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December 1, 2025

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**Subject: Draft Environmental Impact Report for the Sandpiper Golf Course
Renovation and New Clubhouse Project, SCH No. 2024120923, Santa
Barbara County, CA**

Dear Mary Chang:

The California Department of Fish and Wildlife (CDFW) reviewed the Draft Environmental Impact Report (DEIR) from the City of Goleta (City) for the Sandpiper Golf Course Renovation and New Clubhouse Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines¹.

Thank you for the opportunity to provide comments and recommendations regarding Project activities that may affect California fish and wildlife. Likewise, CDFW appreciates the opportunity to comment on those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the state (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Fish & G. Code, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law² of any species protected under the California Endangered Species Act (CESA; Fish & G. Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & G. Code, §1900 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Sandpiper Golf Trust, LLC

Objective: The Project involves the demolition and reconstruction of a clubhouse, routing enhancements of the existing golf course, replacement of existing maintenance facilities and comfort station, construction of a coffee shop, and restoration of the historic Barnsdall Rio Grande Gas Station. Additionally, Project activities include landscaping and irrigation improvements, creation of parking spaces, electrical and utility line undergrounding, bus station relocation, and curb and sidewalk improvements. Moreover, Devereaux Creek and Environmentally Sensitive Habitat Area (ESHA) would be restored. Lastly, five acres of Bell Canyon would be dedicated to a land conservation entity as open space.

Location: The Project area is approximately 193 acres located at 7925 Hollister Avenue (Assessor's Parcel Number 079-210-059) in Goleta, Santa Barbara County. The Project area is currently developed and bound by the Pacific Ocean directly to the south; the former Ellwood Onshore Oil processing facility, hotel development, and Haskell's Beach is in the west; Hollister Avenue, residential development, Union Pacific Railroad tracks, and United States Highway 101 occur in the north; lastly, residential development is the east.

Biological Setting: The Project area is in the Coastal Zone and west of Ellwood Mesa Open Space, which contains monarch butterfly habitat (*Danaus plexippus plexippus*; Endangered Species Act (ESA) candidate species). Additionally, two creeks are located within the Project area; Bell Canyon Creek is in the western portion and Devereaux Creek is in the eastern portion. Bell Canyon Creek flows north to south and ultimately drains into the Pacific Ocean. Devereaux Creek flows east to west and connects to the Devereaux Slough.

According to the Project Description, the Project area includes portions of ESHA designated by the City of Goleta's General Plan/Coastal Land Use Plan Conservation Element. More specifically, ESHA within the Project area includes open water in the form of a golf course pond; riparian habitat along Devereux Creek and Bell Canyon

² "Take" is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

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Creek; sage scrub and bluff scrub along the southern bluffs; and monarch – California overwintering habitat and raptor roosting habitat in the eastern and western boundaries.

Biological surveys for special-status plant species were conducted in May and June 2022. Five special-status plant species were observed during these surveys. Focused Crotch's bumble bee (*Bombus crotchii*; CESA candidate endangered) surveys were conducted in June and July 2025, which produced negative results of the species. The DEIR includes that biological surveys conducted in 2008, 2021, and 2022 produced negative results of monarchs, California red-legged frog (*Rana draytonii*; ESA listed-threatened, California Species of Special Concern (SSC)), and tidewater goby (*Eucyclogobius newberryi*; ESA-listed endangered; SSC). Lastly, biological surveys in 2022 recorded observations of special-status bird species such as yellow warbler (*Setophaga petechia*; SSC) and yellow-headed blackbird (*Xanthocephalus xanthocephalus*; SSC).

Sensitive species that are of potential concern include, but are not limited to, Crotch's bumble bee, California red-legged frog, Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*; California Rare Plant Rank (CRPR) 1B.2), cliff malacothrix (*Malacothrix saxatilis* var. *saxatilis*; CRPR 4.2), woolly seablite (*Suaeda taxifolia*; CRPR 4.2), and nesting birds and raptors.

The DEIR proposes mitigation measures regarding pre-construction special-status plant survey and avoidance, biological monitoring and worker education, ESHA fencing and protection, best management practices, Crotch's bumble bee pre-construction survey and avoidance, monarch butterfly roost protection, implementation of monarch roost protection plan, tree protection measures, pre-construction semi-aquatic species survey, avoidance, and relocation, and pre-construction nesting bird surveys and avoidance.

Project History: CDFW previously commented on the Notice of Preparation in January 2025. Comments addressed the Bell Canyon conservation easement, recreational trails, potential impacts to streams, and special-status flora and fauna species.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Additional comments or other suggestions are also included to improve the document.

COMMENT # 1: Compensatory Mitigation

Issue: ESHA, more specifically related to monarch butterfly habitat, may be adversely impacted and not adequately compensated in terms of restoration.

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Specific impact: The DEIR does not relay the impact acreage to vegetation communities within the Project area. Moreover, the DEIR does not clearly provide compensatory mitigation to offset the loss of habitat in the ESHA buffer zone. Impacts to native vegetation communities within the ESHA buffer zone should be treated as permanent impacts to biological resources and mitigated as such.

Why impact would occur: According to the DEIR, “the windrow is mapped as part of the Xerces Site #2747 but only provides marginally suitable temporary transitory habitat and is therefore not considered ESHA.” CDFW disagrees with this assessment; according to Xerces, this is considered an important overwintering habitat and therefore should not be designated as marginally suitable temporary transitory habitat. The proposed mitigation is insufficient to offset habitat loss and ensure no net loss of habitat for a species that has declined by over 99 percent in the past three decades (Marcum and Darst 2021). Loss and degradation of monarch breeding habitat is thought to be one of the leading factors in the decline of the monarch population (Fallon et al. 2015; The Center for Biological Diversity et al. 2014).

