are presumed extirpated in California but are common elsewhere in their range outside of the state.
All of the plants constituting California Rare Plant Rank 2A meet the definitions of the California Endangered Species Act of the California Department of Fish and Game Code and are eligible for state listing. Should these species be rediscovered, any impacts proposed to individuals, or their habitat must be analyzed during preparation of environmental documents relating to CEQA, or those considered to be functionally equivalent to CEQA, as they meet the definition of Rare or Endangered under CEQA Guidelines §15125 (c) and/or §15380.

2B Rare or Endangered in California — Plants rare, threatened, or endangered in California but common elsewhere. Except for being common beyond the boundaries of California, 2B plants would have been ranked 1B. From the federal perspective, plants common in other states or countries are not eligible for consideration under the provisions of the Federal Endangered Species Act. With California Rare Plant Rank 2B, we recognize the importance of protecting the geographic range of widespread species. In this way we protect the diversity of our own state's flora and help maintain evolutionary processes and genetic diversity within species.
All of the plants constituting California Rare Plant Rank 2B meet the definitions of the California Endangered Species Act of the California Department of Fish and Game Code and are eligible for state listing. Impacts to these species or their habitat must be analyzed during preparation of environmental documents relating to CEQA, or those considered to be functionally equivalent to CEQA, as they meet the definition of Rare or Endangered under CEQA Guidelines §15125 (c) and/or §15380.

3 Needs Review — Plants about which more information is needed. These plants are united by one common theme—we lack the necessary information to assign them to one of the other ranks or to reject them. Nearly all of the plants constituting California Rare Plant Rank 3 are taxonomically problematic, yet if taxonomically valid would demonstrably qualify for rank 1B or 2B. For each California Rare Plant Rank 3 plant we have provided the known information and indicated in the "Notes" section of the Inventory record where assistance is needed. Data regarding distribution, endangerment, ecology, and taxonomic validity are welcomed and can be submitted by emailing the Rare Plant Program at rareplants@cnps.org.
Many of the plants constituting California Rare Plant Rank 3 meet the definitions of the California Endangered Species Act of the California Department of Fish and Game Code and are eligible for state listing. Impacts to these species or their habitat should be analyzed during preparation of environmental documents relating to CEQA, or those considered to be functionally equivalent to CEQA, as they may meet the definition of Rare or Endangered under CEQA Guidelines §15125 (c) and/or §15380.

4 Uncommon in California — Plants of limited distribution, a watch list. These plants are of limited distribution or infrequent throughout a broader area in California, and their status should be monitored regularly. Should the degree of endangerment or rarity of a California Rare Plant Rank 4 plant change, we will transfer it to a more appropriate rank.
Some of the plants constituting California Rare Plant Rank 4 meet the definitions of the California Endangered Species Act of the California Department of Fish and Game Code, and few, if any, are eligible for state listing. Nevertheless, many of them are significant locally, and we strongly recommend that California Rare Plant Rank 4 plants be evaluated for significant impacts during preparation of environmental documents relating to CEQA, or those considered to be functionally equivalent to CEQA, based on CEQA Guidelines §15125 (c) and/or §15380. This may be particularly appropriate for:
The type locality of a California Rare Plant Rank 4 taxon;
Occurrences at the periphery of a species' range;
Areas where the taxon is especially uncommon;
Areas where the taxon has sustained heavy losses (declining);

Occurrences exhibiting unusual morphology or occurring on unusual substrates;
Species maintained on BLM, USFWS, or USFS sensitive species lists; and
Taxa associated with a habitat that is declining in California at a significant rate.
To assist in evaluating CRPR 4 taxa for CEQA consideration, see the technical memorandum on Considerations for Including CRPR 4 Plant Taxa in CEQA Biological Resource Impact Analysis prepared by the Rare Plant Program Committee.

Threat Rank
California Rare Plant Ranks at each level also include a threat rank (e.g., CRPR 4.3) and are assigned as follows:

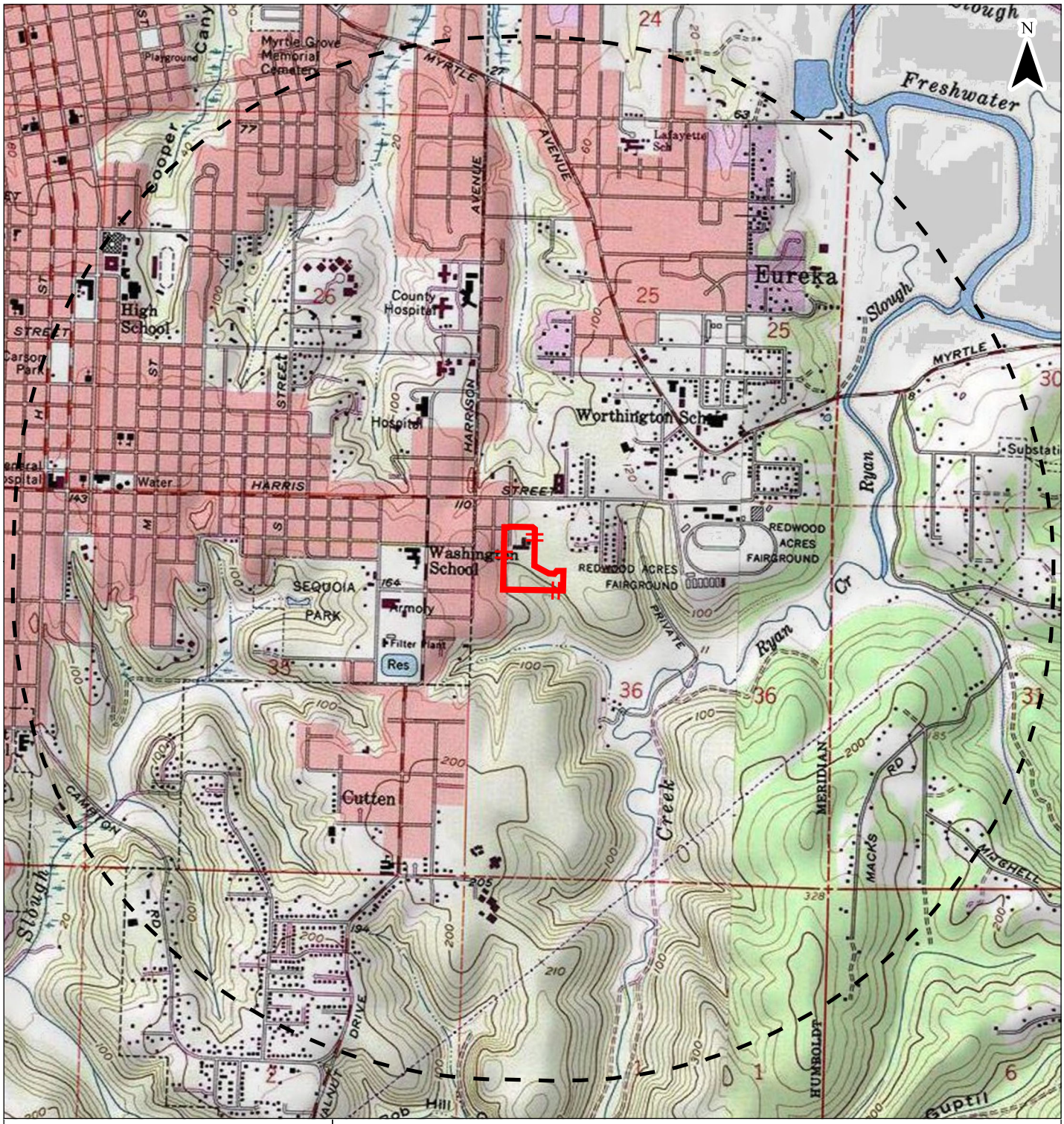
0.1 Seriously threatened in California — Over 80% of occurrences threatened / high degree and immediacy of threat.

0.2 Moderately threatened in California — 20-80% of occurrences threatened / moderate degree and immediacy of threat.

0.3 Not very threatened in California — Less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known.

Notes:
Threat ranks do not are provided for general research purposes only and do not indicate differences in conservation assessment. For example, a CRPR 1B.3 plant has the same conservation status as a CRPR 1B.1 plant, and it is mandatory that both be fully considered during preparation of environmental documents relating to CEQA.
The threat ranking criteria described above represent only the starting point for the assessment of threat level. Other factors, such as habitat vulnerability and specificity, distribution, and condition of occurrences, are also considered in assigning threat ranks.
In many cases, the threat rank has not been reassessed since the date the taxon was first added to this Inventory or underwent its last Status Review. For these taxa, the assigned threat ranking may not accurately reflect the current level of threat.

