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REVISED BIOLOGICAL RESOURCES ASSESSMENT
749 SAN YSIDRO ROAD (APN 011-100-049)
SANTA BARBARA COUNTY, CALIFORNIA

Prepared for:

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EXECUTIVE SUMMARY

The following Revised Biological Resources Assessment (Revised Assessment) provides the results of biological surveys and a background investigation conducted by Storrer Environmental Services, LLC (SES) within a 12.77-acre property located in Montecito, California. The property is located at 749 San Ysidro Road in unincorporated Santa Barbara County (County), California (APN 011-100-049). The parcel is bordered by Oak Creek to the west and existing residential development to the north, south, and east. The property consists of one legal lot, and the entire 12.77-acre parcel and adjacent portions of Oak Creek were surveyed as part of this Revised Assessment (Project Area).

The results of biological surveys that were conducted in 2019 and 2020 were summarized in the previous Assessments (SES 2020, SES 2021) submitted to the County of Santa Barbara Planning and Development Department (County). The objectives of the original investigation were to: 1) provide a general characterization of biological resources on the property; 2) map vegetation and habitats afforded special protection by federal, state, and local policies; 3) inventory plant and wildlife species; 4) evaluate the potential for federally- or state-listed plants and animals or species afforded other special regulatory protection; 5) describe the property's biological constraints and applicable federal, state, and local land use policies and development standards; 6) recommend avoidance, mitigation, and minimization measures. The purpose of this Revised Assessment is to address the County comments in the 2nd Determination of Application Incompleteness Letter dated September 15, 2021 and topics discussed during the conference call with County Staff on November 9, 2021.

The Project is requesting approval of a Vesting Tentative Tract Map and Montecito Growth Management Ordinance (MGMO) Point Assignments that will result in 4 residentially developable lots with Montecito Community Plan land use designations of SRR-0.33 and Montecito Land Use and Development Code zoning designations of 3-E-1. Each proposed lot has a minimum lot size of 3 acres consistent with requirements of the respective land use designations.

The Project requires demolition of existing structures and hardscape, construction of a new shared driveway that provides access to the property from San Ysidro Road, and installation of utilities in the area of the new shared driveway. This Revised Assessment includes an analysis of potential impacts of the initial phase of the Project, which includes demolition, grading and drainage features associated with the shared driveway, and the development envelopes within each proposed Lot. Future development of residences, including building pads will warrant additional analysis of impacts to biological resources specific to the residences proposed at that time.

The Project Area contains a main access driveway, an existing home, a barn being used as an ADU, a garage, tennis court, pool, storage sheds, and stockpiled equipment/supplies (e.g., vehicles, lumber, etc.). Existing structures and development are clustered in the northwest corner of the Project Area. There is extensive ornamental landscaping and around the existing structures and along the main access driveway. There is no existing infrastructure in proposed Lots 1 and 4. The majority of the Project Area is undeveloped and is mowed regularly to reduce fire hazard.

Two drainages are present in the Project Area. Oak Creek, an intermittent stream, is present along the western property boundary. As part of a previously recorded Tract Map (TM 13545) for the property, a 50-foot structural development setback from the top of bank (TOB) of Oak Creek is

required. An unnamed ephemeral drainage is also present in the center of the Project Area. The drainage conveys stormwater through a 24-inch culvert under the existing main access driveway, southward toward San Ysidro Road. An existing culvert crossing provides access over the drainage.

Initial field reconnaissance was conducted in October 2019 and included botanical and wildlife surveys, vegetation mapping, and delineation of jurisdictional areas and environmentally sensitive habitat (ESH). Follow-up field investigations consisted of a monarch butterfly survey in February 2020, a spring botanical survey and nesting bird survey in May 2020, and an arborist survey and tree mapping in December 2020 and January 2021.

Eight (8) vegetation communities are present in the Project Area: arroyo willow thicket, coyote brush-lemonade berry scrub, big pod ceanothus-laurel sumac scrub, eucalyptus grove, annual brome grassland, ice plant mats, ornamental/landscaping plantings, and ruderal/disturbed.

The Project Arborist mapped 50 mature coast live oak trees near demolition or proposed grading and throughout the proposed development envelopes. There is no contiguous oak woodland habitat in the Project Area large enough to constitute oak woodland habitat; however, native trees are protected per County and Montecito Community Plan policies. One sensitive vegetation community, arroyo willow thicket, is present in the Project Area along the ephemeral drainage. When associated with riparian habitat (i.e., streams, ponds, drainages, etc.), arroyo willows are considered ESH and are protected by County and Montecito Community Plan policies.

No special-status plant species were observed in the Project Area and none are expected to occur. Botanical surveys were conducted in October 2019 and May 2020, within the typical blooming season for the special-status plant species that have the potential to occur in the habitat available (i.e., Plummer's baccharis, Santa Barbara honeysuckle, white-veined monardella, Gambel's watercress, Nuttall's scrub oak, black-flowered figwort, and Sonoran maiden fern).

No special-status wildlife species were observed in the Project Area during the 2019 and 2020 field surveys. Special-status wildlife species that have the potential to occur in the Project Area based on presence of suitable habitat and/or documented occurrences in the Project vicinity include Monarch butterfly, California red-legged frog, two-striped garter snake, Cooper's hawk, Townsend's big-eared bat, and big free-tailed bat.

To facilitate grading and drainage improvements for the shared driveway, the Project will result in removal of two coast live oak trees, one adjacent to the existing residence where a Montecito Fire Protection District required cul-de-sac is proposed and one to facilitate construction of proposed Retention Basin 2 (East), and approximately 1,642 square feet of riparian habitat (i.e., arroyo willow thicket) associated with the ephemeral drainage. Oak trees will be protected and replaced per the Tree Assessment and Protection Plan (Appendix E).

Prior to zoning clearance for construction of the shared driveway and drainage improvements, resource agency permits (i.e., CDFW and RWQCB) will be obtained and a Habitat Restoration Plan will be prepared to mitigate impacts to coast live oak trees, arroyo willows, and proposed buffer encroachments consistent with County and Montecito Community Plan policies. Restoration would include 1.24 acres of planting and seeding with a native plant palette comprised of regionally appropriate trees, shrubs, and herbs, as well as maintenance of invasive plant species

throughout the 2.7-acre buffer areas along the east side of Oak Creek and both sides of the unnamed drainage.

Recommended avoidance and minimization measures including pre-construction nesting bird and sensitive wildlife species surveys, installation of protective fencing, installation of Best Management Practices (BMPs) and erosion control measures, etc., will ensure that potential impacts to sensitive biological resources are reduced to a less than significant level.

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1.0 INTRODUCTION

The following Revised Biological Resources Assessment (Revised Assessment) provides the results of biological surveys and a background investigation conducted by Storrer Environmental Services, LLC (SES), on behalf of the Scott Whitman, within a 12.77-acre property located in Montecito, California.

The results of biological surveys that were conducted in 2019 and 2020 were summarized in the previous Assessments (SES 2020, SES 2021) submitted to the County of Santa Barbara Planning and Development Department (County). The objectives of the original investigation were to: 1) provide a general characterization of biological resources on the property; 2) map vegetation and habitats afforded special protection by federal, state, and local policies; 3) inventory plant and wildlife species; 4) evaluate the potential for federally- or state-listed plants and animals or species afforded other special regulatory protection; 5) describe the property's biological constraints and applicable federal, state, and local land use policies and development standards; 6) recommend avoidance, mitigation, and minimization measures. The purpose of this Revised Assessment is to address County comments in the 2nd Determination of Application Incompleteness Letter dated September 15, 2021 and topics discussed during the conference call with County Staff on November 9, 2021.

1.1 PROJECT LOCATION

The property is located at 749 San Ysidro Road in unincorporated Santa Barbara County (County), California (APN 011-100-049) (Latitude: 34.445105°, Longitude: -119.631359°) (Figure 1 – Site Vicinity Map). The parcel is bordered by Oak Creek to the west and existing residential development to the north, south, and east. The property consists of one legal lot encompassing 12.77 acres total. The entire 12.77-acre parcel and adjacent portions of Oak Creek were surveyed as of this Assessment (Project Area).

1.2 PROJECT DESCRIPTION

The Project is requesting approval of a Vesting Tentative Tract Map and Montecito Growth Management Ordinance (MGMO) Point Assignments that will result in 4 residentially developable lots with Montecito Community Plan land use designations of SRR-0.33 and Montecito Land Use and Development Code zoning designations of 3-E-1. Each proposed lot has a minimum lot size of 3 acres consistent with requirements of the respective land use designations. Proposed Lot 1 would encompass 3.03 acres of the eastern portion of the property. Proposed Lots 2 and 3, adjacent to Oak Creek, would consist of approximately 3.03 acres and 3.35 acres, respectively. Proposed Lot 4, in the center of the property, would also consist of 3.35 acres (Figure 2a – Preliminary Grading and Drainage Plan).

The Project requires demolition of existing structures and hardscape, construction of a new shared driveway that provides access to the property from San Ysidro Road, and installation of utilities in the new shared driveway. Existing development includes a residence, guest house/cottage, barn, pool, bridge, water tank, and tennis court (Figure 2b – Demolition Plan). This Revised Assessment includes an analysis of potential impacts of the initial phase of the Project (i.e., demolition, grading, and drainage features associated with shared driveway improvements) and impacts associated with the development envelopes within each proposed Lot, including potential native tree removals and

proposed buffer reductions (Figure 2c – Proposed Buffer Areas). Future development of residences, including building pads will warrant additional analysis of impacts to biological resources specific to the residences proposed at that time.

The existing driveway entry from San Ysidro Road will be improved to accommodate a widened on-site driveway and utilized for access. From that entry, a proposed 20-foot-wide driveway will provide access to each lot. Proposed access improvements also include replacing an existing culvert over a seasonal drainage, turnarounds, and turnouts consistent with Montecito Fire Protection District (MFPD) requirements, one mechanical entry gate set back 100 feet from San Ysidro Road, and installation of water lines to serve each proposed Lot. The development rights requested to be vested include the 20-foot-wide driveway, the bridge, turnarounds and turnouts, and the entry gate.

Conceptual development envelopes are identified Figures 2a, 2b, and 2c. For the purposes of environmental review for the Tract Map, a stormwater basin for the shared driveway and related grading are indicated on the site plans (i.e., Basin 2 East). Utilities will be installed in the new shared driveway and stubbed at each Lot for future connection. Conceptual building pads in each proposed Lot, designed to meet County Flood Control requirements, have been analyzed to provide the basis for the proposed development envelope boundaries and review of said boundaries for consistency with Montecito Community Plan policies. This Revised Assessment evaluates potential impacts of future development in building envelopes including potential coast live oak tree removals, arroyo willow removal, and proposed buffer reductions along Oak Creek and the unnamed drainage. Ultimately, residences and related improvements for each lot (e.g., building pads, residences and accessory structures, driveways, drainage improvements, etc.) will be proposed and entitled by future owners of each lot.

The Project has been designed to ensure access improvements and future improvements related to residential development will be consistent with required setbacks from Oak Creek and proposed property lines, minimize impacts to biological resources to the maximum extent feasible, and be consistent with applicable Montecito Community Plan policies.

1.2 ENVIRONMENTAL SETTING AND BACKGROUND

The Project Area is located north of the community of Montecito, within the Montecito Planning Area. The Montecito Planning Area is situated between the Pacific Ocean and foothills of the Santa Ynez Mountain Range. This area is bounded by East Camino Cielo Road in the Los Padres National Forest (LPNF) to the north, the City of Santa Barbara to the west, the unincorporated community of Summerland to the east, and the Pacific Ocean to the south.

The Montecito region experiences a Mediterranean climate with mild, moist winters and warm, dry summers. A heavy marine layer or fog is often present in late spring and early summer mornings. Temperatures in the region are relatively mild, with an average maximum temperature of 77 degrees Fahrenheit (F) in August and September and an average minimum temperature of 43 degrees (F) in December and January (WRCC 2020). Average annual precipitation is 17.73 inches, with the majority of that falling between October and April.

The Project Area contains a main access driveway, one existing home, a barn being used as an ADU, a garage, tennis court, pool, storage sheds, and stockpiled equipment/supplies (e.g., vehicles,

lumber, etc.). Existing structures and development are clustered in the northwest corner of the Project Area, within proposed Lots 2 and 3. There is extensive ornamental landscaping and around the existing structures and along the main access driveway (Appendix A – Site Photographs). There is no existing infrastructure in proposed Lots 1 and 4. The majority of the Project Area is undeveloped and is be mowed regularly to reduce fire hazard (Figure 3 – Project Area Map).

Two drainages are present in the Project Area. Oak Creek, an intermittent stream, is present along the western property boundary. As part of a previously recorded Tract Map (TM 13545) for the property, a 50-foot development setback from the top of bank (TOB) of Oak Creek is required. An unnamed drainage is also present in the center of the Project Area. The drainage conveys stormwater through a 24-inch culvert under the existing main access driveway, southward toward San Ysidro Road (Appendix A – Site Photographs). The drainage and Oak Creek are discussed in greater detail in Section 4.2.

It should be noted that in 1998 the County of Santa Barbara issued an Emergency Permit, Land Use Permit, and Grading Permit that entitled the southern portion of the subject property to be used as a stockpile for approximately 5,000 cubic yards of soil that was removed from offsite debris basins. The stockpile soil was apparently kept a minimum of 50 feet from Oak Creek and distributed evenly but may also account for the slightly deeper banks along the southern portion of the ephemeral drainage.

It should also be noted that the Final Environmental Impact Report (EIR) for the Montecito Community Plan Update (92-EIR-03) identified the subject property as a "Parcel Which Could Be Further Subdivided" on Figure 8 in the EIR. While the EIR identified significant and irreversible impacts from overall residential buildout, the EIR concluded that by restricting Montecito's buildout potential, implementation of the Community Plan would do more to reduce and limit adverse impacts than if development were allowed to proceed under then current regulations. Therefore, it was recognized that the subject property could be further subdivided and no action was taken to restrict the ability to do so beyond adoption of the policies included in the current Montecito Community Plan.

2.0 REGULATORY FRAMEWORK

Sensitive biological resources including special-status plant and wildlife species, sensitive plant communities, wildlife corridors, nesting birds, and jurisdictional waters and wetlands, may be protected under various federal, state, and local laws, regulations, and land use policies. The following sections summarize the regulations and policies administered by resource agencies pertaining to biological resources that are applicable to the Project Area.

2.1 FEDERAL REGULATIONS

2.1.1 Endangered Species Act (16 U.S.C. § 1531 et seq.)

The Endangered Species Act of 1973 (ESA) provides for the protection of plant and animal species listed by the federal government as "endangered" or "threatened," and "the ecosystems upon which they depend." The USFWS and National Marine Fisheries Service (NMFS) share responsibility for administration of the federal ESA. An "endangered" species is one that is "in danger of extinction" throughout all or a significant portion of its range. A "threatened" species is one that

is "likely to become endangered" within the foreseeable future. The ESA prohibits "take" of threatened or endangered species except under certain circumstances and only with authorization from the USFWS. "Take" as defined by the ESA, "means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." This can also include the modification of a species' habitat. For plants, this statute governs removing, possessing, maliciously damaging, or destroying any listed plant on federal land and removing, cutting, digging up, damaging, or destroying any listed plant on non-federal land in knowing violation of state law (16 U.S.C. § 1538(c)).

When non-federal entities, such as states, counties, local governments, and private landowners, wish to conduct an otherwise lawful activity that might incidentally, but not intentionally, "take" a listed species, an incidental take permit must first be obtained via formal consultation with the USFWS using one of two methods. If a federal nexus is not available, an incidental take permit (ITP) must be obtained for the project following formal consultation with the USFWS via Section 10 of the ESA (ESA § 10(a)(1)(B)).

If a federal nexus is available, then an incidental take permit may be obtained by the federal agency involved in the nexus (e.g., USACE) via Section 7 of the ESA (ESA § 7). Section 7 stipulates that any federal agency action that may affect a species listed as threatened or endangered requires a formal consultation with USFWS to ensure that the action is not likely to jeopardize the continued existence of the listed species or result in destruction or adverse modification of designated critical habitat (16 U.S.C. 1536(a)(2)). The Biological Opinion issued by the USFWS at the conclusion of the consultation may include authorization for incidental take of a listed species.

2.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MTBA) of 1918 (16 USC 703-711) is also administered by the USFWS. The MTBA provides protection of nearly all species of birds, their nests, and their eggs, including all native bird species. Under the MTBA, it is it is unlawful to "take", kill, collect, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR 10, including feathers or other parts, nests, eggs or products, except as allowed by implementing regulations (50 CFR 21). Certain game bird species are allowed to be hunted for specific periods determined by federal and state governments.

2.1.3 Clean Water Act – Section 404

The Clean Water Act (CWA) is comprehensive legislation established to protect the nation's water from pollution by setting water quality standards and by limiting the discharge of effluents in the waters of the United States. Section 404 of the CWA regulates the discharge of dredged and/or fill material into waters of the U.S., including wetlands. Section 404 of the CWA is jointly administered and enforced by the U.S. Army Corps of Engineers (USACE) and the U.S. Environmental Protection Agency (EPA). Activities in waters of the U.S. regulated under Section 404 include dredge or fill for development, water resources projects (i.e., dams and levees), infrastructure development (i.e., highways and airports), and mining projects. With the exception of certain farming and forestry activities that are exempt from Section 404 regulation, a Section 404 permit is required before any dredged or fill material may be discharged into waters of the U.S. The Section 404 program prohibits discharge of dredged or fill material if waters of the U.S.

would be significantly degraded or a practical alternative exists that is less damaging to the aquatic environment.

2.1.3.1 Waters of the U.S.

On April 21, 2020, the EPA and USACE published the Navigable Waters Protection Rule (2020 Rule) that defines waters of the U.S. and clarifies the limits of federal jurisdiction over wetlands, streams, and ditches under the CWA. The 2020 Rule became effective on June 22, 2020.

2.1.3.2 Jurisdictional Waters

For purposes of the Clean Water Act, 33 U.S.C. 1251 *et seq.* and its implementing regulations, the term "waters of the U.S." means:

(1) The territorial seas, and waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including waters which are subject to the ebb and flow of the tide.

(2) Tributaries.

(3) Lakes and ponds, and impoundments of jurisdictional waters; and,

(4) Adjacent wetlands.

The limit of USACE's jurisdiction in non-tidal waters extends to the ordinary high water mark (OHWM). The term OHWM means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

The term adjacent wetlands applies to wetlands that:

(i) Abut, meaning to touch at least at one point or side of, a water identified in paragraphs (1), (2), or (3) of this section;

(ii) Are inundated by flooding from a water identified in paragraphs (1), (2), or (3) of this section in a typical year;

(iii) Are physically separated from a water identified in paragraph (1), (2), or (3) of this section only by a natural berm, bank, dune, or similar natural feature; or

(iv) Are physically separated from a water identified in paragraph (1), (2), or (3) of this section only by an artificial dike, barrier, or similar artificial structure so long as that structure allows for a direct hydrologic surface connection between the wetlands and the water identified in paragraph (1), (2), or (3) of this section in a typical year, such as through a culvert, flood or tide gate, pump, or similar artificial feature. An adjacent wetland is jurisdictional in its entirety when a road or similar artificial structure divides the wetland, as long as the structure allows for a direct hydrologic surface connection through or over that structure in a typical year.

The term "lakes and ponds, and impoundments of jurisdictional waters" means:

Standing bodies of open water that contribute surface water flow to a water identified in paragraph (1) of this section in a typical year either directly or through one or more waters identified in paragraph (2), (3), or (4) of this section. A lake, pond, or impoundment of a jurisdictional water does not lose its jurisdictional status if it contributes surface water flow to a downstream jurisdictional water in a typical year through a channelized non-jurisdictional surface water feature, through a culvert, dike, spillway, or similar artificial feature, or through a debris pile, boulder field, or similar natural feature. A lake or pond, or impoundment of a jurisdictional water is also jurisdictional if it is inundated by flooding from a water identified in paragraph (1), (2), or (3) of this section in a typical year.

2.1.3.3 Non-jurisdictional Waters

Per the 2020 Rule, the following are not "waters of the U.S.":

(1) Waters or water features that are not identified in paragraphs (1), (2), (3), or (4) of the previous section.

(2) Groundwater, including groundwater drained through subsurface drainage systems.

(3) Ephemeral features, including ephemeral streams, swales, gullies, rills, and pools.

(4) Diffuse stormwater run-off and directional sheet flow over upland.

(5) Ditches that are not waters identified in paragraphs (1) or (2) of the previous section, and those portions of ditches constructed in waters identified in paragraph (4) of the previous section that do not satisfy the definitions of adjacent wetlands.

(6) Prior converted cropland.

(7) Artificially irrigated areas, including fields flooded for agricultural production, that would revert to upland should application of irrigation water to that area cease.

(8) Artificial lakes and ponds, including water storage reservoirs and farm, irrigation, stock watering, and log cleaning ponds, constructed or excavated in upland or in non-jurisdictional waters, so long as those artificial lakes and ponds are not impoundments of jurisdictional waters.

(9) Water-filled depressions constructed or excavated in upland or in non-jurisdictional waters incidental to mining or construction activity, and pits excavated in upland or in non-jurisdictional waters for the purpose of obtaining fill, sand, or gravel.

(10) Stormwater control features constructed or excavated in upland or in non-jurisdictional waters to convey, treat, infiltrate, or store stormwater run-off.

(11) Groundwater recharge, water reuse, and wastewater recycling structures, including detention, retention, and infiltration basins and ponds, constructed or excavated in upland or in non-jurisdictional waters; and,

(12) Waste treatment systems.

2.2 STATE REGULATIONS

2.2.1 California Endangered Species Act (California Fish and Game Code § 2050, et seq.)

Fish and wildlife resources are protected by a number of laws and programs administered by the CDFW, formerly the California Department of Fish and Game. The California Endangered Species Act (CESA) generally parallels the provisions of the federal ESA, and states that "all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved."

Under the CESA, "endangered" is defined as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range;" and "threatened" is defined as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts." "Take" is defined as "to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill" an individual of a species, but the definition does not include "harm" or "harass," as the ESA does. As a result, the threshold for a take under the CESA is higher than that under the federal ESA. Exceptions to the take prohibition are limited to authorization of collection for "necessary scientific research".

Consistent with the CESA, CDFW has established lists of endangered, threatened, and candidate species that may or may not be included on a federal ESA list. CDFW also maintains a list of Species of Special Concern for those species that have declining populations, limited distribution, diminishing habitat, or unusual scientific, educational, or recreational value. In addition, CDFW manages a "watch list" of species that have been de-listed or are vulnerable. Species of Special concern and watch list species are not afforded the same legal protection as listed species.

Pursuant to California Fish and Game Code Section 2081, CESA allows for incidental take permits to otherwise lawful development projects that could result in the take of a state-listed threatened or endangered species. The application for an incidental take permit under Section 2081(b) has a number of requirements including the preparation of a conservation plan, generally referred to as a Habitat Conservation Plan. CESA emphasizes early consultation to avoid potential impacts to rare, endangered, and threatened species and to develop appropriate mitigation planning to offset project-caused losses of listed species.

2.2.2 Clean Water Act – Section 401

The CWA Section 401 Water Quality Certification (Section 401 Certification) provides states and authorized tribes an opportunity to address the aquatic resource impacts of federally issued permits and licenses, to help protect water quality. Under Section 401 of the CWA, any applicant for a federal license or permit to conduct any activity that may result in any discharge into waters of the U.S. must obtain a Section 401 Certification from the State Water Resources Control Board (SWRCB) that the proposed activity will comply with state water quality standards. In California, Section 401 Certifications are issued by Regional Water Quality Control Boards (RWQCB) located throughout the state. The Central Coast RWQCB issues Section 401 Certifications for projects in the County. The federal CWA Section 404 permit is dependent on and subject to the

terms of the Section 401 Certification. Therefore, under Section 401, a federal agency cannot issue a permit or license for an activity that may result in discharge into waters of the U.S. until the RWQCB has granted or waived the Section 401 Certification. Section 401 Certification is limited to federally jurisdictional waters and wetlands. In response to the federal 2020 Rule, SWRCB has adopted a new policy effective on May 28, 2020.

2.2.2.1 Waters of the State

California Code of Regulations, title 23, section 3831(w) states that "all waters of the United States are also 'waters of the state.'" This regulation has remained in effect despite federal decisions which added limitations to what could be considered a water of the U.S. Therefore, the regulation reflects the SWRCB's intent to include a broad interpretation of waters of the U.S. into the definition of waters of the state. Waters of the state includes features that have been determined by the EPA or the USACE to be "waters of the U.S." in an approved jurisdictional determination; "waters of the U.S." identified in an aquatic resource report certified by the USACE upon which a permitting decision was based; and features that are consistent with any current or historic final judicial interpretation of "waters of the U.S." or any current or historic federal regulation defining "waters of the U.S."

Because the interpretation of waters of the U.S. in place at the time section 3831(w) was adopted was broader than subsequent definitions (including the 2020 Rule) that incorporated more limitations into the scope of federal jurisdiction, it is consistent with the SWRCB's intent to include both historic and current definitions of waters of the U.S. into the SWRCB's wetland jurisdictional framework. Further, a wetland will continue to be protected when it has been regulated in the past as a water of the U.S. regardless of any subsequent changes in federal regulations. The inclusion of both current and historic definitions of "waters of the U.S." will help ensure some regulatory stability in an area that has otherwise been in flux. Like the other categories of the SWRCB's wetland jurisdictional framework, the status as a water of the U. S. may only be used to establish that a wetland qualifies as a water of the state; it cannot be used to exclude a wetland from qualifying as a water of the state. In other words, wetlands that are categorically excluded from qualifying as a water of the U.S. may nevertheless qualify as waters of the state under another jurisdictional category.

The SWRCB generally excludes certain areas and activities from the application procedures in order to better align the SWRCB's dredge or fill program with the federal CWA section 404 program. Activities and areas excluded from the procedures include:

(1) Normal farming, ranching, and silviculture activities; constructing and maintaining stock or farm ponds and irrigation ditches; constructing or maintaining farm, forest, or mining roads; maintaining or reconstructing structures that are currently serviceable; and constructing temporary sediment basins for construction.

(2) Suction dredge mining.

(3) Routine emergency operation and maintenance activities.