Furthermore, according to the DEIR, trees may be majorly impacted by construction, grading, and trenching within the monarch butterfly ESHA and would be mitigated at a ratio of 3:1 and vegetation would be mitigated at a 1:1 ratio. The DEIR does not provide a biological justification as to why a replacement ratio of 3:1 for trees and 1:1 for vegetation is sufficient for these sensitive communities. If mitigation is provided at a 1:1 ratio, there is ultimately a net loss due to the temporal deficit of the ecological services that the trees and vegetation would have provided. Additionally, the life history of the species, predation, and invasive pests tend to eliminate many saplings before they can mature, which may also result in a temporal loss before mitigation is implemented. Therefore, CDFW believes that a higher ratio of trees and vegetation be planted.

Evidence impact would be significant: CDFW considers plant communities, alliances, and associations with a statewide ranking of S1, S2, S3 and S4 as sensitive and declining at the local and regional level (Sawyer et al. 2008). An S3 ranking indicates there are 21-80 occurrences of this community in existence in California, S2 has 6-20 occurrences, and S1 has less than 6 occurrences. The Project may have direct or indirect effects to these sensitive species. Vegetation communities on site, such as coastal sage scrub and arroyo willow thickets are attractive to monarch butterflies. These vegetation communities are considered sensitive at S3 and S4 statewide ranking; therefore, adverse impacts may be significant and should be compensated as such.

Monarch butterfly meets the CEQA definition of rare, threatened, or endangered species (CEQA Guidelines, § 15380). The reduction in the number of monarch butterfly, either directly or indirectly through habitat loss, would constitute a significant impact absent appropriate mitigation.

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Recommended Potentially Feasible Mitigation Measure(s)

CDFW requests the following recommendations and mitigation measures are incorporated into the final CEQA document:

Recommendation #1: Impact Acreage and Compensatory Mitigation Acreage –

CDFW recommends that DEIR be revised to include an impact acreage table displaying the quantity of impacts to all vegetation communities. Additionally, the DEIR should include a table, with appropriate mitigation ratios, displaying the quantity of compensatory mitigation acreage to all necessary vegetation communities. ESHA should be explicitly displayed in impact and compensatory mitigation tables.

Mitigation Measure #1: Compensatory Mitigation - If ESHA, more specifically monarch butterfly ESHA, are observed in the impact area and cannot be avoided, the Project shall adhere to mitigation measure BIO-2. If complete avoidance is unattainable, the Project proponent shall provide compensatory mitigation to offset the Project's impact on ESHA observed on site at no less than 2:1. The total habitat acreage within the mitigation land shall be no less than 2:1. The Project proponent shall acquire CDFW approved mitigation land that has presence of the impacted special-status plant species and ensure they are located in the same watershed as the Project area. The mitigation land shall also provide equivalent or greater habitat value than that of the Project area. The Project proponent shall protect replacement habitat in perpetuity under a conservation easement dedicated to a local land conservancy or other appropriate entity that has been approved to hold and manage mitigation lands pursuant to Government Code § 65967(c). Recordation of the conservation easement shall occur prior to commencement of Project activities. An appropriate endowment shall also be provided for the long-term monitoring and management of mitigation lands.

Mitigation Measure #2: Habitat Restoration Plan - The City shall prepare and implement a Habitat Restoration Plan (HRP) to mitigate for the removal of trees. At a minimum, the plan shall include:

- A description of and map of the receiver site(s) for new plantings, installation methods, monitoring procedures, plant spacing, and timeline
- Maintenance requirements that ensure establishment of the newly established oaks
- Success criteria for a minimum 10-year monitoring period to ensure that the oaks are reestablished successfully at the ratios provided
- Adaptive management strategies and corrective measures should survival percentages not meet the replacement ratio
- Annual reports provided to CDFW

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COMMENT # 2: Impacts to Crotch's Bumble Bee

Issue: Project activities (i.e. vegetation removal and ground disturbance) could adversely impact Crotch's bumble bee. Mitigation measure BIO 5 may be improved to ensure impacts to the species are appropriately mitigated.

Specific impact: Mitigation measure BIO 5 does not specify timing and methodology regarding a pre-construction habitat survey for Crotch's bumble bee. This may result in missed observations of the species and adverse impacts at the time of construction.

Why impact would occur: The DEIR states the eastern portion of the Project area may provide suitable nesting and foraging habitat for Crotch's bumble bee. Crotch's bumble bee primarily nest in late February through late October underground in abandoned small mammal burrows but may also nest under perennial bunch grasses or thatched annual grasses, under-brush piles, in old bird nests, and in dead trees or hollow logs (Williams et al. 2014; Hatfield et al. 2018). Overwintering sites utilized by Crotch's bumble bee mated queens include soft, disturbed soil (Goulson 2010), or under leaf litter or other debris (Williams et al. 2014).

CDFW appreciates the incorporation of MM BIO-5 to include pre-construction surveys for Crotch's bumble bee. As currently written, timing and specific methodology of the pre-construction surveys to detect Crotch's bumble bee are not included. Additionally, the measure does not include a discussion regarding obtaining an Incidental Take Permit (ITP) in the event Crotch's bumble bee is found within the Project area. Moreover, this does not address impacts to floral resources. Crotch's bumble bee can be adversely impacted when their floral resources are removed. Ground disturbance and vegetation removal associated with Project implementation during the breeding season could result in the incidental loss of breeding success or otherwise lead to nest abandonment in areas adjacent to the Project area. Without sufficient avoidance, minimization, or mitigation measures, the Project may result in undisclosed and unmitigated temporal or permanent loss of colonies, and suitable nesting and foraging habitat.

Evidence impact may be significant: The California Fish and Game Commission accepted a petition to list the Crotch's bumble bee as endangered under CESA, determining the listing "may be warranted" and advancing the species to the candidacy stage of the CESA listing process. Take of any endangered, threatened, candidate species that results from the Project is prohibited, except as authorized by State law (Fish & G. Code, §§ 86, 2062, 2067, 2068, 2080, 2085; Cal. Code Regs., tit. 14, § 786.9). CDFW considers impacts to species that are candidates for CESA listing to be significant, under CEQA. Accordingly, the Project may have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or the United States Fish and Wildlife Service (USFWS).