Considered but Rejected
A category of Considered but Rejected (CBR) exists for plants that either previously had a CRPR, or that were considered for addition to this Inventory but were rejected for one or more reasons. Any plant that is deleted from a CRPR category in this Inventory is not fully removed and is instead changed to the CBR category. Rejected plants are searchable by selecting the “Considered But Rejected” button in the California Rare Plant Rank section of simple and advanced search. A brief description of the reason why the plant was rejected is included for each CBR entry.



MDS Clinic LLC
General Location Map

Section 36; T5N; R1W; HB&M
Humboldt County
Eureka 7.5' USGS Quadrangle

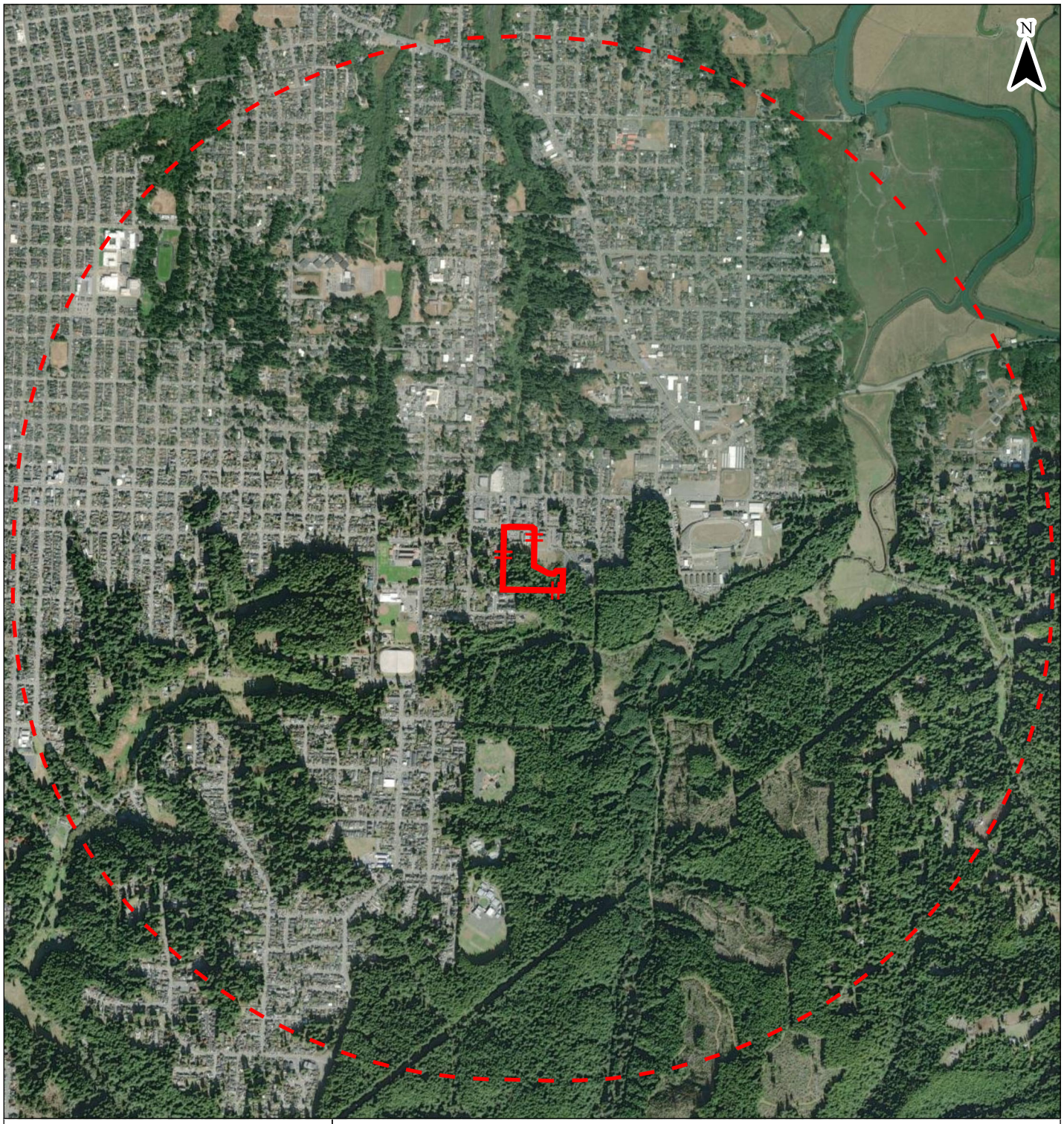
Property Boundary

1.3 mile BAA

0 1,000 2,000 4,000 Feet

Contour Interval: 40'
1 inch = 2,000 feet

Hohman And Associates Forestry Consultants
Date: 12/18/2023



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General Location Map

Section 36; T5N; R1W; HB&M
Humboldt County
Eureka 7.5' USGS Quadrangle

Property Boundary

1.3 mile BAA

0 1,000 2,000 4,000 Feet

Contour Interval: 40'
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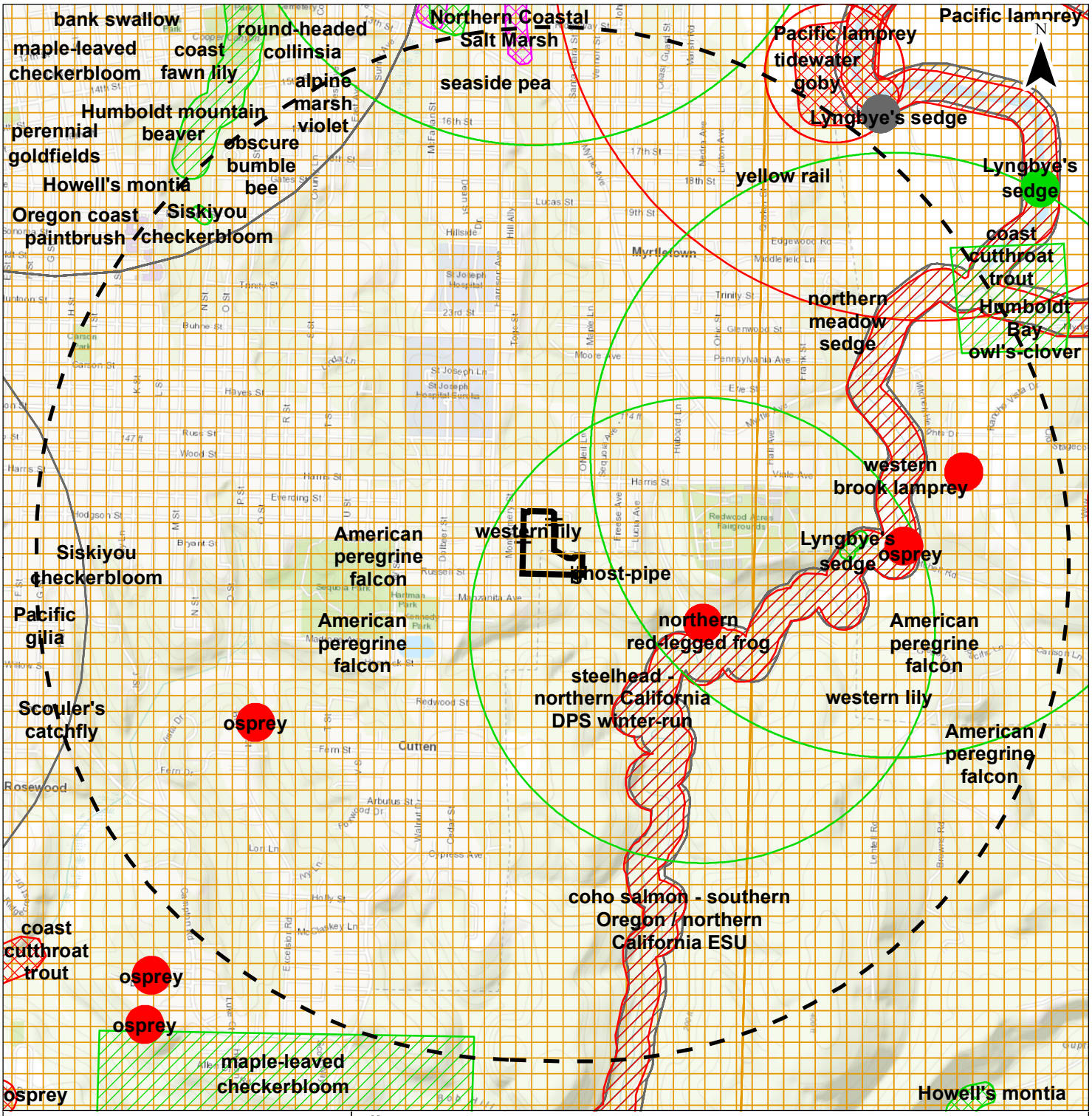
Hohman And Associates Forestry Consultants
Date: 12/18/2023