(4) Prior converted cropland that was cleared, drained, or otherwise manipulated for cropland use prior to December 23, 1985.

(5) Fields used for rice cultivation; and,

(6) Features used for agricultural purposes (e.g., stock ponds, irrigation ditches, etc.).

2.2.3 Native Plant Protection Act (California Fish and Game Code §§ 1900 - 1913, § 2062 and § 2067)

The CDFW also manages the California Native Plant Protection Act (NPPA), which designates and protects species eligible for state listing. Eligible species include those identified on California Native Plant Society (CNPS) Rare Plant Ranks (CRPRs) 1A, 1B, and 2 meet the definitions of Sections 1901, Chapter 10 (NPPA) or Sections 2062 and 2067 (CESA) of the California Fish and Game Code. CRPR 3 and 4 species, though not meeting the criteria for listing by CDFW, may be considered during project review by the agencies.

2.2.4 Lake and Streambed Alteration Program (California Fish and Game Code (California Fish and Game Code §1600-1616)

Under Sections 1600-1616 of the California Fish and Game Code, the CDFW regulates all activity that may substantially divert or obstruct the natural flow of any river, stream, or lake; change or use any material from the bed, channel or bank of any river, stream, or lake; or, deposit debris, waste or other materials that could pass into any river, stream or lake. Notification of Lake or Streambed Alteration must be submitted to CDFW for such activities. CDFW defines a stream as:

> "*…a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation.*"

CDFW jurisdiction typically includes all portions of the bed, banks, and channel of a stream, including intermittent and ephemeral streams, and extends outward to the upland edge of the riparian vegetation.

2.2.5 California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) requires an evaluation of a project's potentially significant impacts on biological resources and ways that such impacts can be avoided, minimized, or mitigated. CEQA also provides thresholds and guidelines for use by lead agencies to assess the significance of proposed impacts.

Section 15065 of the act states that a lead agency shall find that a project may have a significant effect on the environment, and thereby require an Environmental Impact Report to be prepared for the project, where the project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

CEQA states that a project will normally have a significant effect on the environment if it will:

> *"(a) Conflict with adopted environmental plans and goals of the community where it is located; (b) Substantially affect a rare or endangered species of animal, plant or the habitat of the species; (c) Interfere substantially with the movement of any resident or migratory fish or wildlife species; and (d) Substantially diminish habitat for fish, wildlife or plants"* (County 2008).

2.3 LOCAL LAND-USE POLICIES

Requirements for the protection of biological resources in the unincorporated areas of the County, applicable to the Project Area, are provided in the Comprehensive Plan Conservation Element, Environmental Resource Management Element, Land Use Element, Montecito Land Use Development Code, and the Montecito Community Plan. These Plans/Elements provide a framework of policies designed to protect special-status species and sensitive habitat areas. The policies applicable to the biological resources in the Project Area are described below.

2.3.1 Environmental Thresholds and Guidelines Manual

The Environmental Thresholds and Guidelines Manual (County 2008) provides definitions of sensitive biological resources and guidance for determining levels of impacts to sensitive areas, including appropriate methods for avoidance, minimization, and/or mitigation.

Disturbance to habitats or species may be considered significant by the County if a project substantially impacts sensitive resources in the following ways:

1) Substantially reduce or eliminate species diversity or abundance.
2) Substantially reduce or eliminate quantity or quality of nesting areas.
3) Substantially limit reproductive capacity through losses of individuals or habitat.
4) Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources.
5) Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes).
6) Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Examples of less than significant impacts, where the habitat is given little or no importance and it is presumed that disturbance would not create a significant impact include:

1) Small acreages of non-native grassland if wildlife values are low.
2) Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies.
3) Areas of historical disturbance such as intensive agriculture.
4) Small pockets of habitats already significantly fragmented or isolated, and degraded or disturbed.
5) Areas of primarily ruderal species resulting from pre-existing man-made disturbance.

2.3.2 Oak Tree Protection

As described in the Comprehensive Plan Conservation Element Oak Tree Protection in the Inland Rural Areas of Santa Barbara County, Development Standard 1 (2009), the following applies for the protection of all species of mature oak trees:

> *"All development shall avoid removal of or damage to mature oak trees, to the maximum extent feasible. Mature oak trees are considered to be live oak trees six inches or greater diameter at breast height and blue oak trees four inches or greater diameter at breast height, or live and blue oaks six feet or greater in height. Native oak trees that cannot be avoided shall be replanted on site. When replanting oak trees on site is not feasible, replanting shall occur on receiver sites known to be capable of supporting the particular oak tree species, and in areas contiguous with existing woodlands or savannas where the removed species occurs. Replanting shall conform to the County's Standard Conditions and Mitigation Measures. (This development standard applies to oak trees other than valley oaks, valley oak trees are address in separate Development Standards.)"*

The County's Standard Conditions and Mitigation Measures (County 2011) require that grading, trenching, ground disturbance, construction activities and structural development occur beyond 6 feet of the dripline of all oak trees. A Tree Protection Plan is required to mitigate impacts to oak trees from development. In the absence of a Tree Protection Plan, mitigation for impacted oak trees requires posting of a performance security and tree replacement at a 10:1 ratio, preferably on-site.

Per the County's Grading Ordinance for Native Oak Tree Removal (County 2003) live oak tree mitigation can be achieved through the following replacement methods: plant 30:1 ratio of locally collected acorns; plant 10:1 ratio of 1-gallon saplings; plant 3:1 ratio of 15-gallon saplings; protect and "nurture" naturally occurring tree saplings between 6 inches and 6 feet tall; transplant protected oak trees; and/or off-site planting and nurturing, as agreed to by the County, may also be considered.

2.3.3 Native Grasslands

Per the County Environmental Thresholds and Guidelines Manual (County 2008), native grassland habitat is defined as an area where native grassland species comprise 10 percent or more of the total relative plant cover. However, isolated patches of native grasses less than one-quarter acre are usually considered insignificant.

2.3.4 Stream and Riparian Habitat Protection

The Environmental Thresholds and Guidelines Manual (County 2008) defines riparian habitat as the "terrestrial or upland area adjacent to freshwater bodies, such as the banks of creeks and streams, the shores of lakes and ponds, and aquifers which emerge at the surface as springs or seeps. This habitat can also occur along arroyos and barrancas, and other types of drainages throughout the County".

County-prescribed setbacks (i.e., buffer areas) from the outer (upland) edge of the riparian canopy, or the top-of-bank of the water body in the absence of riparian vegetation, are 100 feet in rural areas and 50 feet in urban areas. Intrusion within the buffer areas for riparian habitats and streams may be considered significant.

2.3.5 Montecito Community Plan

The Montecito Planning Area is one of seven planning areas under the jurisdiction of the County. The Montecito Community Plan sets out specific goals relating to community development, public facilities and services, and resources and constraints (County 1995). Applicable policies and development standards from the Montecito Community Plan are summarized below.

Policy BIO-M-1.2 The following biological resources and habitats shall be identified as environmental1y sensitive and shall be protected and preserved to the extent feasible through the Environmentally Sensitive Habitat (ESH) overlay: riparian woodland corridors, monarch butterfly roosts, sensitive native flora, and coastal sage scrub.

Policy BIO-M-1.3 Environmentally Sensitive Habitat (ESH) areas within the Montecito Planning Area shall be protected, and where appropriate, enhanced.

Policy BIO-M-1.5 Trimming or clearing of vegetation within 50 feet of a known Monarch Butterfly Habitat or along riparian habitats shall not occur without the review and the approval of the Resource Management Department.

Policy BIO-M-1.6 Riparian vegetation shall be protected as part of a stream or creek buffer. Where riparian vegetation has previously been removed, (except for channel cleaning necessary for free-flowing conditions as determined by the County Flood Control District) the buffer shall allow the reestablishment of riparian vegetation to its prior extent to the greatest degree possible. Restoration of degraded riparian areas to their former state shall be encouraged.

Policy BIO-M-1.7 No structures shall be located within a riparian corridor except: public trails that would not adversely affect existing habitat; dams necessary for water supply projects; flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety, other development where the primary function is for the improvement of fish and wildlife habitat and where this policy would preclude reasonable development of a parcel. Culverts, fences, pipelines, and bridges (when support structures are located outside the critical habitat) may be permitted when no alternative route/location is feasible. All development shall incorporate the best mitigation measures feasible to minimize the impact to the greatest extent.

Policy BIO-M-1.8 The minimum buffer strip for development near streams and creeks in Rural Areas shall be presumptively 100 feet from top of bank and for streams in Urban Areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis but shall not preclude reasonable development of a parcel. The buffer shall be established based on an investigation of the following factors and after consultation with the Department of Fish and Game and Regional Water Quality Board in order to protect the biological productivity and water quality of streams:

1) Soil type and stability of stream corridors.

2) How surface water filters into the ground.

3) Slope of the land on either side of the stream.

4) Location of the 100-year flood plain boundary; and,

5) Consistency with adopted plans, particularly Biology/Habitat policies.

The buffer area shall be indicated on all grading plans. All ground disturbance and vegetation removal shall be prohibited in the buffer area.

Policy BIO-M-1.10 All development, including dredging, filling and grading within stream corridors, shall be limited to activities necessary for the construction of uses specified in Policy B-1.7. When such activities would require removal of riparian plant species, revegetation with local native plants shall be required on both banks and extending outward 25 feet from each top of bank, except where it would preclude reasonable development of a parcel.

Policy BIO-M-1.11 Areas of one or more acres of coastal sage scrub shall be preserved to the maximum extent feasible.

Policy BIO-M-1.14 Significant biological communities shall not be fragmented into small non-viable pocket areas by development.

Policy BIO-M-1.16 All existing native trees regardless of size that have biological value shall be preserved to the maximum extent feasible.

Policy BIO-M-1.17 Oak trees, because they are particularly sensitive to environmental conditions, shall be protected to the maximum extent feasible. All land use activities, including agriculture shall be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees shall be encouraged.

Policy BIO-M-1.18 Trees serving as known raptor nesting or key raptor roosting sites shall be preserved to the maximum extent feasible.

Policy BIO-M-1.19 Oak Woodlands shall be protected as habitat rather than as individual trees. Emphasis shall be placed on preservation and enhancement of oak woodlands as they provide habitat for numerous plant and animal species. Oak Woodlands are defined for the purposes of this policy as stands dominated by Coast Live Oak (*Quercus agrifolia*) and other trees native to oak woodlands (including vegetation transition zones) which form a closed canopy of a minimum of 1 acre and are not surrounded by or heavily influenced by urban development such as structures or roads and where the understory has not been permanently disturbed (e.g., by structures or roads).

A minimum twenty-five (25) foot buffer around oak woodlands shall be maintained except in cases where it would preclude reasonable development of a parcel. Structures, roads, and non-native landscaping shall be prohibited within the buffer area except where it would preclude reasonable development of the parcel. Grading and other site preparation activities shall

not be allowed within 6 feet of an oak woodland except where it would preclude reasonable development of a parcel.

Policy BIO-M-1.20 Pollution of streams, sloughs, drainage channels, underground water basins, estuaries, the ocean and areas adjacent to such waters shall be minimized.

Policy BIO-M-1.23 Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, efforts shall be made to preserve the habitat in which they are located to the maximum extent feasible. For the purposes of this policy sensitive plant species are those species which appear on a list in the California Native Plant Society's *Inventory of Endangered Vascular Plants of California*. Sensitive animal species are defined as those animal species identified by the CDFW, the USFWS and/or are listed in Tate's *The Audubon Blue List* (birds).

3.0 METHODS

To document sensitive biological resources within the Project Area, SES conducted background research, review of previous botanical and biological assessments completed in the region, and field investigations.

3.1 LITERATURE REVIEW

Prior to conducting the field surveys, a background review was performed to identify any special-status plant and wildlife species and sensitive natural communities that have the potential to occur in the Project Area and vicinity. The literature review included an examination of the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS 2020), the CDFW's California Natural Diversity Database (CNDDB 2020), the USFWS Endangered Species Database (USFWS 2020a), and the USFWS critical habitat portal (USFWS 2020b). SES also reviewed the NRCS Web Soil Survey of Santa Barbara County, California, South Coastal Santa Barbara Area (NRCS 2020), the USGS CA 7.5-minute quadrangle maps, the National Hydrography Dataset (NHD) (USGS-NHD 2020), National Wetlands Inventory (NWI) (USFWS 2020c), and weather data.

The CNDDB query provided locations of special-status plant populations, sensitive natural communities, and special-status wildlife documented within the Santa Barbara, Carpinteria, Little Pine Mountain, and Hildreth Peak USGS CA 7.5-minute quadrangles. The CNDDB search included the Santa Barbara quadrangle, which encompasses the Project Area, and the adjacent quadrangles, in order to evaluate the potential for special-status plant and wildlife species documented in the Project vicinity. Special-status species known to occur in the vicinity of the Project Area are depicted in Figures 4 and 5 – CNDDB Plant and Wildlife Occurrences. The likelihood for special-status species to occur within the habitats present in the Project Area was also evaluated (see Table 3). In addition to the CNDDB, the following sources were reviewed for information on regional occurrence of special-status species that have the potential to occur in the Project vicinity:

- Bumble bees of the Western United States (Koch et al. 2012).
- Birds of Santa Barbara County, California (Lehman 2020).

- California Bird Species of Special Concern (Shuford and Gardali 2008).
- Terrestrial Mammal Species of Special Concern in California (CDFG 1998).
- California Amphibian and Reptile Species of Special Concern (Thompson et al. 2016).
- A Flora of the Santa Barbara Region, California (Smith 1998); and,
- Rare Plants of Santa Barbara County (SBBG 2012).

3.2 FIELD METHODOLOGY

Biological field investigations included pedestrian reconnaissance of the Project Area to facilitate mapping of primary vegetation types, document dominant plant species and wildlife, delineate the limits of jurisdictional features and ESH, perform a monarch butterfly survey, and perform a spring botanical survey. Mapping of jurisdictional limits and trees was performed in the field using an iPad tablet with ArcCollector and an EOS Arrow 100 Global Navigation Satellite System (GNSS) receiver. Table 1 provides a summary of survey types, dates, and field personnel.

Table 1 – Biological Surveys Conducted in 2019, 2020, and 2021

Type of Survey	Date	Field Personnel	Area Surveyed
Botanical Survey Wildlife Survey ESH/Vegetation Mapping	October 31, 2019	Jessica Peak Justine Cooper	Entire parcel and adjacent Oak Creek Corridor
Monarch Butterfly Survey	January 15, 2020	Jessica Peak Justine Cooper	Entire parcel and adjacent Oak Creek Corridor
Spring Botanical Survey Nesting Bird Survey	May 8, 2020	Jessica Peak	Entire parcel and adjacent Oak Creek Corridor
Initial Arborist Survey & Tree Mapping	December 17, 2020	Bill Spiewak Jessica Peak	Demolition areas, proposed infrastructure (roads, driveways, utilities, sediment basins,) and development envelopes
Arborist Surveys[1]	January 2021	Bill Spiewak	Demolition areas, proposed infrastructure (roads, driveways, utilities, sediment basins,) and development envelopes

[1] Results of the Arborist surveys are provided in the Tree Assessment and Protection Plan (Appendix E) (Spiewak 2021).

3.2.1 Botanical Surveys

Botanical surveys were consistent with the survey guidelines of the California Department of Fish and Game (now CDFW) (2009), the USFWS (1996), and the CNPS (2001). The botanical inventory was compiled by systematically searching the Project Area. All vascular plant species observed within the Project Area were recorded (see Appendix B – Vascular Plant Inventory). Plant specimens that were not positively identified in the field were further examined using a dissecting microscope and appropriate botanical keys, including *The Jepson Manual, Second*

Edition (Baldwin et al. 2012) and *A Flora of the Santa Barbara Region, California, Second Edition* (Smith 1998). Nomenclature for plant species follows *Jepson eFlora* (Jepson 2020). The field surveys also documented all vegetation communities and native trees (e.g., coast live oak, arroyo willow, western sycamore) present within the Project Area. Descriptions of vegetation communities are adapted from *A Manual of California Vegetation, Second Edition* (MV-II) (Sawyer et al. 2009) and *A Manual of California Vegetation Online* (CNPS 2020a).

Special-status species targeted during the surveys include those that are known to occur or have the potential to occur in the vicinity of the Project Area (e.g., Plummer's baccharis, late-flowered mariposa lily, Humboldt lily, black-flowered figwort, Santa Barbara honeysuckle, etc.). The spring botanical survey took place during the typical blooming season for the majority of the special-status plant species that have the potential to occur in the Project Area (see Table 3).

3.2.2 Wildlife Survey

A list of all wildlife species observed within the Project Area during 2019 and 2020 field surveys was compiled (see Appendix C – Wildlife Inventory), and a general evaluation of the character and quality of wildlife habitat was made.

The evaluation of wildlife use of the property was made in part through field reconnaissance but was also based on habitat suitability within the Project Area and known occurrence of various species in the site vicinity. Habitat conditions and presence/absence of special-status wildlife species were a particular focus of the surveys. Potential for nesting, roosting, or foraging by sensitive bird species, including Cooper's hawk (*Accipiter cooperii*) and various other raptors was also assessed.

3.2.3 Delineation of Jurisdictional Boundaries and ESH

The County, CDFW, and RWQCB jurisdiction along ephemeral and intermittent drainages extends to the TOB or edge of riparian canopy, whichever extends further. The TOB of Oak Creek and edge of associated native riparian canopy (where present) were mapped using an iPad tablet and GNSS receiver. The TOB of the ephemeral drainage in the center of the Project Area was also mapped in the field (Figure 3 – Project Area Map).

A soil test pit was excavated and a USACE Wetland Determination Data Form (Wetland Form) was completed within a stand of arroyo willow (*Salix lasiolepis*) present in the middle of proposed Lot 1 to determine if there was evidence of wetland criteria (i.e., hydrophytic vegetation, hydric soil, and wetland hydrology). Data were collected per the *Corps of Engineers Wetland Delineation Manual* (1987 Manual) (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (Arid West Supplement) (Environmental Laboratory 2008). The soil test pit location was mapped using an iPad tablet and GNSS receiver (Figure 3 – Project Area Map). The Wetland Form is provided as Appendix D.

3.2.4 Arborist Surveys and Tree Mapping

As requested by the County, an arborist survey and tree inventory were completed that provide details for all trees in proximity to Project features. The Project Arborist's findings are summarized in Appendix E – Revised Tree Assessment and Protection Plan (Spiewak 2021).

On December 17, 2020, Bill Spiewak & Associates (Project Arborist) assisted by Botanist Jessica Peak (SES) identified and mapped 184 trees within and around the proposed demolition areas, proposed infrastructure (e.g., roads, driveways, utilities, sediment basins) and development envelopes within proposed Project Area. Mapped trees included all species that were 6 inches or larger in diameter at breast height (DBH). Trees were mapped as close as possible to the trunk using an iPad tablet and GNSS receiver. Receiver accuracy during the survey averaged 3 feet or less. The tree points were plotted on the Project Site Plans (see Appendix E) and were used by the Project Arborist in January 2021 to complete data collection (i.e., tag trees and identify critical root zones [CRZs]) for all mapped trees.

4.0 RESULTS

The following sections provide a summary of environmental conditions in the Project Area including existing plant communities, soils, wildlife habitat, and potentially jurisdictional drainages documented during the field survey. Representative photographs of environmental conditions present in the Project Area are provided in Appendix A.

4.1 SOILS

Soil types within the Project Area were determined based on a review of the Web Soil Survey of the South Coastal part of Santa Barbara County, California, (NRCS 2020). One mapped soil unit has been identified in the Project Area – Milpitas-Positas fine sandy loam (MeC), 2 to 9 percent slopes.

Milpitas-Positas fine sandy loam is a moderately well drained sandy soil (0 to 19 inches) with an underlying restrictive clay layer (19 to 41 inches). This soil type originates from mixed alluvium and forms on terraces at the base of hillsides (i.e., footslopes) (NRCS 2020). Runoff can be very high due to the low permeability of the underlain clay layer.

No hydric soil indicators were observed at the soil test pit excavated in the arroyo willow stand Lot 1 (Appendix D – Wetland Determination Data Form). The test pit was excavated to a depth of 10 inches before hitting a restrictive layer of rock/clay. Soil had a heavy clay content, with dark clay deposits in the upper profile. No redoxomorphic features were observed.

4.2 HYDROLOGY

The Project Area is gently sloped, ranging from 368 feet in elevation at the northwest corner to 296 feet in elevation at the southern property boundary. There are two drainages in the Project Area: Oak Creek, which extends along the western property boundary, and an unnamed drainage that extends through the central portion of the property (Figure 3 – Project Area Map).

Oak Creek is an intermittent stream (USGS 2020) that originates in the foothills to the north and outlets to the Pacific Ocean 1.8 miles to south of the Project Area. Oak Creek is extremely incised, with almost vertical 10-to-30-foot banks. The stream bed ranges from 8 to 20 feet wide and is comprised primarily of boulders and large cobble (Appendix A – Site Photographs). Oak Creek has direct connectivity to the Pacific Ocean and is therefore considered Waters of the U.S./State and is under USACE, CDFW, and RWQCB jurisdiction.

The unnamed drainage in the center of the Project Area is ephemeral (i.e., conveying flows during and/or immediately following a rain event). As depicted in the NWI Wetland Mapper (USFWS

2020c), the drainage originates along the hillside approximately 0.4-mile north of the Project Area and receives runoff from the residences upslope of the property. There is a 24-inch culvert that conveys stormwater runoff in the drainage under the main access driveway (Appendix A – Site Photographs). The drainage appears to be regularly maintained/cleared to prevent flooding of the main access driveway and adjacent barn that is used as a residence.

The banks of the drainage channel are shallow at the north end (6 to 24 inches) and become more incised southward (up to 5 feet in depth). While difficult to confirm, it is possible that the deeper channel at the southern end of the property may have resulted from the stockpile of soil that was permitted by the County in 1998 (discussed in Section 1.2 above). Width of the drainage from TOB to TOB ranges from 4 to 6 feet (Figure 3 – Project Area Map). The drainage flows into a 24-inch culvert at the southern property boundary which outlets at San Ysidro Road. Stormwater runoff is conveyed along San Ysidro Road until it rejoins Oak Creek, south of the Project Area. The drainage has a defined bed and bank and connectivity to Oak Creek downstream of the Project Area and therefore, is likely to be considered Waters of the State and under CDFW and RWQCB jurisdiction. Per the USACE 2020 Rule, ephemeral drainages are not considered federally jurisdictional.

There is another culvert located along the main access driveway in approximately the middle of proposed Lot 1 (Figure 3 – Project Area Map). This culvert directs stormwater runoff from the property to the north, into the annual grassland habitat south of the driveway. The culvert was mostly clogged with sediment at the time of the field survey (Appendix A – Site Photographs). Stormwater that outlets from this culvert sheet flows across the landscape toward the center of proposed Lot 1, where the topography flattens out. This flat area supports several native trees, two arroyo willow (*Salix lasiolepis*) and a western sycamore (*Platanus racemosa*), that likely became established in that location due to the runoff provided from the culvert.

To determine whether the flat area containing the arroyo willows and western sycamore would be considered wetland habitat, a soil sample test pit was excavated (SP-01) (Figure 3 – Project Area Map) and a Wetland Form was completed (see Appendix D). No indicators of hydric soil or hydrology (i.e., drift deposits, drainage patterns, soil cracking, etc.) were observed.

Arroyo willow is considered a facultative wetland (FACW) plant, which means it usually occurs as a hydrophyte (i.e., in riparian corridors or along stream terraces), but is occasionally found in upland habitat (Lichvar et al. 2012). The soil in the Project Area has a high clay content, which results in low permeability and allows for trees that are typically riparian to survive in an upland location. There is also an arroyo willow along the street on the southern property boundary (Figure 6 – Vegetation Communities & Land Use Types). Individual native trees, such as arroyo willow and western sycamore, which are not associated with the ephemeral drainage or Oak Creek are still afforded protection by the Montecito Community Plan policies. However due to lack of a defined bed, bank, or depression, and a lack of evidence of hydrology and hydric soil indicators, individual arroyo willow and western sycamore trees do not represent a County wetland or ESH.

4.3 VEGETATION AND LAND COVER TYPES

Eight (8) vegetation communities are present in the Project Area: arroyo willow thicket, coyote brush-lemonade berry scrub, big pod ceanothus-laurel sumac scrub, eucalyptus grove, annual brome grassland, ice plant mats, ornamental/landscaping plantings, and ruderal/disturbed. Vegetation communities, individual native trees, and land cover types within the Project Area were

mapped based on field observations and aerial imagery analysis and are depicted in Figure 6 – Vegetation Communities & Land Use Types. Vegetation and land cover types in the Project Area are summarized in Table 2.

Table 2 – Summary of Vegetation Communities and Land Use Types

Vegetation Alliance/Land Use Type[1]	Vegetation Association[1]	Listing Status/ Rarity Ranking[3]	Area in Project Area (acres)
Native Vegetation Communities & Individual Trees			
Arroyo Willow Thicket *Salix lasiolepis* Shrubland Alliance	*Salix lasiolepis*	Protected by County/ State policies G4, S4	0.22-acre
Coyote Brush-Lemonade Berry Scrub *Baccharis pilularis* Shrubland Association	*Baccharis pilularis-Rhus integrifolia*	G5, S4	0.16-acre
Big Pod Ceanothus-Laurel Sumac Scrub *Ceanothus megacarpus* Shrubland Association	*Ceanothus megacarpus-Malosma laurina*	G4, S4	0.24-acre
Individual Coast Live Oak (*Quercus agrifolia*) and Western Sycamore (*Platanus racemosa*) Trees	N/A	Protected by County/ State policies G5, S4	0.92 acre
Non-native Vegetation Communities			
Eucalyptus Grove Eucalyptus spp. Semi-natural Woodland Stand	*Eucalyptus* (*globulus, camaldulensis*)	N/A	0.56-acre[4]
Wild Oats and Annual Brome Grassland Avena spp. – Bromus spp. Semi-natural Herbaceous Stands	*Bromus diandrus – Avena* spp.	N/A	6.3 acres
Ice plant Mats *Mesembryanthemum* spp. – *Carpobrotus* spp. Semi-natural Herbaceous Stand	*Carpobrotus* (*chilensis, edulis*)	N/A	0.17-acre
Ornamental Trees/Landscape Plantings[2]	N/A	N/A	2.47 acres
Ruderal/Disturbed[2]	N/A	N/A	0.66-acre
Other Land Use Types			
Developed	N/A	N/A	1.01 acres

[1] Vegetation Alliances and Associations follow *A Manual of California Vegetation Online* (MV-II) (CNPS 2020a), where applicable.