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Recommended Potentially Feasible Mitigation Measure(s)

CDFW requests the following recommendations and mitigation measures are incorporated into the final CEQA document:

Recommendation #2: CEQA - CDFW's issuance of an ITP for a Project is subject to CEQA. As a Responsible Agency, CDFW may consider the CEQA document from the lead agency/Project proponent for the Project. However, additional documentation may be required as part of an ITP application for the Project in order for CDFW to adequately develop an accurate take analysis and identify measures that would fully mitigate for take of CESA-listed species. To minimize additional requirements by CDFW pursuant to Fish and Game Code section 2081 and/or under CEQA, a project's CEQA document should fully identify the potential impacts to Crotch's bumble bee and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the ITP.

Mitigation Measure #3: Mitigation Measure BIO-5 Crotch's Bumble Bee - CDFW recommends the City revise Mitigation Measure BIO-5 to incorporate the underlined language and remove the language in strikethrough:

Should ground-disturbing activities, including grading, trenching, and vegetation removal such as grubbing, be scheduled to occur during the Crotch's bumble bee colony active period (typically spring to late summer), a qualified biologist shall conduct a habitat assessment prior to ground-disturbing activities to identify areas containing suitable habitat for Crotch's bumble bee. The habitat assessment shall be conducted in areas supporting suitable vegetation communities and land covers and shall focus on presence of suitable floral resources and potential nest sites, and shall be conducted within areas of proposed ground disturbance that meet the preceding criteria. The qualified biologist shall submit the habitat assessment results to the City of Goleta's Planning and Environmental Review Director for review and approval within five days of completing the habitat assessment.

Following completion of the habitat assessment, if suitable habitat is present, the qualified biologist shall conduct pre-construction surveys for Crotch's bumble bee in the areas identified as suitable, using focused surveys following CDFW's [Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species](#) (CDFW 2023). Focused surveys shall also be conducted throughout the entire Project area and during the appropriate flying season (April to August) to ensure no missed detection of Crotch's bumble bee occurs. ~~a methodology (including number of surveys, timing of surveys, suitable survey conditions, and time of day) accepted by CDFW.~~ The pre-construction surveys shall be conducted prior to ground-disturbing activities. The qualified biologist shall submit the pre-construction survey results to the City of Goleta's Planning and Environmental Review Director for review and approval within five days of completing the pre-construction surveys.

If Crotch's bumble bees are not detected during the pre-construction surveys but suitable habitat is present, a qualified biologist shall be present during ground-disturbing

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project activities that occur during the Crotch's bumble bee colony active period, to ensure that no impacts occur to a previously unidentified Crotch's bumble bee nest. No additional work restrictions with regard to Crotch's bumble bee shall be implemented for the remainder of the colony active period. If Crotch's bumble bees are detected, ground-disturbing activities shall be prohibited within 100 feet of any known, occupied Crotch's bumble bee nest, or as determined by the qualified biologist, who shall demarcate the 100- foot buffer via flagging. If any individual Crotch's bumble bee or a Crotch's bumble bee nest is found on a project site, the applicant will obtain an Incidental Take Permit from CDFW for impacts to this species. Work shall not resume in this area for the duration of the Crotch's bumble bee colony active period, ~~unless the qualified biologist determines the nest is inactive, with concurrence from CDFW~~ has been granted.

~~If Crotch's bumble bee remains a State candidate species or is listed as endangered or threatened under the California Endangered Species Act, and should ground-disturbing activities in areas potentially supporting habitat extend into one or more subsequent years, the habitat assessment and, if necessary, the surveys, shall be repeated in areas where ground disturbance may occur that year. Prior to initiation of ground-disturbing activities, should the California Fish and Game Commission remove the candidate status of Crotch's bumble bee and determine the species shall not be listed, then no measures protecting Crotch's bumble bee shall be required. If the California Fish and Game Commission decides not to list Crotch's bumble bee under CESA, this measure will no longer be required.~~

Plan Requirements and Timing. The qualified biologist shall conduct a habitat assessment prior to any ground-disturbing activities during the Crotch's bumble bee colony active period. Following the habitat assessment, the qualified biologist shall conduct pre-construction surveys in the identified suitable areas. If Crotch's bumble bees are detected, prior to ground-disturbing activities, the qualified biologist shall demarcate a 100-foot buffer for any known, occupied nest via flagging. If Crotch's bumble bees are not detected, a qualified biologist shall be present during ground-disturbing activities. The qualified biologist shall submit the habitat assessment results and pre-construction survey results to the City of Goleta's Planning and Environmental Review Director, or designee, prior to ground-disturbing activities. The qualified biologist shall submit monitoring results to the City of Goleta's Planning and Environmental Review Director, or designee, following the completion of ground-disturbing activities.

Monitoring: The City of Goleta's Planning and Environmental Review Director, or designee, shall review and approve the habitat assessment results, pre-construction survey results, and monitoring results. The City of Goleta's Planning and Environmental Review Director, or designee, shall conduct periodic spot checks to ensure that construction does not occur within the buffer during construction.

Mitigation Measure #4: No Net Loss - If the California Fish and Game Commission does not list Crotch's bumble bee under CESA, it will still remain an invertebrate of conservation priority under the [California Terrestrial and Vernal Pool Invertebrates of](#)

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Conservation Priority. Thus, there shall be no net loss of suitable habitat for Crotch's bumble bee. The City shall offset impacts on habitat for Crotch's bumble bee at no less than 2:1, so there is no net loss of suitable habitat.