MDS Clinic LLC
CNDDB Database

Section 36; T5N; R1W; HB&M; Humboldt County
Located on the Eureka 7.5' USGS Quadrangle

Property Boundary
1.3 mile BAA

CNDDB

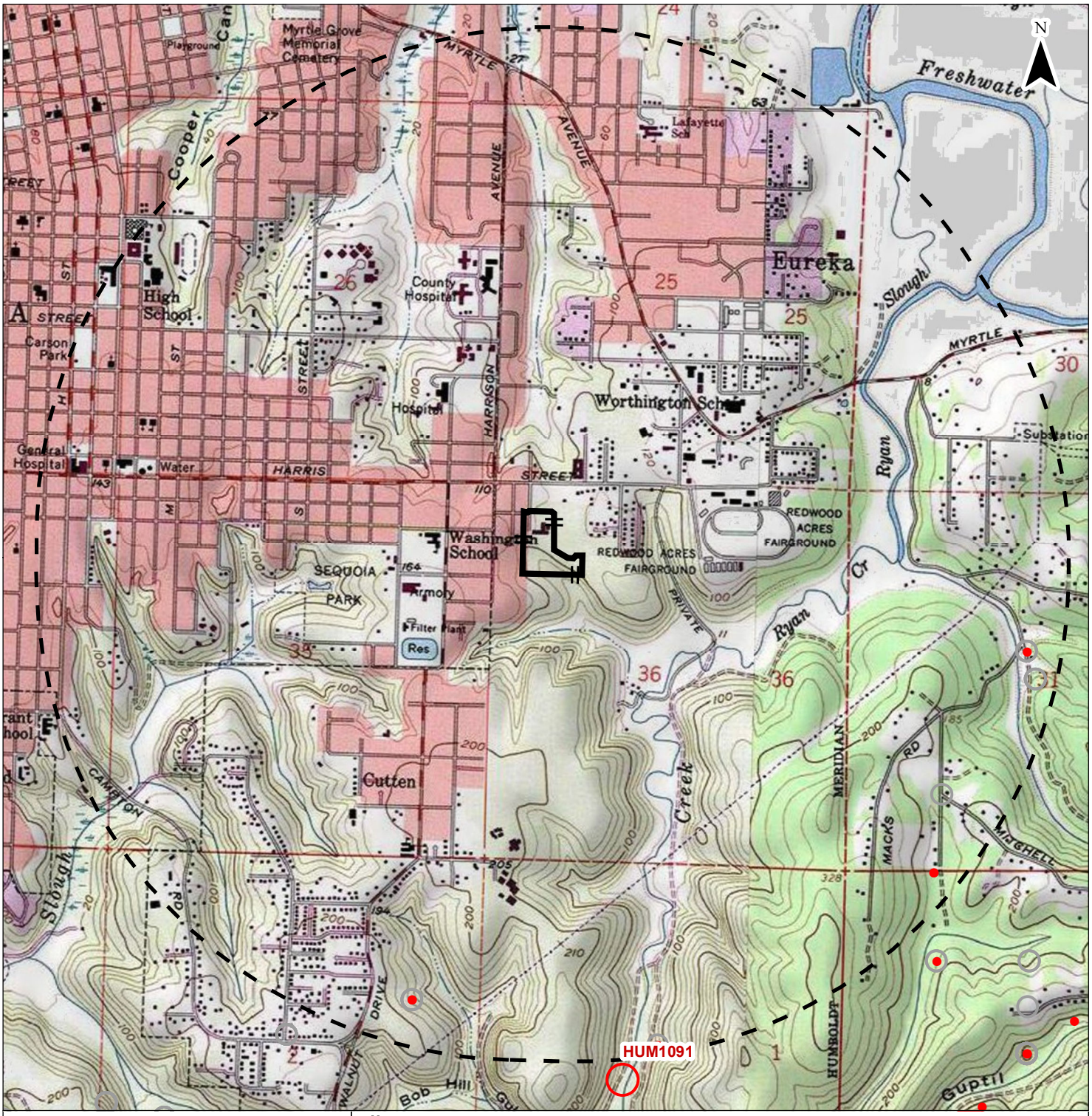
Symbology

Plant (80m)
Plant (specific)
Plant (non-specific)
Plant (circular)
Animal (80m)
Animal (specific)
Animal (non-specific)
Animal (circular)
Terrestrial Comm. (specific)
Multiple (80m)
Multiple (non-specific)
Multiple (circular)
Sensitive EO's (Commercial only)

0 1,000 2,000 4,000 Feet

Contour Interval: 40'
1 inch = 2,000 feet

Hohman And Associates Forestry Consultants
Date: 12/18/2023



MDS Clinic LLC
NSO Database

Section 36; T5N; R1W; HB&M; Humboldt County
Located on the Eureka 7.5' USGS Quadrangle

- Property Boundary
- 1.3 mile BAA
- Other Positive Observation
- Negative Observation
- Activity Center

0 1,000 2,000 4,000 Feet

Contour Interval: 40'
1 inch = 2,000 feet

Hohman And Associates Forestry Consultants
Date: 12/18/2023

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Arcata North (4012481) OR Arcata South (4012471) OR Cannibal Island (4012463) OR Eureka (4012472) OR Fields Landing (4012462) OR McWhinney Creek (4012461) OR Tyee City (4012482))