[2] Not a recognized community in MV-II.

[3] Listing Status/ Rarity Ranking Notes:

Global/State rarity rankings follow the CDFW California Natural Communities List (CDFW 2019). Natural communities with ranks 1-3 are considered sensitive.

- G1/S1 – Critically imperiled. At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
- G2/S2 – Imperiled. At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
- G3/S3 – Vulnerable. At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
- G4/S4 – Apparently Secure. Uncommon but not rare; some cause for long-term concern due to declines or other factors.
- G5/S5 – Demonstrably Secure. Common; widespread and abundant.

[4] Acreage of eucalyptus grove within the the Oak Creek corridor is 1.55 acres; 0.56-acre is within the parcel.

4.3.1 Native Vegetation Communities and Individual Native Trees

Small patches of native scrub habitat and scattered individual native trees are present throughout the Project Area (Figure 6 – Vegetation Communities & Land Use Types; Appendix A – Site Photographs).

4.3.1.1 Arroyo Willow Thicket (Salix lasiolepis Shrubland Alliance)

A thicket of arroyo willow is present in the ephemeral drainage, south of the bridge (Figure 6 – Vegetation Communities & Land Use Types). Associated species along the drainage were mostly non-native and include umbrella grass (*Cyperus alternifolius*), poison hemlock (*Conium maculatum*), and castor bean (*Ricinus communis*). Individual arroyo willow trees are also present in the central portions of proposed Lot 1 and Lot 4.

4.3.1.2 Coyote Brush-Lemonade Berry Scrub (Baccharis pilularis-Rhus integrifolia Shrubland Association)

Patches of coyote brush (*Baccharis pilularis* var. *consanguinea*) and lemonade berry (*Rhus integrifolia*) scrub are present in the southwest corner of the Project Area and along the ephemeral drainage (Figure 6 – Vegetation Communities & Land Use Types). These large shrubs are generally surrounded by annual grassland habitat (described below). Associated shrub species include laurel sumac (*Malosma laurina*) and myoporum (*Myoporum laetum*).

4.3.1.3 Big Pod Ceanothus-Laurel Sumac Scrub (Ceanothus megacarpus-Malosma laurina Shrubland Association)

The southeast corner of the Project Area contains a stand of native scrub habitat dominated by big pod ceanothus (*Ceanothus megacarpus*) and laurel sumac (Figure 6 – Vegetation Communities & Land Use Types). This community also contained several arroyo willow, small coast live oak (*Quercus agrifolia*) trees, coyote brush, blackwood acacia (*Acacia melanoxylon*), giant reed (*Arundo donax*), and big saltbush (*Atriplex lentiformis*).

4.3.1.4 Individual Native Trees

There are 50 mature coast live oak trees scattered throughout the Project Area and along Oak Creek (Figure 6 – Vegetation Communities & Land Use Types). As described above, there are also several arroyo willows and a western sycamore in upland areas, not associated with the ephemeral drainage or Oak Creek. Individual coast live oaks and native trees are protected by County and the Montecito Community Plan policies. Details on tree locations, size, health, critical root zones, and protection measures are provided in Appendix E – Tree Assessment and Protection Plan.

4.3.2 Non-native Vegetation Communities

The majority of the Project Area is comprised of non-native vegetation communities that are regularly disturbed and maintained.

4.3.2.1 Eucalyptus Grove (Eucalyptus spp. *Semi-natural Woodland Stand)*

The habitat along Oak Creek is comprised of a large grove of eucalyptus (1.55 acres), mostly blue gum (*Eucalyptus globulus*); 0.56-acre of this community is within the parcel boundary (Appendix

A – Site Photographs). Other tree species present in scattered locations along the creek corridor include coast live oak, western sycamore, blackwood acacia, Victorian box (*Pittosporum undulatum*), ash (*Fraxinus* sp.), and Japanese red pine (*Pinus densiflora*). Associated shrubs and understory species include coyote brush, lemonade berry, holly leaf cherry (*Prunus ilicifolia*), toyon (*Heteromeles arbutifolia*), canyon sunflower (*Venegasia carpesioides*), California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*), castor bean, sweet pea (*Lathyrus latifolius*), and smilo grass (*Stipa miliacea* var. *miliacea*).

4.3.2.2 Wild Oats and Annual Brome Grassland (Avena spp. *– Bromus* spp. *Semi-natural Herbaceous Stands)*

The majority of the habitat in proposed Lots 1, 3, and 4 is comprised of wild oats and annual brome grassland (6.3 acres) that is regularly mowed/maintained to meet fire clearance requirements (Appendix A – Site Photographs). This community is dominated by non-native annual grasses (ripgut brome [*Bromus diandrus*], soft chess [*B. hordeaceus*], Italian rye [*Festuca perennis*], wild oats [*Avena barbata, A. fatua*], barley [*Hordeum murinum* ssp. *leporinum*], kikuyu grass (*Pennisetum clandestinum*), and false brome (*Brachypodium distachyon*). Weedy herbaceous species such as poison hemlock, bull thistle (*Cirsium vulgare*), sweet fennel (*Foeniculum vulgare*) wild radish (*Raphanus sativus*), black mustard (*Brassica nigra*), short-pod mustard (*Hirschfeldia incana*), bur clover (*Medicago polymorpha*), and onionweed (*Asphodelus fistulosus*), were apparent throughout the grassland areas.

4.3.2.3 Ice plant Mats (Mesembryanthemum spp. *– Carpobrotus* spp. *Semi-natural Herbaceous Stand)*

Ice plant (*Carpobrotus edulis*) is one of eight invasive ice plant taxa that grow in California (Sawyer et al. 2009). This species is a ground-hugging perennial succulent that forms impenetrable mats, with yellow to pink flowers, covering large areas. This plant is widely planted for soil stabilization and landscaping. Several ice plant mats are present in the eastern portion of the Project Area in proposed Lots 1, 2, and 4 (Figure 6 – Vegetation Communities & Land Use Types).

4.3.2.4 Ornamental Trees/Landscape Plantings

There is extensive landscaping and a wide variety of ornamental plant species present in the northwest portion of the property and along the main driveway (Figure 6 – Vegetation Communities & Land Use Types). This vegetation type is not a recognized community in MV-II, as it consists of species not native to the region that have been planted and/or exotic species that typically don't occur in the natural landscape outside of urban areas. Approximately 2.47 acres of ornamental trees and landscape plantings are present in the Project Area. The Project Arborist mapped 128 non-native trees of 17 different species, in and around proposed Project improvements (see Appendix E).

Ornamental and landscape species that were observed include, but are not limited to: olive (*Olea europaea*), lemon (*Citus x limon*), avocado (*Persea americana*), blackwood acacia, Canary Island date palm (*Phoenix canariensis*), Mexican fan palm (*Washingtonia robusta*), Queen palm (*Syagrus romanzoffiana*), Aleppo pine (*Pinus halepensis*), black pine (*Pinus nigra*), Peruvian pepper tree (*Schinus molle*), Brazilian peppertree (*S. terebinthifolius*), Italian cypress (*Cupressus*

sempervirens), Chinese juniper (*Juniperus chinensis*), London plane tree (*Platanus x hispanica*), jade plant (*Crassula ovata*), mission cactus (*Opuntia ficus-indica*), foxtail agave (*Agave attenuata*), Mexican bush sage (*Salvia leucantha*), hibiscus (*Hibiscus* sp.), blue plumbago (*Plumbago auriculata*), and bird of paradise (*Strelitzia reginae*).

4.3.2.5 Ruderal/Disturbed

Ruderal/disturbed habitat is present around existing structures. This vegetation type is not a recognized community in MV-II, as it consists of species not native to the region that have become naturalized and widespread in disturbed areas.

Ruderal (i.e., disturbance adapted) plant species observed include short-pod mustard, sweet fennel, wild radish, cheeseweed (*Malva parviflora*), annual grasses (*Avena* sp., *Bromus* sp., *Hordeum* sp.), sow thistles (*Sonchus oleraceus, S. asper*), Bermuda buttercup (*Oxalis pes-caprae*), scarlet pimpernel (*Lysimachia arvensis*), and smilo grass.

4.4 SPECIAL-STATUS SPECIES AND SENSITIVE HABITATS WITH THE POTENTIAL TO OCCUR IN THE PROJECT AREA

Special-status species and sensitive habitats include plant and wildlife taxa, vegetation communities, or other unique biological features that are afforded special protection by local land use policies and/or state and federal regulations. Vegetation communities may warrant special status if they are of limited distribution, support protected plants and animals, have high wildlife value, or are particularly vulnerable to disturbance. Special-status plant and animal species are those that are listed as rare, threatened, or endangered under the state and/or federal Endangered Species Acts or those that appear on various "watch lists" compiled by academic institutions, conservation organizations, and wildlife agencies. These include the CNDDB lists of "*Special Animals*" and "*Special Plants*" (CNDDB 2020), CNPS Inventory of Rare and Endangered Vascular Plants of California (CNPS 2020), "*California Bird Species of Special Concern*" (Shuford and Gardali 2008), "*Amphibian and Reptile Species of Special Concern in California*" (Jennings and Hayes 1994), and "*Terrestrial Mammal Species of Special Concern in California*" (CDFG 1998).

Nineteen (19) special-status plant species and thirty-three (33) special-status wildlife species are documented (i.e., are tracked by the CNDDB) within the four quadrangles surrounding the Project Area. The likelihood for special-status plant and wildlife species documented within the Little Pine Mountain, Santa Barbara, Carpinteria, and Hildreth Peak USGS CA 7.5-minute quadrangles to occur within the habitats present in the Project Area was evaluated. Occurrences of special-status species known to occur in the vicinity of the Project Area are depicted in Figures 4 and 5 – CNDDB Plant and Wildlife Occurrences.

Species or vegetation communities dependent on coastal habitats (e.g., Miles' milk-vetch, Coulter's saltbush, Davidson's saltscale, salt marsh bird's beak, tidewater goby, western snowy plover, sandy beach tiger beetle, globose dune beetle, obscure bumble bee, yellow rail, California black rail, light-footed Ridgway's rail, snowy egret, Belding's savannah sparrow, California brown pelican, saltmarsh skipper, and California least tern) are excluded from consideration due to the lack of suitable habitat and distance of the Project Area from the coast (approximately 2 miles).

Table 3 lists special status plants and animals that have a reasonable possibility to occur in the Project Area based on habitat suitability and requirements, elevation and geographic range, soils, topography, surrounding land uses, and proximity of known occurrences in the CNDDB database to the Project Area. The likelihood for special-status species to occur within the property was assessed using information from the various listed sources and wildlife and botanical surveys. Narratives are provided for species for which there are land use planning and regulatory implications.

Table 3. Special-status Plant and Wildlife Species Occurrences Documented within the Project Region.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status/ Rarity Ranking***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within or near Project Area**
Plants				
Plummer's baccharis *Baccharis plummerae* ssp. *plummerae*	CRPR 4.3 G3, S3	Rocky slopes near beach, sea bluffs, brushy canyons. Elevation range: 0 – 6,100 feet. Blooming period: August – November.	Yes	The Oak Creek corridor and scrub habitats in the Project Area could support Plummer's baccharis; however, this perennial species was not observed during the field surveys and is not expected to occur.
Late-flowered mariposa lily *Calochortus fimbriatus*	CRPR 1B.3 G3, S3	Dry, open coastal woodland and chaparral. Elevation range: 0 – 3,000 feet. Blooming period: July – August.	No	Suitable woodland and chaparral habitat for late-flowered mariposa lily is not present in the Project Area. This species is known to occur along East Mountain Drive, just north of the property (CNDDB 2020). The field surveys were conducted outside of the appropriate blooming period for this species but based on the current level of disturbance and lack of suitable habitat, late-flowered mariposa lily is not expected to occur.
Palmer's mariposa lily *Calochortus palmeri* var. *palmeri*	CRPR 1B.2 G3, S2	Meadows, vernally moist places in yellow-pine forest and chaparral. Elevation range: 3,900 – 7,260 feet. Blooming period: May – July.	No	Suitable habitat for Palmer's mariposa lily is not present in the Project Area and this species typically occurs at much higher elevations. This species is known from one occurrence documented in 1981 southwest of Juncal Dam (CNDDB 2020). Palmer's mariposa lily is not expected to occur.
Santa Barbara morning glory *Calystegia sepium* ssp. *binghamiae*	1A G5, SX	Coastal marshes and riverbanks. Elevation range: 0 – 70 feet. Blooming period: April – June.	No	All California populations of this species are considered to be extirpated (CNDDB 2020). Santa Barbara morning-glory is not expected to occur in the Project vicinity.
Umbrella larkspur *Delphinium umbraculorum*	CRPR 1B.3 G3, S3	Oak woodland and chaparral, prefers moist locations. Elevation range: 1,320 – 5,300 feet. Blooming period: April – June.	No	Suitable woodland and chaparral habitat for umbrella larkspur is not present in the Project Area. The habitat along Oak Creek does not provide a mesic environment to support umbrella larkspur. Occurrences of this species in the vicinity of the Project Area are historical. Umbrella larkspur has not been documented near the Project Area since 1965, was not observed during the May 2020 field survey, and is not expected to occur.

Table 3. Special-status Plant and Wildlife Species Occurrences Documented within the Project Region.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status/ Rarity Ranking***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within or near Project Area**
Ojai fritillary *Fritillaria ojaiensis*	CRPR 1B.2 G2, S2	Occurs on rocky slopes and in river basins. Known from mesic broadleaf upland forest, chaparral, and lower montane coniferous habitats. Elevation range: 990 – 1,650 feet. Blooming period: February – May.	No	Forest and chaparral habitat suitable for Ojai fritillary is not present in the Project Area. This species was not observed during the May 2020 field survey and is not expected to occur.
Mesa horkelia *Horkelia cuneata* var. *puberula*	CRPR 1B.1 G4, S1	Dry, sandy, coastal chaparral. Elevation range: 200 – 2,900 feet. Blooming period: March – July.	No	Suitable sandy chaparral habitat for mesa horkelia is not present in in the Project Area and this perennial species was not observed during the field survey. Mesa horkelia was not observed during the May 2020 field survey and is not expected to occur.
Coulter's goldfields *Lasthenia glabrata* ssp. *coulteri*	CRPR 1B.1 G4, S2	Saline places, marshes and swamps, playas, and vernal pools. Elevation range: 0 – 3,300 feet. Blooming period: April – May.	No	Suitable wetland habitat for Coulter's goldfields is not present in the Project Area or along Oak Creek. This species was not observed during the May 2020 field survey and is not expected to occur.
Ocellated Humboldt lily *Lilium humboldtii* ssp. *ocellatum*	CRPR 4.2 G4, S4	Oak canyons, chaparral, and yellow-pine forests. Elevation range: 0 – 6,000 feet. Blooming period: May – August.	No	Suitable oak woodland and chaparral habitat for ocellated Humboldt lily is not present in the Project Area. This species is known to occur in San Ysidro Canyon, west of the Project Area (J. Peak pers. obs.). This species was not observed during the May 2020 field survey and based on the current level of disturbance and lack of suitable habitat, ocellated Humboldt lily is not expected to occur.

Table 3. Special-status Plant and Wildlife Species Occurrences Documented within the Project Region.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status/ Rarity Ranking***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within or near Project Area**
Santa Barbara honeysuckle *Lonicera subspicata* var. *subspicata*	CRPR 1B.2 G5, S2	Chaparral, cismontane woodland, coastal scrub. Elevation range: 0 – 3,300 feet. Blooming period: April – May.	Yes	The Oak Creek corridor and scrub habitats in the Project Area could support Santa Barbara honeysuckle; however, this perennial species was not observed during the 2019 and 2020 field surveys and is not expected to occur.
Carmel Valley malacothrix *Malacothrix saxatilis* var. *arachnoidea*	CRPR 1B.2 G5, S2	Rocky, open banks, shale outcrops, cliff faces, coastal scrub, chaparral. Elevation range: 80 – 3,000 feet. Blooming period: May – August (October)	No	Suitable chaparral habitat for Carmel Valley malacothrix is not present in the Project Area. No Carmel Valley malacothrix was observed during May and October field surveys and this species is not expected to occur in the Project Area.
White-veined monardella *Monardella hypoleuca* ssp. *hypoleuca*	CRPR 1B.3 G4, S3	Oak woodland and chaparral. Elevation range: 0 – 5,000 feet. Blooming period: May – October.	Yes	The Oak Creek corridor and scrub habitats in the Project Area could support white-veined monardella; however, white-veined monardella was not observed during the May and October field surveys and this species is not expected to occur in the Project Area.
Gambel's watercress *Nasturtium gambelii*	FE, ST/ CRPR 1B.1 G1, S1	Marshes, streambanks, lake margins. Elevation range: 0 – 1,200 feet. Blooming period: May – August.	Yes	The Oak Creek corridor in the Project Area could support Gambel's watercress; however, this species was not observed during field surveys and is not expected to occur in the Project Area.

Table 3. Special-status Plant and Wildlife Species Occurrences Documented within the Project Region.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status/ Rarity Ranking***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within or near Project Area**
Nuttall's scrub oak *Quercus dumosa*	CRPR 1B.1 G3, S3	Generally sandy soils near the coast, sandstone, chaparral, coastal sage scrub. Elevation range: 0 – 600 feet. Blooming period: March – May.	Yes	Nuttall's scrub oak is typically restricted to elevations less than 600 feet along the coast. The Oak Creek corridor and scrub habitats in the Project Area could support Nuttall's scrub oak; however, this tree species was not observed during the field surveys and is not expected to occur in the Project Area.
Black-flowered figwort *Scrophularia atrata*	CRPR 1B.2 G2, S2	Calcium and diatom-rich soils in chaparral, coastal dunes, coastal scrub, and riparian woodland. Elevation range: 0 – 1,300 feet. Blooming period: April – July.	Yes	The Oak Creek corridor and scrub habitats in the Project Area could support black-flowered figwort. The May 2020 field survey was conducted during the appropriate blooming period for this species and black-flowered figwort was not observed. This species is not expected to occur in the Project Area.
Sonoran maiden fern *Thelypteris puberula* var. *sonorensis*	CRPR 2B.2 G5, S2	Meadows, along streams and seepage areas. Elevation range: 150 – 2,600 feet. Blooming period: N/A.	Yes	The Oak Creek corridor in the Project Area could support Sonoran maiden fern. However, this perennial species was not observed during field surveys and is not expected to occur in the Project Area.
Santa Ynez false lupine *Thermopsis macrophylla*	SR/ CRPR 1B.3 G1, S1	Sandstone and chaparral. Elevation range: 3,300 – 4,600 feet. Blooming period: May – June.	No	Suitable sandstone and chaparral habitat for Santa Ynez false lupine is not present in the Project Area. This species was not observed during field surveys and is not expected to occur.
Invertebrates				
Monarch Butterfly *Danaus plexippus* (California overwintering population)	SA G4, S2	Overwintering sites (i.e., roosts) extend from Mendocino to Baja California, Mexico and are located in wind-protected tree groves (typically eucalyptus, Monterey pine, and cypress), with nectar source and water nearby.	Yes	The eucalyptus grove along Oak Creek could support monarch butterflies. The closest documented permanent roosting site is approximately 0.5-mile southeast, adjacent to the Valley Club (CNDDB 2019). Other nearby documented occurrences are closer to the coast (e.g., Ennisbrook, Romero Creek near Highway 101). Surveys for overwintering populations of monarch butterflies were performed in January 2020. No evidence of overwintering monarch butterflies or aggregations were observed.

Table 3. Special-status Plant and Wildlife Species Occurrences Documented within the Project Region.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status/ Rarity Ranking***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within or near Project Area**
Fish				
Southern California steelhead DPS *Oncorhynchus mykiss irideus*	FE, SSC/ G5, S1	Coastal streams less than 8,000 feet in elevation.	No	Oak Creek does not contain surface water long enough to support Southern California steelhead. This species is known to occur historically in nearby Cold Spring Creek, Romero Creek, and San Ysidro Creek (CNDDB 2020). Southern California steelhead is not expected to occur in the portion of Oak Creek adjacent to the Project Area.
Amphibians				
Arroyo Toad *Anaxyrus californicus*	FE, SSC/ G2, S2	Inhabits washes, arroyos, sandy riverbanks, riparian areas with willows, sycamores, oaks, cottonwoods. Require exposed sandy stream sides with stable terraces for burrowing with scattered vegetation for shelter, and areas of quiet water or pools free of predatory fishes with sandy or gravel bottoms without silt for breeding.	No	Oak Creek does not contain surface water long enough to support breeding habitat for this species. Further, arroyo toad is not documented on the coastal slopes of the Santa Ynez Mountains. Nearby occurrences are documented from near the Gibraltar reservoir (CNDDB 2020). Arroyo toad is not expected to occur in the Project Area.
Foothill yellow-legged frog *Rana boylii*	FC, SSC/ G3, S3	Rocky streams and rivers in forests, chaparral, and woodlands. Sometimes found in isolated pools, vegetated backwaters, and deep, shaded, spring-fed pools. Elevation range: sea level to 6,000 feet.	No	Oak Creek does not contain surface water long enough to support foothill yellow-legged frog. Nearby occurrences are documented from the Santa Ynez River and near the Mono Debris Dam (CNDDB 2020). Santa Barbara Museum of Natural History (SBNMH) records show only two records for this species in Santa Barbara County. Foothill yellow-legged frog is not expected to occur in the Project Area.

Table 3. Special-status Plant and Wildlife Species Occurrences Documented within the Project Region.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status/ Rarity Ranking***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within or near Project Area**
California Red-legged Frog (CRLF) *Rana draytonii*	FT, SSC/ G2, S2	Found primarily in coastal drainages of central California, from Marin County, California, to northern Baja California, Mexico. Uses a variety of aquatic, riparian, and upland habitats. Requires a pond, slow-flowing stream reach, or deep pool within a stream with vegetation or other material to which egg masses may be attached. Uses both riparian and upland habitats for foraging, shelter, cover. Will also use small mammal burrows and moist leaf litter as refugia.	Yes	Oak Creek does not contain surface water long enough to support breeding populations of CRLF; however, this species could occur in the Project Area on a transient basis. CRLF have been documented 0.35-mile north of the confluence of Hot Springs Creek and Cold Spring Creek (CNDDB 2020). CRLF have also been recorded in the main stem of Montecito Creek (SES 2005). CRLF have never been documented in Ok Creek. The likelihood of occurrence of this species in the Project Area is considered low.
Coast range newt *Taricha torosa*	SSC/ G4, S4	Occurs in coastal drainages. Breeds in ponds, reservoirs, and slow flowing streams.	No	Oak Creek does not contain surface water long enough to support breeding habitat for coast range newt and this species is not known to occur in Oak Creek. Coast range newt was documented in Cold Spring Creek near the Mountain Drive bridge in 2000 and 2006 (CNDDB 2020) and north of Mountain Drive in 2019 (SES 2019a, 2019b). There are several records in SBMNH files, also from Cold Spring Creek. Due to a lack of sufficient hydroperiod and no know occurrences of this species in Oak Creek, coast range newt is not expected to occur in the Project Area.
Reptiles				

Table 3. Special-status Plant and Wildlife Species Occurrences Documented within the Project Region.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status/ Rarity Ranking***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within or near Project Area**
Northern (silvery) legless lizard *Anniella pulchra*	SSC/ G3, S3	Inhabits moist soil in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Leaf litter under trees and shrubs in sunny areas and dunes stabilized with bush lupine and mock heather often indicate suitable habitat. Can also be found under surface objects such as rocks, boards, driftwood, and logs.	No	Suitable habitat and soil types for legless lizard are not present in the Project Area. The closest known occurrence is Sandyland, northeast El Estero, 2 miles WNW of Carpinteria (CNDDB 2020). Legless lizard are not expected to occur in the Project Area.
Southwestern pond turtle *Actinemys pallida*	SSC/ G3, S3	Inhabits permanent or nearly permanent bodies of water in many habitat types; at elevations below 6,000 feet. Requires basking sites such as partially submerged logs, vegetation mats, or open mud banks. Needs suitable upland nesting sites with silty soils for egg laying.	No	Oak Creek does not contain surface water long enough to support southwestern pond turtle. The closest documented occurrence of this species is from the Andre Clark Bird Refuge, 0.3-mile ESE of Highway 101 at Salinas Street (CNDDB 2020). Southwestern pond turtle are not expected to occur in the Project Area.
San Diegan Tiger (Coast) whiptail *Aspidoscelis tigris stejnegeri*	SSC/ G5, S3	Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage; chaparral, woodland, riparian areas.	No	The closest documented occurrence of this species is from the Santa Ynez River, 1.4 miles NW of Gibraltar Dam (CNDDB 2020). This is a possible misidentification, as this subspecies is known to occur from Ventura County south to Baja California. San Diegan tiger whiptail is not expected to occur in the Project Area.

Table 3. Special-status Plant and Wildlife Species Occurrences Documented within the Project Region.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status/ Rarity Ranking***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within or near Project Area**
Blainville's (Coast) horned lizard *Phrynosoma blainvillii*	SSC/ G3, S3	Occur in various scrublands, grasslands, coniferous and broadleaf forests, and woodlands at elevations up to 6,000 feet. Require loose, fine soils with open areas for basking and shrubs for refugia. Often occur in sandy sites.	No	The scrub and annual grassland habitats are highly disturbed and soil type in the Project Area are not suitable for Blainville's (coast) horned lizard. The closest known occurrence was documented 0.2-mile east of Mountain Drive at Coyote Road in 1981 (CNDDB 2020). This species is not expected to occur in the Project Area.
Coast patch-nosed snake *Salvadora hexalepis virgultea*	SSC/ G5, S2	Inhabits semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains.	No	Suitable brushy/chaparral habitat to support coast patch-nosed snake is not present in the Project Area. This species is not expected to occur in the Project Area due to a lack of habitat and its limited regional distribution.
Two-striped garter snake *Thamnophis hammondii*	SSC/ G4, S3	Generally found around pools, creeks, cattle tanks, and other water sources. Often in rocky areas in oak woodland, chaparral, brushland and coniferous forests.	Yes	The Oak Creek corridor could support two-striped garter snake when it contains surface water. The closest documented occurrence of two-striped garter snake is from San Ysidro Canyon, north of Mountain Drive (SES 2019a, 2019b). The likelihood of occurrence of this species in the Project Area is considered low.
Birds				
Cooper's hawk *Accipiter cooperii*	WL, MBTA/ G5, S4	Nests in oak, riparian, and non-native woodlands. Frequents a wide variety of habitats while hunting.	Yes	Suitable nesting habitat is present in the Project Area. The closest documented occurrences of Cooper's hawk are from San Ysidro and Buena Vista Canyons (SES 2019b, J. Peak pers. obs.). The likelihood of occurrence of this species in the Project Area is considered moderate.

Table 3. Special-status Plant and Wildlife Species Occurrences Documented within the Project Region.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status/ Rarity Ranking***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within or near Project Area**
Southwestern willow flycatcher *Empidonax traillii extimus*	FE, SE, MBTA/ G5, S1	Breeds in relatively dense riparian tree and shrub communities associated with rivers, swamps, and other wetlands including lakes and reservoirs.	No	Dense riparian tree and shrub communities are not present in the Project Area. The three documented nesting occurrences in the region are in the Santa Ynez River near the Gibraltar Reservoir and in Mono Creek (CNDDB 2020). This species is not expected to breed in the Project Area due to lack of dense riparian habitat. It may occur as a seasonal migrant.
Black-crowned night heron (nesting colonies) *Nycticorax nycticorax*	MBTA/ G5, S4	Found in all types of wetland habitats: fresh, brackish, and salt water in swamps, rivers, streams, impoundments canals, ponds, and reservoirs. Roost in clumps of dense trees (particularly eucalyptus) near large coastal bodies of water.	No	Suitable wetland habitat for black-crowned night heron is not present in the Project Area. The closest documented occurrence of a black-crowned night heron nesting colony is from Shoreline Drive at Castillo Street in Santa Barbara (CNDDB 2020). This species is not expected to occur in the Project Area.
Bank swallow *Riparia riparia*	ST, MBTA/ G5, S2	Nest colonially in eroded banks of rivers, streams, lake, reservoirs, and coastal cliffs.	No	Bank swallows are rare to very rare migrants in Santa Barbara County and no longer breed in the County or elsewhere in southern California (Lehman 2019). Nearby historical occurrences of bank swallow are documented from Santa Barbara and Arroyo Burro Beach in 1913 and 1927 (CNDDB 2020). This species is not expected to occur in the Project Area.
Least Bell's vireo *Vireo bellii pusillus*	FE, SE, MTBA/ G5, S2	Breeds in riparian habitat in southern California, primarily along the coast and the western edge of the Mojave Desert. Nearest recent nesting records are from the upper Santa Ynez River drainage. Require dense riparian areas, dominated by willows and adjacent to freshwater streams.	No	Dense riparian habitat suitable for least Bell's vireo is not present in the Project Area. The nearest known occurrence of least Bell's vireo in the region is from the Santa Ynez River near Gibraltar Reservoir (CNDDB 2020). This species is not expected to occur.
Mammals				

Table 3. Special-status Plant and Wildlife Species Occurrences Documented within the Project Region.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status/ Rarity Ranking***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Area (Y/N)**	**Likelihood for Occurrence within or near Project Area**
Townsend's Big-Eared Bat *Corynorhinus townsendii*	SSC/ G3, S2	Found in a variety of habitats including coniferous forests and woodlands, deciduous riparian woodland, semi-desert and montane shrublands. Hibernates in mines or caves in the winter months. Roosts in a variety of features including limestone caves, lava tubes, and man-made structures.	Yes	Townsend's big eared bat may use the eucalyptus grove in the Project Area for foraging. Occurrences in the region are from El Estero just west of Carpinteria and the Monte Vista Elementary School in Santa Barbara (CNDDB 2020). The likelihood of occurrence of this species in the Project Area is considered low.
Big free-tailed bat *Nyctinomops macrotis*	SSC/ G5, S3	Rugged, rocky terrain. Prefer to roost in crevices, buildings, caves. Have also been found roosting in ponderosa pine, douglas fir, and desert shrubs. Migratory.	Yes	Big free-tailed bat may use the eucalyptus grove in the Project Area for foraging. There is one documented occurrence of big free-tailed bat in Santa Barbara from 1996 (CNDDB 2020). The likelihood of occurrence of this species in the Project Area is considered low.

*Listing Status/ Rarity Ranking Notes:

Federal: FE – Federally listed Endangered
FT – Federally listed Threatened
FC – Federal Candidate Species
WL – USFWS Watch list
BCC – USFWS Bird of Conservation Concern
MTBA – Migratory Bird Treaty Act

State: SE – State listed Endangered
ST – State listed Threatened
SC – State Candidate Species
SR – State Rare Species
SA – State Special Animal
FP – CDFW Fully Protected Species
SSC – CDFW Species of Special Concern
WL – CDFW Watch List

CRPR: California Native Plant Society Rare Plant Rank
CBR – Considered but Rejected
1B – Rare, threatened, or endangered in CA and elsewhere

CRPR Extensions
0.1 – Seriously endangered in California

2 – Rare, threatened, or endangered in CA but common elsewhere
4 – Limited distribution (Watch-list)
CBR – Considered but Rejected

0.2 – Fairly endangered in California
0.3 – Not very endangered in California

CNDDB Element Rankings

Global/State Rarity Ranking:
G1/S1 – Critically imperiled. At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
G2/S2 – Imperiled. At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
G3/S3 – Vulnerable. At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
G4/S4 – Apparently Secure. Uncommon but not rare; some cause for long-term concern due to declines or other factors.
G5/S5 – Demonstrably Secure. Common; widespread and abundant.

[1] – Unless otherwise noted, habitat, elevation, and blooming period for special-status plant species is from *The Jepson Manual, Second Edition* 2012 and CNPS 2019.

4.5 BOTANICAL RESOURCES

Based on aerial imagery, the property has been regularly maintained/mowed since at least 1994, resulting in few native species and an abundance of non-natives. Ninety-two (92) plant species were observed in the Project Area during the October 31, 2019 and May 8, 2020 botanical surveys. Of the species observed, 19 (21 percent) were native and 73 (79 percent) were non-native, naturalized, or ornamental/landscape species. A comprehensive list of vascular plant species observed in the Project Area is provided in Appendix B.

4.5.1 Sensitive Vegetation Communities

Sensitive vegetation communities are those that are limited in distribution or support sensitive plant or wildlife communities. One sensitive vegetation community, arroyo willow thicket, was observed in the Project Area (Figure 7 – Sensitive Biological Resources). When associated with riparian habitat (i.e., streams, ponds, drainages, etc.), arroyo willows are considered ESH and are protected by County and Montecito Community Plan policies.

One additional sensitive vegetation community, Southern Coastal Salt Marsh, was documented by the CNDDB (2020) within the four-quadrangle region. This sensitive vegetation community is not present in the Project Area.

4.5.2 Special-status Plant Species with the Potential to Occur in the Project Area

No special-status plant species were observed in the Project Area and none are expected to occur. Botanical surveys were conducted in October 2019 and May 2020, within the typical blooming season for the special-status plant species that have the potential to occur in the habitat available (i.e., Plummer's baccharis, Santa Barbara honeysuckle, white-veined monardella, Gambel's watercress, Nuttall's scrub oak, black-flowered figwort, and Sonoran maiden fern).

4.6 WILDLIFE RESOURCES

The field investigations enabled a characterization of habitat quality and assessment of potential for occurrence of special-status wildlife species (e.g., Monarch butterfly, CRLF, coast range newt, two-striped garter snake, Cooper's hawk, and bats) in the Project Area. A list of all wildlife species observed within the Project Area is included as Appendix C – Wildlife Inventory.

4.6.1 General Wildlife Habitat

Wild oats and annual brome grassland, eucalyptus grove, and ornamental/landscape plantings are the prevailing habitat types in the Project Area, as described in Section 4.3. Bird species observed during the field surveys included red-tailed hawk (*Buteo jamaicensis*), acorn woodpecker (*Melanerpes formicivorus*), blue-gray gnatcatcher (*Polioptila caerulea*), northern flicker (*Colaptes auratus*), California scrub jay (*Aphelocoma californica*), oak titmouse (*Baeolophus inornatus*), white-breasted nuthatch (*Sitta carolinensis*), California towhee (*Pipilo crissalis*), hooded oriole (*Icterus cucullatus*), California thrasher (*Toxostoma redivivum*), dark-eyed junco (*Junco hyemalis*), and yellow-rumped warbler (*Setophaga coronata*).

Other wildlife species observed/detected in the Project Area included California ground squirrel (*Otospermophilus beecheyi*), western gray squirrel (*Sciurus griseus*), coyote (*Canis latrans*),

western fence lizard (*Sceloporus occidentalis*), and Baja California chorus frog (*Pseudacris hypochondriaca*) tadpoles in Oak Creek. The coyote was observed on May 8, 2020, resting in the shade under an oak tree along the ephemeral drainage in the central portion of the Project Area. Residents reported seeing coyotes on the property frequently. The relatively low number of wildlife species observed is a reflection of the surrounding residential land use.

4.6.2 Special-status Wildlife Species with the Potential to Occur in the Project Area

No special-status wildlife species were observed in the Project Area during the 2019 and 2020 field surveys. Shallow pools were present in Oak Creek and the ephemeral drainage during the January 2020 and May 2020 field investigations. The ephemeral drainage in the center of the property does not sustain surface water long enough to support aquatic or semi-aquatic wildlife species. During the May 2020 survey, the pools in the upper portion of Oak Creek appeared to support marginal breeding habitat for Baja California chorus frog, but would be unlikely to support special-status wildlife species that require a longer hydroperiod (e.g., CRLF, coast range newt, two-striped garter snake, southwestern pond turtle, etc.).

Special-status wildlife species that have the potential to occur in the Project Area based on presence of suitable habitat and/or documented occurrences in the Project vicinity include Monarch butterfly, California red-legged frog, two-striped garter snake, Cooper's hawk, Townsend's big-eared bat, and big free-tailed bat. Each species' habitat preferences, distribution, and key characteristics are provided in the narratives below.

Monarch Butterfly (*Danaus plexippus*) (SA, G4, S2). Monarch butterfly overwintering sites are protected by State and County policies. Although the species is not officially threatened with extinction, its autumnal and winter aggregation sites are especially vulnerable to disturbance. Aggregation sites are found in wind-protected tree groves (typically eucalyptus, Monterey pine, and cypress) that provide a microclimate with adequate sunlight and a nearby source of water and food. Known overwintering sites and any habitat with the above listed qualities is considered ESH by the County.

There are several documented roosting sites in the vicinity of the Project Area. The closest documented permanent roosting site is approximately 0.5-mile southeast, adjacent to the Valley Club of Montecito (CNDDB 2020). Other nearby documented occurrences are closer to the coast (e.g., Ennisbrook, Romero Creek near Highway 101).

Monarch butterflies have not been documented roosting in the habitat along Oak Creek. The blue gum eucalyptus trees along Oak Creek may not provide adequate wind protection or the appropriate microclimate to be considered a suitable aggregation site for this species. However, monarch butterflies may occur in the Project Area on a transient basis. An overwintering season (i.e., November to March) survey for monarch butterflies was conducted on January 15, 2020, to determine if monarch butterflies utilize the habitat in the Project Area. The proposed Lots and the adjacent corridor of Oak Creek were searched. No monarch butterflies or evidence of overwintering activities/aggregations were observed.

California Red-Legged Frog (*Rana draytonii*) (FT, SSC, G2, S2). The CRLF is listed as threatened under the Federal ESA and is considered a Species of Special Concern by CDFW. CRLF has a rarity ranking of "Imperiled" at a global and state level. CRLF are typically found in

segments of streams and rivers sustaining prolonged surface flow or standing pools that afford cover and food resources. Upland dispersal and migration typically occur under wet conditions during fall and winter. The CNDDB query revealed one record for CRLF in Cinquefoil Creek, 0.35-mile north of the confluence of Cold Spring and Hot Springs Creeks. Adult CRLF were observed in Montecito Creek, below the confluence with Cold Spring/Hot Springs Creeks during nighttime surveys conducted in September of 2005 (SES 2005). There is also a record for San Ysidro Canyon from 1982 (SBMNH unpublished).

Oak Creek does not sustain prolonged surface flow suitable to support breeding habitat for CRLF. CRLF could be found in Oak Creek or the Project Area on a seasonal, transient basis during dispersal and migration, but this species is unlikely to occur with regularity in actively maintained areas.

Two-Striped Garter Snake (*Thamnophis hammondii*) (SSC, G4, S3). The two-striped garter snake has a rarity ranking of "Apparently Secure" at a global level, "Vulnerable" at a state level, and is recognized as a California Species of Special Concern by CDFW. This species generally occurs around pools, creeks, cattle tanks, and other water sources, but can also be found in rocky areas in oak woodland, chaparral, brushland, and coniferous forests. Two-striped garter snake could be found in Oak Creek during periods of high flows on seasonal, transient basis. The occurrence of this snake in the Project Area is considered unlikely.

Cooper's hawk (*Accipiter cooperii*) (WL). Cooper's hawk is considered an uncommon year-round resident and local breeder in the Santa Barbara Region (Lehman 2019). Woodland habitats (e.g., oak, riparian, and ornamental) are preferred for nesting. This species frequents a wide variety of habitats when hunting. Prey consists almost entirely of birds. There is suitable foraging and nesting habitat for Cooper's hawk within the Project Area. Cooper's hawk is expected as an uncommon visitor and possible resident breeder in the vicinity of the Project Area.

Townsend's Big-eared Bat (*Corynorhinus townsendii*) (SSC, G3, S2). The Townsend's big-eared bat has a rarity ranking of "Vulnerable" at a global level, "Imperiled" at a state level, and is recognized as a California Species of Special Concern. Townsend's big-eared bat is widely distributed with the Santa Barbara Region. They typically roost in caves, mine tunnels, or buildings. There is no suitable roosting habitat in the Project Area. Foraging in the habitat along Oak Creek would be unlikely to be affected by the Project.

Big Free-tailed Bat (*Nyctinomops macrotis*) (SSC, G5, S3). Big free-tailed bat primarily inhabits rugged, rocky terrain. This species has a rarity ranking of "Demonstrably Secure" at a global level, "Vulnerable" at a state level, and is recognized as a California Species of Special Concern. Big free-tailed bats are migratory, travelling seasonally from Mexico to southwestern U.S. (Texas, Arizona, California, Nevada, and Colorado). They prefer to roost in crevices, buildings, caves, but have also been found roosting in ponderosa pine, Douglas fir, and desert shrubs. There is no preferred roosting habitat for this species in the Project Area. Foraging in the habitat along Oak Creek would be unlikely to be affected by the Project.

5.0 IMPACT DISCUSSION

One of the primary objectives of this Revised Assessment is to describe the property's biological resources and applicable federal, state, and local regulatory policies and development standards.

The following sections summarize the biological constraints identified in the Project Area and provide recommendations to assist with the planning and permitting process. Consistent with the County's *Environmental Thresholds and Guidelines Manual* (County 2008), the impacts on biological resources are considered significant if a proposed project:

- Has a substantial adverse effect, either directly or through habitat modifications, on any on any sensitive natural community or plant or wildlife species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.
- Has a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- Interferes substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- Conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

5.1 SUMMARY OF PROJECT IMPACTS

The Project has been designed to ensure access improvements and future improvements related to residential development will be consistent with required setbacks from the proposed property lines, Oak Creek, and the ephemeral drainage to minimize impacts to biological resources to the maximum extent feasible. Existing development, which includes a residence, guest house/cottage, barn, pool, bridge, water tank, and tennis court will be demolished prior to construction of the new shared driveway.

Temporary/indirect impacts (e.g., noise, dust) to native trees and habitat around the Project Area, resulting from demolition, vegetation removal, and grading activities for the shared driveway, can be mitigated through implementation of the recommended avoidance and minimization measures outlined in Section 6.0.

Direct impacts from the initial phase of the Project (i.e., demolition, grading, and drainage features associated with shared driveway improvements) will primarily occur in wild oats and annual brome grassland, ornamental, or ruderal/disturbed habitat. However, the initial phase of the Project will result in the removal of two coast live oak trees (see Appendix E) and approximately 1,642 square feet of arroyo willow thicket to facilitate grading, culvert replacement, and construction of Basin 2 East for to the shared driveway. Project impacts from demolition and proposed road and drainage improvements are summarized in Tables 4 and 5 and depicted in Figure 8. Impacts associated with future development in the envelopes within each proposed Lot, including potential coast live oak tree and arroyo willow impacts, are also included in Table 5.

Table 4 – Summary of Impacts from Demolition of Existing Features

Existing Features	Habitat Affected (Square Feet [SF]/Acres)				Area in ESH to be Demolished (SF/Acres)	Area in ESH Buffer to be Demolished (SF/Acres)
	Wild Oats/Annual Brome Grassland	Ornamental/ Landscape Plantings	Disturbed/ Ruderal	Developed		
Buildings/Hardscape	0	2,538 SF 0.06-acre	170 SF	10,570 SF 0.24-acre	288 SF	4,634 SF 0.11-acre
Tennis Court	0	724 SF	221 SF	6,253 SF 0.14-acre	0	3,511 SF 0.08-acre
Pool and Hardscape	0	653 SF	18 SF	1,915 SF 0.04-acre	0	0
Driveway, Culverts, and Access Road	6 SF	4,341 SF 0.1-acre	2,138 SF 0.5-acre	11,640 SF 0.27-acre	75 SF	4,186 SF 0.1-acre
Total Area Impacted from Demolition of Existing Features:	6 SF	8,256 SF 0.19-acre	2,547 SF 0.06-acre	30,378SF 0.7-acre	363 SF	12,331 SF 0.28-acre

Table 5 – Summary of Impacts from the Shared Driveway/Drainage Improvements & Proposed Development Envelopes

Proposed Improvements	Habitat Affected (Square Feet [SF]/Acres)									Area in ESH (SF/Acres)	Area in ESH Buffer (SF/Acres)
	Arroyo Willow Trees	Coast Live Oak Trees	Western Sycamore Trees	Coyote Brush/ Lemonade Berry Scrub	Big Pod Ceanothus /Laurel Sumac	Wild Oats/ Annual Brome Grassland	Iceplant Mats	Ornamental /Landscape Plantings	Disturbed /Ruderal		
Proposed Shared Driveway & Drainage Improvements											
New Shared Driveway (All Lots), Culvert Replacement, & Sediment Basin 2 East	1,642 SF 0.04-acre	1,050 SF (2 trees to be removed)	0	0	0	21,303 SF 0.49-acre	0	9,340 SF 0.21-acre	7,533 SF 0.17-acre	1,472 SF 0.03-acre	5,925 SF 0.14-acre
Proposed Lots & Potential Impacts from Future Development [1]											
Lot 1 Development Envelope, Sewer Line, & Sediment Basin 1	2,825 SF 0.06-acre	939 SF (1 tree potentially removed)	0	0	7,259 SF 0.17-acre	58,260 SF 1.34 acres	3,234 SF 0.07-acre	4,392 SF 0.10-acre	0	0	0
Lot 2 Development Envelope, Sewer Line, & Sediment Basin 2 West	0	2,449 SF (2 trees potentially removed)	0	0	0	6,432 SF 0.15-acre	1,370 SF 0.03-acre	31,237 SF 0.72-acre	22,386 SF 0.51-acre	0	5,597 SF[2] 0.13-acre
Lot 3 Development Envelope, Sewer Line, & Sediment Basin 3	0	144 SF (1 tree potentially removed)	0	0	0	34,873 SF 0.80-acre	0	15,754 SF 0.36-acre	17,565 SF 0.40-acre	0	0
Lot 4 Development Envelope, Sewer Line, & Sediment Basin 4	157 SF	2,694 SF (5 trees potentially removed)	0	0	0	64,492 SF 1.48 acres	0	9,355 SF 0.21-acre	0	0	0
Subtotal of Potential Impacts within Proposed Development Envelopes:	2,892 SF 0.07-acre	6,226 SF 0.14-acre (9 trees potentially removed)	0	0	0	164,057 SF 3.77 acres	4,604 SF 0.10-acre	60,738 SF 1.39 acres	39,951 SF 0.92-acre	0	5,597 SF[2] 0.13-acre

Proposed Improvements	Habitat Affected (Square Feet [SF]/Acres)									Area in ESH (SF/Acres)	Area in ESH Buffer (SF/Acres)
	Arroyo Willow Trees	Coast Live Oak Trees	Western Sycamore Trees	Coyote Brush/ Lemonade Berry Scrub	Big Pod Ceanothus /Laurel Sumac	Wild Oats/ Annual Brome Grassland	Iceplant Mats	Ornamental /Landscape Plantings	Disturbed /Ruderal		
Total Project Impacts from the Shared Driveway/Drainage Improvements & Potential Impacts from Future Development:	4,624 SF[3] 0.11-acre	7,276 SF 0.17-acre (11 trees potentially removed[3])	0	0	7,259 SF 0.17-acre	185,360 SF 4.26 acres	4,604 SF 0.10-acre	70,078 SF 1.61 acres	47,484 SF 1.09-acre	1,472 SF 0.03-acre	11,522 SF 0.26-acre

[1] The total area for each habitat type is provided for the proposed development envelopes. Actual impacts to vegetation and trees from construction of building pads and residences will depend on future residential development.

[2] Most of the encroachment into the ESH buffer along Oak Creek and the on Lots 2 and 3 includes areas where the existing house, hardscape, and tennis court will be demolished.

[3] Potential impacts to 4,624 square feet of arroyo willow thicket and removal of 11 coast live oak trees will be mitigated at a 3:1 replacement ratio in the restoration planting/seeding areas (R1, R2, & R3) depicted in Figure 9 – Proposed Riparian Buffer Restoration Areas.

5.2 IMPACTS TO ENVIRONMENTALLY SENSITIVE HABITAT (ESH)

5.2.1 Oak Creek and Buffer Area

No impacts to Oak Creek or coast live oaks associated with the creek corridor are expected as part of the Project. Demolition of the existing buildings/hardscape and shared driveway will impact approximately 360 square feet within the ESH boundary, where work will remove features that extend under the tree canopy along Oak Creek. Coast live oaks and other native trees adjacent to Oak Creek will be protected consistent with measures discussed below and in the outlined in the Revised Tree Assessment and Protection Plan (Appendix E).

The Project has been designed so that development envelopes would allow for future structures to maintain the 50-foot structural setback from the TOB/ESH Boundary of Oak Creek as required by the conditions of approval adopted for TM 15,545 (which created APN 011-100-049 as it currently exists) and Montecito Community Plan Policy BIO-M-1.8. Future grading (for building pads only) is proposed to encroach up to 25 feet into the 50-foot setback in Lots 2 & 3 (Figure 2c – Proposed Buffer Areas). Encroachment will only occur in locations of previously demolished/disturbed areas (i.e., where the existing tennis court and residence are to be demolished). Only grading for the building pad and restoration/landscaping would occur within the Oak Creek buffer area where existing development is to be demolished – all structures would maintain the required 50-foot setback from the TOB of Oak Creek[1] (Figure 7 – Sensitive Biological Resources).

Encroachment into the County-prescribed 50-foot buffer from Oak Creek would be mitigated consistent with County/CDFW/RWQCB policies via a Habitat Restoration Plan. Restoration would include 1.24 acres of planting and seeding with a native plant palette comprised of regionally appropriate trees, shrubs, and herbs, as well as maintenance of invasive plant species (i.e., weed maintenance) throughout the 2.7-acre buffer areas along the east side of Oak Creek and both sides of the unnamed drainage (Figure 9 – Proposed Riparian Buffer Restoration Areas).

Restoration areas are large enough to mitigate potential impacts to 11 coast live oak trees, replaced at a 3:1 ratio (i.e., 33 replacement coast live oak trees) per the Revised Tree Assessment and Protection Plan, as well as potential impacts to 4,624 square feet of sensitive arroyo willow thickets at a 3:1 ratio (i.e., 13,880 square feet of arroyo willow plantings). Restoration would include a combination of seeding and container planting with appropriate native plant species to achieve mitigation requirements and improve the riparian habitat along Oak Creek and the unnamed drainage. Native planting and seeding will be focused on the south ends of Oak Creek and the unnamed drainage, while the remainder of the buffer areas will be managed for invasive plant

[1] Conceptual building pads have been considered by the design team for the purpose of identifying the extent of proposed building envelopes. Building pads and anticipated related grading were considered based on residential building finish floor elevations being a minimum of 2 feet above interim advisory flood elevations as prescribed by FEMA Recovery Mapping, which the County has adopted. These interim advisory flood elevations are temporary until such time that FEMA revises the official flood maps (anticipated in 2023 per County Flood Control). The interim advisory flood elevations are based on a model that represents a worst-case scenario (e.g., a scenario where all culverts, bridges and other typical drainage features are completely clogged with debris). It is anticipated that the interim advisory flood elevations are temporary in nature and will be eliminated, to be replaced with standard FEMA flood mapping. Therefore, future grading necessary to meet required finish floor elevations may decrease once the new FEMA flood mapping is in place. Note that the proposed improvements to the subject property are not located within the standard FEMA identified 100-year floodplain or a floodway.

species (e.g., poison hemlock, bull thistle, sweet fennel, wild radish, black mustard, etc.) (Figure 9 – Proposed Riparian Buffer Restoration Areas).

The proposed demolition of structures in the ESH and ESH buffer along Oak Creek and proposed restoration the ESH buffers along Oak Creek and the unnamed drainage will improve the ecosystem functions and value of the riparian habitat through implementation of the following:

- Removal of structural features from within the riparian buffer.
- Removal of invasive species (e.g., poison hemlock, sweet fennel), ornamental vegetation (e.g., palms), and management of non-native vegetation in the ESH buffer.
- Restoration of native vegetation and establishment of self-sustaining riparian plant communities in the ESH buffer.
- Increasing native plant diversity; and,
- Improving wildlife habitat.

5.2.2 Unnamed Ephemeral Drainage and Buffer Area

Per the 2020 Rule, the ephemeral drainage is not considered to be under USACE jurisdiction. However, the drainage is regulated by the County, CDFW, and RWQCB because it is tributary to Oak Creek via a roadside storm drain system along San Ysidro Road. The proposed shared driveway and associated culvert replacement will require a Lake and Streambed Alteration Agreement from CDFW and a Notice of Applicability from the RWQCB.

The Montecito Community Plan requires that a minimum buffer strip of 50 feet for development near streams and creeks in Urban Areas. However, these minimum buffers may be adjusted upward or downward on a case-by-case basis. The Project has been designed so that development envelopes would maintain a 50-foot setback from the TOB/ESH Boundary along most of the drainage, reduced to a 25-foot setback from the TOB/ESH Boundary in several small locations to accommodate grading for future building pads or drainage improvements (Figure 2c – Proposed Buffer Areas; Figure 7 – Sensitive Biological Resources). Per the Montecito Community Plan, the Project Area was evaluated based on the following factors to determine if proposed buffers are adequate:

1) *Soil type and stability of stream corridor.* The Project Area is relatively flat, and the soil type (Milpitas-Positas fine sandy loam) is a moderately well drained sandy soil commonly found on terraces at the base of hillsides. The banks of the drainage are stable, and based on a review of historical aerial imagery, have not significantly meandered, or eroded since the drainage was constructed in 1969 (UCSB 2021). Grading of the building pads to within 25 feet of the drainage will not impact the stability of the channel banks. In addition, proposed riparian restoration in the buffer areas will further stabilize soils and improve habitat along the drainage corridor (Figure 9 – Proposed Riparian Buffer Restoration Areas).
2) *How surface water filters into the ground.* Surface water percolates through Milpitas-Positas fine sandy loam until it hits an underlying restrictive clay layer at 19 to 41 inches. This restrictive layer traps moisture in the soil and allows for vegetation throughout the Project Area to establish readily, and survive prolonged dry periods, preventing excessive erosion. The centrally located drainage will continue to receive flow from upstream and

from a portion of the Project Area. However, a conceptual post-construction stormwater control plan has been prepared for the Project that indicates detention basins on each lot intended to collect and treat runoff from development of future homes (see Figures 2a & 2c). The detention basin requirement specified by the County Flood Control District is intended to provide sufficient storage volume such that the post-development peak storm water runoff shall not exceed the pre-development rate for the 2-year through 100-year storm events.

3) *Slope of the land on either side of the stream*. The land on either side of the drainage is flat (i.e., 0-2% slope). Future residences will be required to prepare sediment and erosion control plans to be implemented during construction to prevent sediment deposition in the drainage. With implementation of appropriate BMPs and riparian restoration, the proposed 25- to 50-foot buffer is sufficient to prevent impacts to the drainage from future development.

4) *Location of the 100-year flood plain boundary*. Per the County Flood Insurance Rate Map, the ephemeral drainage is not within the mapped 100-year flood plain boundary (GCV 2021). Further, the County Flood Control District is not requiring a 50-foot setback from this drainage.

5) *Consistency with adopted plans, particularly biology/habitat policies*. Given the site conditions, the proposed Project design, stream setbacks, and proposed riparian buffer restoration are adequate to protect the biological productivity and water quality of Oak Creek and the ephemeral drainage, consistent with Montecito Community Plan, County, and resource agency policies. The EIR for the Montecito Community Plan recognized that the subject property could be further subdivided and no action was taken to restrict the ability to do so beyond adoption of the policies included in the current Montecito Community Plan.

Impacts to the unnamed drainage are limited to the grading associated with the shared driveway and culvert replacement at the drainage crossing (Figure 8 – Proposed Grading Relative to Vegetation Types). Grading is expected to result in removal of 1,642 square feet (0.04-acre) of riparian (i.e., arroyo willow thicket) habitat associated with the drainage. Stands of arroyo willow associated with riparian habitat (e.g., streams, drainages, ponds, etc.) are considered ESH by the County. In addition, future development in Lots 1 & 4 may result in impacts to 2,982 square feet of arroyo willow thickets that have become established in upland areas away from the drainage.

As summarized in Table 5, potential impacts to the riparian vegetation associated with the shared driveway/drainage improvements and future development would be mitigated consistent with County/CDFW/RWQCB policies via a Habitat Restoration Plan. Impacts to 4,624 square feet of arroyo willows would be mitigated at a 3:1 ratio, resulting in planting and establishment of 13,880 square feet of arroyo willow thickets in the proposed riparian buffer restoration areas (R2 & R3) (Figure 9 – Proposed Riparian Buffer Restoration Areas). With implementation of the recommended avoidance and minimization measures outlined below, the impacts to the ephemeral drainage would be reduced to a less than significant level.

5.2.3 Sensitive Vegetation

5.2.3.1 Oak Creek Riparian Corridor

A minimum structural development setback of 50-feet from the TOB/ESH Boundary of Oak Creek will be maintained and no vegetation along the creek will be impacted by the Project. Temporary impacts in the 50-foot setback will occur during demolition of existing buildings/hardscape. Potential impacts to ESH during demolition would be reduced to a less than significant level through implementation of the recommended avoidance and minimization measures and proposed habitat restoration.

As mentioned above, future grading for building pads may encroach up to 25 feet into the 50-foot setback in Lots 2 & 3. Buffer encroachment along Oak Creek would only occur in locations of previously demolished improvements/disturbed areas (i.e., where the existing tennis court and residence are located). Only grading for the building pad and restoration/landscaping would occur within the Oak Creek buffer area where existing development is to be demolished – all structures would maintain the required 50-foot setback from the TOB of Oak Creek

5.2.3.2 Arroyo Willow Thickets

As described above, the shared driveway and culvert replacement will result in removal of approximately 1,642 square feet (0.04-acre) of arroyo willow thicket and future development in Lots 1 & 4 may result in impacts to 2,982 square feet of arroyo willow thickets that have become established in upland areas away from the drainage (Figure 8 – Proposed Grading Relative to Vegetation Types). Impacts to arroyo willows will be mitigated on-site per County, Montecito Community Plan, and CDFW policies. Potential impacts to 4,624 square feet of arroyo willows would be mitigated at a 3:1 ratio, resulting in planting and establishment of 13,880 square feet of arroyo willow thickets in the proposed riparian buffer restoration areas (R2 & R3) (Figure 9 – Proposed Riparian Buffer Restoration Areas).

Prior to zoning clearance for construction of the shared driveway, a Habitat Restoration Plan will be prepared that will provide details of riparian mitigation planting location(s), mitigation ratios, site preparation, maintenance and monitoring requirements, performance criteria, and reporting requirements. Implementation of the recommended avoidance and minimization measures, including habitat restoration, would reduce potential impacts to riparian habitat to a less than significant level.

5.2.3.3 Coyote Brush-Lemonade Berry Scrub

Coyote brush-lemonade berry scrub is technically a type of coastal sage scrub, which is considered sensitive per the Montecito Community Plan. However, the two species that comprise this habitat are ubiquitous throughout the south coast and are not individually considered sensitive species by the CNPS or CDFW, and there is so little of coyote brush-lemonade berry scrub in the Project Area that it does not provide significant wildlife habitat function or value. The Project has been designed to avoid impacts to coyote brush-lemonade berry scrub. In addition, these plant species (i.e., coyote brush and lemonade berry) will be incorporated into the planting palette for the riparian buffer restoration areas. With implementation of the recommended avoidance and minimization measures outlined below, no impacts to coyote brush-lemonade berry scrub are anticipated.

5.3 IMPACTS TO NATIVE TREES

5.3.1 Coast Live Oak Trees

The County Grading Ordinance Guidelines for Native Oak Tree Removal (2003) and the Montecito Community Plan provide protection for all species of mature oak trees. Mature coast live oak trees are considered to be trees that are 6 inches or greater DBH. Per the Montecito Community Plan, oak woodlands are defined as stands dominated by coast live oak (*Quercus agrifolia*) and other trees native to oak woodlands (including vegetation transition zones) which form a closed canopy of a minimum of 1 acre. There is no contiguous oak woodland habitat in the Project Area.

The County requires that grading, trenching, ground disturbance, construction activities and structural development occur beyond six (6) feet of the dripline of all mature oak trees (County 2011). As part of the Project, the tree protection measures outlined in the Revised Tree Assessment and Protection Plan (Appendix E) should be implemented to ensure that native trees are protected, and those that that are removed or critically impacted are replaced per County guidelines.

The Project Arborist mapped 50 oak trees in the vicinity of proposed demolition and shared driveway improvements. The proposed Project will result in removal of two coast live oaks to facilitate grading of the shared driveway and construction of Sediment Basin 2 East (Figure 8 – Proposed Grading Relative to Vegetation Types; Appendix E). The primary method of mitigation for protected coast live oak trees would be through on-site planting. Each protected oak tree that is removed or incidentally impacted (i.e., resulting in the death of the tree) will be mitigated in accordance with the County's Grading Ordinance for Native Oak Tree Removal (2003). Oak trees will be protected and replaced per the Revised Tree Assessment and Protection Plan (Appendix E). Approximate locations for thirty-three (33) replacement coast live oak plantings are depicted in Figure 9 – Proposed Riparian Buffer Restoration Areas. Replacement oak trees will be planted approximately 20 feet apart (an acceptable distance agreed upon by the Project Arborist and Biologist).

5.3.2 Other Native Trees

There are several individual arroyo willows and a western sycamore tree present in the Project Area that are not associated with riparian habitat (Figure 7 – Sensitive Biological Resources). No western sycamore trees will be impacted as a result of the Project. As described above, approximately 1,642 square feet of arroyo willow will be removed to facilitate construction of the shared driveway and culvert replacement and future development in Lots 1 & 4 may result in impacts to 2,982 square feet of arroyo willow thickets that have become established in upland areas away from the drainage (Table 5; Figure 8 – Proposed Grading Relative to Vegetation Types). Prior to zoning clearance for construction of the shared driveway a Habitat Restoration Plan will be prepared to ensure that willows are protected as much as possible and mitigated consistent with County and CDFW policies, as described above.

5.4 IMPACTS TO SPECIAL-STATUS PLANT AND WILDLIFE SPECIES

No special-status plant or wildlife species were observed in the Project Area. Six special status wildlife species have potential to occur: monarch butterfly, California red-legged frog, two-striped garter snake, Cooper's hawk, Townsend's big-eared bat, and big free-tailed bat. In the event of

future development on the proposed Lots, the potential for incidental injury to or mortality of special-status wildlife species can be reduced during construction through the recommended minimization and avoidance measures outlined below.

5.4.1 Monarch Butterfly

Monarch butterflies are not known to overwinter in the Project Area or along Oak Creek. No monarch butterflies or evidence of aggregations were observed during the January 15, 2020 field survey. The eucalyptus grove along Oak Creek contains marginal habitat for monarch butterflies; however, the grove does not provide adequate wind protection or the appropriate microclimate to be considered a suitable aggregation site. The Project is not expected to result in impacts to sensitive monarch butterfly overwintering habitat.

5.4.2 California Red-legged Frog (CRLF) and Two-striped Garter Snake

CRLF and two-striped garter snake have never been documented in Oak Creek. However, when there is surface flow in Oak Creek, CRLF and two-striped garter snake have a low potential to occur adjacent to the Project Area. Oak Creek does not sustain a hydroperiod long enough of support breeding populations of CRLF, but CRLF and two-striped garter snake could utilize Oak Creek and the Project Area on a transient basis during dispersal/migration in the rainy season.

Prior to the start of work, a qualified biologist should conduct pre-construction surveys for sensitive wildlife and protective fencing should be installed along Oak Creek to prevent intrusion into the 50-foot setback. In addition, the implementation of the recommended avoidance and minimization measures outlined below, would further reduce potential impacts to CRLF and two-striped garter snake to a less than significant level.

5.4.3 Cooper's hawk and Nesting Birds

Cooper's hawk was not observed during field surveys, but this species has the potential to forage and nest in the Project Area. There are coast live oak trees, mature eucalyptus along the Oak Creek corridor, and dozens of ornamental trees in the Project Area that provide suitable nesting habitat for sensitive raptors and other nesting birds. The Project will result in removal of one coast live oak tree. Because trees are abundant on the property and along Oak Creek, removal of one oak and ornamental trees to facilitate construction of the shared driveway, would not be considered a significant impact to nesting bird habitat. With implementation of the recommended avoidance and minimization measures outlined below, including pre-construction nesting bird surveys, potential impacts to sensitive raptors and other nesting birds would be reduced to less than significant.

5.4.4 Bats

Bat species are unlikely to roost in the Project Area; however, they may forage in the habitat along Oak Creek. The proposed Project does not impact foraging habitat for bats. In the event of future development, foraging would be unlikely to be affected since work would occur during daylight hours. With implementation of the recommended avoidance and minimization measures outlined below, potential impacts to sensitive bat species would be considered less than significant.

6.0 RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES

Features inherent in the Project design are intended to reduce impacts to biological resources. The following avoidance and minimization measures are recommended to reduce impacts to biological resources that might result from demolition of existing buildings and infrastructure, vegetation/tree removal, construction of the shared driveway and culvert replacement, and construction of building pads when residences are proposed in the future. Recommended species-specific and sensitive habitat protection measures are listed first, followed by general construction measures/BMPs.

6.1 SPECIES-SPECIFIC AND SENSITIVE HABITAT AVOIDANCE AND MINIMIZATION MEASURES

1. All sensitive habitat areas (Oak Creek and the ephemeral drainage) near work areas shall be fenced prior to commencement of grading to prevent impacts and/or disturbance.
2. A minimum development setback of 50 feet from the TOB/ESH Boundary of Oak Creek shall be maintained except in locations where existing improvements are to be demolished and grading and restoration will be proposed. In locations along Oak Creek where coast live oaks are present, the development setback of 50 feet will extend from the outer edge of the oak canopy. Protective fencing around oaks along Oak Creek should be installed consistent with the Revised Tree Assessment and Protection Plan (Appendix E).
3. Proposed development setbacks of 25 to 50 feet from TOB/ESH Boundary of the ephemeral drainage shall be maintained. Protective fencing around native vegetation and willows along the drainage should be installed prior to the start of staging or construction. In locations along the drainage where the new shared driveway/culvert replacement are proposed, protective fencing should be used both upstream and downstream of the work area to ensure minimal impacts to surrounding arroyo willows.
4. A qualified biologist shall conduct a pre-construction survey of the Project Area for special-status wildlife that have the potential to occur. Wildlife observed within work areas will be captured and relocated to suitable habitat outside the construction zone. Incidental take permits are not being requested, so no handling (i.e., capture and relocation) of state- and/or federally listed species is proposed. If listed species are observed within or near the work area, work will be suspended and the CDFW and USFWS notified.
5. If the Project is implemented during the bird nesting season (February 1 to August 31), a qualified biologist shall conduct a pre-construction survey of the proposed grading areas and adjacent habitats within 7 days of construction commencement (i.e., mobilization, staging, vegetation clearing, or excavation) to avoid impacts to nesting raptors and other birds. Surveys shall be conducted in all areas within 500 feet of proposed disturbance areas, or a lesser distance if dense vegetation renders a 500-foot survey radius infeasible. If breeding birds with active nests are found prior to (or during) Project construction, a qualified biologist shall oversee the establishment of a buffer (prescriptively 300 feet for passerines and 500 feet for raptors) around the nest; no activities will be allowed within the buffer(s) until the young have fledged from the nest or the nest fails. The

prescribed buffers may be adjusted by a qualified biologist to reflect existing conditions, including but not limited to ambient noise, topography, and level of disturbance. Consultation with CDFW may be necessary to implement reduced nest buffers.

6. CDFW and RWQCB shall be consulted regarding the necessary permits associated with the shared driveway and culvert replacement at the ephemeral drainage.

7. Prior to zoning clearance for construction of the shared driveway and drainage improvements, resource agency permits (i.e., CDFW and RWQCB) will be obtained and a Habitat Restoration Plan (HRP) will be prepared by a qualified biologist to mitigate potential impacts to eleven (11) coast live oak trees, 4,624 square feet of arroyo willows, and proposed buffer encroachments. Restoration would include 1.24 acres of planting and seeding with a native plant palette comprised of regionally appropriate trees, shrubs, and herbs, as well as maintenance of invasive plant species throughout the 2.7-acre buffer areas along the east side of Oak Creek and both sides of the unnamed drainage.

8. The HRP shall be prepared to ensure that native trees and sensitive vegetation are protected and mitigated consistent with County policies. The HRP shall provide details of restoration requirements (i.e., seed mix, planting palette, planting locations, site preparation, weed maintenance, monitoring requirements, performance criteria, and reporting).

9. Coast live oak and other native trees (e.g., arroyo willow, western sycamore) shall be avoided to the maximum extent feasible. Coast live oak trees to remain shall be protected from grading, paving and other disturbances, including the area 6 feet outside of the dripline of the oak. Tree protection measures should be implemented consistent with the Revised Tree Assessment and Protection Plan (Appendix E). In the event protected oak trees are removed or damage to the Critical Root Zone (CRZ) of a tree occurs during net construction or maintenance, they shall be replaced in a manner consistent with County standards.

6.2 GENERAL CONSTRUCTION AVOIDANCE AND MINIMIZATION MEASURES

10. All construction equipment shall be limited to the use of designated driveways/access roads and/or previously identified work and staging areas.

11. Exclusionary fencing shall be erected at the boundaries of the Project limits of work to avoid equipment and human intrusion into adjacent native habitats, with emphasis on Oak Creek and the ephemeral drainage. The fencing shall remain in place throughout the duration of construction activities.

12. All motorized equipment used shall be maintained in proper working condition and shall be free of drips and leaks of coolant, hydraulic, and petroleum products. No equipment shall be used for the Project unless such equipment is free of leaks and drips.

13. Dust generated by the construction activities shall be kept to a minimum with a goal of reducing impacts to adjacent habitat. A water truck or sprinkler system should be used to prevent excessive dust.

14. A spill prevention and clean-up kit (including socks, absorbent pads, kitty litter, broom, dustpan, shovel, and container for dirty absorbent material) shall be available on-site for immediate use in case of an accidental spill. Any equipment or vehicles driven and/or

operated for the Project shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. Service and refueling of equipment will not occur within 100 feet of Oak Creek.

15. Construction material shall be stockpiled in ruderal or grassland habitat and/or in existing disturbed areas (e.g., along driveways/access roads, parking areas) at least 100 feet from Oak Creek. BMPs (e.g., silt fencing, straw wattles) shall be installed between the work areas and Oak Creek to ensure sediment runoff from construction does not enter the stream channel or adjacent habitat. Unattended soil stockpiles shall be covered.
16. Erosion control measures (e.g., which may include silt fencing, jute netting, straw bales) shall be used throughout all phases of construction where sediment runoff from exposed areas could enter Oak Creek.
17. Open excavations will be covered at the close of each workday. If this is not feasible, escape ramps will be installed in the pits to ensure no entrapment of animals occur.
18. Trash and food items will be kept in closed containers and removed daily.

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FIGURES

R:\Projects\Storrer\Scott Whitman\749 San Ysidro Road\Figures\Revised\a-749-san-ysidro-figure1-site-vicinity.mxd

Terra Solutions 777 Mutsuhito Avenue San Luis Obispo, CA. 93401 (805) 782-0969	Storrer Environmental Services 2565 Puesta del Sol #3 Santa Barbara, CA. 93105 (805) 682-2065 www.storrerenvironmental.com	**Site Vicinity Map** **Revised Biological Resources Assessment** **749 San Ysidro Road** **Montecito, Santa Barbara County, CA**	**Figure 1**	December 10, 2021

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SITE INFORMATION

35.423.040 RESIDENTIAL ZONES LOT STANDARDS
MINIMUM LOT SIZE (3-E-1):
3 ACRES GROSS – MINIMUM LOT WIDTH: 210 FEET

35.423.050 RESIDENTIAL ZONES DEVELOPMENT STANDARDS
SETBACK REQUIREMENTS (3-E-1):
FRONT:
FIFTY (50) FEET FROM ROAD CENTERLINE AND
TWENTY (20) FEET FROM EDGE OF R.O.W.

FRONT SECONDARY:
LOT ONE HUNDRED (100) FT WIDE OR MORE – SAME AS PRIMARY FRONT SETBACK.

SIDE YARDS:
TEN (10) FEET MINIMUM, TWENTY (20) FEET MAXIMUM REQUIRED.

REAR YARDS:
TWENTY-FIVE (25) FEET.

HEIGHT RESTRICTIONS:
THIRTY-FIVE (35) FEET AND TWO (2) STORIES FOR RESIDENTIAL STRUCTURE. EXCEPTION: RESTRICTED TO SIXTEEN (16) FEET FOR ANY PORTION OF A STRUCTURE LOCATED ABOVE AN AREA OF THE SITE WHERE THE FINISHED GRADE IS TEN (10) FEET OR MORE ABOVE THE EXISTING GRADE.

FLOOD ZONE:

THE FLOOD ZONE DESIGNATIONS FOR THIS SITE ARE REGULATORY FLOODWAY & ZONE "X" PER FIRM PANEL No. 06083C 1384G DATED DECEMBER 4TH, 2012. FLOOD ZONE "X" IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.

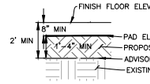
ADVISORY FLOOD ELEVATIONS:

IN JUNE OF 2018, FEMA RECOVERY MAPPING WAS PUBLISHED, GIVING ADVISORY FLOOD ELEVATIONS FOR AREAS AFFECTED BY THE THOMAS FIRE. THE FLOOD CONTROL DISTRICT HAS ADOPTED FLOOD PLAIN MANAGEMENT STRATEGIES REQUIRING NEW STRUCTURES BUILT WITHIN THE HIGH HAZARD AREA TO HAVE FINISH FLOOR ELEVATIONS A MINIMUM OF TWO (2) FEET ABOVE ADVISORY FLOOD ELEVATION. SEE DETAIL THIS SHEET.

WITHIN LOT 3 ADVISORY FLOOD ELEVATIONS ARE APPROXIMATELY EQUAL TO EXISTING GROUND CONTOUR ELEVATIONS.

ADVISORY FLOOD ELEVATIONS MUST BE DETERMINED BY A LICENSED PROFESSIONAL AND CONFIRMED BY THE SANTA BARBARA COUNTY FLOOD CONTROL DISTRICT PRIOR TO INDIVIDUAL LOT DEVELOPMENT.

AFE BLD ENV LIMIT = ADVISORY FLOOD ELEVATION BUILDING ENVELOPE LIMIT



ADVISORY FLOOD ELEVATION DETAIL

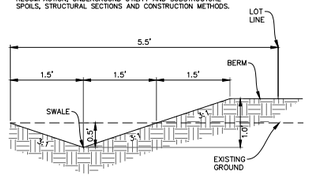
NOT TO SCALE

OAK WOODLANDS:
WHILE INDIVIDUAL SPECIES OF COAST LIVE OAK EXIST ON LOT 3, THERE ARE NO AREAS WHICH CAN BE DEFINED AS OAK WOODLANDS: A CLOSED CANOPY OF ONE (1) ACRE MINIMUM.

RAW EARTHWORK QUANTITIES

ACCESS ROAD	CUT 400 CY	FILL 850 CY
LOT 1 BASIN	CUT 940 CY	FILL 270 CY
LOT 2 BASIN EAST	CUT 380 CY	FILL 120 CY
LOT 2 BASIN WEST	CUT 1,400 CY	FILL 50 CY
LOT 3 BASIN	CUT 1,270 CY	FILL 50 CY
LOT 4 BASIN	CUT 660 CY	FILL 310 CY
TOTAL	CUT 4,650 CY	FILL 800 CY

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS, STRUCTURAL SECTIONS AND CONSTRUCTION METHODS.



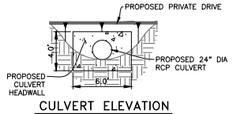
TYPICAL INTERNAL LOT LINE DRAINAGE INTERCEPT DETAIL

SCALE: 1"=1'

ADJUST / OMIT DRAINAGE INTERCEPT WHEN THERE ARE CONFLICTS WITH EXISTING OAK TREES OR DRAINAGE IMPROVEMENTS. MIRROR DRAINAGE INTERCEPT ON OTHER SIDE OF LOT LINE AS NEEDED TO PREVENT CROSS-LOT DRAINAGE.

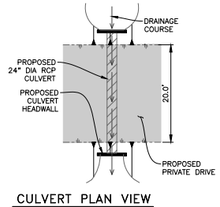
SEWER

EXISTING SEWER LATERALS CONNECTING TO MONTECITO SANITARY DISTRICT SEWER MAIN ARE TO BE ABANDONED.



CULVERT ELEVATION

SCALE: 1"=5'



CULVERT PLAN VIEW

SCALE: 1"=10'

PROPOSED PRIVATE DRIVEWAY CULVERT DETAIL

LEGEND

- 10' CONTOUR LINE (EXISTING)
- 2' CONTOUR LINE (EXISTING)
- PROPOSED 10' CONTOUR LINE
- PROPOSED 2' CONTOUR LINE
- DAYLIGHT LINE
- PROPOSED FLOW LINE
- SD PROPOSED STORM DRAIN LINE
- S PROPOSED SEWER LINE
- W PROPOSED WATER LINE
- PROPOSED CULVERT
- PARCEL BOUNDARY (SB COUNTY APN)
- CENTERLINE
- SETBACKS (AS SHOWN)
- EXISTING CULVERT
- W EXISTING WATER MAIN
- S EXISTING SEWER MAIN (MSD 2019)
- APPROXIMATE EXISTING BUILDING/ POOL DECK FOOTPRINT
- RIPARIAN AREA LIMIT BY STORRER ENVIRONMENTAL (MARCH 2020)
- 50' RIPARIAN BUFFER SETBACK
- TOP OF BANK IDENTIFIED BY COOK (JANUARY 2021)
- TOP OF BANK/TOP OF CRITICAL SLOPE SETBACK (50')
- TOP OF CRITICAL SLOPE
- TOE OF BANK
- CREEK CENTERLINE
- PROPOSED DEVELOPMENT ENVELOPE
- 25' RIPARIAN BUFFER GRADING SETBACK ALONG CENTRAL DRAINAGE COURSE
- NATIVE TREE AND DRIPLINE IDENTIFIED BY STANTEC (JANUARY 2020) & STORRER ENVIRONMENTAL (MARCH 2020) WITH 6' BUFFER
- OAK TREE TO BE REMOVED
- F.H. EXISTING FIRE HYDRANT
- F.H. PROPOSED FIRE HYDRANT
- WM RP ø PROPOSED WATER METER & REDUCED BACKFLOW PREVENTER
- TOB TOP OF BANK
- TCS TOP OF CRITICAL SLOPE
- TOE TOE OF SLOPE
- 350.0 FS PROPOSED FINISHED SURFACE ELEVATION
- 5.0% PROPOSED SLOPE
- PROPOSED PLANTER / FOUNTAIN
- RIP RAP & HEADWALL+
- STABILIZED EMERGENCY OVERFLOW

N

SCALE: 1"=50'
0 50 100 150

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES
0 1 2 3

INFORMATION SOURCE NOTES:
1. FLOOD HAZARD AREA AND SURROUNDING APN PARCEL BOUNDARIES
SOURCE: COUNTY OF SANTA BARBARA FLOOD CONTROL, 2018
2. TOPOGRAPHY, TOP OF BANK, AND LOT 3 BOUNDARY
SOURCE: STANTEC SURVEY, NOVEMBER 2019
3. SANITARY SEWER
SOURCE: MONTECITO SANITARY DISTRICT, OCTOBER 2019
4. DOMESTIC WATER
SOURCE: MONTECITO WATER DISTRICT, OCTOBER 2019
5. RIPARIAN LIMITS, OAK, SYCAMORE, AND WILLOW
SOURCE: STORRER ENVIRONMENTAL SERVICES, MARCH 2020

VESTING TENTATIVE TRACT MAP TT14851
20TRM-00000-00001
BEING ALL OF LOT 3 OF TRACT 13,545

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
STUART WHITMAN, INC.
6310 SAN VICENTE BLVD. SUITE 430
LOS ANGELES, CA 90040
PHONE: (310) 477-5577

PREPARED BY:
GCV LLC
946 CHELTENHAM ROAD, SANTA BARBARA, CA 93105
PHONE: (805) 729-0529
DON E. DONALDSON 36364
PROJECT ENGINEER R.C.E. DATE

REGISTERED PROFESSIONAL ENGINEER DON E. DONALDSON NO 36364 CIVIL STATE OF CALIFORNIA

PRELIMINARY GRADING & DRAINAGE PLAN
749 SAN YSIDRO ROAD
COUNTY OF SANTA BARBARA, CALIFORNIA

GCV PROJECT NO. 202002
SHEET 3 OF 8
PLAN DATE 10/31/21

PLOT DATE: 10/27/2021 9:26:16 AM
DESIGN: DESIGNED CHECKED CHECKED
42-ENG SAVE DATE: 10/27/2021 5:30:51 AM

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Preliminary Grading and Drainage Plan
Biological Resources Assessment
749 San Ysidro Road
Montecito, Santa Barbara County, CA

Figure 2a

December 10, 2021

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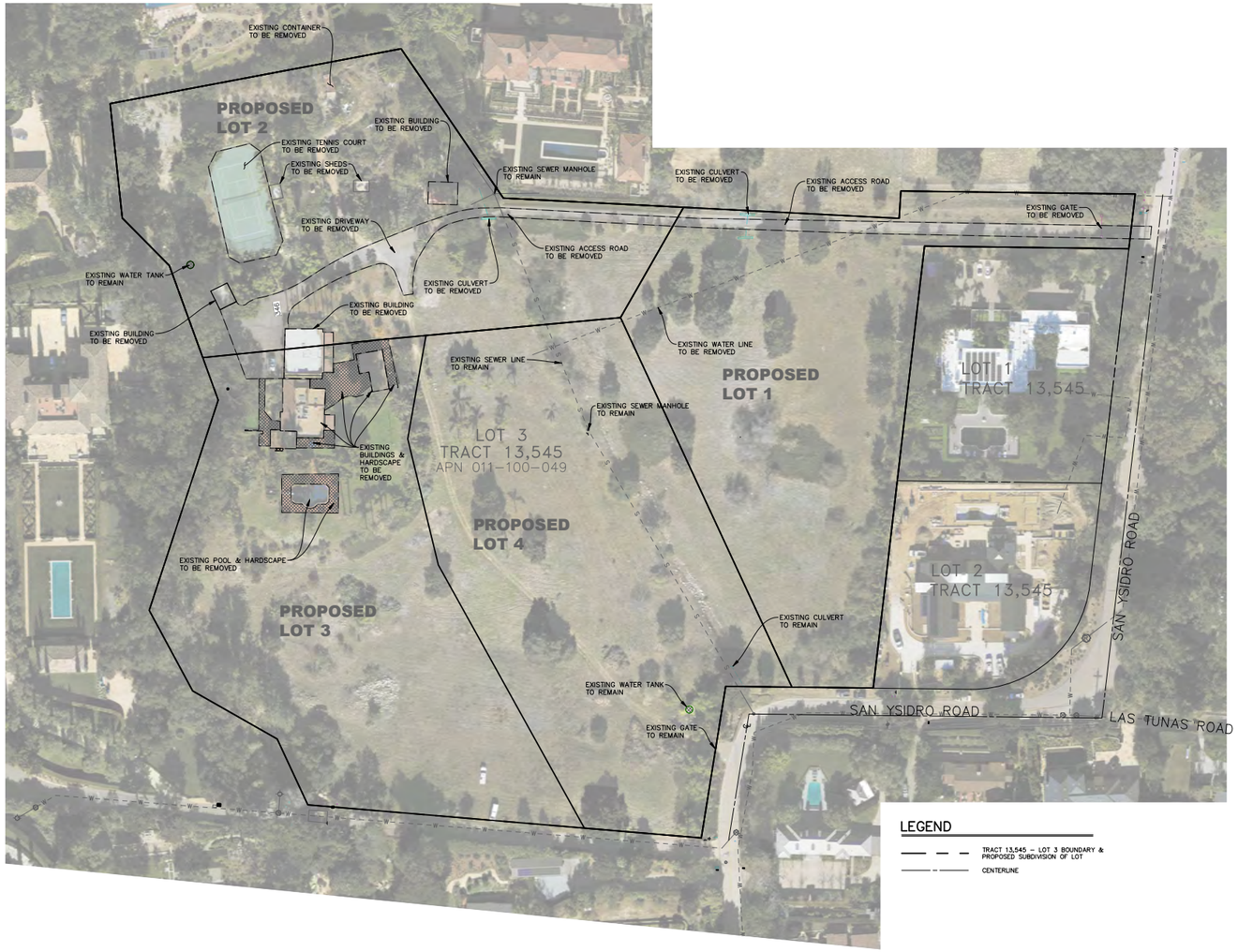

LEGEND

TRACT 13,545 – LOT 3 BOUNDARY & PROPOSED SUBDIVISION OF LOT

CENTERLINE

INFORMATION SOURCE NOTES:
1. AERIAL IMAGE
SOURCE : STANTEC SURVEY, DECEMBER 2019
2. TRACT 13,545 - LOT 3 BOUNDARY
SOURCE: TRACT MAP, PENFIELD & SMITH, FEBRUARY 1987 & STANTEC SURVEY, DECEMBER 2019

N

SCALE: 1"=50'
0 50 100 150

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

PLOT DATE: 7/21/2021 7:54:04 AM
DESIGN: DESIGNED: CHECKED: CHECKED:
42-ENG SAVE DATE: 7/20/2021 11:09:44 AM

VESTING TENTATIVE TRACT MAP TT14851
CASE NO.20TRM 00000-00001
BEING ALL OF LOT 3 OF TRACT 13,545

NO.	DATE	REVISION BLOCK	APPD.

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PHONE: (805) 729-0529
DON E. DONALDSON 36364
PROJECT ENGINEER R.C.E. DATE

REGISTERED PROFESSIONAL ENGINEER DON E. DONALDSON NO 36364 CIVIL STATE OF CALIFORNIA

EXISTING SITE / DEMOLITION PLAN
749 SAN YSIDRO ROAD
COUNTY OF SANTA BARBARA, CALIFORNIA

GCV PROJECT NO. 202002
SHEET 5 OF 8
PLAN DATE 7/20/2021

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Demolition Plan
Biological Resources Assessment
749 San Ysidro Road
Montecito, Santa Barbara County, CA

Figure 2b

December 10, 2021

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SITE INFORMATION

35.423.040 RESIDENTIAL ZONES LOT STANDARDS
MINIMUM LOT SIZE (3-E-1):
3 ACRES GROSS – MINIMUM LOT WIDTH: 210 FEET

35.423.050 RESIDENTIAL ZONES DEVELOPMENT STANDARDS
SETBACK REQUIREMENTS (3-E-1):
FRONT:
FIFTY (50) FEET FROM ROAD CENTERLINE AND
TWENTY (20) FEET FROM EDGE OF R.O.W.

FRONT SECONDARY:
LOT ONE HUNDRED (100) FT WIDE OR MORE – SAME AS PRIMARY FRONT SETBACK.

SIDE YARDS:
TEN (10) FEET MINIMUM, TWENTY (20) FEET MAXIMUM REQUIRED.

REAR YARDS:
TWENTY-FIVE (25) FEET.

HEIGHT RESTRICTIONS:
THIRTY-FIVE (35) FEET AND TWO (2) STORIES FOR RESIDENTIAL STRUCTURE. EXCEPTION: RESTRICTED TO SIXTEEN (16) FEET FOR ANY PORTION OF A STRUCTURE LOCATED ABOVE AN AREA OF THE SITE WHERE THE FINISHED GRADE IS TEN (10) FEET OR MORE ABOVE THE EXISTING GRADE.

FLOOD ZONE:

THE FLOOD ZONE DESIGNATIONS FOR THIS SITE ARE REGULATORY FLOODWAY & ZONE "X" PER FIRM PANEL No. 06083C 1384G DATED DECEMBER 4TH, 2012. FLOOD ZONE "X" IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.

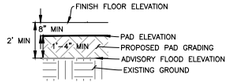
ADVISORY FLOOD ELEVATIONS:

IN JUNE OF 2018, FEMA RECOVERY MAPPING WAS PUBLISHED, GIVING ADVISORY FLOOD ELEVATIONS FOR AREAS AFFECTED BY THE THOMAS FIRE. THE FLOOD CONTROL DISTRICT HAS ADOPTED FLOOD PLAIN MANAGEMENT STRATEGIES REQUIRING NEW STRUCTURES BUILT WITHIN THE HIGH HAZARD AREA TO HAVE FINISH FLOOR ELEVATIONS A MINIMUM OF TWO (2) FEET ABOVE ADVISORY FLOOD ELEVATION. SEE DETAIL THIS SHEET.

WITHIN LOT 3 ADVISORY FLOOD ELEVATIONS ARE APPROXIMATELY EQUAL TO EXISTING GROUND CONTOUR ELEVATIONS.

ADVISORY FLOOD ELEVATIONS MUST BE DETERMINED BY A LICENSED PROFESSIONAL AND CONFIRMED BY THE SANTA BARBARA COUNTY FLOOD CONTROL DISTRICT PRIOR TO INDIVIDUAL LOT DEVELOPMENT.

AFE BLD ENV LIMIT = ADVISORY FLOOD ELEVATION BUILDING ENVELOPE LIMIT



ADVISORY FLOOD ELEVATION DETAIL

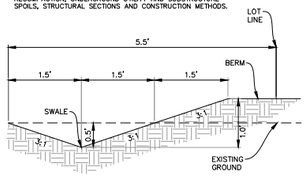
NOT TO SCALE

OAK WOODLANDS:
WHILE INDIVIDUAL SPECIES OF COAST LIVE OAK EXIST ON LOT 3, THERE ARE NO AREAS WHICH CAN BE DEFINED AS OAK WOODLANDS: A CLOSED CANOPY OF ONE (1) ACRE MINIMUM.

RAW EARTHWORK QUANTITIES

ACCESS ROAD	CUT 400 CY	FILL 850 CY
LOT 1 BASIN	CUT 940 CY	FILL 270 CY
LOT 2 BASIN EAST	CUT 370 CY	FILL 120 CY
LOT 2 BASIN WEST	CUT 910 CY	FILL 60 CY
LOT 3 BASIN	CUT 740 CY	FILL 70 CY
LOT 4 BASIN	CUT 440 CY	FILL 380 CY
TOTAL	CUT 3,800 CY	FILL 1,750 CY

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. THE ABOVE QUANTITIES ARE FOR PERMITTING PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS, STRUCTURAL SECTIONS AND CONSTRUCTION METHODS.



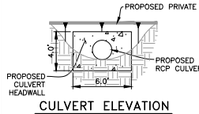
TYPICAL INTERNAL LOT LINE DRAINAGE INTERCEPT DETAIL

SCALE: 1"=1'

ADJUST / OMIT DRAINAGE INTERCEPT WHEN THERE ARE CONFLICTS WITH EXISTING OAK TREES OR DRAINAGE IMPROVEMENTS. MIRROR DRAINAGE INTERCEPT ON OTHER SIDE OF LOT LINE AS NEEDED TO PREVENT CROSS-LOT DRAINAGE.

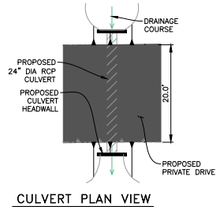
SEWER

EXISTING SEWER LATERALS CONNECTING TO MONTECITO SANITARY DISTRICT SEWER MAIN ARE TO BE ABANDONED.



CULVERT ELEVATION

SCALE: 1"=5'



CULVERT PLAN VIEW

SCALE: 1"=10'

PROPOSED PRIVATE DRIVEWAY CULVERT DETAIL

LEGEND

- 10' CONTOUR LINE (EXISTING)
- 2' CONTOUR LINE (EXISTING)
- PROPOSED 10' CONTOUR LINE
- PROPOSED 2' CONTOUR LINE
- DAYLIGHT LINE
- PROPOSED FLOW LINE
- SD — PROPOSED STORM DRAIN LINE
- S — PROPOSED SEWER LINE
- W — PROPOSED WATER LINE
- PROPOSED CULVERT
- PARCEL BOUNDARY (SB COUNTY APN)
- CENTERLINE
- SETBACKS (AS SHOWN)
- EXISTING CULVERT
- EXISTING WATER MAIN
- EXISTING SEWER MAIN (MSD 2019)
- APPROXIMATE EXISTING BUILDING/ POOL DECK FOOTPRINT
- RIPARIAN AREA LIMIT BY STORRER ENVIRONMENTAL (MARCH 2020)
- 50' RIPARIAN BUFFER SETBACK
- TOP OF BANK IDENTIFIED BY COOK (JANUARY 2021)
- TOP OF BANK/TOP OF CRITICAL SLOPE SETBACK (50')
- TOP OF CRITICAL SLOPE
- TOE OF BANK
- CREEK CENTERLINE
- PROPOSED DEVELOPMENT ENVELOPE
- 25' RIPARIAN BUFFER GRADING SETBACK ALONG CENTRAL DRAINAGE COURSE
- NATIVE TREE AND DRIPLINE IDENTIFIED BY STANTEC (JANUARY 2020) & STORRER ENVIRONMENTAL (MARCH 2020) WITH 6' BUFFER
- OAK TREE TO BE REMOVED
- F.H. EXISTING FIRE HYDRANT
- F.H. PROPOSED FIRE HYDRANT
- WM RP PROPOSED WATER METER & REDUCED BACKFLOW PREVENTER
- TOB TOP OF BANK
- TCS TOP OF CRITICAL SLOPE
- TOE TOE OF SLOPE
- PROPOSED FINISHED SURFACE ELEVATION
- 5.0% PROPOSED SLOPE
- PROPOSED PLANTER / FOUNDATION
- RIP RAP & HEADWALL+
- STABILIZED EMERGENCY OVERFLOW

N

SCALE: 1"=50'
0 50 100 150

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES
0 1 2 3

LEGEND

- PROPOSED URBAN TOP OF BANK BUFFER (107,080 SF)
- PROPOSED ADDITIONAL OAK CREEK BUFFER (7,189 SF)

TOTAL 114,269 SF TOTAL PROPOSED BUFFER

INFORMATION SOURCE NOTES:
1. FLOOD HAZARD AREA AND SURROUNDING APN PARCEL BOUNDARIES
   SOURCE: COUNTY OF SANTA BARBARA FLOOD CONTROL, 2018
2. TOPOGRAPHY, TOP OF BANK, AND LOT 3 BOUNDARY
   SOURCE: STANTEC SURVEY, NOVEMBER 2019
3. SANITARY SEWER
   SOURCE: MONTECITO SANITARY DISTRICT, OCTOBER 2019
4. DOMESTIC WATER
   SOURCE: MONTECITO WATER DISTRICT, OCTOBER 2019
5. RIPARIAN LIMITS, OAK, SYCAMORE, AND WILLOW
   SOURCE: STORRER ENVIRONMENTAL SERVICES, MARCH 2020

PROPOSED URBAN TOP OF BANK BUFFER EXHIBIT
11/3/2021

VESTING TENTATIVE TRACT MAP TT14851
20TRM-00000-00001
BEING ALL OF LOT 3 OF TRACT 13,545

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:
STUART WHITMAN, INC.
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PHONE: (805) 729-0529
DON E. DONALDSON 36364
PROJECT ENGINEER R.C.E. DATE

REGISTERED PROFESSIONAL ENGINEER DON E. DONALDSON NO 36364 CIVIL STATE OF CALIFORNIA

PRELIMINARY GRADING & DRAINAGE PLAN
749 SAN YSIDRO ROAD
COUNTY OF SANTA BARBARA, CALIFORNIA

GCV PROJECT NO. 202002
SHEET 3B OF 8
PLAN DATE 11/03/2021

PLOT DATE: 11/5/2021 1:10:59 PM
DESIGN: DESIGNED CHECKED: CHECKED
42-ENG SAVE DATE: 11/5/2021 12:41:57 PM

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Proposed Buffer Areas
Biological Resources Assessment
749 San Ysidro Road
Montecito, Santa Barbara County, CA

Figure 2c

December 10, 2021

R:\Projects\Storrer\Scott Whitman\749 San Ysidro Road\Figures\Revised July 2021\b-749-san-ysidro-figure3-project-area.mxd

Proposed Lot 2

Proposed Lot 1

Proposed Lot 3

Proposed Lot 4

SP-01

Unnamed Drainage

Oak Creek

San Ysidro Road

San Ysidro Road

LEGEND:

- Parcel Boundary (APN 011-100-049)
- Proposed Lots
- Culverts
- Soil Sample Location
- Oak Creek
- Unnamed Ephemeral Drainage
- ESH/TOB Boundary

N

Feet

0 100 200

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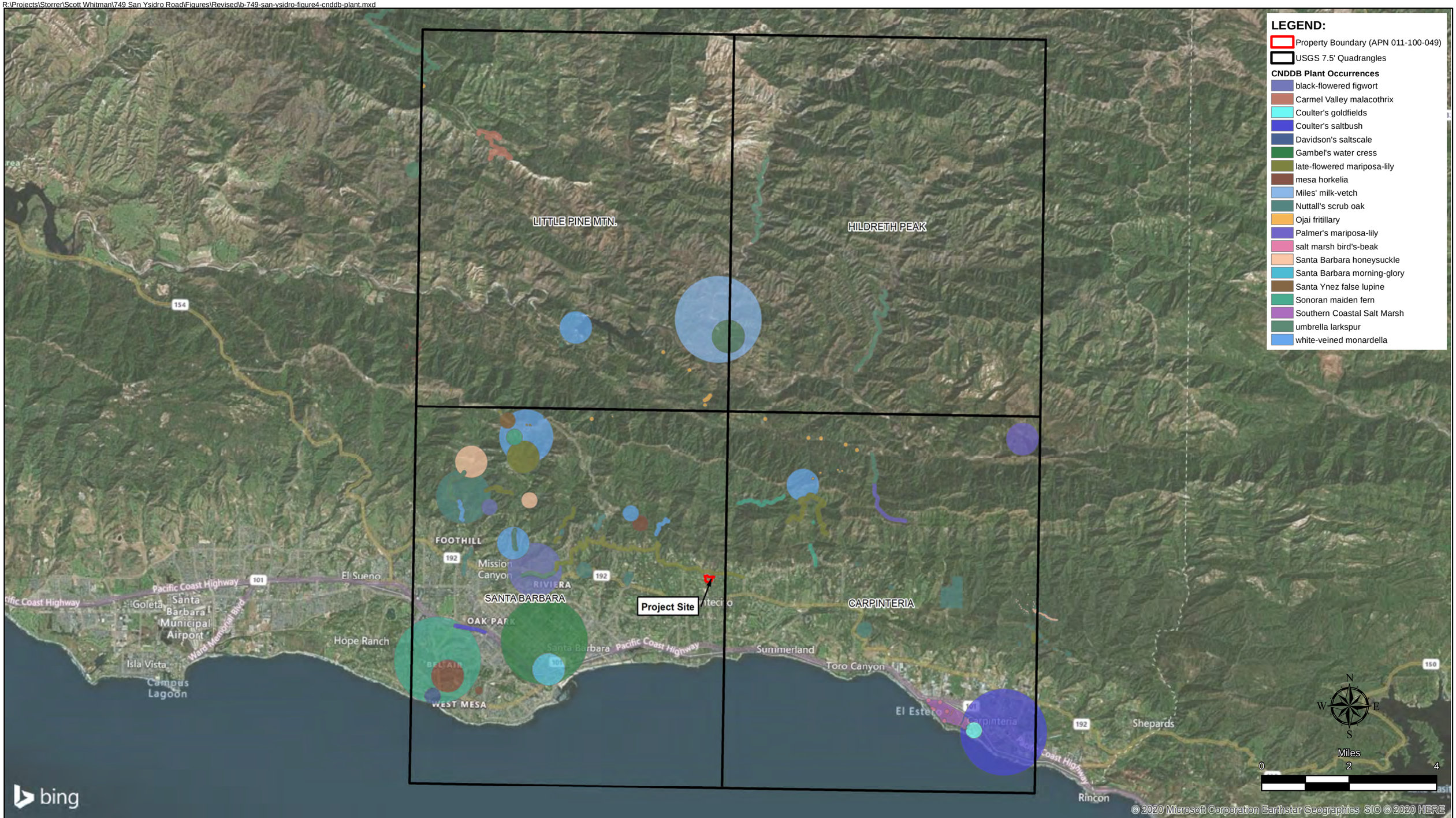
Project Area Map
Revised Biological Resources Assessment
749 San Ysidro Road
Montecito, Santa Barbara County, CA

Figure 3

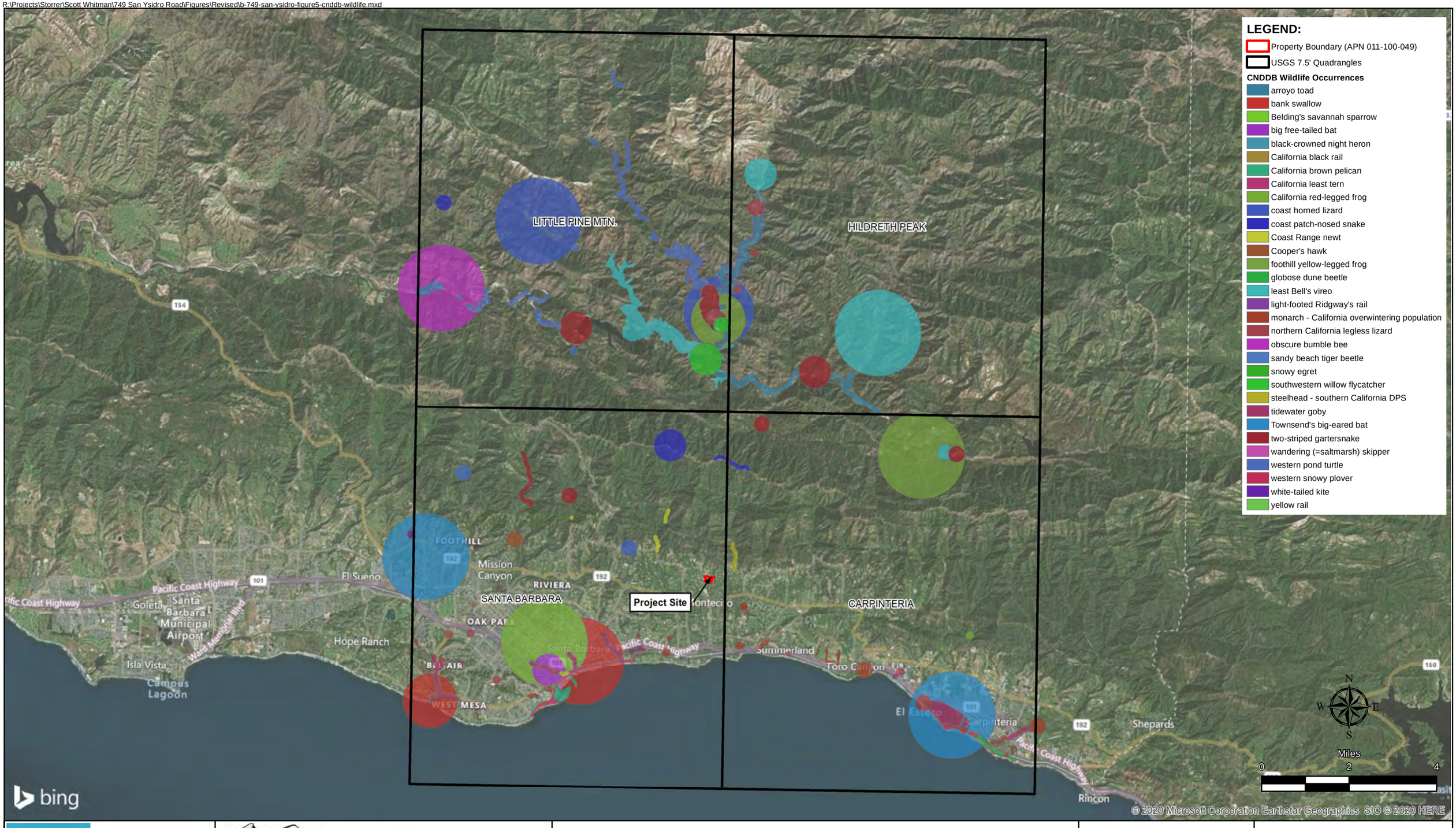
December 10, 2021

R:\Projects\Storrer\Scott Whitman\749 San Ysidro Road\Figures\Revised\b-749-san-ysidro-figure4-cnddb-plant.mxd



Terra Solutions 777 Mutsuhito Avenue San Luis Obispo, CA. 93401 (805) 782-0969	Storrer Environmental Services 2565 Puesta del Sol #3 Santa Barbara, CA. 93105 (805) 682-2065 www.storrerenvironmental.com	**CNDDB Plant Occurrences** **Revised Biological Resources Assessment** **749 San Ysidro Road** **Montecito, Santa Barbara County, CA**	**Figure 4**	December 10, 2021

R:\Projects\Storrer\Scott Whitman\749 San Ysidro Road\Figures\Revised\b-749-san-ysidro-figure5-cnddb-wildlife.mxd



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CNDDB Wildlife Occurrences
Revised Biological Resources Assessment
749 San Ysidro Road
Montecito, Santa Barbara County, CA

Figure 5

December 10, 2021

R:\Projects\Storrer\Scott Whitman\749 San Ysidro Road\Figures\Revised December 2021\b-749-san-ysidro-figure6-vegetation.mxd

Proposed Lot 2

Proposed Lot 1

Proposed Lot 3

Proposed Lot 4

Oak Creek

San Ysidro Road

San Ysidro Road

LEGEND:

- Oak Creek
- Parcel Boundary (APN 011-100-049)
- Proposed Lots

Individual Native Trees

- Coast Live Oak Trees (0.90 acres)
- Arroyo Willow Trees (0.22 acres)
- Western Sycamore Trees (0.02 acres)

Native Vegetation Types

- Coyote Brush/Lemonade Berry Scrub (0.16 acres)
- Big Pod Ceanothus/Laurel Sumac Scrub (0.24 acres)

Non-Native Vegetation Types/Land Uses

- Annual Brome Grassland (6.30 acres)
- Eucalyptus Stand (1.55 acres) (0.56 acres in the Parcel)
- Ornamental/Landscape Plantings (2.47 acres)
- Ice plant Mats (0.17 acres)
- Disturbed/Ruderal (0.66 acres)
- Developed (1.01 acres)

N

S

Feet

0 100 200

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Vegetation Map
Biological Resources Assessment
749 San Ysidro Road
Montecito, Santa Barbara County, CA

Figure 6

December 10, 2021

R:\Projects\Storrer\Scott Whitman\749 San Ysidro Road\Figures\Revised December 2021\b-749-san-ysidro-figure7-sensitive-biological.mxd

LEGEND:

- Parcel Boundary (APN 011-100-049)
- Proposed Lots
- Culverts
- Oak Creek
- Unnamed Ephemeral Drainage
- ESH/TOB Boundary
- 25-FT Buffer of ESH
- 50-FT Buffer of ESH
- Buffer Reduction Area

Individual Native Trees

- Coast Live Oak Trees
- Arroyo Willow Trees
- Western Sycamore Trees
- 6-FT Buffer from Coast Live Oak Tree

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Sensitive Biological Resources
Biological Resources Assessment
749 San Ysidro Road
Montecito, Santa Barbara County, CA

Figure 7

December 6, 2021

R:\Projects\Storrer\Scott Whitman\749 San Ysidro Road\Figures\Revised December 2021\b-749-san-ysidro-figure8-grading-veg.mxd

Proposed Lot 2

Proposed Lot 3

Proposed Lot 4

Proposed Lot 1

Oak tree removal

Oak tree removal

Unnamed Drainage

Oak Creek

San Ysidro Road

San Ysidro Road

LEGEND:

- Culverts
- Unnamed Ephemeral Drainage
- Oak Creek
- ESH/TOB Boundary
- Proposed ESH Buffer
- Parcel Boundary (APN 011-100-049)
- Proposed Lots
- Proposed Development Envelope
- Proposed Road Construction

Individual Native Trees

- Coast Live Oak Trees (0.90 acres)
- Arroyo Willow Trees (0.22 acres)
- Western Sycamore Trees (0.02 acres)

Native Vegetation Types

- Coyote Brush/Lemonade Berry Scrub (0.16 acres)
- Big Pod Ceanothus/Laurel Sumac Scrub (0.24 acres)

Non-Native Vegetation Types/Land Uses

- Annual Brome Grassland (6.30 acres)
- Eucalyptus Stand (1.55 acres) (0.56 acres in the Parcel)
- Ornamental/Landscape Plantings (2.47 acres)
- Ice plant Mats (0.17 acres)
- Disturbed/Ruderal (0.66 acres)
- Developed (1.01 acres)

N W E S

Feet
0 100 200

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Proposed Grading Relative to Vegetation Communities
Biological Resources Assessment
749 San Ysidro Road
Montecito, Santa Barbara County, CA

Figure 8

December 10, 2021

R:\Projects\Storrer\Scott Whitman\749 San Ysidro Road\Figures\Revised December 2021\b-749-san-ysidro-figure9-buffer-restoration.mxd

Proposed Lot 2

Proposed Lot 1

Proposed Lot 3

Proposed Lot 4

Unnamed Drainage

Oak Creek

R1
(21,000 SF)

R2
(14,000 SF)

R3
(17,750 SF)

San Ysidro Road

San Ysidro Road

LEGEND:

- Parcel Boundary (APN 011-100-049)
- Proposed Lots
- Oak Creek
- Unnamed Ephemeral Drainage
- ESH/TOB Boundary
- Proposed ESH Buffer
- Proposed Road Construction
- Proposed Development Envelope
- Weed Maintenance Areas (2.70 acres)

Restoration Planting/Seeding Area (1.24 Acres)

- Restoration Planting/Seeding Areas
- Arroyo Willow Plantings (13,380 sq. ft. in R2 and R3)
- Replacement Coast Live Oak Tree (33 trees; spaced minimum 20 ft on-center)

N W E S

Feet
0 100 200

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Proposed Riparian Buffer Restoration Areas
Biological Resources Assessment
749 San Ysidro Road
Montecito, Santa Barbara County, CA

Figure 9

December 10, 2021

APPENDIX A
SITE PHOTOGRAPHS

Photo 1: Main access driveway and existing bridge (Aspect: West). Photo taken 10/31/2019.

Photo 2: Existing 24 inch culvert under the bridge (Aspect: North). Photo taken 05/08/2020.

Photo 3: Arroyo willow thicket in ephemeral drainage, downstream of bridge/culvert (Aspect: Southeast). Photo taken 05/08/2020.

Photo 4: Southern end of ephemeral drainage with dense poison hemlock (Aspect: South). Photo taken 05/08/2020.

Photo 5: Downstream culvert along San Ysidro road that receives flow from the ephemeral drainage and channels it back to Oak Creek (Aspect: Southwest). Photo taken 10/31/2019.

Photo 6: Lower portion of Oak Creek and the bridge along the private road southwest of the Project Area. (Aspect: South). Photo taken 05/08/2020.

Photo 7: View of Oak Creek streambed/banks and eucalyptus grove (Aspect: South). Photo taken 05/08/2020.

Photo 8: Native big pod ceanothus-laurel sumac scrub in the southeastern corner of Lot 1 (Aspect: South). Photo taken 05/08/2020.

Photo 9: Clogged culvert along the main access driveway, near the middle of proposed Lot 1 (Aspect: North). Photo taken 10/31/2019.

Photo 10: Arroyo willows, western sycamore, and iceplant mat in the upland habitat in the center of proposed Lot 1 (Aspect: West). Photo taken 05/08/2020.

Photo 11: View from clogged culvert along the main access driveway, toward willows in the center of proposed Lot 1 (red arrow) (Aspect: South). Photo taken 10/31/2019.

Photo 12: Soil sample location (SP-01) in the upland arroyo willow trees (Aspect: East). Photo taken 10/31/2019.

Photo 13: Annual grassland habitat and ornamental palms in proposed Lots 2 and 3 (Aspect: Southwest). Photo taken 10/31/2019.

Photo 14: Disturbed/ruderal area north of the main access driveway (Aspect: Northwest).

Photo 15: Existing cottage adjacent to the ephemeral drainage and bridge (Aspect: East). Photo taken 10/31/2019.

Photo 16: Part of the main residence and the west end of the driveway (Aspect: East). Hooded oriole nests are located in the palms along the driveway (red arrow). Photo taken 05/08/2020.

APPENDIX B
VASCULAR PLANT INVENTORY

Vascular Plant Species Observed at
749 San Ysidro Road (APN 011-100-049)
Montecito, Santa Barbara County, California

Family	*Scientific Name*	Common Name	Origin	Cal-IPC Rating
	GYMNOSPERMS			
Cupressaceae				
	Cupressus sempervirens	Italian cypress	O	
	Juniperus chinensis	Chinese juniper	O	
Equisetaceae				
	Equisetum arvense	common horsetail	N	
Pinaceae				
	Pinus densiflora	Japanese red pine	O	
	Pinus halepensis	Allepo pine	O	
	Pinus nigra	black pine	O	
	ANGIOSPERMS - Dicots			
Aizoaceae				
	Carpobrotus edulis	ice plant	I	High
Anacardiaceae				
	Malosma laurina	laurel sumac	N	
	Rhus integrifolia	lemonadeberry	N	
	Schinus molle	Peruvian pepper tree	O	Limited
	Schinus terebinthifolius	Brazilian pepper tree	O	Moderate
	Toxicodendron diversilobum	poison oak	N	
Arailiaceae				
	Hedera helix	English ivy	I	High
Apiaceae				
	Conium maculatum	posion hemlock	I	Moderate
	Foeniculum vulgare	sweet fennel	I	Moderate
Apocynaceae				
	Vinca major	greater periwinkle	I	Moderate
Asteraceae				
	Ageratina adenophora	sticky snakeroot	I	Moderate
	Ambrosia psilostachya	western ragweed	N	
	Artemisia californica	California sagebrush	N	
	Baccharis pilularis ssp. *consanguinea*	coyote brush	N	
	Cirsium vulgare	bull thistle	I	Moderate
	Helminthotheca echioides	bristly ox-tongue	I	Limited
	Lactuca serriola	prickly lettuce	I	
	Leucanthemum vulgare	ox-eye daisy	I	Moderate
	Pseudognaphalium luteoalbum	Jersy cudweed	I	
	Silybum marianum	milk thistle	I	
	Sonchus asper	prickly sowthistle	I	
	Sonchus oleraceus	common sowthistle	I	
	Taraxacum officinale	dandelion	I	
	Venegasia carpesioides	canyon sunflower	N	
Brassicaceae				
	Brassica nigra	black mustard	I	Moderate
	Hirschfeldia incana	short-pod mustard	I	Moderate
	Raphanus sativus	wild radish	I	Limited
Cactaceae				
	Opuntia ficus-indica	Mission cactus	I	
Convolvulaceae				
	Calystegia macrostegia ssp. cyclostegia	coast morning-glory	N	
Chenopodiaceae				
	Atriplex lentiformis	big saltbush	N	
	Chenopodium murale	nettle-leaf goosefoot		
Crassulaceae				
	Crassula ovata	jade plant	O	
Euphorbiaceae				
	Ricinus communis	castor bean	I	Limited
	Euphorbia peplus	petty spruge	I	
Fabaceae				
	Acacia melanoxylon	blackwood acacia	O	
	Acmispon glaber	deerweed	N	
	Lathyrus latifolius	sweetpea	I	
	Medicago polymorpha	bur clover	I	Limited
	Melilotus indicus	sourclover	I	
	Pueraria montana	kudzu	O	
Fagaceae				
	Quercus agrifolia	coast live oak	N	

Vascular Plant Species Observed at
749 San Ysidro Road (APN 011-100-049)
Montecito, Santa Barbara County, California

Family	*Scientific Name*	Common Name	Origin	Cal-IPC Rating
Lamiaceae				
	Salvia leucantha	Mexican bush sage	O	
Lauraceae				
	Persea americana	avocado	O	
Malvaceae				
	Hibiscus sp.	hibiscus	O	
	Malva nicaeensis	bull mallow	I	
	Malva parviflora	cheeseweed	I	
Myrsinaceae				
	Lysimachia arvensis	scarlet pimpernel	I	
Myrtaceae				
	Eucalyptus globulus	blue gum	I	
Oleaceae				
	Fraxinus sp.	ash		
	Olea europaea	olive	O	
Oxalidaceae				
	Oxalis pes-caprae	Bermuda buttercup	I	Moderate
Pittosporaceae				
	Pittosporum undulatum	Victorian box	O	Watch
Plantaginaceae				
	Plantago lanceolata	English plantain	I	Limited
Platanaceae				
	Platanus x *hispanica*	London plane tree	O	
	Platanus racemosa	western sycamore	N	
Plumbaginaceae				
	Plumbago auriculata	blue plumbago	O	
Polygonaceae				
	Rumex crispus	curly dock	I	Limited
Rhamnaceae				
	Ceanothus megacarpus	big pod ceanothus	N	
Rosaceae				
	Cistus creticus	pink rock rose	I	
	Heteromeles arbutifolia	toyon	N	
	Rubus ursinus	California blackberry	N	
	Prunus ilicifolia	Holly leaf cherry	N	
	Prunus sp.	cherry	O	
Rutaceae				
	Citus x *limon*	lemon tree	O	
Salicaceae				
	Salix lasiolepis	arroyo willow	N	
Scrophulariaceae				
	Myoporum laetum	myoporum	O	Moderate
Solanaceae				
	Nicotiana glauca	tree tobacco	I	Moderate
	Solanum dougalsii	Douglas' nightshade	N	
Strelitziaceae				
	Strelitzia reginae	bird of paradise	O	
Tropaeolaceae				
	Tropaeolum majus	garden nasturtium	I	
	ANGIOSPERMS- Monocots			
Arecaceae				
	Phoenix canariensis	Canary Island date palm	I	Limited
	Syagrus romanzoffiana	queen palm	O	
	Washingtonia robusta	Mexican fan palm	I	Moderate
Asparagaceae				
	Agave attenuata	foxtail agave	O	
Asphodelaceae				
	Asphodelus fistulosus	onionweed	I	Moderate
Cyperaceae				
	Cyperus alternifolius	umbrella grass	I	

Vascular Plant Species Observed at
749 San Ysidro Road (APN 011-100-049)
Montecito, Santa Barbara County, California

Family	*Scientific Name*	Common Name	Origin	Cal-IPC Rating
Poaceae				
	Arundo donax	giant reed	I	High
	Avena fatua	wild oats	I	Moderate
	Brachypodium distachyon	false brome	I	Moderate
	Bromus diandrus	ripgut brome	I	Moderate
	Bromus hordeaceus	soft chess	I	Limited
	Cynodon dactylon	Bermuda grass	I	Moderate
	Festuca perennis	Italian rye	I	Moderate
	Hordeum murinum ssp. *leporinum*	barley	I	Moderate
	Pennisetum clandestinum	kikuyu grass	I	Limited
	Phyllostachys aurea	golden bamboo	O	
	Polypogon monspeliensis	rabbitsfoot grass	I	Limited
	Stipa miliacea var. *miliacea*	smilo grass	I	Limited

NOTES
Scientific nomenclature follows: The Jepson Manual: Vascular Plants of California, Second Edition, Baldwin et al. (2012); Jepson Online Interchange (2019).

Origin Codes:
N = Native to Region
I = Introduced to Region (Non-native species which have become naturalized or persist without cultivation).
O = Ornamental/Landscaping (Non-native species that have been planted or are escaped cultivars).

California Invasive Plant Council (Cal-IPC) Rating System:
High – Species that have severe ecological impacts. Moderate to high rates of dispersal and establishment. Most are widely distributed ecologically.
Moderate – Species that have substantial and apparent-but generally not severe-ecological impacts. Moderate to high rates of dispersal, generally dependent upon
Limited – Species that are invasive but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Low to
Alert – Species with High or Moderate impacts that have limited distribution in California, but may have the potential to spread much further.
Watch – These species have been assessed as posing a high risk of becoming invasive in the future in California

APPENDIX C
WIDLIFE INVENTORY

Wildlife Species Observed within
749 San Ysidro Road (APN 011-100-049)
Santa Barbara County, California

Common Name	Scientific Name	Regulatory Status
Reptiles		
Western Fence Lizard	*Sceloporus occidentalis*	N/A
Birds		
California Quail	*Callipepla californica*	MTBA
Band-tailed Pigeon	*Patagioenas fasciata*	MTBA
Eurasian Collared-Dove	*Streptopelia decaocto*	N/A
Mourning Dove	*Zenaida macroura*	MTBA
Anna's hummingbird	*Calypte anna*	MTBA
Turkey Vulture	*Cathartes aura*	MTBA
Red-tailed Hawk	*Buteo jamaicensis*	MTBA
Acorn Woodpecker	*Melanerpes formicivorus*	MTBA
Northern Flicker	*Colaptes auratus*	MTBA
Pacific-slope Flycatcher	*Empidonax difficilis*	MTBA
Black Phoebe	*Sayornis nigricans*	MTBA
California Scrub-jay	*Aphelocoma californica*	MTBA
American Crow	*Corvus brachyrhynchos*	MTBA
Tree Swallow	*Tachycineta bicolor*	MTBA
Oak Titmouse	*Baeolophus inornatus*	MTBA
Bushtit	*Psaltriparus minimus*	MTBA
White-breasted Nuthatch	*Sitta carolinensis*	MTBA
Blue-gray Gnatcatcher	*Polioptila caerulea*	MTBA
Northern Mockingbird	*Mimus polyglottos*	MTBA
House Finch	*Carpodacus mexicanus*	MTBA
Lesser Goldfinch	*Spinus psaltria*	MTBA
Spotted Towhee	*Pipilo maculatus*	MTBA
California Towhee	*Pipilo crissalis*	MTBA
Hooded Oriole	*Icterus cucullatus*	MTBA
White-crowned Sparrow	*Zonotrichia leucophrys*	MTBA
Dark-eyed Junco	*Junco hyemalis*	MTBA
Yellow-rumped Warbler	*Setophaga coronata*	MTBA
California Thrasher	*Toxostoma redivivum*	MTBA
European Starling	*Sturnus vulgaris*	N/A
Mammals		
Coyote	*Canis latrans*	N/A
California Ground Squirrel	*Otospermophilus beecheyi*	N/A
Western Gray Squirrel	*Sciurus griseus*	N/A

Regulatory Status Codes:
FE – Federal endangered species
FT -- Federal threatened species
FC – Federal candidate species
MBTA – Migratory Bird Treaty Act
SE – State endangered species
ST – State threatened species
CSC – California Species of Special Concern
CFP – California Fully Protected Species
MMPA - Marine Mammal Protection Act

APPENDIX D
WETLAND DETERMINATION DATA FORM

WETLAND DETERMINATION DATA FORM - Arid West Region

Project/Site: 749 San Ysidro Road | City/County: Montecito/Santa Barbara | Sampling Date: 10/31/2019

Applicant/Owner: Scott Whitman | State: CO | Sampling Point: SP-01

Investigator(s): J. Peak, J. Cooper | Section, Township, Range:

Landform (hillslope, terrace, etc.): terrace | Local relief (concave, convex, none): flat | Slope (%): 2-3

Subregion (LRR): D - Interior Deserts | Lat: | Long: | Datum:

Soil Map Unit Name: Milpitas-Positas fine sandy loam (MeC) | NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes (●) No ( ) (If no, explain in Remarks.)

Are Vegetation [ ] Soil [ ] or Hydrology [ ] significantly disturbed? Are "Normal Circumstances" present? Yes (●) No ( )

Are Vegetation [ ] Soil [ ] or Hydrology [ ] naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes (●)	No ( )	
Hydric Soil Present?	Yes ( )	No (●)	**Is the Sampled Area within a Wetland?** Yes ( ) No (●)
Wetland Hydrology Present?	Yes ( )	No (●)	

Remarks: Two large arroyo willows and a western sycamore in an upland area, adjacent to an existing water line and downslope of a culvert under the main access driveway. No hydric soil or hydrology indicators were observed. Soil has high clay content, which likely contributed to establishment of FACW trees in an upland location.

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix lasiolepis*	90	Yes	FACW
2.			
3.			
4.			
Total Cover:	90 %		
Sapling/Shrub Stratum			
1. *None*			
2.			
3.			
4.			
5.			
Total Cover:	%		
Herb Stratum			
1. *Bromus hordeaceus*	2	No	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
Total Cover:	2 %		
Woody Vine Stratum			
1. *None*			
2.			
Total Cover:	%		

% Bare Ground in Herb Stratum 10 % | % Cover of Biotic Crust %

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0 % (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	0
FACW species	90	x 2 =	180
FAC species		x 3 =	0
FACU species		x 4 =	0
UPL species	2	x 5 =	10
Column Totals:	92 (A)		190 (B)

Prevalence Index = B/A = 2.07

Hydrophytic Vegetation Indicators:

- [x] Dominance Test is >50%
- [x] Prevalence Index is ≤3.0[1]
- [ ] Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- [ ] Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes (●) No ( )

Remarks: 10 percent cover of leaf litter and little understory vegetation.

SOIL

Sampling Point: SP-01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture[3]	Remarks
0-10	10 YR 4/3	90					sandy clay loam	
0-10	10 YR 2/1	10					clay	dark clay deposits in matrix

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

[3]Soil Textures: Clay, Silty Clay, Sandy Clay, Loam, Sandy Clay Loam, Sandy Loam, Clay Loam, Silty Clay Loam, Silt Loam, Silt, Loamy Sand, Sand.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5) (**LRR C**)
- ☐ 1 cm Muck (A9) (**LRR D**)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)
- ☐ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[4]:

- ☐ 1 cm Muck (A9) (**LRR C**)
- ☐ 2 cm Muck (A10) (**LRR B**)
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Other (Explain in Remarks)

[4]Indicators of hydrophytic vegetation and wetland hydrology must be present.

Restrictive Layer (if present):

Type: rock/clay

Depth (inches): 10 inches

Hydric Soil Present? Yes ○ No ◉

Remarks: No hyric soil indicators, no redox features. Heavy clay content with dark clay deposits in upper soil profile.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1) (**Nonriverine**)
- ☐ Sediment Deposits (B2) (**Nonriverine**)
- ☐ Drift Deposits (B3) (**Nonriverine**)
- ☐ Surface Soil Cracks (B6)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
- ☐ Biotic Crust (B12)
- ☐ Aquatic Invertebrates (B13)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres along Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Plowed Soils (C6)
- ☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water Marks (B1) (**Riverine**)
- ☐ Sediment Deposits (B2) (**Riverine**)
- ☐ Drift Deposits (B3) (**Riverine**)
- ☐ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Thin Muck Surface (C7)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Shallow Aquitard (D3)
- ☐ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ○ No ◉ Depth (inches):

Water Table Present? Yes ○ No ◉ Depth (inches):

Saturation Present? (includes capillary fringe) Yes ○ No ◉ Depth (inches):

Wetland Hydrology Present? Yes ○ No ◉

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No wetland hydrology indicators present. Area appears to receive sheet flow from culvert under driveway upslope. This area may also receive runoff from the adjacent water line or existing irrigation.

APPENDIX E
REVISED TREE ASSESSMENT AND PROTECTION PLAN

Bill Spiewak
CONSULTING ARBORIST
Registered Consulting Arborist #381 • American Society of Consulting Arborists

REVISED: TREE ASSESSMENT AND PROTECTION PLAN
Project Site: 749 San Ysidro Rd., San Barbara 93108

November 15, 2021

Prepared for:
Steve Fort
Suzanne Elledge Planning and Permitting Services, Inc.
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Prepared by:
Bill Spiewak Consulting Arborist
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SUMMARY

The owner of the subject property is proposing to sub divide the twelve acre parcel into four buildable lots. Subsequent to Planning Commission approval of the Tentative Parcel Map, it is indicated that the initial phase of the project requires demolition of existing structures and hardscape, construction of a new shared driveway, installation of utilities and improved drainage with installation of water detention basin for a shared driveway.

I inventoried 184 trees on the site, of which 56 are native trees. These include 50 oaks, 1 sycamore, and 5 clusters of creek willows. During the initial phase of the project, 21 of the 50 oaks are within or adjacent to demolition and infrastructure improvements, 2 of which will be removed. It is also likely that in the future that 9 additional oaks within the building envelopes will be removed by individual property owners. Many non-native trees will also be removed during the initial and future phases of development.

During this initial phase, all oaks to be retained and the one sycamore should be protected with fencing and in accordance with the tree protection measures in this report. To mitigate removed oaks (current and future), 33,15-gallon oaks will need to be planted to mitigate the removal of the 11 oaks. The project biologist has addressed the native willows and the oak tree mitigation.

Future development of residences will warrant additional tree protection plans to assure compliance with the conditions of the County of Santa Barbara.

The Table of Contents on the next page illustrates the organization of this report.

TABLE OF CONTENTS

BACKGROUND & ASSIGNMENT

The owner of the subject property is proposing to sub divide the parcel into four buildable lots. All lots contain native and non-native trees. In order to prepare the site, the existing structures and infrastructure need to be demolished. In addition to the demolition, a new shared driveway, preliminary infrastructure and improved drainage and water detention basin for the shared driveway, need to be installed.

I was retained to inventory and assess native and non-native trees on the site and identify natives that may be impacted from initial and future development. I was on the site during December 2020 and January 2021 to perform my field work.

PURPOSE

It is my intent to assist my client and the project team in protecting trees to the greatest extent feasible and to comply with the County of Santa Barbara guidelines.

SCOPE OF PROJECT

In order to complete my assignment, the following tasks were required:

- Review the site plans.
- Inventory and plot the tree locations with assistance from the biologist.
- Assess the size of the trees and their condition.
- Plot the CRZs of the native trees on the site plan that are potentially effected by the project.
- Prepare this report

.

My assessment and report follows protocol in the most recent publications:

- *The International Society of Arboriculture's Best Management Practices-Managing Trees During Construction,*
- *American National Standards Institute (ANSI) A300 Part 5-Management of Trees and Shrubs During Site Planning, Development, and Construction*

LIMITS OF THIS REPORT

- Included with this inventory are trees that are within the parameters of the assignment discussed above that are 6" in diameter and greater.
- Fruit trees, shrubs, hedges, and dead or nearly dead trees are not included.
- CRZs (critical root zones) are included for only native trees potentially effected by the project, but not willows. The team biologist will address the willows (and their CRZs) and riparian habitats.
- There are two site plans with this report: The first identifies the 184 tree inventory. The second identifies just the oaks and the sycamore, and indicates which will be removed and which could be potentially impacted from construction.

GENERAL OBSERVATIONS

1. The property address/entrance is at 749 San Ysidro Rd. where the existing driveway leads onto the approximate 12 acre parcel.
2. There are existing structures, pool, and tennis court on proposed lots #2 and #3.
3. Oak Creek, an intermittent stream runs north and south along the western side of the property.
4. An unnamed ephemeral drainage runs along the upper eastern side of the property until it turns into a shallow dry ditch that runs diagonally north to south across the lower half of the site.
5. There are 56 native trees that have been identified within my inventory. These include 50 California Live Oaks *(Quercus agrifolia)*, 1 California Sycamore *(Platanus racemosa)*, and 5 clusters of Arroyo Willows *(Salix lasiolepis).* Many other trees of these species are on the site that are outside the scope of my assignment, meaning that they are not within areas of potential impact for this initial phase of the project.
6. I have also inventoried 128 non-native trees of 17 different species. Of these 90 trees are palms of four different species.
7. It may be determined at a later date that more trees will need to be inventoried and assessed by individuals that will be developing the lots.
8. The majority of trees are in good health. Many need structural improvement that can be done with pruning. Some of the trees are stressed and in decline.
9. I've observed some common pests and diseases on several trees and most of these are seasonal, species specific, and/or non threatening.
10. Some of the oaks and non-natives were recently pruned. Most of the non-pruned trees will benefit from some maintenance, although the future status of most of them has not yet been determined.

THE TREES

The headings below correspond with the tree inventory and assessment, which is at the end of the report. Oak trees highlighted in green identify those that warrant protection due potential impacts from demolition and construction. Trees highlighted in red are native oaks to be removed for the initial project phase or anticipated to be removed during future construction.

#	Type-common name	Native or Non-native	DBH "	CRZ of oaks and sycamore-radius '	Approx Height S/M/L	Ave. Cond	Comment	Monitor work adjacent to trees	Remove for project

- # is the tree number and corresponds with the site plan.
- **Type** is the tree, identified by common name.
- **DBH"** is the diameter at breast height, measured in inches, at 54" above ground. Note that many trees were measured lower due to branching that would misrepresent tree diameter. DBH with a "/" between numbers represents multiple trunks. A "," between numbers represents multiple trees in a cluster.
- **CRZ** is the critical root zone and is only shown for the native oaks and one sycamore.
- **Approximate height** was estimated. S = is 25' or less, M = 25'-50', L = greater than 50'. With palms, the height is estimated up to the center of the trunk where the fronds originate (except the two date palms, which are identified as M).
- **Ave. Cond** is the average condition based on health and structure.
- **Comment** is something of significance to me.
- **Monitor work adjacent to trees** indicates trees where demo or construction activities will occur
- **Remove for project** refers to oaks and sycamore.
- Cells in red are oak removals.
- Cells in green indicate oaks adjacent to work areas-monitoring required.

CONCLUSIONS

1. Two oak trees (#8 & #155) will be removed for the initial phase of the project. Nine additional oaks (#18, #38, #41-#43, #64, #91, #172 & #173), are anticipated to be removed in the future by individual property owners. These are highlighted in red on the spreadsheet and site plan.
2. No other oaks or sycamores will be impacted from the initial phase of the project, provided fencing is in place as depicted in the site plan. The green highlighted numbers on the plan identify these native trees. Red dashed lines illustrate protection fencing locations.
3. Thirty three (33) 15-gallon oaks should be planted on site to mitigate the removal of the eleven oaks.
4. The project biologist will opine on any impacts to willows from work in the drainage and riparian areas and provide planting locations for mitigation trees.

TREE PROTECTION MEASURES FOR THE INITIAL PHASE

PRE-CONSTRUCTION

Fencing and Signage

1. In designated areas, install fences to establish TPZs (tree protection zones).
2. TPZs are necessary to keep out construction activities, equipment, storage of materials, and dumping of spoils.
3. Chain-link fencing on movable stands is recommended. These fences should be 5'-6' in height.
4. Fences must remain upright and secure throughout the duration of the project.

DEMOLITION

Site Monitoring

5. Demolition adjacent to trees that need to be protected, must be monitored by the project arborist.
6. If any roots are encountered that are 1" and greater, which is unlikely, carefully cut with a sharp tool, perpendicular to the root growth. Use a hand pruner, hand saw, lopping pruner or reciprocating saw to cut roots cleanly under direction of the project arborist.
7. If larger roots are cut, irrigate the soil after backfilling in order to encourage new root growth and also to prevent the loss of water from the soil.
8. Wherever possible, retain hardscape adjacent to trees until the end of the demolition.
9. Use caution when demolishing the old driveway, tennis court and hardscape as it is common for roots to growth immediately below the surface of the hardscape.

SHARED DRIVEWAY CONSTRUCTION, STORM DRAIN, AND SEWER

Trenching, Excavation, and Grading

10. When trenching or excavating within a CRZ or TPZ, use care to minimize root damage. Use the smallest equipment in sensitive areas. Follow root pruning and irrigation measures above (#6 and #7).

Utilities

11. The path of utilities should avoid tree protection zones. If a utility must travel within the CRZ, consider boring beneath roots larger than 2" in diameter. The depth and distance from the trunk should be determined by the project arborist prior to commencement of boring. If trenching is the preferred method, the project arborist should determine the path of least impact.

TREE MITIGATION MEASURES

12. Plant thirty-three 15-gallon oaks on site. Planting locations to be directed by the project biologist.

REFERENCES

- ANSI (*American National Standards Institute)* A300: Part 5 - *Management of Tree and Shrubs During Site Planning, Site development, and Construction*, 2012
- *Best Management Practices: Managing Trees During Construction, Second Edition,* International Society of Arboriculture, Champaign, Illinois, 2016.
- Harris, R. W., and Matheny, N. P., and Clark, J. R., 2004. *Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines*, Fourth Edition. Prentice Hall.
- Matheny and Clark, *Trees and Development; A Technical guide To Preservation of Trees During Land Development,* ISA, 1998.

ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

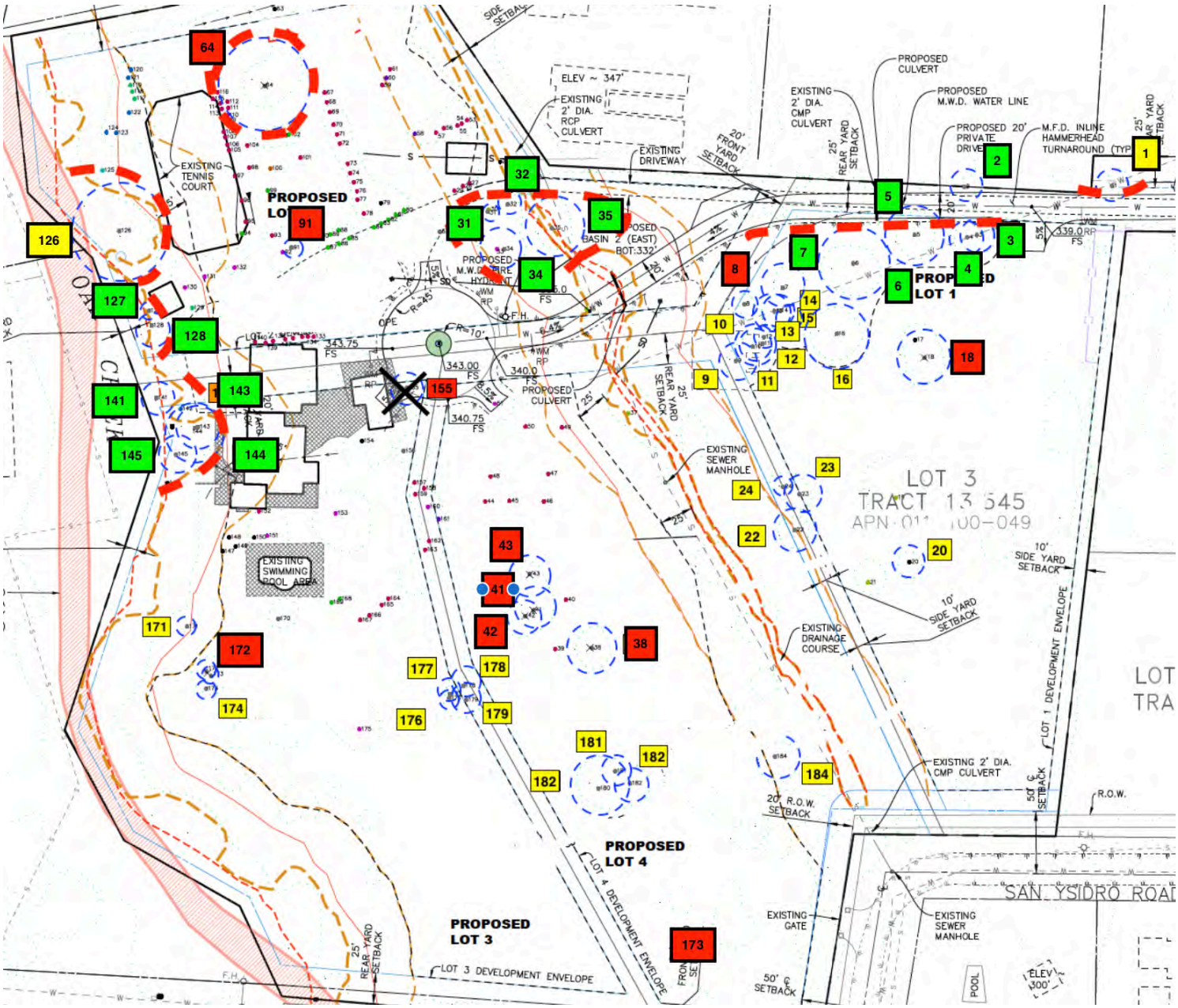
I Bill Spiewak, certify:
That I have personally inspected the trees on the property referred to in this report and have stated my findings accurately.
The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.

Signed: Bill Spiewak

Bill Spiewak
Registered Consulting Arborist #381
American Society of Consulting Arborists
Qualified Tree and Shrub Appraiser

Board Certified Master Arborist #310B
International Society of Arboriculture
Qualified Tree Risk Assessor

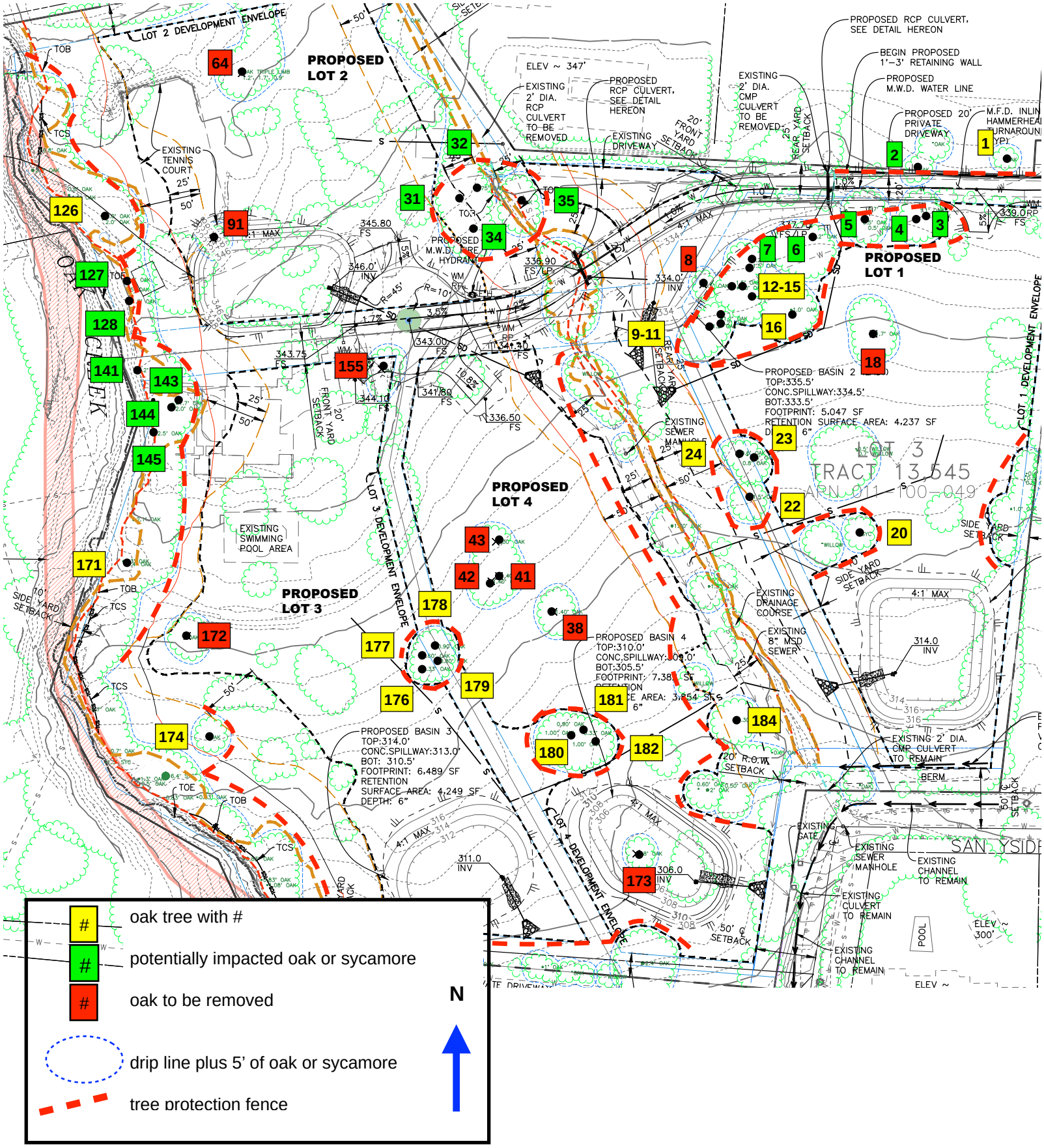
ORIGINAL SITE PLAN: All Trees (See updated plan on page 9)



#	oak tree with #
#	potentially impacted oak or sycamore
#	oak to be removed
	critical root zone of oak or sycamore
	tree protection fence
###	non-native trees are numbered in small type face next to each tree

N

UPDATED SITE PLAN: Oaks and Sycamore Only



TREE INVENTORY AND ASSESSMENT

#	Type-common name	Native or Non-native	DBH "	CRZ of oaks and sycamore-radius '	Approx Height S/M/L	Ave. Cond	Comment	Monitor work adjacent to trees	Remove for project
1	Oak	Native	12	12	S	G		Driveway work	
2	Oak	Native	12	12	S	G		Driveway work	
3	Oak	Native	14	14	S	G	Survived oak bark beetle infestation	Driveway work	
4	Oak	Native	14	14	S	G		Driveway work	
5	Oak	Native	8/10/10/8/8/10/10	24	S	G	Tree is a cluster of mature sump sprouts	Driveway work	
6	Oak	Native	16/24	29	M	G	Survived oak bark beetle infestation	Driveway work	
7	Oak	Native	18	18	S	G		Driveway work	
8	Oak	Native	10	10	S	F	Stressed		Remove
9	Oak	Native	7/9/9	15	S	F	Some trunk decay		
10	Oak	Native	16	16	S	G	History of trunk infection		
11	Oak	Native	12	12	S	G			
12	Oak	Native	5/5/6	9	S	G			
13	Oak	Native	14/6	15	S	G			
14	Oak	Native	10/7	12	S	G			
15	Oak	Native	10	10	S	G	Diagonal trunk		
16	Oak	Native	14/16/13	25	M	G			
17	Camphor	Non-native	9		S	G			
18	Oak	Native	14/16	21	M	G			Likely removal for bldg envelope
19	Willow	Native	Large cluster		S	G	Going dormant		
20	Syc	Native	10/7	12	M	G	Severe codominant trunks with included bark, dormant		
21	Willow	Native	Small cluster		S	G	Going dormant		
22	Oak	Native	16/9	18	S	G	Infestation in base, root crown is buried		
23	Oak	Native	8/13	15	S	G	Root crown is buried		
24	Oak	Native	2/8	8	S	G	Root crown is buried		
25	Montery pine	Non-native	14		M	G			
26	Black acacia	Non-native	27		L	F			

#	Type-common name	Native or Non-native	DBH "	CRZ of oaks and sycamore-radius '	Approx Height S/M/L	Ave. Cond	Comment	Monitor work adjacent to trees	Remove for project
27	Queen palm	Non-native	11		S	G			
28	Queen palm	Non-native	8		S	G			
29	Queen palm	Non-native	11		M	G			
30	Montery pine	Non-native	20/17		L	F			
31	Oak	Native	6	6	S	G		Driveway work and shed demo	
32	Oak	Native	9	9	S	G		Driveway work and shed demo	
33	California pepper	Non-native	10/10/6		S	G		Driveway work and shed demo	
34	Oak	Native	16	16	M	G		Driveway work and shed demo	
35	Oak	Native	24	24	S	G		Driveway work and shed demo	
36	Willow	Native	Large cluster		S	G	Going dormant		
37	Willow	Native	Small cluster		S	G	Going dormant		
38	Oak	Native	20	20	S	F	Survived oak bark beetle infestation		Likely removal for bldg envelope
39	Queen palm	Non-native	11		S	G			
40	Queen palm	Non-native	10		S	G			
41	Oak	Native	16	16	S	G			Likely removal for bldg envelope
42	Oak	Native	14	14	S	G			Likely removal for bldg envelope
43	Oak	Native	10/16	19	S	G	Underlying HV vault		Likely removal for bldg envelope
44	Queen palm	Non-native	10		S	G			
45	Queen palm	Non-native	10		S	G			
46	Queen palm	Non-native	12		S	G			
47	Queen palm	Non-native	10		S	G			
48	Queen palm	Non-native	10		S	G			
49	Queen palm	Non-native	10		S	G			
50	Queen palm	Non-native	10		S	G			
51	California pepper	Non-native	10/12/9/14		S	G			

#	Type-common name	Native or Non-native	DBH "	CRZ of oaks and sycamore-radius '	Approx Height S/M/L	Ave. Cond	Comment	Monitor work adjacent to trees	Remove for project
52	Date palm	Non-native	24		S	G			
53	Queen palm	Non-native	8		S	G			
54	Queen palm	Non-native	8		S	G			
55	Queen palm	Non-native	12		S	G			
56	Queen palm	Non-native	8		S	G			
57	Queen palm	Non-native	10		S	G			
58	Olive	Non-native	Multi 6”		S	G			
59	Queen palm	Non-native	11		S	G			
60	Olive	Non-native	Multi 6”		S	G			
61	Queen palm	Non-native	11		S	G			
62	Date palm	Non-native	36		S	G			
63	Black acacia cluster	Non-native	14, 8/3,8		S	P			
64	Oak	Native	36	36	S	G			Likely removal for bldg envelope
65	Queen palm	Non-native	10		S	G			
66	Queen palm	Non-native	9		S	G			
67	Queen palm	Non-native	6		S	G			
68	Queen palm	Non-native	7		S	P	Uprooted		
69	Queen palm	Non-native	8		S	G			
70	Queen palm	Non-native	10		S	G			
71	Queen palm	Non-native	9		S	G			
72	Queen palm	Non-native	7		S	G			
73	Queen palm	Non-native	9		S	G			
74	Queen palm	Non-native	9		S	G			
75	Queen palm	Non-native	9		S	G			
76	Queen palm	Non-native	10		S	G			
77	Queen palm	Non-native	10		S	G			
78	Queen palm	Non-native	10		S	G			
79	Aleppo pine	Non-native	16		S	G			

#	Type-common name	Native or Non-native	DBH "	CRZ of oaks and sycamore-radius '	Approx Height S/M/L	Ave. Cond	Comment	Monitor work adjacent to trees	Remove for project
80	Mex fan palm	Non-native	16		M	G			
81	Mex fan palm	Non-native	20		M	G			
82	Mex fan palm	Non-native	16		M	G			
83	Mex fan palm	Non-native	13		M	G			
84	Mex fan palm	Non-native	16		M	G			
85	Mex fan palm	Non-native	15		M	G			
86	Mex fan palm	Non-native	14		M	G			
87	Mex fan palm	Non-native	15		M	G			
88	Queen palm	Non-native	8		S	G			
89	Queen palm	Non-native	11		S	G			
90	Queen palm	Non-native	7		S	G			
91	Oak	Native	6/6	8	S	G			Remove for basin
92	California pepper	Non-native	14		S	G			
93	Queen palm	Non-native	10		S	G			
94	Mex fan palm	Non-native	17		S	G			
95	Queen palm	Non-native	11		S	F	Bent top		
96	Queen palm	Non-native	12		S	G			
97	Queen palm	Non-native	10		S	G			
98	Queen palm	Non-native	11		S	G			
99	Mex fan palm	Non-native	20		S	G			
100	Coral	Non-native	18		S	G	Dormant		
101	Queen palm	Non-native	9		S	G			
102	Mex fan palm	Non-native	18		S	G			
103	Brazilian pepper	Non-native	12		S	F			
104	Queen palm	Non-native	11		S	G			
105	Queen palm	Non-native	11		S	G			
106	Queen palm	Non-native	7		S	G			
107	Queen palm	Non-native	10		S	G			
108	Queen palm	Non-native	9		S	G			

#	Type-common name	Native or Non-native	DBH "	CRZ of oaks and sycamore-radius '	Approx Height S/M/L	Ave. Cond	Comment	Monitor work adjacent to trees	Remove for project
109	Queen palm	Non-native	11		S	G			
110	Queen palm	Non-native	12		S	G			
111	Queen palm	Non-native	6		S	G			
112	Queen palm	Non-native	10		S	P			
113	Queen palm	Non-native	8		S	G			
114	Queen palm	Non-native	10		S	G			
115	Queen palm	Non-native	7		S	G			
116	Queen palm	Non-native	10		S	G			
117	Ficus nitida	Non-native	17		M	F	Trees form hedge like cluster with many codominant stems		
118	Ficus nitida	Non-native	24		M	F	Trees form hedge like cluster with many codominant stems		
119	Ficus nitida	Non-native	21		M	F	Trees form hedge like cluster with many codominant stems		
120	Monterey cypress	Non-native	13		M	G	Cypress are clustered and inhibited by adjacent trees, some poor understory trees		
121	Monterey cypress	Non-native	6		M	P			
122	Monterey cypress	Non-native	16		M	G			
123	Monterey cypress	Non-native	11		M	G			
124	Monterey cypress	Non-native	9		S	G			
125	Jacaranda	Non-native	6		S	F			
126	Oak	Native	28/28	40	M	G		Adjacent to demo of shed and tennis court	
127	Oak	Native	6	6	S	F		Adjacent to demo of shed and tennis court	
128	Oak	Native	14	14	S	F		Adjacent to demo of shed and tennis court	
129	Ficus nitida	Non-native	18		M	G			
130	California pepper	Non-native	10		M	F			
131	California pepper	Non-native	18		M	G			

#	Type-common name	Native or Non-native	DBH "	CRZ of oaks and sycamore-radius '	Approx Height S/M/L	Ave. Cond	Comment	Monitor work adjacent to trees	Remove for project
132	California pepper	Non-native	11		S	G			
133	Queen palm	Non-native	10		S	G			
134	Queen palm	Non-native	10		S	G			
135	Queen palm	Non-native	12		S	G			
136	Queen palm	Non-native	12		S	G			
137	Queen palm	Non-native	11		S	G			
138	Queen palm	Non-native	11		M	G			
139	Queen palm	Non-native	12		S	G			
140	Queen palm	Non-native	12		M	G			
141	Oak	Native	13	13	S	F		Adjacent to demo of house, drivewway and pool	
142	Monterey cypress	Non-native	18		L	G			
143	Oak	Native	19	19	M	G		Adjacent to demo of house, drivewway and pool	
144	Oak	Native	24	24	M	G		Adjacent to demo of house, drivewway and pool	
145	Oak	Native	11/10	15	M	G		Adjacent to demo of house, drivewway and pool	
146	Blue gum eucalyptus	Non-native	36		L	G			
147	Black acacia	Non-native	13		M	P	Declining		
148	Black acacia	Non-native	24		M	P	Declining		
149	Black acacia	Non-native	9		S	P	Declining		
150	Black acacia	Non-native	18		M	P	Declining		
151	California pepper	Non-native	12/22/12		S	G			
152	Queen palm	Non-native	11		S	G			
153	California pepper	Non-native	36		M	G			
154	Eugenia	Non-native	13/18/16		M	F			
155	Oak	Native	12	12	S	G			Remove for cul de sac
156	Date palm	Non-native	25		M	G			

#	Type-common name	Native or Non-native	DBH "	CRZ of oaks and sycamore-radius '	Approx Height S/M/L	Ave. Cond	Comment	Monitor work adjacent to trees	Remove for project
157	Queen palm	Non-native	12		S	G			
158	Queen palm	Non-native	9		S	G			
159	Queen palm	Non-native	10		S	G			
160	California pepper	Non-native	10/8		S	G			
161	Olive	Non-native	7/10/5		S	G			
162	Queen palm	Non-native	10		S	G			
163	Queen palm	Non-native	12		S	G			
164	Queen palm	Non-native	11		S	G			
165	Queen palm	Non-native	10		S	G			
166	Queen palm	Non-native	11		S	G			
167	Queen palm	Non-native	14		S	G			
168	Mex fan palm	Non-native	15		L	G			
169	Mex fan palm	Non-native	15		L	G			
170	Phoenix reclinata	Non-native	6 @6”		M	G			
171	Oak	Native	7	7	S	G			
172	Oak	Native	8	8	S	G	Understory bamboo		Possible removal for bldg envelope
173	Oak	Native	6	6	S	G			Remove for basin
174	Oak	Native	7	7	S	G	Understory bamboo		
175	California pepper	Non-native	20		S	G			
176	Oak	Native	5/5	7	S	G			
177	Oak	Native	9	9	S	G			
178	Oak	Native	11	11	S	G			
179	Oak	Native	6/9	11	S	G			
180	Oak	Native	24	24	M	G			
181	Oak	Native	9/6	11	S	G			
182	Oak	Native	14	14	S	G			
183	Willow	Native	Small cluster		S	G	Going dormant		
184	Oak	Native	17	17	M	G			