ADDITIONAL COMMENTS

Pre-Construction Special-Status Plant Survey and Avoidance. The City should revise mitigation measure BIO-1 to incorporate the underlined language and omit language in strikethrough:

Prior to the start of construction activities, a City-approved, qualified biologist (retained by the project applicant) shall conduct a pre-construction special-status plant survey within the areas of proposed ground disturbance. The survey shall be conducted at the appropriate season, and in appropriate habitat, for identifying potentially occurring special-status plant species, including cliff malacothrix, woolly seablite, and Santa Barbara honeysuckle. The special-status plant survey shall be conducted in conformance with the California Native Plant Society Botanical Survey Guidelines (CNPS 2001), Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the USFWS's General Rare Plant Survey Guidelines (Cypher 2002). Reference sites shall be visited to document if target species are detectable prior to the special-status plant survey. If special-status plant species are encountered, ~~the qualified biologist shall flag an appropriate buffer for avoidance prior to the start of construction activities, including landscaping activities within 100 feet of the project activities, they shall be flagged in the field. A minimum of a 50- foot buffer shall be placed around all known locations of special-status species within 100-feet of project activities to avoid potential impacts to seed banks and microhabitats that support the species. These buffers shall be flagged/fenced and avoided during construction.~~ Any habitat area supporting special-status plants shall be considered ESHA, and appropriate setbacks shall be established within which no construction activities may occur and no landscaping may occur that will result in removal of or harm to rare plants. If construction has not commenced within two years of the most recent plant survey, the special-status plant survey shall be repeated prior to the start of construction. The qualified biologist shall submit a summary of the survey results to the City of Goleta's Planning and Environmental Review Director, or designee, for review and approval prior to initiation of construction activities, including landscaping activities.

Plan Requirements and Timing: The qualified biologist shall conduct a pre-construction special-status plant survey and submit a summary of the pre-construction special-status plant survey results to the City of Goleta's Planning and Environmental Review Director, or designee, within two years prior to the start of construction activities, including landscaping activities. If special-status plant species are detected, the qualified biologist shall flag an appropriate avoidance buffer prior to Zoning Clearance for the grading permit.

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Monitoring: The City of Goleta's Planning and Environmental Review Director, or designee, shall review and approve the survey results and keep the results on file with the City. The City of Goleta's Planning and Environmental Review Director, or designee, shall conduct periodic spot checks to ensure that construction does not occur within the buffer during construction.

Pre-Construction Semi-Aquatic Species Survey, Avoidance, and Relocation. The City should revise mitigation measure BIO-9 to incorporate the underlined language and omit language in strikethrough:

Prior to the start of construction activities, a qualified biologist (retained by the project applicant) shall conduct a pre-construction survey for semi-aquatic species (e.g., California red-legged frog, southwestern pond turtle) within areas of proposed ground disturbance. The survey shall be completed three ~~seven~~ days prior to ground disturbance in dry conditions or 48 hours prior to ground disturbance in favorable conditions for upland amphibian migration (e.g., during or immediately after heavy rain events, heavy fog, or high humidity). The qualified biologist shall survey for California red-legged frog adhering to survey methods described in [Revised Guidance on Site Assessment and Field Surveys for the California Red-legged Frog](#) (CDFW 2005). Additionally, the qualified biologist shall survey for southwestern pond turtle adhering to the survey methods described in [USGS Western Pond Turtle \(*Emys marmorata*\) Visual Survey Protocol for the Southcoast Ecoregion](#) (USGS 2006). The qualified biologist shall submit a summary of the survey results to the City of Goleta's Planning and Environmental Review Director, or designee, for review and approval prior to initiation of ground disturbance.

If a special status species is identified during construction, the construction contractor shall halt construction activities within 100 feet of the location and contact the qualified biologist. If identified during pre-construction surveys or during construction, individual special-status species in the work area shall be allowed to move out of the work area of their own volition. If special-status species are detected and do not move out of the work area, a Species Relocation and Exclusion Plan shall be prepared by the qualified biologist and submitted to the City of Goleta's Planning and Environmental Review Director, or designee, for approval prior to relocation. The Species Relocation and Exclusion Plan shall specify that if relocation by humans is required, the animal shall be captured by a qualified biologist and relocated out of harm's way to the nearest suitable habitat, a minimum of 100 feet from the project work area where it was found. Species listed as threatened or endangered (e.g., California red-legged frog) shall only be handled as authorized by United States Fish and Wildlife Service. The qualified biologist shall document observations of special-status species on California Natural Diversity Database forms and submit the documentation to the California Department of Fish and Wildlife upon project completion. If one or more special status semi-aquatic species are detected, surveys are required each day prior to construction activities until the species has moved out of the work area or the qualified biologist has determined that construction may resume. Construction can commence when the semi-aquatic species

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moves or is relocated out of the work area and when approved by the qualified biologist. If construction ceases for more than 30 days, a new special status survey is required.

Plan Requirements and Timing: Prior to issuance of Zoning Clearance for the grading permit, the qualified biologist shall submit a summary of the survey results to the City of Goleta's Planning and Environmental Review Director. If no special-status species are found, grading activities can commence and no further reporting is required.

If species are detected and do not move out of the work area, a Species Relocation and Exclusion Plan shall be prepared by the qualified biologist and submitted to the City of Goleta's Planning and Environmental Review Director, or designee, for approval prior to relocation and commencing construction. If construction ceases for more than 30 days, a new special status survey is required.

Monitoring: The City of Goleta's Planning and Environmental Review Director, or designee, shall review any biological survey, relocation, or exclusion reports in consultation with CDFW or USFWS. The City of Goleta's Planning and Environmental Review Director, or designee, shall conduct periodic site inspections to verify compliance with survey recommendations in the field. The City of Goleta's Planning and Environmental Review Director, or designee, shall conduct periodic spot checks to ensure that construction does not occur within the buffer during construction.

Pre-construction Nesting Bird Surveys and Avoidance. The City should revise mitigation measure BIO-10 to incorporate the underlined language and omit language in strikethrough:

To avoid construction impacts to nesting birds and raptors, the construction contractor shall conduct vegetation removal and initial ground disturbance outside the bird and raptor breeding season, which is typically February 1 through September 1 but can vary based on local and annual climatic conditions. If construction begins within the breeding season, then not more than three ~~seven~~ days before demolition, ground disturbance, and/or vegetation removal commences, a bird and raptor preconstruction survey shall be conducted by a City-approved biologist (retained by the project applicant) within the disturbance footprint, plus a 300-foot buffer. The survey shall be conducted by a biologist familiar with the identification of bird species known to occur in southern California.

The City-approved biologist shall conduct the preconstruction nesting bird and raptor surveys during the time of day when bird species are active and for a sufficient duration to reliably conclude presence/absence of nesting birds and raptors within the 300-foot buffer. The City-approved biologist shall submit a summary of the nesting bird and raptor survey results to the City of Goleta's Planning and Environmental Review Director, or designee. Survey conclusions shall be reviewed and approved by the City of Goleta's Planning and Environmental Review Director, or designee, prior to initiation of construction. If no bird nests are observed no further mitigation is required.

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If an active nest of species protected by the California Fish and Game Code (§ 3503) or Migratory Bird Treaty Act are found within 300 feet of the disturbance footprint, the City-approved biologist shall flag their locations and map their locations on an aerial photograph of the disturbance footprint at a scale no less than 1"=200' and/or recorded with the use of a Global Positioning System (GPS) unit. If active raptor nests are detected, the map shall include topographic lines, parcel boundaries, adjacent roads, known historical nests for protected nesting species, and known roosting or foraging areas, as required by the City of Goleta's General Plan/Coastal Land Use Plan Policy CE 8.3. The buffer shall be 300 feet in compliance with the City of Goleta's General Plan/Coastal Land Use Plan Policy CE 8.4. If the 300-foot buffer is infeasible, the City-approved biologist may reduce the buffer distance as appropriate, depending upon the species and the proposed work activities. If any active non-raptor bird nests are found, the City-approved biologist shall establish a suitable buffer area (varying from 100 ~~25~~ to 300 feet), depending on the species. The construction contractor shall ensure that no ground disturbance occurs within the buffer until the City-approved biologist confirms that the breeding/nesting is completed and all the young have fledged, and removes the buffer. If work within the buffer is necessary, a City-contracted biological monitor (funded by the project applicant) shall monitor the active nest full-time during construction activities within the buffer to ensure project activities are not indirectly impacting protected nesting birds and raptors. If work ceases for more than 30 days, a new nesting bird survey shall be conducted in accordance with this measure.

Plan Requirements and Timing: The survey shall be conducted no more than three (3) ~~seven (7)~~ days prior to commencement of any demolition, grading, and/or vegetation removal activities. Survey conclusions shall be reviewed and approved by the City of Goleta's Planning and Environmental Review Director, or designee, prior to the commencement of construction activities that could disturb suitable nesting habitat, such as demolition, grading, and/or vegetation removal. This measure, and any buffer requirements, shall be incorporated into the grading plans.

Monitoring: The City of Goleta's Planning and Environmental Review Director, or designee, shall review any biological survey reports and conduct periodic site inspections to verify compliance with survey recommendations in the field. The City of Goleta's Planning and Environmental Review Director, or designee, shall conduct periodic spot checks to ensure that construction does not occur within the buffer during construction.

Mitigation and Monitoring Reporting Plan. CDFW recommends the Project's environmental document include mitigation measures recommended in this letter. CDFW has provided comments via a mitigation monitoring and reporting plan to assist in the development of feasible, specific, detailed (i.e., responsible party, timing, specific actions, location), and fully enforceable mitigation measures (CEQA Guidelines, § 15097; Pub. Resources Code, § 21081.6). The Lead Agency is welcome to coordinate with CDFW to further review and refine the Project's mitigation measures. Per Public Resources Code section 21081.6(a)(1), CDFW has provided a summary of our

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suggested mitigation measures and recommendations in the form of an attached Draft Mitigation Monitoring and Reporting Plan (Attachment A).

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The [CNDDDB website](https://wildlife.ca.gov/Data/CNDDDB)³ provides direction regarding the types of information that should be reported and allows on-line submittal of field survey forms.

In addition, information on special status native plant populations and sensitive natural communities, should be submitted to CDFW's Vegetation Classification and Mapping Program using the [Combined Rapid Assessment and Relevé Form](#)⁴.

The City should ensure data collected for the preparation of the DEIR is properly submitted.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the DEIR to assist the City in identifying and mitigating Project impacts on biological resources. CDFW requests an opportunity to review and comment on any response that the City has to our comments and to receive notification of any forthcoming hearing date(s) for the Project (CEQA Guidelines, § 15073(e)).

³ <https://wildlife.ca.gov/Data/CNDDDB>

⁴ <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities/Submit>

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Questions regarding this letter or further coordination should be directed to Joleena De La Fe⁵, Environmental Scientist.

Sincerely,

DocuSigned by:

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Victoria Tang
Environmental Program Manager
South Coast Region

ATTACHMENTS

Attachment A: Draft Mitigation, Monitoring, and Reporting Program

ec: California Department of Fish and Wildlife
Victoria Tang, Environmental Program Manager
Frederic (Fritz) Rieman, Senior Environmental Scientist (Supervisor)
Kelly Schmoker, Senior Environmental Scientist (Specialist)
Joleena De La Fe, Environmental Scientist

Office of Land Use and Climate Innovation
State.Clearinghouse@lci.ca.gov

REFERENCES

[CDFW] California Department of Fish and Wildlife. 2005. Revised Guidance on Site Assessments and Field Surveys for the California Red-legged Frog. Available from: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83914&inline>

[CDFW] California Department of Fish and Wildlife. 2023. Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species. Available from: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213150&inline>

Fallon, C., Borders, B., Lee-Mäder, E., & S.H. Black. 2015. Milkweeds and Monarchs in the Western US.

Marcum, S., & C. Darst. (2021). Western Monarch Butterfly Conservation Recommendations. Available from: <https://wafwa.org/wp-content/uploads/2021/10/Western-Monarch-Sec-7-Conservation-Recs-08.31.2021.docx>

⁵ Phone: (858) 354-3527; Email: Joleena.delafe@wildlife.ca.gov

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[USGS] United States Geological Survey. (2006). USGS Western Pond Turtle (*Emys marmorata*) Visual Survey Protocol for the Southcoast Ecoregion. Available from: https://sdmmp.com/upload/SDMMP_Repository/0/4fnpv18xm0sgtw29j7d3rz56bkychg.pdf

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ATTACHMENT A: DRAFT MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

CDFW provides the following language to be incorporated into the MMRP for the Project.

Mitigation Measure	Timing	Responsible Party
Recommendation #1: Impact Acreage and Compensatory Mitigation Acreage – CDFW recommends that DEIR be revised to include an impact acreage table displaying the quantity of impacts to all vegetation communities. Additionally, the DEIR should include a table, with appropriate mitigation ratios, displaying the quantity of compensatory mitigation acreage to all necessary vegetation communities. ESHA should be explicitly displayed in impact and compensatory mitigation tables	Prior to Project Initiation	Lead Agency
Mitigation Measure #1: Compensatory Mitigation - If ESHA, more specifically monarch butterfly ESHA, are observed in the impact area and cannot be avoided, the Project shall adhere to mitigation measure BIO-2. If complete avoidance is unattainable, the Project proponent shall provide compensatory mitigation to offset the Project's impact on ESHA observed on site at no less than 2:1. The total habitat acreage within the mitigation land shall be no less than 2:1. The Project proponent shall acquire CDFW approved mitigation land that has presence of the impacted special-status plant species and ensure they are located in the same watershed as the Project area. The mitigation land shall also provide equivalent or greater habitat value than that of the Project area. The Project proponent shall protect replacement habitat in perpetuity under a conservation easement dedicated to a local land conservancy or other appropriate entity that has been approved to hold and manage mitigation lands pursuant to Government Code § 65967(c). Recordation of the conservation easement shall occur prior to commencement of Project activities. An appropriate endowment shall also be provided for the long-term monitoring and management of mitigation lands.	Prior to Project Initiation/During Project Construction	Project Proponent

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Mitigation Measure	Timing	Responsible Party
Mitigation Measure #2: Habitat Restoration Plan - The City shall prepare and implement a Habitat Restoration Plan (HRP) to mitigate for the removal of trees. At a minimum, the plan shall include: • A description of and map of the receiver site(s) for new plantings, installation methods, monitoring procedures, plant spacing, and timeline • Maintenance requirements that ensure establishment of the newly established oaks • Success criteria for a minimum 10-year monitoring period to ensure that the oaks are reestablished successfully at the ratios provided • Adaptive management strategies and corrective measures should survival percentages not meet the replacement ratio • Annual reports provided to CDFW	Prior to Project Initiation	Lead Agency
Recommendation #2: CEQA - CDFW's issuance of an ITP for a Project is subject to CEQA. As a Responsible Agency, CDFW may consider the CEQA document from the lead agency/Project proponent for the Project. However, additional documentation may be required as part of an ITP application for the Project in order for CDFW to adequately develop an accurate take analysis and identify measures that would fully mitigate for take of CESA-listed species. To minimize additional requirements by CDFW pursuant to Fish and Game Code section 2081 and/or under CEQA, a project's CEQA document should fully identify the potential impacts to Crotch's bumble bee and provide adequate avoidance, mitigation, monitoring, and reporting commitments for issuance of the ITP.	Prior to Project Initiation	Lead Agency

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Mitigation Measure	Timing	Responsible Party
Mitigation Measure #3: Mitigation Measure BIO-5 Crotch's Bumble Bee - CDFW recommends the City revise Mitigation Measure BIO-5 to incorporate the underlined language and remove the language in strikethrough: Should ground-disturbing activities, including grading, trenching, and vegetation removal such as grubbing, be scheduled to occur during the Crotch's bumble bee colony active period (typically spring to late summer), a qualified biologist shall conduct a habitat assessment prior to ground-disturbing activities to identify areas containing suitable habitat for Crotch's bumble bee. The habitat assessment shall be conducted in areas supporting suitable vegetation communities and land covers and shall focus on presence of suitable floral resources and potential nest sites, and shall be conducted within areas of proposed ground disturbance that meet the preceding criteria. The qualified biologist shall submit the habitat assessment results to the City of Goleta's Planning and Environmental Review Director for review and approval within five days of completing the habitat assessment. Following completion of the habitat assessment, if suitable habitat is present, the qualified biologist shall conduct pre-construction surveys for Crotch's bumble bee in the areas identified as suitable, using <u>focused surveys following CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). Focused surveys shall also be conducted throughout the entire Project area and during the appropriate flying season (April to August) to ensure no missed detection of Crotch's bumble bee occurs.</u> ~~a methodology (including number of surveys, timing of surveys, suitable survey conditions, and time of day) accepted by CDFW.~~ The pre-construction surveys shall be conducted prior to ground-disturbing activities. The qualified biologist shall submit the pre-construction	Prior to Project Initiation	Lead Agency

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Mitigation Measure	Timing	Responsible Party
survey results to the City of Goleta's Planning and Environmental Review Director for review and approval within five days of completing the pre-construction surveys. If Crotch's bumble bees are not detected during the pre-construction surveys but suitable habitat is present, a qualified biologist shall be present during ground-disturbing project activities that occur during the Crotch's bumble bee colony active period, to ensure that no impacts occur to a previously unidentified Crotch's bumble bee nest. No additional work restrictions with regard to Crotch's bumble bee shall be implemented for the remainder of the colony active period. If Crotch's bumble bees are detected, ground-disturbing activities shall be prohibited within 100 feet of any known, occupied Crotch's bumble bee nest, or as determined by the qualified biologist, who shall demarcate the 100- foot buffer via flagging. <u>If any individual Crotch's bumble bee or a Crotch's bumble bee nest is found on a project site, the applicant will obtain an Incidental Take Permit from CDFW for impacts to this species.</u> Work shall not resume in this area for the duration of the Crotch's bumble bee colony active period; ~~unless the qualified biologist determines the nest is inactive, with concurrence from CDFW~~ <u>has been granted.</u> ~~If Crotch's bumble bee remains a State candidate species or is listed as endangered or threatened under the California Endangered Species Act, and should ground-disturbing activities in areas potentially supporting habitat extend into one or more subsequent years, the habitat assessment and, if necessary, the surveys, shall be repeated in areas where ground disturbance may occur that year. Prior to initiation of ground-disturbing activities, should the California Fish and Game Commission remove the candidate status of Crotch's bumble bee and determine the species shall not be listed, then no measures protecting Crotch's bumble bee shall be required. If~~		

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Mitigation Measure	Timing	Responsible Party
<u>the California Fish and Game Commission decides not to list Crotch's bumble bee under CESA, this measure will no longer be required.</u> Plan Requirements and Timing. The qualified biologist shall conduct a habitat assessment prior to any ground-disturbing activities during the Crotch's bumble bee colony active period. Following the habitat assessment, the qualified biologist shall conduct pre-construction surveys in the identified suitable areas. If Crotch's bumble bees are detected, prior to ground-disturbing activities, the qualified biologist shall demarcate a 100-foot buffer for any known, occupied nest via flagging. If Crotch's bumble bees are not detected, a qualified biologist shall be present during ground-disturbing activities. The qualified biologist shall submit the habitat assessment results and pre-construction survey results to the City of Goleta's Planning and Environmental Review Director, or designee, prior to ground-disturbing activities. The qualified biologist shall submit monitoring results to the City of Goleta's Planning and Environmental Review Director, or designee, following the completion of ground-disturbing activities. Monitoring: The City of Goleta's Planning and Environmental Review Director, or designee, shall review and approve the habitat assessment results, pre-construction survey results, and monitoring results. The City of Goleta's Planning and Environmental Review Director, or designee, shall conduct periodic spot checks to ensure that construction does not occur within the buffer during construction.		
Mitigation Measure #4: No Net Loss - If the California Fish and Game Commission does not list Crotch's bumble bee under CESA, it will still remain an invertebrate of conservation priority under the California Terrestrial and Vernal Pool Invertebrates of Conservation Priority. Thus, there shall be no net loss of suitable habitat for Crotch's	Prior to Project Initiation	Lead Agency

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Mitigation Measure	Timing	Responsible Party
bumble bee. The City shall offset impacts on habitat for Crotch's bumble bee at no less than 2:1, so there is no net loss of suitable habitat.		
Pre-Construction Special-Status Plant Survey and Avoidance. The City should revise mitigation measure BIO-1 to incorporate the <u>underlined</u> language and omit language in strikethrough: Prior to the start of construction activities, a City-approved, qualified biologist (retained by the project applicant) shall conduct a pre-construction special-status plant survey within the areas of proposed ground disturbance. The survey shall be conducted at the appropriate season, and in appropriate habitat, for identifying potentially occurring special-status plant species, including cliff malacothrix, woolly seablite, and Santa Barbara honeysuckle. The special-status plant survey shall be conducted in conformance with the California Native Plant Society Botanical Survey Guidelines (CNPS 2001), Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the USFWS's General Rare Plant Survey Guidelines (Cypher 2002). Reference sites shall be visited to document if target species are detectable prior to the special-status plant survey. If special-status plant species are encountered, ~~the qualified biologist shall flag an appropriate buffer for avoidance prior to the start of construction activities, including landscaping activities within 100 feet of the project~~ <u>activities, they shall be flagged in the field. A minimum of a 50- foot buffer shall be placed around all known locations of special-status species within 100-feet of project activities to avoid potential impacts to seed banks and microhabitats that support the species. These buffers shall be flagged/fenced and avoided during construction.</u> Any habitat area supporting special-status plants shall be considered ESHA, and appropriate setbacks shall be established within which no construction activities may occur and no landscaping may occur that will result in removal of or harm to rare	Prior to Project Initiation	Lead Agency

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Mitigation Measure	Timing	Responsible Party
plants. If construction has not commenced within two years of the most recent plant survey, the special-status plant survey shall be repeated prior to the start of construction. The qualified biologist shall submit a summary of the survey results to the City of Goleta's Planning and Environmental Review Director, or designee, for review and approval prior to initiation of construction activities, including landscaping activities. Plan Requirements and Timing: The qualified biologist shall conduct a pre-construction special-status plant survey and submit a summary of the pre-construction special-status plant survey results to the City of Goleta's Planning and Environmental Review Director, or designee, within two years prior to the start of construction activities, including landscaping activities. If special-status plant species are detected, the qualified biologist shall flag an appropriate avoidance buffer prior to Zoning Clearance for the grading permit. Monitoring: The City of Goleta's Planning and Environmental Review Director, or designee, shall review and approve the survey results and keep the results on file with the City. The City of Goleta's Planning and Environmental Review Director, or designee, shall conduct periodic spot checks to ensure that construction does not occur within the buffer during construction.		
Pre-Construction Semi-Aquatic Species Survey, Avoidance, and Relocation. The City should revise mitigation measure BIO-9 to incorporate the <u>underlined</u> language and omit language in strikethrough: Prior to the start of construction activities, a qualified biologist (retained by the project applicant) shall conduct a pre-construction survey for semi-aquatic species (e.g., California red-legged frog, southwestern pond turtle) within areas of proposed ground	Prior to Project Initiation	Lead Agency

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Mitigation Measure	Timing	Responsible Party
disturbance. The survey shall be completed ~~three~~ seven days prior to ground disturbance in dry conditions or 48 hours prior to ground disturbance in favorable conditions for upland amphibian migration (e.g., during or immediately after heavy rain events, heavy fog, or high humidity). <u>The qualified biologist shall survey for California red-legged frog adhering to survey methods described in Revised Guidance on Site Assessment and Field Surveys for the California Red-legged Frog (CDFW 2005).</u> Additionally, the qualified biologist shall survey for southwestern pond turtle adhering to the survey methods described in USGS Western Pond Turtle (<i>Emys marmorata</i>) Visual Survey Protocol for the Southcoast Ecoregion (USGS 2006).The qualified biologist shall submit a summary of the survey results to the City of Goleta's Planning and Environmental Review Director, or designee, for review and approval prior to initiation of ground disturbance. If a special status species is identified during construction, the construction contractor shall halt construction activities within 100 feet of the location and contact the qualified biologist. If identified during pre-construction surveys or during construction, individual special-status species in the work area shall be allowed to move out of the work area of their own volition. If special-status species are detected and do not move out of the work area, a Species Relocation and Exclusion Plan shall be prepared by the qualified biologist and submitted to the City of Goleta's Planning and Environmental Review Director, or designee, for approval prior to relocation. The Species Relocation and Exclusion Plan shall specify that if relocation by humans is required, the animal shall be captured by a qualified biologist and relocated out of harm's way to the nearest suitable habitat, a minimum of 100 feet from the project work area where it was found. Species listed as threatened or endangered (e.g., California red-legged frog) shall only be handled as authorized by United States Fish and Wildlife Service. The qualified biologist shall document observations of special-status species on California Natural Diversity Database forms and submit the		

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Mitigation Measure	Timing	Responsible Party
documentation to the California Department of Fish and Wildlife upon project completion. If one or more special status semi-aquatic species are detected, surveys are required each day prior to construction activities until the species has moved out of the work area or the qualified biologist has determined that construction may resume. Construction can commence when the semi-aquatic species moves or is relocated out of the work area and when approved by the qualified biologist. If construction ceases for more than 30 days, a new special status survey is required. Plan Requirements and Timing: Prior to issuance of Zoning Clearance for the grading permit, the qualified biologist shall submit a summary of the survey results to the City of Goleta's Planning and Environmental Review Director. If no special-status species are found, grading activities can commence and no further reporting is required. If species are detected and do not move out of the work area, a Species Relocation and Exclusion Plan shall be prepared by the qualified biologist and submitted to the City of Goleta's Planning and Environmental Review Director, or designee, for approval prior to relocation and commencing construction. If construction ceases for more than 30 days, a new special status survey is required. Monitoring: The City of Goleta's Planning and Environmental Review Director, or designee, shall review any biological survey, relocation, or exclusion reports in consultation with CDFW or USFWS. The City of Goleta's Planning and Environmental Review Director, or designee, shall conduct periodic site inspections to verify compliance with survey recommendations in the field. The City of Goleta's Planning and Environmental Review Director, or designee, shall conduct periodic spot checks to ensure that construction does not occur within the buffer during construction.		

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Mitigation Measure	Timing	Responsible Party
Pre-construction Nesting Bird Surveys and Avoidance. The City should revise mitigation measure BIO-10 to incorporate the <u>underlined</u> language and omit language in strikethrough: To avoid construction impacts to nesting birds and raptors, the construction contractor shall conduct vegetation removal and initial ground disturbance outside the bird and raptor breeding season, which is typically February 1 through September 1 but can vary based on local and annual climatic conditions. If construction begins within the breeding season, then not more than <u>three</u> ~~seven~~ days before demolition, ground disturbance, and/or vegetation removal commences, a bird and raptor preconstruction survey shall be conducted by a City-approved biologist (retained by the project applicant) within the disturbance footprint, plus a 300-foot buffer. The survey shall be conducted by a biologist familiar with the identification of bird species known to occur in southern California. The City-approved biologist shall conduct the preconstruction nesting bird and raptor surveys during the time of day when bird species are active and for a sufficient duration to reliably conclude presence/absence of nesting birds and raptors within the 300-foot buffer. The City-approved biologist shall submit a summary of the nesting bird and raptor survey results to the City of Goleta’s Planning and Environmental Review Director, or designee. Survey conclusions shall be reviewed and approved by the City of Goleta’s Planning and Environmental Review Director, or designee, prior to initiation of construction. If no bird nests are observed no further mitigation is required. If an active nest of species protected by the California Fish and Game Code (§ 3503) or Migratory Bird Treaty Act are found within 300 feet of the disturbance footprint, the	Prior to Project Initiation	Lead Agency

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Mitigation Measure	Timing	Responsible Party
City-approved biologist shall flag their locations and map their locations on an aerial photograph of the disturbance footprint at a scale no less than 1"=200' and/or recorded with the use of a Global Positioning System (GPS) unit. If active raptor nests are detected, the map shall include topographic lines, parcel boundaries, adjacent roads, known historical nests for protected nesting species, and known roosting or foraging areas, as required by the City of Goleta's General Plan/Coastal Land Use Plan Policy CE 8.3. The buffer shall be 300 feet in compliance with the City of Goleta's General Plan/Coastal Land Use Plan Policy CE 8.4. If the 300-foot buffer is infeasible, the City-approved biologist may reduce the buffer distance as appropriate, depending upon the species and the proposed work activities. If any active non-raptor bird nests are found, the City-approved biologist shall establish a suitable buffer area (varying from <u>100</u> ~~25~~ to 300 feet), depending on the species. The construction contractor shall ensure that no ground disturbance occurs within the buffer until the City-approved biologist confirms that the breeding/nesting is completed and all the young have fledged, and removes the buffer. If work within the buffer is necessary, a City-contracted biological monitor (funded by the project applicant) shall monitor the active nest full-time during construction activities within the buffer to ensure project activities are not indirectly impacting protected nesting birds and raptors. If work ceases for more than 30 days, a new nesting bird survey shall be conducted in accordance with this measure. Plan Requirements and Timing: The survey shall be conducted no more than <u>three</u> ~~(3) seven (7)~~ days prior to commencement of any demolition, grading, and/or vegetation removal activities. Survey conclusions shall be reviewed and approved by the City of Goleta's Planning and Environmental Review Director, or designee, prior to the commencement of construction activities that could disturb suitable nesting		

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Mitigation Measure	Timing	Responsible Party
habitat, such as demolition, grading, and/or vegetation removal. This measure, and any buffer requirements, shall be incorporated into the grading plans. Monitoring: The City of Goleta’s Planning and Environmental Review Director, or designee, shall review any biological survey reports and conduct periodic site inspections to verify compliance with survey recommendations in the field. The City of Goleta’s Planning and Environmental Review Director, or designee, shall conduct periodic spot checks to ensure that construction does not occur within the buffer during construction.		