MDS Clinic LLC

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Abronia umbellata var. breviflora pink sand-verbena	G4G5T2 S2	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	5 236	61 S:16	0	9	2	1	1	3	7	9	15	1	0
Accipiter striatus sharp-shinned hawk	G5 S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	200 580	22 S:2	0	0	2	0	0	0	1	1	2	0	0
Acipenser medirostris pop. 1 green sturgeon - southern DPS	G2T1 S1	Threatened None	AFS_VU-Vulnerable IUCN_EN-Endangered	0 0	14 S:1	0	1	0	0	0	0	0	1	1	0	0
Anodonta californiensis California floater	G3 S2?	None None	USFS_S-Sensitive	41 41	6 S:1	0	0	0	0	0	1	1	0	1	0	0
Aplodontia rufa humboldtiana Humboldt mountain beaver	G5TNR SNR	None None		50 1,700	28 S:16	0	0	0	0	0	16	14	2	16	0	0
Arborimus albipes white-footed vole	G3G4 S2	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	15 15	3 S:1	0	0	0	0	0	1	1	0	1	0	0
Arborimus pomo Sonoma tree vole	G3 S3	None None	CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	40 1,600	222 S:7	0	0	0	0	0	7	7	0	7	0	0
Ardea alba great egret	G5 S4	None None	CDF_S-Sensitive IUCN_LC-Least Concern	4 194	43 S:6	1	0	0	0	0	5	4	2	6	0	0
Ardea herodias great blue heron	G5 S4	None None	CDF_S-Sensitive IUCN_LC-Least Concern	4 450	156 S:13	6	0	0	0	0	7	9	4	13	0	0
Ascaphus truei Pacific tailed frog	G4 S3S4	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	100 1,027	491 S:8	0	0	0	0	0	8	5	3	8	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Astragalus pycnostachyus var. pycnostachyus coastal marsh milk-vetch	G2T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley		24 S:1	0	0	0	0	0	1	1	0	1	0	0
Bombus caliginosus obscure bumble bee	G2G3 S1S2	None None	IUCN_VU-Vulnerable	0 2,100	181 S:8	0	0	0	0	0	8	8	0	8	0	0
Bombus crotchii Crotch bumble bee	G2 S2	None Candidate Endangered	IUCN_EN-Endangered	10 10	437 S:1	0	0	0	0	0	1	1	0	1	0	0
Bombus occidentalis western bumble bee	G3 S1	None Candidate Endangered	IUCN_VU-Vulnerable USFS_S-Sensitive	10 2,100	306 S:9	0	0	0	0	0	9	9	0	9	0	0
Brachyramphus marmoratus marbled murrelet	G3 S2	Threatened Endangered	CDF_S-Sensitive IUCN_EN-Endangered	1,200 1,800	110 S:4	0	2	0	0	0	2	4	0	4	0	0
Cardamine angulata seaside bittercress	G4G5 S3	None None	Rare Plant Rank - 2B.1	310 310	38 S:1	0	0	0	0	0	1	1	0	1	0	0
Carex arcta northern clustered sedge	G5 S1	None None	Rare Plant Rank - 2B.2 IUCN_LC-Least Concern	200 500	13 S:2	0	0	0	0	0	2	2	0	2	0	0
Carex leptalea bristle-stalked sedge	G5 S1	None None	Rare Plant Rank - 2B.2 IUCN_LC-Least Concern	300 300	8 S:1	0	0	0	0	0	1	1	0	1	0	0
Carex lyngbyei Lyngbye's sedge	G5 S3	None None	Rare Plant Rank - 2B.2 IUCN_LC-Least Concern	0 20	37 S:22	2	3	9	0	0	8	10	12	22	0	0
Carex praticola northern meadow sedge	G5 S2	None None	Rare Plant Rank - 2B.2		14 S:1	0	0	0	0	0	1	1	0	1	0	0
Castilleja ambigua var. humboldtiensis Humboldt Bay owl's-clover	G4T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_UCBG-UC Botanical Garden at Berkeley	5 65	31 S:21	2	8	2	0	0	9	13	8	21	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Castilleja litoralis Oregon coast paintbrush	G3 S3	None None	Rare Plant Rank - 2B.2	50 500	44 S:3	0	0	0	0	0	3	2	1	3	0	0
Charadrius montanus mountain plover	G3 S2	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened USFWS_BCC-Birds of Conservation Concern	4 7	90 S:2	0	0	0	0	0	2	0	2	2	0	0
Charadrius nivosus nivosus western snowy plover	G3T3 S3	Threatened None	CDFW_SSC-Species of Special Concern	10 23	138 S:5	0	1	0	0	0	4	3	2	5	0	0
Chloropyron maritimum ssp. palustre Point Reyes salty bird's-beak	G4?T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	5 10	80 S:17	2	6	1	1	0	7	10	7	17	0	0
Cicindela hirticollis gravida sandy beach tiger beetle	G5T2 S2	None None		10 10	34 S:1	0	0	0	0	1	0	1	0	0	0	1
Circus hudsonius northern harrier	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	6 6	54 S:1	0	0	1	0	0	0	0	1	1	0	0
Coastal Terrace Prairie Coastal Terrace Prairie	G2 S2.1	None None		160 160	8 S:1	0	1	0	0	0	0	1	0	1	0	0
Collinsia corymbosa round-headed collinsia	G1 S1	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden		13 S:1	0	0	0	0	0	1	1	0	1	0	0
Corynorhinus townsendii Townsend's big-eared bat	G4 S2	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	30 250	635 S:3	0	0	0	0	0	3	3	0	3	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Coturnicops noveboracensis yellow rail	G4 S2	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	4 24	45 S:4	0	0	0	0	0	4	3	1	4	0	0
Egretta thula snowy egret	G5 S4	None None	IUCN_LC-Least Concern	4 47	20 S:3	1	0	0	0	0	2	1	2	3	0	0
Elanus leucurus white-tailed kite	G5 S3S4	None None	BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern	23 60	184 S:3	0	1	0	0	0	2	0	3	3	0	0
Emys marmorata western pond turtle	G3G4 S3	Proposed Threatened None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	3 400	1522 S:9	1	3	1	0	0	4	2	7	9	0	0
Entosphenus tridentatus Pacific lamprey	G4 S3	None None	AFS_VU-Vulnerable BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	14 43	9 S:5	0	0	0	0	0	5	1	4	5	0	0
Erethizon dorsatum North American porcupine	G5 S3	None None	IUCN_LC-Least Concern	13 817	523 S:9	0	0	0	0	0	9	4	5	9	0	0
Erysimum menziesii Menzies' wallflower	G1 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_UCBG-UC Botanical Garden at Berkeley	5 30	19 S:6	2	2	1	1	0	0	0	6	6	0	0
Erythronium revolutum coast fawn lily	G4G5 S3	None None	Rare Plant Rank - 2B.2 SB_UCSC-UC Santa Cruz		172 S:1	0	0	0	0	0	1	1	0	1	0	0
Eucyclogobius newberryi tidewater goby	G3 S3	Endangered None	AFS_EN-Endangered IUCN_NT-Near Threatened	0 12	127 S:10	1	1	0	1	0	7	1	9	10	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Falco peregrinus anatum American peregrine falcon	G4T4 S3S4	Delisted Delisted	CDF_S-Sensitive	40 902	73 S:8	0	5	0	0	0	3	2	6	8	0	0
Fissidens pauperculus minute pocket moss	G3? S2	None None	Rare Plant Rank - 1B.2 USFS_S-Sensitive	100 650	22 S:3	0	0	0	0	0	3	3	0	3	0	0
Gilia capitata ssp. pacifica Pacific gilia	G5T3 S2	None None	Rare Plant Rank - 1B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	250 250	91 S:1	0	0	0	0	0	1	1	0	1	0	0
Gilia millefoliata dark-eyed gilia	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	5 50	54 S:11	1	4	1	0	0	5	8	3	11	0	0
Haliaeetus leucocephalus bald eagle	G5 S3	Delisted Endangered	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern USFS_S-Sensitive	29 580	332 S:3	1	1	0	0	0	1	0	3	3	0	0
Hesperevax sparsiflora var. brevifolia short-leaved evax	G4T3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	10 15	72 S:6	0	1	1	0	0	4	2	4	6	0	0
Lampetra richardsoni western brook lamprey	G4G5 S3S4	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	35 350	4 S:4	0	0	0	0	0	4	1	3	4	0	0
Lasthenia californica ssp. macrantha perennial goldfields	G3T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden		59 S:1	0	0	0	0	0	1	1	0	1	0	0
Lathyrus japonicus seaside pea	G5 S2	None None	Rare Plant Rank - 2B.1 IUCN_LC-Least Concern	5 200	24 S:3	0	0	0	0	0	3	3	0	3	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Lathyrus palustris marsh pea	G5 S2	None None	Rare Plant Rank - 2B.2	10 10	13 S:2	0	0	0	0	0	2	2	0	2	0	0
Layia carnosa beach layia	G2 S2	Threatened Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	10 40	25 S:6	0	3	1	0	0	2	1	5	6	0	0
Lilium occidentale western lily	G1G2 S1	Endangered Endangered	Rare Plant Rank - 1B.1 SB_BerrySB-Berry Seed Bank	30 350	16 S:9	0	3	1	1	3	1	3	6	6	3	0
Lycopodium clavatum running-pine	G5 S3	None None	Rare Plant Rank - 4.1	160 1,860	120 S:35	2	10	13	3	0	7	35	0	35	0	0
Margaritifera falcata western pearlshell	G5 S1S2	None None	IUCN_NT-Near Threatened	75 317	78 S:2	0	0	0	0	0	2	2	0	2	0	0
Martes caurina humboldtensis Humboldt marten	G4G5T1 S1	Threatened Endangered	CDFW_SSC-Species of Special Concern USFS_S-Sensitive	1,100 1,100	44 S:1	0	0	0	0	0	1	1	0	1	0	0
Mitellastra caulescens leafy-stemmed mitrewort	G5 S4	None None	Rare Plant Rank - 4.2	1,200 1,200	21 S:1	0	1	0	0	0	0	1	0	1	0	0
Monotropa uniflora ghost-pipe	G5 S2	None None	Rare Plant Rank - 2B.2 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	100 100	115 S:1	0	0	0	0	0	1	1	0	1	0	0
Montia howellii Howell's montia	G3G4 S2	None None	Rare Plant Rank - 2B.2	39 1,600	123 S:14	0	5	2	3	3	1	3	11	11	3	0
Myotis evotis long-eared myotis	G5 S3	None None	BLM_S-Sensitive IUCN_LC-Least Concern	40 429	139 S:2	0	1	0	0	0	1	2	0	2	0	0
Nannopterum auritum double-crested cormorant	G5 S4	None None	CDFW_WL-Watch List IUCN_LC-Least Concern	10 10	39 S:1	0	0	0	0	0	1	1	0	1	0	0
Northern Coastal Salt Marsh Northern Coastal Salt Marsh	G3 S3.2	None None		0 0	53 S:11	1	0	0	0	0	10	11	0	11	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

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						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Northern Foredune Grassland	G1	None		50	1	0	0	0	0	0	1	1	0	1	0	0
Northern Foredune Grassland	S1.1	None		50	S:1											
Nycticorax nycticorax	G5	None	IUCN_LC-Least Concern	4	37	1	0	0	0	0	7	6	2	8	0	0
black-crowned night heron	S4	None		194	S:8											
Oenothera wolfii	G2	None	Rare Plant Rank - 1B.1 SB_BerrySB-Berry Seed Bank	10	29	0	0	0	0	0	2	2	0	2	0	0
Wolf's evening-primrose	S1	None		25	S:2											
Oncorhynchus clarkii clarkii	G5T4	None	AFS_VU-Vulnerable CDFW_SSC-Species of Special Concern USFS_S-Sensitive	5	45	0	0	1	0	0	15	10	6	16	0	0
coast cutthroat trout	S3	None		317	S:16											
Oncorhynchus kisutch pop. 2	G5T2Q	Threatened	AFS_TH-Threatened	35	10	0	0	2	0	0	4	1	5	6	0	0
coho salmon - southern Oregon / northern California ESU	S2	Threatened		117	S:6											
Oncorhynchus mykiss irideus pop. 48	G5T2Q	Threatened	AFS_TH-Threatened	200	10	0	0	2	0	0	0	0	2	2	0	0
steelhead - northern California DPS summer-run	S2	Endangered		700	S:2											
Oncorhynchus mykiss irideus pop. 49	G5T3Q	Threatened	AFS_TH-Threatened	16	96	0	0	6	1	0	3	0	10	10	0	0
steelhead - northern California DPS winter-run	S3	None		350	S:10											
Pandion haliaetus	G5	None	CDF_S-Sensitive CDFW_WL-Watch List IUCN_LC-Least Concern	10	504	14	25	7	2	1	31	72	8	79	1	0
osprey	S4	None		1,240	S:80											
Pekania pennanti	G5	None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	41	555	0	3	0	0	0	2	0	5	5	0	0
Fisher	S2S3	None		555	S:5											
Puccinellia pumila	G5	None	Rare Plant Rank - 2B.2	15	2	0	0	0	0	0	1	1	0	1	0	0
dwarf alkali grass	SH	None		15	S:1											
Rallus obsoletus obsoletus	G3T1	Endangered	CDFW_FP-Fully Protected		99	0	0	0	0	2	0	2	0	0	0	2
California Ridgway's rail	S2	Endangered			S:2											
Rana aurora	G4	None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	4	292	0	4	0	1	0	52	14	43	57	0	0
northern red-legged frog	S3	None		800	S:57											

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Rana boylii pop. 1 foothill yellow-legged frog - north coast DPS	G3T4 S4	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern USFS_S-Sensitive	7 2,100	1608 S:11	2	1	0	0	0	8	4	7	11	0	0
Rhyacotriton variegatus southern torrent salamander	G3? S2S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	200 1,200	416 S:8	0	0	1	0	0	7	5	3	8	0	0
Riparia riparia bank swallow	G5 S3	None Threatened	BLM_S-Sensitive IUCN_LC-Least Concern	50 114	299 S:3	0	1	0	0	0	2	2	1	3	0	0
Scaphinotus behrensi Behrens' snail-eating beetle	G2G4 S2S4	None None		400 400	4 S:1	0	0	0	0	0	1	1	0	1	0	0
Sidalcea malachroides maple-leaved checkerbloom	G3 S3	None None	Rare Plant Rank - 4.2	100 1,650	136 S:26	2	4	7	10	0	3	26	0	26	0	0
Sidalcea malviflora ssp. patula Siskiyou checkerbloom	G4G5T2 S2	None None	Rare Plant Rank - 1B.2 SB_UCSC-UC Santa Cruz	50 300	60 S:6	0	0	3	0	0	3	3	3	6	0	0
Sidalcea oregana ssp. eximia coast checkerbloom	G5T1 S1	None None	Rare Plant Rank - 1B.2	20 200	19 S:5	0	0	2	0	0	3	4	1	5	0	0
Silene scouleri ssp. scouleri Scouler's catchfly	G5T4T5 S2S3	None None	Rare Plant Rank - 2B.2		23 S:1	0	0	0	0	0	1	1	0	1	0	0
Sitka Spruce Forest Sitka Spruce Forest	G1 S1.1	None None		160 160	4 S:1	0	0	1	0	0	0	1	0	1	0	0
Spergularia canadensis var. occidentalis western sand-spurrey	G5T4 S1	None None	Rare Plant Rank - 2B.1	5 10	4 S:4	0	0	1	0	0	3	3	1	4	0	0
Spirinchus thaleichthys longfin smelt	G5 S1	Candidate Threatened	IUCN_LC-Least Concern	0 10	46 S:6	0	0	0	0	0	6	5	1	6	0	0
Sulcaria spiralifera twisted horsehair lichen	G3G4 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	30 43	18 S:3	0	0	0	0	0	3	1	2	3	0	0
Thaleichthys pacificus eulachon	G5 S1	Threatened None	IUCN_LC-Least Concern		10 S:2	0	0	0	0	1	1	2	0	1	1	0
Trichodon cylindricus cylindrical trichodon	G4G5 S2	None None	Rare Plant Rank - 2B.2		14 S:1	0	0	0	0	0	1	1	0	1	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Usnea longissima	G4	None	Rare Plant Rank - 4.2	520	206	0	3	1	6	0	6	16	0	16	0	0
Methuselah's beard lichen	S4	None	BLM_S-Sensitive	2,100	S:16											
Viola palustris	G5	None	Rare Plant Rank - 2B.2	100	10	0	0	0	0	0	2	2	0	2	0	0
alpine marsh violet	S1S2	None		100	S:2											

Hohman & Associates
FORESTRY CONSULTANTS
P.O. Box 733, Hydesville, CA 95547 . (707) 768-3743 . (707) 768-3747 fax

Biological Opinion to the Presence/Absence of Wetlands

MDS Eureka Clinic LLC
APN 017-015-034 and 017-041-008

Humboldt County

Prepared by:

Mark Pera
Staff Forester/Biologist
Hohman & Associates Forestry Consultants

October 28, 2024

Signature: Mark Pera **Date:** October 28, 2024

Executive Summary

Following timber operations, “rough grading” activities created puddling areas and may question the preexistence of wetlands. These areas were not present prior to timber operations and the previous vegetative community was not wetland vegetation.

During the timber permit process, which has since been completed with a signed Completion Report, the subject residential/medical development project area underwent Agency review by CAL FIRE, CDFW, and NCRWQCB staff. The timber operation was approved and no concerns of the presence of wetlands were brought up during this process.

Field work was conducted prior to submitting associated timber harvest applications. Wetland features and characteristics did not express themselves to warrant concern of the presence of this resource for further investigation of a wetland delineation by a qualified professional.

Review of USFWS wetland inventory spatial data identifies the nearest wetland polygons associated with Ryan Creek, approximately 2,300 feet downstream.

The Natural Resources Conservation Service Web Soil Survey identifies the soil as not hydric, but has a Medium soil puddling hazard Rating.

Background and Discussion

A residential/medical development project is proposed on MDS Eureka Clinic LLC property which is preceded by the CalFire permit #1-23EX-00096-HUM; Less Than Three Acre Conversion Exemption. Proposed development is to be sited within the Conversion Exemption, but outside of County SMA buffers. The property is located in Section 36, Township 5 North, Range 1 West, HB&M; Humboldt County, on the Eureka USGS 7.5’ quadrangle.

Prior to timber operations conducted under the Conversion Exemption, the proposed developable portion was characterized by moderate slopes and low-quality upland habitat. In the recent past, the vegetative community was primarily a shrub layer dominated by non-native and invasive plants; scotch broom, pampas grass, Himalayan blackberry, English ivy and English holly. Observed native plants were mesic in nature and identified as facultative upland species, i.e., coyote brush *(Baccharis pilularis)*.

Regulations and Definitions

Humboldt County Code (HCC) 314 - 61.1.7.6.5 “Wetlands” – as defined in the U.S. Army Corps of Engineers Wetland Delineation Manual in the identification and classification of wetlands which considers wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Corps of Engineers Wetlands Delineation Manual Technical Report Y-87-1 (on-line edition)
Appendix A Glossary terms:

Wetlands. Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetland soil. A soil that has characteristics developed in a reducing atmosphere, which exists when periods of prolonged soil saturation result in anaerobic conditions. Hydric soils that are sufficiently wet to support hydrophytic vegetation are wetland soils.

Hydric soil. A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation (U.S. Department of

Agriculture & Soil Conservation Service 1985). Hydric soils that occur in areas having positive indicators of hydrophytic vegetation and wetland hydrology are wetland
soils.

Wetland vegetation. The sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present. As used herein, hydrophytic vegetation occurring in areas that also have hydric soils and wetland hydrology may be properly referred to as wetland vegetation.

Hydrophytic vegetation. The sum total of macrophytic plant life growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content. When hydrophytic vegetation comprises a community where indicators of hydric soils and wetland hydrology also occur, the area has wetland vegetation.

Wetland hydrology. The sum total of wetness characteristics in areas that are inundated or have saturated soils for a sufficient duration to support hydrophytic vegetation.

Saturated soil conditions. A condition in which all easily drained voids (pores) between soil particles in the root zone are temporarily or permanently filled with water to the soil surface at pressures greater than atmospheric.

Biologist Qualifications
Mark Pera staff forester/biologist
Hohman and Associates Forestry Consultants
mpera@hohmanandassociates.com Cell: (707) 672-9632

Mark Pera is a staff forester/biologist at Hohman and Associates Forestry Consultants. He has a BS in Forestry with a concentration in Resource Management from Humboldt State University. He has over 20 years being employed by private consulting forestry businesses. Duties of employment have covered the full range of private timberland management and various permit applications. Mark has prepared various habitat assessments, survey reports and conducted protocol level surveys for Northern spotted owl, foothill yellow-legged frog, raptors (golden eagle, bald eagle, osprey), nesting birds, and floristic botanical surveys in a variety of habitats along coastal northern California. Mark has prepared several Cleanup, Restoration, and Monitoring Plans for impacted wetlands and watercourses.

Biological experience includes:
-Assist in conducting CDFW protocol botanical surveys (2020-2024).
-Visual Encounter Surveys FYLF on Gualala Redwood Timber LLC (2017-2019).
-Many years northern spotted owl surveys and drafting requests for Technical Assistance.
-Identification of species and likely habitat: California Red-legged frog, Pacific tailed frog, Southern torrent salamander and other non-listed species.

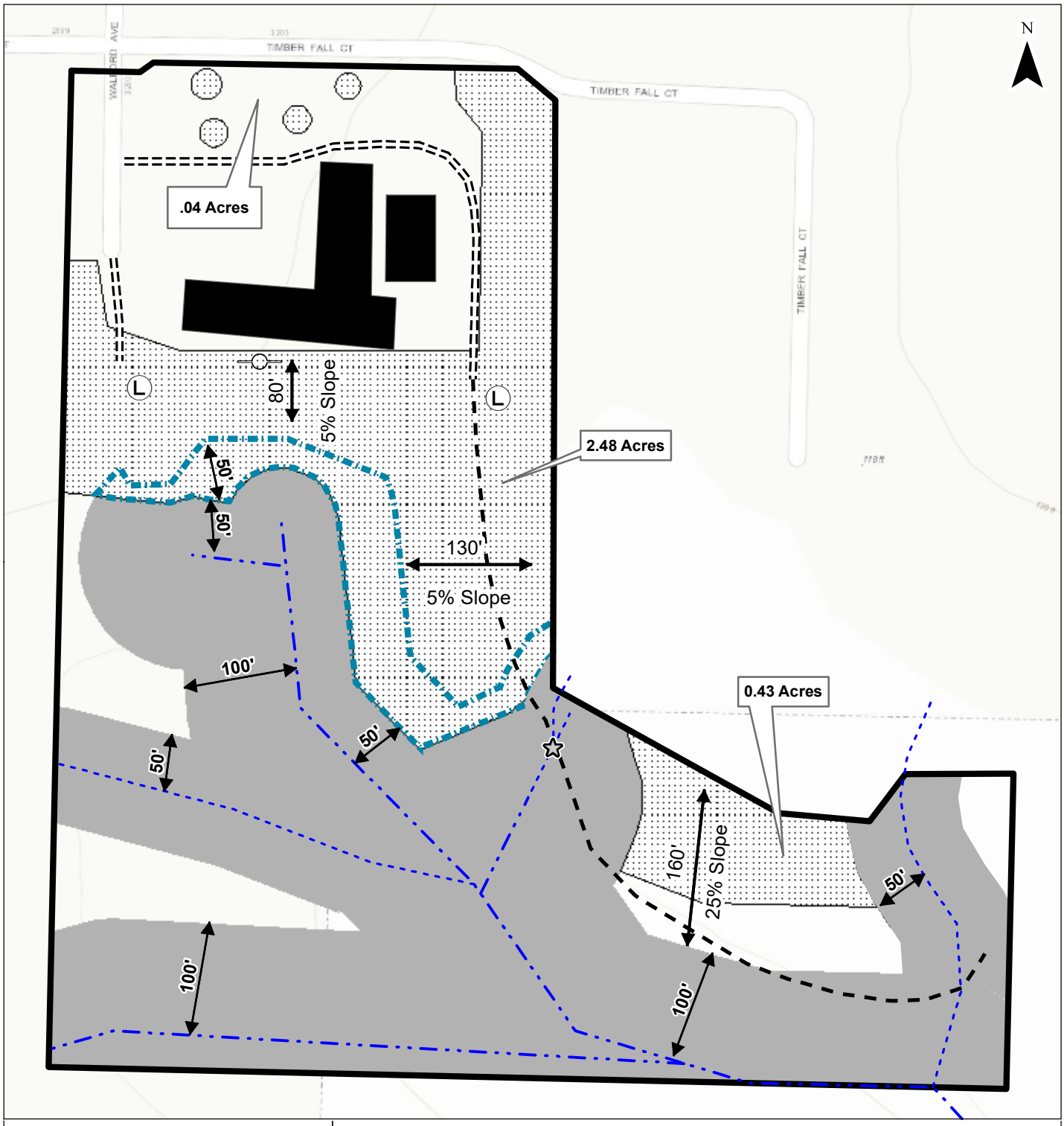
References

County of Humboldt Planning and Building Department Web GIS https://webgis.co.humboldt.ca.us/HCEGIS2.0/

Environmental Laboratory. (1987). "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

U.S. Army Corps of Engineers. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: http://websoilsurvey.sc.egov.usda.gov/. Accessed [10/21/2024].



MDS Clinic LLC
<3 Acre Conversion Map

APN: 017-041-008

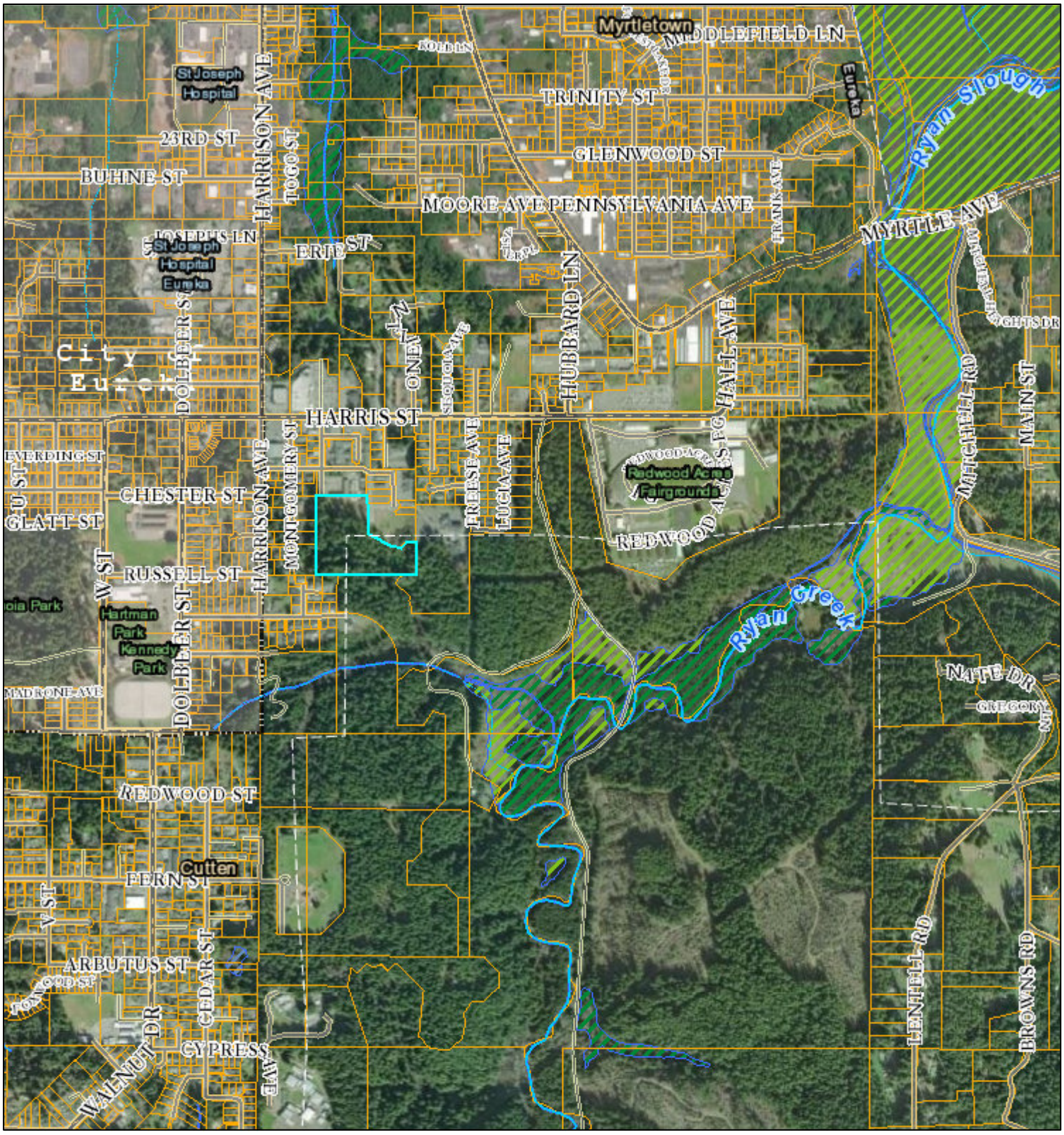
Section 36; T5N; R1W; HB&M; Humboldt County
Located on the Eureka 7.5' USGS Quadrangle

Utility Pole	Permanent Paved Road
Tractor Crossing	Existing Skid Trail
Log Landing	Property Boundary
Structures	Stream Buffer
Class II Stream	RMA Reduction (0.49 Ac)
Class III Stream	Conversion Area (2.95 Ac)

0 62.5 125 250 Feet

Contour Interval: 40'
1 inch = 125 feet

Hohman And Associates Forestry Consultants
Date: 2/2/2023



Humboldt County WebGIS

Humboldt County Planning and Building Department

0 0.125 0.25 0.5 mi

0 0.125 0.25 0.5 mi

RF= 1:18,056 1 in = 1,505 ft

N W E S

10/21/2024, 8:51:54 AM Web AppBuilder 2.0 for ArcGIS

Highways and Roads

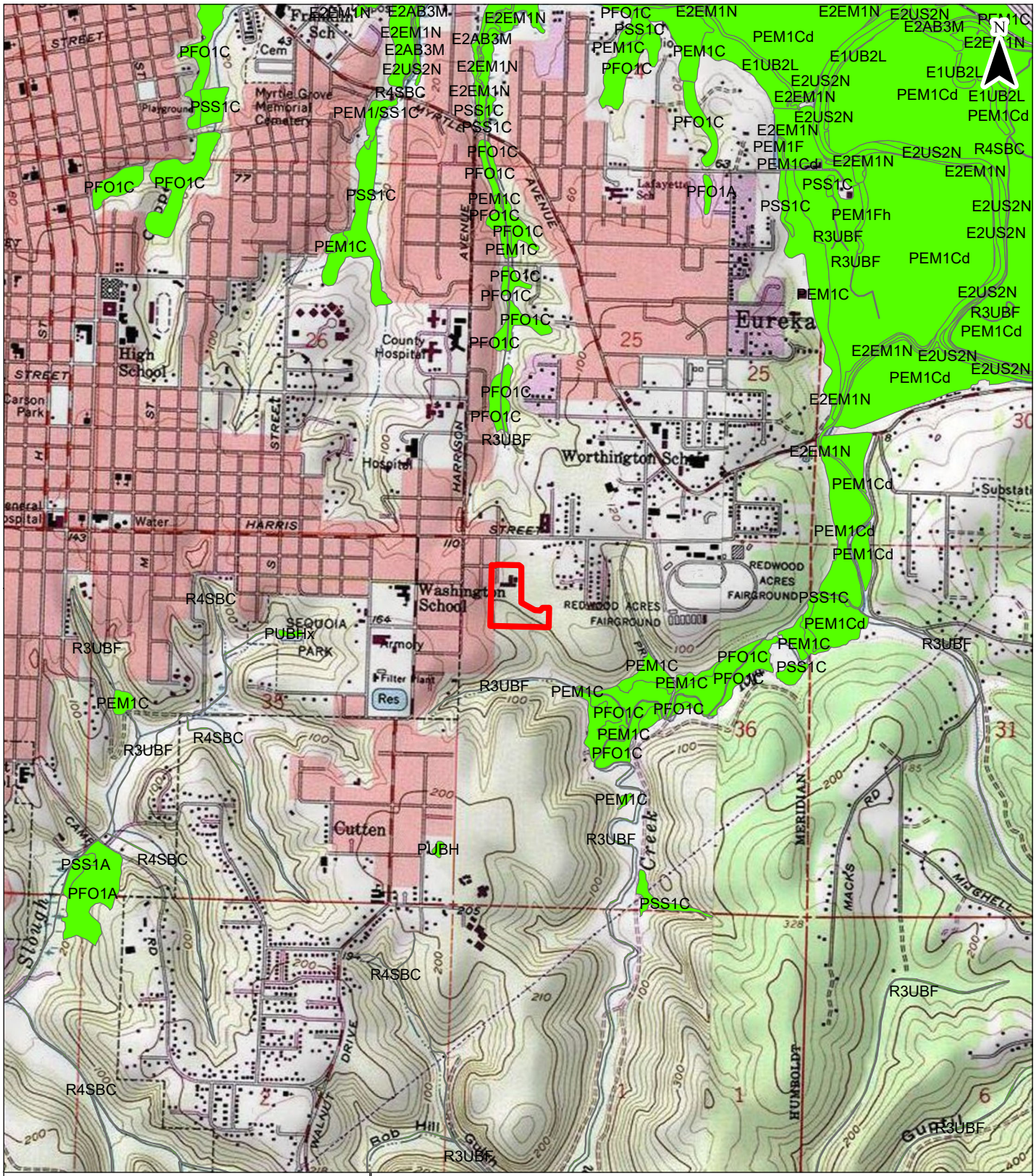
- Principal Arterials
- Minor Arterials
- Major Collectors
- Minor Collectors
- Local Roads
- Private or Unclassified
- Major River or Stream

Blue Line Streams

- Perennial 1-3
- Perennial >4
- Intermittent
- Subsurface
- City Boundary
- City Boundary (750K)
- Counties
- Parcels (no APN labels)

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

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



MDS Eureka Clinic LLC
AP# 017-15-034 & 017-041-008

USFWS Wetland Inventory

Section 36; T5N; R1W; HB&M
Humboldt County
Eureka 7.5' USGS Quadrangle

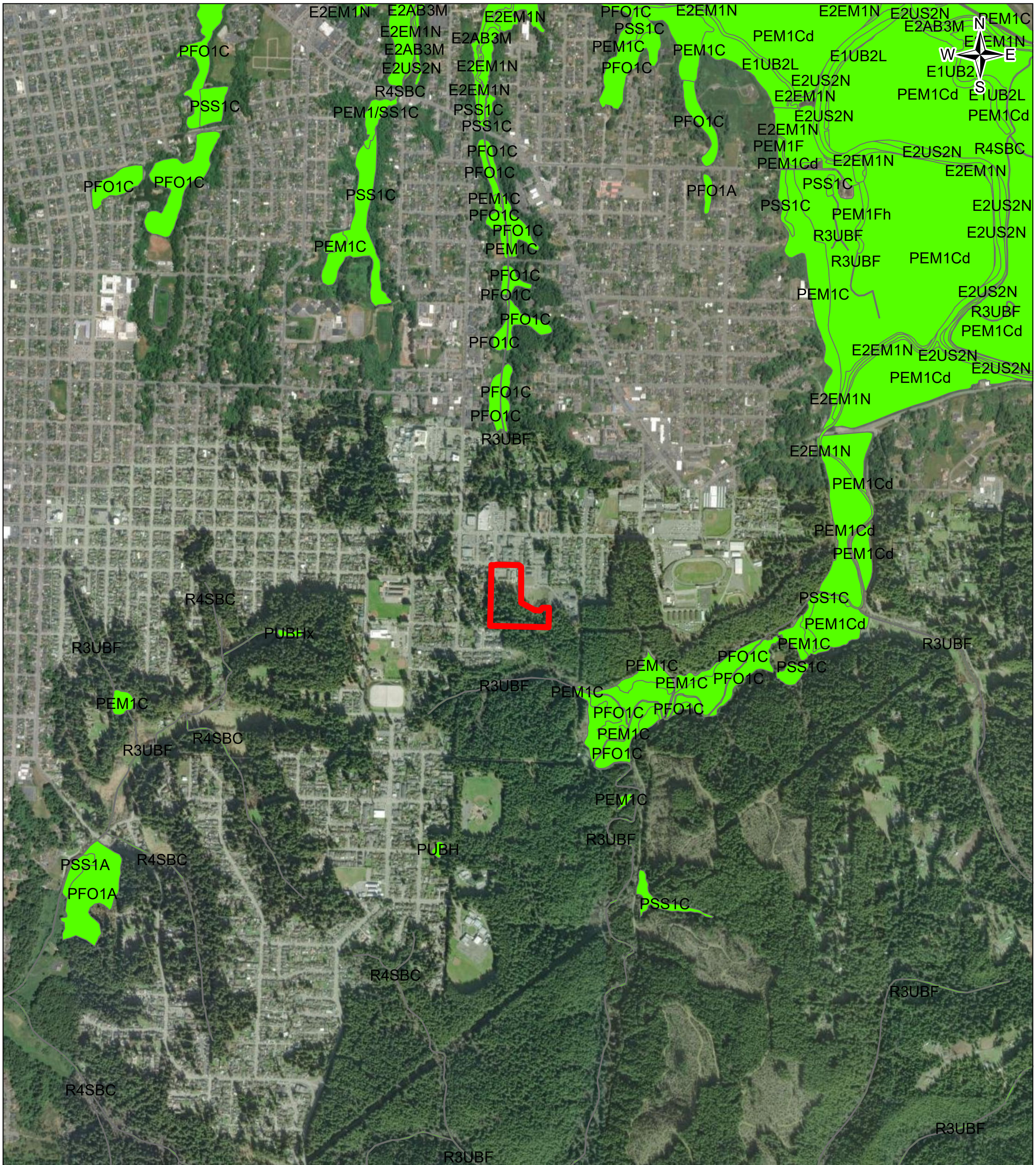
Subject Property

HU8_18010102_Wetlands

0 1,000 2,000 4,000 Feet

Contour Interval: 40'
1 inch = 2,000 feet

Hohman And Associates Forestry Consultants
Date: 10/21/2024



MDS Eureka Clinic LLC
AP# 017-15-034 & 017-041-008

USFWS Wetland Inventory

Section 36; T5N; R1W; HB&M
Humboldt County
Eureka 7.5' USGS Quadrangle

Subject Property

HU8_18010102_Wetlands

0 1,000 2,000 4,000 Feet

Contour Interval: 40'
1 inch = 2,000 feet

Hohman And Associates Forestry Consultants
Date: 10/21/2024

Hydric Rating by Map Unit—Humboldt County, Central Part, California
(MDS Eureka Clinic LLC)

Map Scale: 1:1,980 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

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

MAP LEGEND

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

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

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

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

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

Soil Survey Area: Humboldt County, Central Part, California
Survey Area Data: Version 11, Aug 28, 2024

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

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

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

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
230	Hookton-Tablebluff complex, 2 to 9 percent slopes	0	10.9	97.4%
258	Lepoil-Espa-Candymountain complex, 15 to 50 percent slopes	5	0.3	2.6%
Totals for Area of Interest			**11.2**	**100.0%**

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Percent Present" returns the cumulative percent composition of all components of a map unit for which a certain condition is true. For example, attribute "Hydric Rating by Map Unit" returns the cumulative percent composition of all components of a map unit where the corresponding hydric rating is "Yes". Conditions may be simple or complex. At runtime, the user may be able to specify all, some or none of the conditions in question.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Lower

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Soil Puddling Hazard—Humboldt County, Central Part, California
(MDS Eureka Clinic LLC_Puddling)

Map Scale: 1:1,980 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

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

MAP LEGEND

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

Soils

Soil Rating Polygons
- High
- Medium
- Low
- Not rated or not available

Soil Rating Lines
- High
- Medium
- Low
- Not rated or not available

Soil Rating Points
- High
- Medium
- Low
- Not rated or not available

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

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

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

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

Soil Survey Area: Humboldt County, Central Part, California
Survey Area Data: Version 11, Aug 28, 2024

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

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

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

Soil Puddling Hazard

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
230	Hookton-Tablebluff complex, 2 to 9 percent slopes	Medium	Hookton (45%)	Rock fragments, 0-12 inches (1.00)	10.9	97.4%
				Soil structure grade, 0-12 inches (1.00)		
				Subaerial (1.00)		
				Soil texture, 0-12 inches (0.50)		
			Cannonball (5%)	Rock fragments, 0-12 inches (1.00)		
				Soil structure grade, 0-12 inches (1.00)		
				Subaerial (1.00)		
				Soil texture, 0-12 inches (0.50)		
			Megwil, (5%)	Rock fragments, 0-12 inches (1.00)		
				Soil structure grade, 0-12 inches (1.00)		
				Subaerial (1.00)		
				Soil texture, 0-12 inches (0.50)		
258	Lepoil-Espa-Candymountain complex, 15 to 50 percent slopes	Medium	Lepoil (35%)	Rock fragments, 0-12 inches (1.00)	0.3	2.6%
				Soil structure grade, 0-12 inches (1.00)		
				Subaerial (1.00)		
				Soil texture, 0-12 inches (0.50)		
			Espa (30%)	Rock fragments, 0-12 inches (1.00)		
				Soil structure grade, 0-12 inches (1.00)		
				Subaerial (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Soil texture, 0-12 inches (0.50)		
			Hutsinpillar (5%)	Soil texture, 0-12 inches (1.00)		
				Rock fragments, 0-12 inches (1.00)		
				Subaerial (1.00)		
				Soil structure grade, 0-12 inches (0.50)		
			Cannonball (5%)	Rock fragments, 0-12 inches (1.00)		
				Soil structure grade, 0-12 inches (1.00)		
				Subaerial (1.00)		
				Soil texture, 0-12 inches (0.50)		
Totals for Area of Interest					**11.2**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Medium	11.2	100.0%
Totals for Area of Interest	**11.2**	**100.0%**

Description

FOR - Forestry

This interpretation is designed to predict the potential for soil puddling to occur from operation of ground-based equipment for forest harvesting and site preparation activities when soils have a moisture content that is at or above field capacity. Puddling is the loss of soil structure that results from squeezing and churning of soils by tires or tracks of heavy equipment. Soil particles become dispersed in water, and after they have dried and settled, the smaller particles form a crust on the surface. Soil puddling reduces porosity and increases bulk density by reducing the interaggregate pore space.

Puddled soils are less favorable for optimal plant growth because of high soil bulk density and hardness, reduced pore space, and poor aeration and drainage. Root penetration and growth are decreased in puddled soils because the hardness or strength of these soils prevents the expansion of roots. Supplies of air, water, and nutrients that roots need are also reduced when puddling decreases soil porosity and drainage.

Interpretation ratings are based on soil properties in the upper 12 inches of the profile. Factors considered are soil texture, soil structure, and rock fragment content. Initial ratings are based on the following soil texture groups:

Low puddling potential: loamy sand, loamy fine sand, loamy coarse sand, sand, fine sand, coarse sand, sandy loam with less than 15 percent clay

Medium puddling potential: loam, silt, silt loam with less than 15 percent clay, very fine sandy loam, sandy loam with 15 percent or more clay

High puddling potential: silty clay, clay, sandy clay, sandy clay loam, silty clay loam, clay loam, silt loam with 15 percent or more clay

Ratings are reduced by one class, such as from "high" to "medium," for strong soil structure grade. Ratings are reduced by one class for rock fragment content of 35 to 60 percent by volume and are reduced by two classes for rock fragment content of greater than 60 percent.

The ratings are both verbal and numerical. Rating class terms indicate the soil puddling potential.

A "Low" rating indicates that soils are resistant to puddling.

A "Medium" rating indicates that soils can be puddled by equipment operation, but the damage is often not extreme and mitigation measures are effective.

A "High" rating indicates that soils can be readily puddled by equipment operation. Mitigation of the damage is difficult.

Numerical ratings indicate the soil puddling potential. The ratings are shown in decimal fractions ranging from 1.00 to 0.00. They indicate gradations between

the point where puddling potential is highest (1.00) and the point at which puddling potential is lowest (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher