BIOLOGICAL RESOURCES ASSESSMENT

SOBHANI RESIDENTIAL PROJECT

SANTA BARBARA COUNTY, CALIFORNIA



LSA

June 2023

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EXECUTIVE SUMMARY

LSA Associates, Inc. (LSA) prepared this Biological Resources Assessment (BRA) for the proposed Sobhani Residential Project (project) located off State Route 246 (SR-246) west of the City of Buellton, Santa Barbara County, California. The project is proposing to subdivide 152 acres into nine lots. The subdivision would consist of eight 10-acre lots and one 72-acre lot. The project site is comprised of undeveloped land that has been used for longstanding livestock grazing and areas that are developed with ranching buildings and fallow agricultural fields.

In April 2022, LSA biologists prepared a Biological Resources Constraints Assessment (BRCA), which described and documented potential biological resources constraints—including special-status species, sensitive habitats, and other regulated resources of concern—within the 80-acre development area referenced above. Following the completion of the BRCA, the project applicant revised the project to include an additional 72 acres and created a preliminary site plan for the proposed 80-acre development area.

Therefore, LSA has prepared this BRA to provide baseline biological resources information for the additional 72 acres that were added to the proposed project since the BRCA was prepared, and to provide project-related biological resources impact information for the entire 152-acre project site based on the preliminary site plan provided to LSA in July 2022, including recommending avoidance, minimization, and mitigation measures to avoid or minimize any potentially significant project-related impacts to biological resources, where applicable. This BRA includes all the information that was presented in the BRCA.

LSA biologists conducted a literature review and records search for the project site and vicinity on March 2022 and April 2023 to identify the existence and potential for occurrence of sensitive or special-status plant and animal species in the vicinity of the project site. Federal and State lists of sensitive species were also examined. Electronic database records reviewed included the California Natural Diversity Database (CNDDB), California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants, and United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory (NWI). Historic and current aerial imagery, existing environmental reports for developments in the project vicinity, regional habitat conservation plans, and local land use policies related to biological resources were also reviewed. A field survey covering the project site was conducted on March 8, 2022. Follow up botanical surveys occurred on April 25 and June 29, 2022. An additional field survey and jurisdictional survey was conducted on April 27, 2023, to survey the 72-acre parcel that was added to the original project site.

Vegetation and other land cover types occurring in the project includes grazed, non-native annual, coast live oak woodland, isolated coast live oak, trees, California sagebrush scrub, ruderal/disturbed areas, isolated ephemeral swales, an ephemeral drainage, a seasonal creek, freshwater pond, developed, ornamental, mixed ornamental, and fallow agricultural land. Ongoing soil disturbance (i.e., tilling, livestock grazing) and the resulting competitive exclusion by invasive, non-native plants limit the potential for native flora to occur on the project site. Two special-status natural communities, coast live oak woodland and freshwater pond, occur within the project site. No

special-status plant species were observed during appropriately timed botanical field surveys in 2022 and none are expected to occur due to historical and ongoing anthropogenic disturbances.

Habitat in the project site is considered moderate quality with respect to several regionally occurring special-status animal species. Six special-status species—western spadefoot (*Spea hammondii),* California red-legged frog (*Rana draytonii*), California tiger salamander Santa Barbara County Distinct Population Segment (DPS) (*Ambystoma californiense* pop. 2), American badger (*Taxidea taxus*), pallid bat (*Antrozous pallidus*), and Townsend's big-eared bat (*Corynorhinus townsendii*) —have some potential to occur in the project site due to the presence of potentially suitable habitat and known occurrence records in the vicinity. The project site also contains suitable foraging and nesting habitat for a variety of common resident and migratory bird species. With the implementation of recommended impact avoidance, minimization, and mitigation measures—including pre-construction surveys and avoidance of sensitive species and nesting birds—there would be no significant impacts to special-status biological resources resulting from the project.

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INTRODUCTION

LSA has prepared this Biological Resources Assessment (BRA) for the proposed Sobhani Residential Project (project) located off State Route 246 (SR-246) west of the City of Solvang, Santa Barbara County, California (refer to Figure 1, Project Location; all figures are provided in Appendix A). The purpose of this report is to describe and document biological resources—including sensitive and special-status species—known to occur or with the potential to occur in the project site. This technical information is provided for project planning purposes and review under the California Environmental Quality Act (CEQA), California Endangered Species Act (CESA), the Federal Endangered Species Act (FESA), and other pertinent regulations.

The BRA conducted for the project involved the following components:

- Reviewing existing relevant scientific literature and other pertinent information related to the project site;
- Creating a list of regionally occurring special-status species determined to have the potential to occur on or in the vicinity of the project site;
- Characterizing the vegetation communities present within the project site;
- Evaluating the potential for the occurrence of special-status plant and wildlife species within the project site;
- Assessing the potential for the project to adversely impact existing biological resources; and
- Recommending avoidance, minimization, and mitigation measures to avoid or minimize any potentially significant project-related impacts to biological resources.

PROJECT DESCRIPTION

Based on the site plan from July 2022, the proposed project involves the subdivision of 152 acres into eight 10-acre residential lots and one 72-acre lot. In addition to the subdivision, the project would grade and pave a 12- foot (ft) driveway along the eastern boundary of the property to the proposed eight 10-acre residential lots and install two basins in the northeastern and northwestern corners of the 72-acre lot (refer to Appendix B, Site Plan). Regional access to the project site would occur at two locations off SR-246.

PROJECT SETTING

The 152-acre project site for this BRA mirrors the project development boundaries. The project site is located in the southwestern portion of Santa Barbara County (County) and is adjacent to the western boundary of the city of Solvang. Specifically, the project site is located on four legal parcels (Assessor's Parcel Numbers 137-120-009, 137-120-023, 137-250-021, and 137-250-075) in the northeastern corner of the United States Geological Survey (USGS) *Solvang, California*, 7.5-minute topographic quadrangle map. The "project site" discussed in this report refers to specific areas where temporary and permanent ground disturbance would occur.

The project site is mainly comprised of non-native annual grassland and fallow agricultural fields. Other areas of the site contain old livestock and ranching facilities as well barren areas. Several dirt

roads and road cuts are located throughout the property. According to historical aerial imagery, the project site has remained in its current condition for more than 20 years. The project site is actively grazed by livestock, which is consistent with many of the surrounding lands in the region. Adjacent parcels include low-density residential land uses, horse stables, and agricultural fields. Most of these undeveloped areas appear to be subject to longstanding livestock grazing, ranching, and agricultural activities.

The project site is located within the Outer South Coast Range region of the California Floristic Province (Baldwin et al. 2012). The project site is located on a mesa with several steep canyons between gently sloping areas on the mesa top where the topography then eventually slopes down from the mesa into a relatively flat area with slight topographic changes. The project site ranges from approximately 370 to 537 feet (107 to 174 meters) above mean sea level in elevation. Drainage features in the project site (refer to Figure 3) include isolated ephemeral swales at the canyon bottoms, a seasonal creek, one freshwater pond, and an ephemeral drainage along the western side of the project site that, based on analysis of topographic maps and aerial imagery, appears to have a downstream connection to the Santa Ynez River.

METHODS

LITERATURE REVIEW AND RECORDS SEARCH

LSA biologists conducted an initial literature review and records search on March 5, 2022, to identify the existence and potential for occurrence of sensitive or special-status[1] plant and animal species in the vicinity of the project site. An updated literature review and records search was conducted on April 26, 2023. Federal and State lists of sensitive species were also examined. Current electronic database records reviewed included the following:

- **California Natural Diversity Data Base information (CNDDB – RareFind 5)**, which is administered by the California Department of Fish and Wildlife (CDFW), formerly known as the California Department of Fish and Game. This database covers sensitive plant and animal species, as well as sensitive natural communities that occur in California. Records from nine USGS quadrangles surrounding the PROJECT SITE (*Solvang, Gaviota, Tajiguas, Los Olivos, Santa Ynez, Sacate, Santa Rosa Hills, Los Alamos,* and *Zaca Creek*) (CDFW 2023b), along with a query of records within a 5-mile radius of the project site, was obtained from this database to inform the field survey.

- **California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants**, which utilizes four specific categories or "lists" of sensitive plant species to assist with the conservation of rare or endangered botanical resources. All of the plants constituting California Rare Plant Ranks 1A, 1B, 2A, and 2B are intended to meet the status definitions of "threatened" or "endangered" in CESA and the California Department of Fish and Game Code, and are considered by CNPS to be eligible for State listing. At the discretion of the CEQA Lead Agency, impacts to these species may be analyzed as such, pursuant to the CEQA Guidelines Sections 15125(c) and 15380. Plants in Rank 3 (limited information; review list), Rank 4 (limited distribution; watch list), or that are considered Locally Unusual and Significant may be analyzed under CEQA if there is sufficient information to assess potential significant impacts. Records from the nine USGS quadrangles surrounding the project site were obtained from this database.

- **United States Fish and Wildlife Service's (USFWS) Information for Planning and Conservation (IPaC) Online System**, which lists all proposed, candidate, threatened, and endangered species managed by the Endangered Species Program of the USFWS that have the potential to occur on or near a particular site. This database also lists all known critical habitats, national wildlife refuges, and migratory birds that could potentially be impacted by activities from a project. An IPaC Trust Resource Report (USFWS 2023a) was generated for the project site.

1 For the purposed of this report, the term "special-status species" refers to those species that are listed or proposed for listing under the CESA and/or FESA, California Fully Protected Species, and California Species of Special Concern. It should be noted that "Species of Special Concern" is an administrative designation made by the CDFW and carries no formal legal protection status. However, Section 15380 of the CEQA Guidelines indicates that these species should be included in an analysis of project impacts if they can be shown to meet the criteria of sensitivity outlined therein.

- **Designated and Proposed USFWS Critical Habitat Polygons** were reviewed to determine whether critical habitat has been designated or proposed within or in the vicinity of the project site (USFWS 2023b).

- **The USFWS National Wetlands Inventory** was reviewed to determine whether any wetlands or surface waters of the United States have been previously identified in the project site (USFWS 2023c).

- **eBird:** eBird is a real-time, online checklist program launched in 2002 by the Cornell Lab of Ornithology and National Audubon Society. It provides rich data sources for basic information on bird abundance and distribution at a variety of spatial and temporal scales. eBird occurrence records within the project site and a 5-mile radius around the project site were reviewed in March 2022 and April 2023 (eBird 2023).

In addition to the databases listed above, historic and current aerial imagery, existing environmental reports for developments in the project vicinity, and local land use policies related to biological resources were reviewed.

FIELD SURVEYS

LSA biologists Kelly McDonald and Bo Gould conducted a general biological survey within the project site on March 8, 2022 and LSA Biologist Kelly McDonald conducted botanical surveys on April 25, and June 29, 2022. The 2022 botanical surveys were timed to coincide with the typical blooming periods of regional special-status plant species. An additional general biological survey and jurisdictional delineation survey was conducted on April 27, 2023, by LSA biologists Kelly McDonald and Bo Gould. The entire project site was surveyed on foot, and all biological resources observed were noted and mapped. Suitable habitat for any species of interest or concern was noted, and general site conditions were photographed. The 2022 and 2023 field surveys took place on clear mornings with weather conditions conducive to the detection of plant and animal species (refer to Appendix C Site Photos).

RESULTS

This section summarizes the environmental setting and provides further analysis of the data collected in the field. Discussions regarding the existing project site conditions, soils, vegetation communities, potentially occurring special-status biological resources, and habitat connectivity are presented below.

The project site primarily consists of grazed, non-native annual grassland and fallow agricultural fields. Other vegetation and land cover types include isolated ephemeral swales, an ephemeral drainage, a seasonal creek, and a freshwater pond, coast live oak woodland, isolated coast live oaks, California sagebrush scrub, ornamental, mixed ornamental, developed and disturbed/barren areas. Portions of the project site are disturbed from tilling, agricultural, and livestock operations.

Based on the field surveys, habitat within the project site is considered moderate quality with respect to several special-status animal species identified during the literature review. The project site is not expected to support any special-status plant species populations (refer to Appendix D for a full list of plant species observed during appropriately timed surveys). A total of 31 wildlife species were observed within or adjacent to the project site during the 2022 and 2023 surveys. Frequently observed species included mule deer (*Odocoileus hemionus*), western bluebird (*Sialia mexicana*), and dark-eyed junco (*Junco hyemalis*). A full list of wildlife species observed during the field surveys are provided in Appendix D. Each of these species observed commonly occur in and around grasslands and oak woodlands throughout rural areas in California.

No riparian habitat exists in the project site or on adjacent parcels, however the freshwater pond could potentially be classified as a wetland due to the presence of wetland plants and hydrology. The project site could also contain a wildlife nursey (i.e., roosting and breeding bats) as numerous bats were observed foraging and emerging from the coast live oak woodland. While the project site does not serve as a significant wildlife migration corridor, native resident and migratory wildlife are expected to move throughout the project site and surrounding lands. Further details regarding specific biological resources are provided in the following subsections.

VEGETATION COMMUNITIES AND LAND COVER TYPES

Dominant vegetation within the project site consists of grazed, non-native annual grassland with patches of mixed herbaceous ruderal/invasive species and fallow agricultural fields. Coast live oak woodland is the dominant vegetation type within the canyons and along the canyon slopes. Fallow agricultural fields comprise the majority of southern portion of the site. Other habitat and land cover types include mixed ornamental, ornamental, California sagebrush scrub, developed, ruderal, disturbed/barren areas, isolated ephemeral swales, an ephemeral drainage, a seasonal creek, and a freshwater pond.

The identification and characterizations of vegetation communities generally follow the plant community descriptions in the Manual of California Vegetation (Sawyer et al. 2009). Anthropogenic areas are those areas that have been converted from their natural habitat to ones that are subject to ongoing human maintenance and disturbance; these areas include roads, road shoulders, and

areas that are disturbed or maintained. The acreages of each vegetation community and land cover type occurring in the project site are provided in Table A, below, and are shown on Figure 3.

Table A: Vegetation and Land Cover Types Within the Project Site

Vegetation / Land Cover Type	Acreage[1]
Freshwater Pond	0.04
Mixed Ornamental	0.12
Ornamental	0.22
Ephemeral Drainage	0.35
Isolated Ephemeral Swales	0.40
Seasonal Creek	0.40
Isolated Oak Trees	0.72
Developed	1.70
Ruderal	4.30
California Sagebrush Scrub	5.24
Disturbed/Barren	8.00
Coast Live Oak Woodland	24.31
Non-Native Annual Grassland	44.84
Fallow Agriculture Field	63.88
Total	**80.12 (152.35)**

Source: Compiled by LSA (2023).

1 All presented acreages are approximate and based on geographic information system measurements.

A total of 80 vascular plant species were identified within the project site during the 2022 and 2023 field surveys. Many species represent non-native/invasive taxa, reflecting a high degree of historical ground disturbance on the site. See Appendix D for a complete list of plant species identified within the project site. The following describes the vegetation and land cover types occurring within the project site:

Freshwater Pond: A shallow pond is located mostly underneath the canopy of coast live oak woodland at the lower extent of the mapped seasonal creek. The seasonal creek flows into the seasonal pond, and the pond is contained by a constructed berm on the south side. There was no defined outlet or evidence of water flowing out of the pond during the survey. At the time of the survey, several aquatic plants indicative of wetlands such as cattails (*Typha* sp.) and duckweed (*Lemna* sp.) were observed within the pond.

Mixed Ornamental: One area contains a mix of native coast live oak (*Quercus agrifolia)* and non-native introduced olive trees (*Olea europaea*).

Ornamental: One small area contains non-native introduced trees deodar cedar (*Cedrus deodara*) located adjacent to SR-246.

Ephemeral Drainage: An ephemeral drainage with a well-defined channel bed and banks is located on the western side of the project site. This ephemeral drainage carries ephemeral flows in a southerly direction into the project site from Ballard Canyon and then turns west flowing off

the property. Most plant species surrounding the ephemeral drainage correspond with those described below under non-native annual grassland and coast live oak woodland (*Quercus agrifolia*) land cover type as well as patches of mule fat (*Baccharis salicifolia*).

Isolated Ephemeral Swales: Several isolated ephemeral swales are located at the bases of canyons along the southern mesa slope. Each swale is located underneath the canopy of coast live oak woodland. The swales start as shallow features within the non-native annual grassland and are mostly lacking well-defined channel beds and banks. The swales becomes more defined channels as they follow the slope of the topography to the toe-of-slope of the mesa, under dense coast live oak woodland canopies. These swales appear to dissipate at the toe-of-slope (near the northern limits of the agricultural field) and have no defined connections to any other aquatic features. None of the ephemeral swales were inundated or saturated during the field survey. No hydrophytic vegetation was observed within the swales.

Seasonal Creek: A seasonal creek, which had shallow flowing water at the time of the survey, is located in the eastern portion of the project site at the base of an unnamed canyon. The creek originates north of the project site, and flows are conveyed under an elevated dirt road through a drop pipe culvert that carries surface flow in a southerly direction, down into a steep canyon. The mapped seasonal creek at the base of the unnamed canyon may be fed by a spring or heightened groundwater table, as flowing water was present within the canyon bottom but not above the drop pipe culvert during the survey. Flows continue downslope (south) into the mapped freshwater pond, which is contained by a constructed berm.

Isolated Oak Trees: Several isolated coast live oak and blue oak trees were mapped within the project site. These isolated trees are located outside of the coast live oak woodland and are mostly surrounded by annual grassland.

Developed: Developed sites consist of paved areas, buildings, and other areas that are cleared or graded for anthropogenic purposes. These areas include buildings associated with agricultural operations located at the toe slope of the project site.

Ruderal: Areas classified as ruderal consist of disturbed sites supporting early successional grassland species, typically dominated by pioneering/invasive plants that readily colonize disturbed ground. Ruderal plants dominant within this area include weedy or pioneering species such as poison hemlock (*Conium maculatum*), milk thistle (*Silybum marianum*), and black mustard (*Brassica nigra*).

California Sagebrush Scrub (*Artemisia californica*): Areas mapped as California sagebrush scrub are dominated by California sagebrush shrubs with lesser cover by other natives such as deerweed (*Acmispon glaber*), Menzies' goldenbush (*Isocoma menziesii*), and wirelettuce (*Stephanomeria* sp.). Other non-native plant species such as black mustard were also present.

Coast Live Oak Woodland (*Quercus agrifolia* Forest & Woodland Alliance): This woodland/forest alliance is classified as being dominant to co-dominant in the upland canopy with valley oak (*Quercus lobata*), black oak (*Quercus kelloggii*), blue oak (*Quercus douglasii*), and California bay (*Umbellularia californica*), among others. Additionally, the herbaceous layer is

sparse or grassy, and shrubs are sparse to intermittent. Trees observed within the project site include coast live oaks and blue oaks, with coast live oak being the dominant species. Also observed within this woodland community were occurrences of poison oak (*Toxicodendron diversilobum*), fiesta flower (*Pholistoma auritum*), and Miner's lettuce (*Claytonia parviflora*). Leaf litter and other organic debris were recorded as the primary ground cover beneath the tree canopy.

Disturbed/Barren: Disturbed areas lacked vegetation or supported a sparse cover of ruderal vegetation, with non-native plant species such as black mustard being the most frequently encountered plant species. Several other invasive, pioneering plant species were also observed in these areas.

Non-Native Annual Grassland (*Bromus Diandrus-Brachypodium distachyon* Semi-Natural Herbaceous Stands): This grassland alliance is found in all topographic settings and soil textures throughout the State. Within the project site, this vegetation type is dominated by invasive/pioneering ripgut brome (*Bromus diandrus*), red brome (*Bromus rubens*), wild oat (*Avena fatua*), and slender oats (Avena barbata). Other non-native plant species such as redstem filaree (*Erodium cicutarium*), milk thistle, and black mustard were present, among others. Several native plants are present at low cover, including rusty haired popcorn flower (*Plagiobothrys nothofulvus*), California buttercup (*Ranunculus californicus*), and red maids (*Calandrinia menziesii*). The dominance of non-native weedy species is indicative of historical and recent soil disturbance from the longstanding agricultural and livestock grazing activities.

Fallow Agricultural Field: Fallow agricultural fields are present in the southern portion of the site. This area contains several fields that have been left without sowing. No active crops were growing or present at the time of the field survey.

SOILS

According to the Natural Resources Conservation Service online soil survey of Santa Barbara County, five soil types are mapped within the project site, as shown in Figure 4 and detailed in Table B, below.

Table B: Soil Type Information

Map Unit Symbol	Map Unit Name	Parent Material	Drainage Class	Hydric Soil
CuA	Corralitos loamy sand, 0 to 2 percent slopes	Sandy alluvium	Somewhat excessively drained	No
Mv	Mocho loam, 0 to 2 percent slopes major land resource areas (MLRA) 14	Alluvium derived from sedimentary rock	Well drained	No
Snc	Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes	Alluvium	Moderately well drained	No
SnD	Santa Ynez gravelly fine sandy loam, 9 to 15 percent slopes	Alluvium	Moderately well drained	No

Table B: Soil Type Information

Map Unit Symbol	Map Unit Name	Parent Material	Drainage Class	Hydric Soil
TdF	Terrace escarpments, loamy	Loamy alluvium	N/A	No

Source: Natural Resource Conservation Service (2023).

SPECIAL-STATUS BIOLOGICAL RESOURCES

The lower Santa Ynez River watershed supports various special-status natural communities, plants, and animals. Appendix E provides tables that identify those special-status plant and animal species known to occur or that potentially occur in the vicinity of the project site (based on the literature review and experience in the region) and includes detailed information about each species' habitat and distribution, State and Federal status designations, and probability of occurrence within the project site. As stated in the methodology section above, the background research included occurrence records from nine USGS topographic quadrangles surrounding the project site. A nine USGS quadrangle search covers a large, variable geographic and topographic area containing numerous habitat types not found within or around the project site. Therefore, many of the species in Appendix E are not expected to occur within the project site.

The following subsections provide specific discussions for special-status natural communities, plant and animal species, and habitats of concern (including critical habitat, jurisdictional aquatic resources, wildlife movement corridors, and regional and local habitat conservation plans).

Special-Status Natural Communities

The CNDDB search identified occurrences of six special-status natural (i.e., plant) communities within the nine-quad search area: Southern California Steelhead Stream, Southern Coast Live Oak Riparian Forest, Southern Cottonwood Willow Riparian Forest, Southern Vernal Pool, Southern Willow Scrub, and Valley Needlegrass Grassland.[1] None of these special-status natural communities occur within the project site. However, two natural communities considered sensitive in Santa Barbara County, coast live oak woodland and freshwater pond, were documented within the project site during the field survey.

Special-Status Plants

Attachment E contains tables that identify those special-status plant and animal species known to occur or that potentially occur in the vicinity of the project site (based on the literature review and experience in the region) and includes detailed information about each species' habitat and

[1] The CNDDB uses sensitive vegetation community names described in the Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986). No new sensitive natural community records have been added to the CNDDB since the 1990s. Therefore, natural communities mapped by the CNDDB are limited.

distribution, State and federal status designations, and probability of occurrence within the project site.

The literature review identified 32 special-status plant species that are known to occur within a nine-quad radius of the project site. Sixteen of the plant species were deemed to have a low probability of occurring within the non-native annual grassland based on the presence of potentially suitable habitats and conditions recorded during the field surveys. No special-status plant species were observed during the focused surveys conducted in March, April, and June 2022. The remainder of the special-status plant species that were identified in the databases have specialized habitat requirements (e.g., they occur on serpentine soils, chaparral, coastal dunes, riparian, or wetland habitats) that are not present within the project site and/or occur at elevations that do not exist within the project site, or were not observed during the focused field surveys, which were conducted at a time when these special-status plants would have been observable.

Special-Status Animals

The literature review identified 29 special-status animal species that are known to occur within a nine-quad radius of the project site. Fourteen special-status animal species have known CNDDB records within a 5-mile radius of the project site (refer to Appendix E). Of these 14 species, the following 10 species have potential to occur within the project site due to the presence of suitable habitat:

- California red-legged frog (CRLF) (*Rana draytonii;* Federally Threatened and CDFW Species of Special Concern)
- Western spadefoot (*Spea hammondii;* Federal Candidate and CDFW Species of Special Concern)
- Northern California legless lizard (*Anniella pulchra;* CDFW Species of Special Concern)
- Western pond turtle (*Emys marmorata;* CDFW Species of Special Concern)
- Ferruginous hawk (foraging only) (*Buteo regalis;* CDFW Special Animal)
- Prairie falcon (foraging only) (*Falco mexicanus;* CDFW Special Animal)
- Purple martin (*Progne subis;* CDFW Species of Special Concern)
- Pallid bat (*Antrozous pallidus;* CDFW Species of Special Concern)
- Townsend's big-eared bat (*Corynorhinus townsendii;* CDFW Species of Special Concern)
- American badger (*Taxidea taxus;* CDFW Species of Special Concern)

The freshwater pond and seasonal creek mapped on Figure 3 could support aquatic breeding habitat and/or non-breeding aquatic habitat for CLRF, and uplands within the project site could be used by dispersing individuals. This species has been documented in channel pools and landfill ponds approximately 0.95 miles to the south and 3.55 miles to the north of the project site in 2007 and 2000, respectively. California red-legged frog can occur in upland habitats near aquatic sites, and these frogs can disperse widely over upland habitats during wet weather. For example, in Santa Cruz County, California red-legged frog were documented to move through upland habitats for distances of over 2 miles, and these movements appear to be without regard to topographic features, vegetation communities, or riparian corridors (USFWS 2002). Due to the presence of suitable aquatic habitat and potentially suitable aquatic breeding habitats within the project vicinity, CRLF has a high probability of occurring within the project site.

Small mammal burrows, likely those of California vole (*Microtus californicus*) and/or Botta's pocket gopher (*Thomomys bottae*), were observed within the grassland habitat in the project site. These burrows represent potentially suitable upland sheltering habitat for CLRF and western spadefoot. California red-legged frog is federally listed as threatened and State listed as a CDFW Species of Special Concern, whereas western spadefoot is a federal candidate for listing and a CDFW Species of Special Concern.

Furthermore, the freshwater pond is considered marginally suitable aquatic habitat for western spadefoot. This species has been recorded at aquatic habitats (e.g., cattle ponds) in the vicinity and there is some potential for upland sheltering in the project site, along with dispersal within the project site (particularly during wet weather conditions). Several potentially suitable breeding habitats are located in the vicinity of the project site for western spadefoot, and this species has been documented approximately 4 miles north of the project site. Similarly, the freshwater pond provides marginally suitable habitat for western pond turtle. However, the limited basking opportunities and dense oak overstory surrounding much of the pond limit potential site usage by this species.

The northern portion of the project site supports elements of an annual grassland with portions containing sandy soil, which provide preferred conditions for the northern California legless lizard (CDFW Species of Special Concern). In addition, habitat in the northern portion of the project site is suitable for American badger (CDFW Species of Special Concern), although no signs (i.e. burrows, scat, tracks, etc.) of badger occupancy were observed at the time of the survey.

Suitable foraging habitat for special-status raptors such as the ferruginous hawk (CDFW Special Animal) is present within the northern and southern project site but nesting of this species is not expected as it only winters in California. Suitable bat roosting habitat for Townsend bat and pallid bat (CDFW Species of Special Concern) are present within the coast live oak woodland. Several bat species were observed foraging and emerging within the project site during the 2022 field survey. It should be noted that regardless of status, all bats are protected from take as non-game mammals under Section 4150 of the California Fish and Game Code. Maternity roosts are protected as wildlife nursery sites.

The oak trees provide nesting habitat for the purple martin (CDFW Species of Special Concern) and a variety of other bird species that are protected while nesting. Nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code.

The southern portion of the site that supports the fallow agricultural field was previously an active organic farm that was regularly maintained and tilled. Ongoing soil disturbance from disking and historic agricultural uses, along with the resulting competitive exclusion by invasive non-native plants, limit the potential for special-status animal species to occur in this portion of the project site. However, under the current site conditions, the fallow agricultural fields could support nesting habitat for ground nesting birds.

Critical Habitat

The project site is not located within or adjacent to designated or proposed critical habitat for any species.

JURISDICTIONAL AQUATIC RESOURCES

Several isolated ephemeral swales, a seasonal creek, a freshwater pond, and an ephemeral drainage were mapped within the project site (refer to Figure 3).

The isolated ephemeral swales do not have any defined surface connections to any other aquatic features. Because these features are isolated and have no connections (or nexus) to jurisdictional waters of the United States (WOTUS), the isolated ephemeral swales are currently not considered to be jurisdictional under the federal Clean Water Act. Additionally, these features do not likely meet the California Fish and Game Code definitions of a "stream," "river," or "lake" and lack a defined bed/bank. However, the isolated ephemeral swales could potentially be subject to the jurisdiction of the Regional Water Quality Control Board (RWQCB) as waters of the State under the Porter-Cologne Water Quality Control Act because these features convey ephemeral surface flows. Potential RWQCB jurisdiction under the Porter-Cologne Water Quality Control Act is broad, including "any surface water or groundwater, including saline waters, within the boundaries of the state" (Water Code section 13050(e). Therefore, potential RWQCB jurisdiction would also include the seasonal creek, freshwater pond, and ephemeral drainage.

The seasonal creek, freshwater pond, and ephemeral drainage would likely fall under the jurisdiction of CDFW under Section 1602 of the California Fish and Game Code. All three of these features contain a defined ordinary high-water mark (OHMW), defined bed/bank, and habitat that could support resources protected under Section 1602 of the California Fish and Game Code. For example, the seasonal creek and freshwater pond contained flowing water, aquatic vegetation (cattails and duckweed), and aquatic animals such as Baja California tree frogs (*Pseudacris hypochondriaca hypochondriaca*).

The ephemeral drainage contains a defined bed/bank with a sandy, barren channel, as well as patches of mulefat (*Baccharis salicifolia*), which typically occurs in seasonally saturated soils and areas that retain surface water longer than surrounding uplands. However, no wetland vegetation is present within the ephemeral drainage. At the time of the April 2023 survey, a metal corrugated culvert was present within the drainage, which was placed in order to maintain accessibility to the western portion of the site during the intense storm events that occurred between January and March 2023. Based on the data collected in the field, the drainage is approximately 10-ft wide from bank to bank. Upstream of the drainage the ordinary high-water mark (OHWM) is approximately 4-ft then transitions to between 10-13 ft before the culvert and then averages to approximately 8.5-ft OHWM downstream. One soil pit sample was taken within the drainage and no wetland criteria or hydric soils were present. Because the ephemeral drainage does not contain hydric soil or wetland plans, this feature would be considered a non-wetland of the United States and State. Furthermore, based on aerial imagery, the ephemeral drainage appears to have a connection (or nexus) to the Pacific Ocean via the Santa Ynez River. Due to this connection, the ephemeral drainage could be considered jurisdictional under the federal Clean Water Act. Therefore, in addition to CDFW, the

seasonal creek, freshwater pond, and ephemeral drainage could also potentially be regulated by RWQCB, and/or the United States Army Corps of Engineers (USACE), but these findings should be considered preliminary until verified by the appropriate resource agencies.

WILDLIFE MOVEMENT AND HABITAT CONNECTIVITY

Movement corridors may provide favorable locations for wildlife to travel between different habitat areas such as foraging sites, breeding sites, cover areas, and preferred summer and winter range locations. They may also function as dispersal corridors allowing animals to move between various locations within their range.

The project site is surrounded by lands used for livestock grazing and ranching, agriculture, highways, and low-density residential uses. Migratory bird species may utilize the project site for nesting and foraging; however, most usage is likely transient and limited to species that forage over grassland areas. The project site does not possess any characteristics that would indicate a locally significant stopover point for migratory species including raptors or waterfowl. Nevertheless, several common and special-status species are known to move throughout lands in the general vicinity.

Furthermore, the project site could contain a wildlife nursey (i.e., roosting and breeding bats) as numerous bats were observed foraging and emerging from the coast live oak woodland. The removal of potential roosting/breeding bat habitats would be a potentially significant impact to maternity roosts in a colonial or semi-colonial nature.

REGIONAL HABITAT CONSERVATION PLANS AND LOCAL POLICIES

Santa Barbara County currently does not have an adopted regional Natural Community Conservation Plan or Habitat Conservation Plan. However, requirements for the protection of biological resources in the unincorporated area of Santa Barbara County are provided by the Comprehensive Plan Conservation Element, Environmental Resource Management Element (ERME), Land Use Element, Community Plans, and the Coastal Land Use Plan. These documents identify sensitive habitats and species, and provide measures to direct project design and policies to protect biological resources. The County also has an adopted Environmental Thresholds and Guidelines Manual that contains guidelines that quantify impacts to habitats and other sensitive biological resources. The project site is located within the Santa Ynez Community Plan; however the site not located within any coastal land use plan areas. Details regarding the Comprehensive Plan Conservation Element and Santa Barbara Environmental Thresholds and Guidelines Manual are outlined below.

Comprehensive Plan Conservation Element

Under the Comprehensive Plan Conservation Element, outlines local relevant policies related to biological resources. Below are the applicable policies:

- **Conservation Element:** Grasslands
    - Native grasslands should be subjected only to regulated scientific study wherever they occur.

- On the More Mesa grasslands, only very light recreation restricted to trails should be permitted, in order to protect the White-tailed Kite.

- In the Santa Maria Grassland where the Spadefoot Toad lives, moderate intensity recreation can be tolerated as long as soil disturbance is minimized.

- **Conservation Element:** Oak Tree Protection in the Inland Rural Areas

  - **Policy 1:** Native oak trees, native oak woodlands and native oak savannas shall be protected to the maximum extent feasible in the County's rural and/or agricultural lands. Regeneration of oak trees shall be encouraged. Because of the limited range and increasing scarcity of valley oak trees, valley oak woodlands and valley oak savanna, special priority shall be given to their protection and regeneration.

  - **Policy 2:** The County shall pursue funding for conservation easements, incentive programs and funding or other assistance for landowners to retain and regenerate native oak trees.

Oak Tree Protection

Based on the provided site plan, tree removal is anticipated to occur. However, the project site is located within an inner-rural area of Santa Barbara County and would not be subject to the 2009 Oak Tree Protection in the Inland Rural Areas of Santa Barbara County requirements for tree removals (County 2009), as designated urban and inner-rural areas are excluded from this policy.

The County's Standard Conditions and Mitigation Measures (County 2016) require that grading, trenching, ground disturbance, construction activities and structural development occur 6 feet beyond 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 (15:1 for blue oak and valley oak trees), 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. Although the project site is zoned as agriculture, the purpose of the project is to subdivide for future residential development. Therefore, the standard condition and mitigation measures are applicable to the project (County personal conversation).

Santa Barbara County Environmental Thresholds and Guidelines Manual

The Environmental Thresholds and Guidelines Manual (County 2021) 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

Santa Ynez Valley Community Plan Area

The policies, action, and development standards related to biological resources outlined in the Santa Ynez Community Plan (County 2009) are listed below:

Policy BIO- Santa Ynez Valley (SYV)-1: Environmentally sensitive biological resources and habitat areas shall be protected and, where appropriate, enhanced.

Action BIO-SYV-1.1: The following general criteria are used to determine which resources and habitats in the Santa Ynez Valley Planning Area are identified as environmentally sensitive:

- Unique, rare, or fragile communities which should be preserved to ensure their survival in the future;

- Habitats of rare and endangered species as protected by State and/or Federal law;

- Outstanding representative natural communities that have values ranging from particularly rich flora and fauna to an unusual diversity of species;
- Specialized wildlife habitats which are vital to species survival;
- Areas structurally important in protecting natural landforms that physically support species (e.g., riparian corridors protecting stream banks from erosion, shading effects of tree canopies);
- Critical connections between separate habitat areas and/or migratory species' routes; and
- Areas with outstanding educational values that should be protected for scientific research and educational uses now and in the future, the continued existence of which is demonstrated to be unlikely unless designated and protected.

Action BIO-SYV-1.2: The following biological resources and habitats shall be identified as environmentally sensitive:

- Streams and creeks (including major tributaries to the Santa Ynez River);
- Santa Ynez River;
- Central coastal scrub;
- Coast live oak woodlands;
- Valley oak woodland with native grass understory;
- Valley oak savanna (if five or more acres and unfragmented);
- Native grasslands;
- Wetlands;
- Sensitive native flora; and
- Critical wildlife habitat/corridors.

Policy BIO-SYV-2: The County shall encourage the dedication of conservation or open space easements to preserve important biological habitats. Where appropriate and legally feasible, the County shall require such easements.

Policy BIO-SYV-3: Significant biological communities shall not be fragmented by development into small, non-viable areas.

Development Standard (DevStd) BIO-SYV-3.1: Development shall not interrupt major wildlife travel corridors. Typical wildlife corridors include riparian habitats, rivers, streams, and floodplains, and unfragmented areas of grassland, oak woodland, and coastal scrub. Corridors shall allow for wildlife movement. Where practical, options for road undercrossings shall be explored.

DevStd BIO-SYV-3.2: Public trails shall be sited and designed to avoid or minimize impacts to native habitat, areas of steep slopes, and/or highly erosive and sandy soils. Trails should follow existing dirt road and trail alignments and use existing bridges. Where this is not possible, prior to final trail alignment, proposed trail routes should be surveyed and re-routed where necessary to avoid sensitive species, subject to final approval by Planning and Development and the Parks Department.

Action BIO-SYV-3.3: The County shall pursue funding for protection and restoration of significant biological resources in the Santa Ynez Valley Community Plan Area.

POLICY BIO-SYV-4: Sensitive habitats shall be protected to the maximum extent possible, and compensatory mitigation shall be prescribed when impacts to or loss of these areas cannot be avoided. As listed in Action BIO-SYV-1.2, sensitive habitat types include: Riparian, Coastal and Valley Freshwater Marsh, Southern Vernal Pool, Valley Needlegrass Grassland, Coastal Scrub, Coast Live Oak Woodland, Valley Oak Woodland and Savanna, streams and creeks, and wetlands. In addition, federally designated critical habitat for threatened or endangered species shall also be considered to be sensitive habitat. Natural stream corridors (channels and riparian vegetation) shall be maintained in an undisturbed state to the maximum extent feasible in order to protect banks from erosion, enhance wildlife passageways and provide natural greenbelts. Setbacks shall be sufficient to allow and maintain natural stream channel processes (e.g., erosion, meanders) and to protect all new structures and development from such processes. Prior to the approval of a Land Use permit for discretionary projects, County staff will determine whether sensitive biological resources may be present on the subject property by consulting Appendix D, the Santa Ynez Valley Vegetation Map; the CNDDB; and/or other P&D references. If these resources may be present on the parcel or within 100 feet, the applicant must provide a biological survey report from a qualified biologist that determines whether or not the project would impact sensitive biological resources. If wetlands, riparian habitats or jurisdictional waters occur on the property, the report would include a wetland delineation following the U.S. Army Corps of Engineers (2006) procedures.

DevStd BIO-SYV-4.1: Development shall include a minimum setback of 50 feet in the Urban and Inner-Rural areas, 100 feet in the Rural areas, and 200 feet from the Santa Ynez River, from the edge of riparian vegetation or the top of bank whichever is more protective. The setbacks may be adjusted upward or downward on a case-by-case basis depending upon site specific conditions such as slopes, biological resources and erosion potential.

DevStd BIO-SYV-4.2: Only fully shielded (full cutoff) night lighting shall be used near stream corridors. Light fixtures shall be directed away from the stream channel.

DevStd BIO-SYV-4.3: No structures shall be located within a natural stream 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 or to protect existing development, and other development where the primary function is for the improvement of fish and wildlife habitat. Culverts, agricultural roads and crossings in rural areas zoned for agricultural use, fences, pipelines and bridges may be permitted when no alternative route or location is feasible. All development shall incorporate the best mitigation measures feasible to minimize the impact to the greatest extent.

DevStd BIO-SYV-4.4: When activities permitted in stream corridors would require removal of riparian plants, revegetation/restoration with local native plants, obtained from within as close proximity to the site as feasible, shall be required.

DevStd BIO-SYV-4.5: To protect Coastal and Valley Freshwater Marsh, Southern Vernal Pool, and other types of wetland habitats, land use development proposals shall include a minimum setback of 50 feet in the Urban and Inner-rural areas and 100 feet in the Rural areas unless this
would preclude reasonable use of the outer edge of the habitat and can be adjusted on a case-by-case basis depending on the quality of the habitat and the presence of special status species or other sensitive biological resources.

DevStd BIO-SYV-4.6: To protect Valley Needlegrass Grassland, Coastal Scrub and oak woodland habitats, development shall include a minimum setback of 15 feet in the Urban and Inner-rural areas and 30 feet in the Rural areas. The setbacks can be adjusted on a case-by-case basis
depending on the quality of the habitat and the presence of special status species or other sensitive biological resources unless this would preclude reasonable use of property. The establishment of setbacks shall consider CalFire clearance requirements to ensure that these habitats are not disturbed as a result of clearance requirements.

DevStd BIO-SYV-4.7: When activities permitted in stream corridors or wetlands would require removal of riparian plants, revegetation/restoration with local native plants,

obtained from within as close proximity to the site as feasible, shall be required. Projects resulting in impacts to stream
corridors and wetland areas will be required to demonstrate compliance with the Clean Water Act and California Department of Fish and Game Code (e.g., permits or written confirmation that no permit is needed from the Corps, RWQCB and CDFG). Mitigation ratios may be set by these agencies, and where impacts to stream corridors and wetlands are not under the jurisdiction of these agencies, mitigation ratios shall be established by the County.

DevStd BIO-SYV-4.8: If the presence of Valley Needlegrass Grassland, Coastal Scrub, Live Oak Woodland, and Valley Oak Woodland and Savanna habitats are confirmed by the biological survey, prior to the issuance of a Land Use permit for discretionary projects, the applicant shall submit a restoration plan that details compensatory mitigation for any project impacts to or loss of such habitats. Compensatory mitigation will be at a ratio prescribed by the County consistent with the County's Deciduous Oak Tree Protection Ordinance, if applicable, and otherwise shall be at least 2:1 (acreage of habitat created: acreage of habitat lost). The restoration plan shall be prepared by a qualified biologist and describe on- or off-site mitigation areas, number of plants to be planted and source of planting stock, planting and maintenance schedule, and success criteria. The County shall approve the length of the performance monitoring period and methods to ensure that success criteria are met. If suitable mitigation areas are not available, the applicant may contribute funds, at an amount approved by the County, to a conservation fund such as the Oak Woodlands Conservation Fund.

Policy BIO-SYV-5: Pollution of the Santa Ynez River, streams and drainage channels, underground water basins and areas adjacent to such waters shall be minimized.

DevStd BIO-SYV-5.1: Site drainage plans shall direct polluting drainage away from the stream channel or include appropriate filters.

Policy BIO-SYV-6: "Hardbank" channelization (e.g., use of concrete, riprap, gabion baskets) of stream channels shall be prohibited, except where needed to protect existing structures. Where hardbank channelization is required, the material and design used shall be the least environmentally damaging alternative and site restoration on or adjacent to the stream channel shall be required, subject to a restoration plan.

Policy BIO-SYV-7: Southern California steelhead trout is a federally listed endangered species that shall be protected.

DevStd BIO-SYV-7.1: Development activity that requires ground disturbance which is proposed on parcels containing ephemeral (dry except during and immediately after rainfall) or intermittent (seasonal) streams and creeks downstream of Bradbury Dam, and associated riparian
corridors, shall be subject to any permit requirements of the California Department of Fish and Game and the U.S. Army Corps of Engineers.

DevStd BIO-SYV-7.2: Development activity in streams and riparian corridors downstream of Bradbury Dam shall be subject to the "Guidelines for Salmonid Passage at Stream Crossings" prepared by the National Marine Fisheries Service.

Policy BIO-SYV-8: Native protected trees and non-native specimen trees shall be preserved to the maximum extent feasible. Non-Native specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native trees that have unusual scenic or aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.

DevStd BIO-SYV-8.1: A "native protected tree" is at least six inches in diameter as measured at breast height (DBH = 4.5 feet above level ground). A "non-native specimen tree" is at least 25 inches DBH. Areas to be protected from grading, paving, and other disturbances shall generally avoid the critical root zone (a circular area around a tree trunk with a radius equivalent to one foot for each inch of diameter at breast height) or dripline as applicable. Standards for oak tree protection in inner-rural and rural areas are governed by the County's Deciduous Oak Tree Protection and Regeneration Ordinance (Article IX of Chapter 35 of the Santa Barbara County Code).

DevStd BIO-SYV-8.2: Development shall be sited and designed at an appropriate size and scale to avoid damage to native protected trees (e.g., sycamore, cottonwood, willow, etc.), non-native roosting and nesting trees, and non-native protected trees by incorporating buffer areas, clustering, or other appropriate measures. Mature protected trees that have grown into the natural stature particular to the species should receive priority for preservation over other immature, protected trees. Where native protected trees are removed, they shall be replaced in a manner consistent with County standard conditions for tree replacement.

DevStd BIO-SYV-8.3: Where native protected trees are removed, they shall be replaced in a manner consistent with the County's Deciduous Oak Tree Protection and Regeneration Ordinance or the County standard conditions for tree replacement, as applicable. The mitigation plan shall identify the planting sites, the source of container stock (locally collected stock is preferred), and a monitoring plan to ensure successful establishment.

Policy BIO-SYV-9: Trees serving as known raptor nesting sites or key raptor roosting sites shall be preserved to the maximum extent feasible.

DevStd BIO-SYV-9.1: A buffer (to be determined on a case-by-case basis) shall be established around trees serving as raptor nesting sites or key roosting sites.

Policy BIO-SYV-10: Areas of one or more acres of central coastal scrub shall be preserved to the maximum extent feasible.

DevStd BIO-SYV-10.1: Development shall avoid impacts to central coastal scrub that would isolate, interrupt or cause a break in contiguous habitat which would disrupt animal movement patterns, seed dispersal routes, or increase vulnerability of species to local extirpations such as fire, flooding, disease, etc.

DevStd BIO-SYV-10.2: Onsite mitigation such as revegetation, erosion and water quality protection and other measures which would minimize the impact of development on central coastal scrub shall be included in the project design as necessary.

Policy BIO-SYV-11: Areas of chaparral shall be protected from development to the maximum extent feasible.

Policy BIO-SYV-12: Areas of native grasslands shall be preserved to the maximum extent feasible.

Policy BIO-SYV-13: The use of native landscaping shall be encouraged, especially in parks, buffers adjacent to native habitats, and designated open space.

DevStd BIO-SYV-13.1: For development requiring a landscape plan, the use of non-invasive plant species should be used to the maximum extent feasible. Plants listed on the CalEPPC Exotic Pest Plants of Greatest Ecological Concern in California should not be used.

Policy BIO-SYV-14: 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 purpose 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 those listed as endangered, threatened or candidate species by the California Department of Fish and Game and the U.S. Fish and Wildlife Service.

DevStd BIO-SYV-14.1: Efforts shall be made to avoid and preserve the habitat in which sensitive plant and animal species are located to the maximum extent feasible. A monitoring plan shall be provided that details on-site biological monitoring to be conducted during construction to ensure that these resources are not impacted during construction.

DevStd BIO-SYV-14.2: Where sensitive plant species populations cannot be avoided, the applicant shall submit to the County a compensatory mitigation plan. This plan shall include measures to establish the species to be impacted in suitable habitat on-site or at an off-site location in the project vicinity. Collection of seeds or propagules from the area to be impacted shall be conducted. Habitat enhancement of on-site areas containing these species can be used in lieu of, or in concert with, planting new areas. The plan shall contain success criteria and a monitoring plan to ensure the establishment of these species. A County-designated conservation bank may be established for projects in which compensatory mitigation cannot be performed on-site.

DevStd BIO-SYV-14.3: Areas containing sensitive plant species listed on the CNPS List 1B that will be avoided, and those areas which will be planted or enhanced, shall be protected by a minimum buffer of 25 feet unless this would preclude reasonable use of property. The applicant shall establish ecologically appropriate conservation easements and provide fencing around any preserved areas.

DevStd BIO-SYV-14.4: When special status animal species are found for discretionary projects, or if the project may affect nesting birds protected under the Migratory Bird Treaty Act (MBTA), the applicant shall submit to the County a mitigation and monitoring plan that details protections for individuals during construction and compensatory habitat mitigation, if applicable. The mitigation plan shall contain the following elements:

- Worker environmental training;
- On-site biological monitoring;
- Project avoidance and/or minimization measures, including work window restrictions;
- Habitat protective measures, such as buffer area fencing, spill prevention, sedimentation and erosion control measures, and trash containment guidelines;
- Pre-construction surveys (including nesting bird surveys), and a species removal and relocation plan (compliance with the federal Endangered Species Act and California Fish and Game Code is required for the handling and relocation of listed species) or methods to avoid individuals and allow them to leave the site on their own, along with exclusionary measures to prevent individuals from returning to the work area;
- Minimization measures to avoid the introduction and establishment of non-native species;
- Revegetation plans for temporary impacts to significant habitat areas using native species; and
- A compensatory mitigation (on- or off-site habitat enhancement or creation) plan, if the County determines that significant habitat areas used by special status animal species will permanently be impacted.

Policy BIO-SYV-15: The County shall support and encourage public education of the importance of protecting, enhancing and restoring the Santa Ynez Valley's natural resources and

habitats. Based on the preliminary grading limits, tree removal could occur. Furthermore, if future land owners were to remove native oaks, both grading impact and future land use changes, would potentially be subject to the County's Deciduous Oak Tree Protection and Regeneration Ordinance Article IX of Chapter 35 of the Santa Barbara County Code (County 2003).

IMPACT FINDINGS

The following findings and recommended measures are intended to support the CEQA review process. LSA's experience in the region, habitat assessments and survey results, and review of biological literature provided the basis for this analysis. The impact discussion below addresses the range of impacts that would result from the proposed project, as well as recommended measures that would avoid, reduce, or compensate for such impacts.

SPECIAL-STATUS NATURAL COMMUNITIES

Coast live oak woodland and freshwater pond occur within the project site. These habitats have been historically displaced by spreading urbanization, agricultural conversion, and livestock grazing. Several rare and endangered species occur in coast live oak woodland and freshwater pond habitats. Consequently, degradation and displacement of these habitats have resulted in considerable habitat loss for a variety of animal and plant species.

Figure 5, Project Impacts, provides an overview of the proposed project's direct impacts (i.e., preliminary grading limits combined with the vegetation and cover types). Areas delineated as "development exclusion areas" will preclude future residential development and will not be legally accessible for structural development in the future. Therefore, the vegetation communities that overlap with the exclusion limits would be not impacted by future residential development.

Grading could involve vegetation removal, tree removal/trimming, and modifications to the coast live oak woodland/individual oak trees and seasonal creek habitat. The seasonal creek would be subject to USACE, RWQCB, and CDFW jurisdiction; therefore it is discussed further below.

Coast live oak trees are considered mature if they are six inches or greater diameter at breast height (DBH) or six feet or greater in height. Where oak tree removal is expected to occur, the project and future landowners would be subject to the County Standard Conditions for Tree Replacement. The County's Standard Conditions and Mitigation Measures (County 2016) require that grading, trenching, ground disturbance, construction activities and structural development occur beyond six feet of the dripline of all mature oak trees. Mitigation for impacted oak trees requires posting of a performance security and tree replacement at a 10:1 ratio, preferably onsite. An alternative mitigation site would need to be identified and approved by the County if onsite mitigation is not feasible. Overall, grading and future land use changes could directly impact the understory, critical root zone, dripline, and overall health of oak trees. Therefore, a comprehensive oak tree survey should be performed to map all the trees within the proposed grading limits and areas subject to future residential development into a Tree Protection Plan (TPP). The tree survey should include DBH and canopy width for each tree. Project plans should depict all trees to be removed and the prescribed 6-foot buffer from the drip-line of any trees to be avoided. Therefore, recommended **Measures BIO-1 through BIO-3** should be implemented to effectively avoid and minimize impacts to coast live oak woodland/individual trees. Future land use changes could also impact coast live oak woodlands, therefore recommended **Measure BIO-2** should be implemented to comply with Santa Ynez Community Plan Measure *DevStd BIO- SYV-4.6*. If oak tree removal cannot be avoided,

Measure BIO-2 should be implemented to comply with the County's Standard Conditions for oak tree replacement. Furthermore, to protect coast live oak woodlands from future land use changes, a minimum development setback of 15 feet from the outer edge of the oak canopy should be implemented to avoid future impacts to coast live oak woodlands as recommended in **Measure BIO-3.**

Grading and future land use changes (i.e., residential development) could result in indirect permanent impacts where construction activities could result in lasting effects on the physical environment (e.g., enhancing the germination and proliferation of non-native invasive plant species). Indirect temporary impacts include those generated from construction-related activities (e.g., dust, potential fuel spills from construction equipment, construction-related runoff, or erosion). These permanent and temporary indirect impacts would be substantively minimized or avoided through the implementation of standard construction measures and measures required for special-status natural communities, including recommended **Measures BIO-4 and BIO-5**.

SPECIAL-STATUS PLANTS

No special-status plant species were observed within the project site during appropriately timed surveys in 2022 and no special-status plant species are expected to be present within the grading limits or areas subject to future land use changes. Therefore, no avoidance, minimization, or mitigation measures for special-status plant species are recommended.

SPECIAL-STATUS ANIMALS

The project site contains suitable aquatic habitat, breeding habitat, and potentially suitable upland/dispersal (non-breeding) habitat for CRLF. Portions of the site also support potentially suitable upland/dispersal and sheltering habitat for western spadefoot, and suitable habitat for northern California legless lizard and American badger, although there were no signs of active badger burrows during any of the surveys.

Grading and future land use changes could have the potential to directly impact habitat that could provide suitable aquatic, foraging, and dispersal habitat for CRLF and western spadefoot. As a result, these direct impacts could alter the movement, sheltering, or breeding behaviors of these species. Additionally, grading, future developments, and/or vehicular collision could potentially result in the loss of individuals. Indirect impacts may include noise, vibration, light, and dust created by construction-related activities and future residents/land uses. Overall, the grading and future land use changes could result in direct impacts to CRLF and western spadefoot by fragmenting habitat, increasing sediments within suitable aquatic habitat, directly removing suitable aquatic/upland habitat, and increasing the risk of vehicle collisions. Therefore, recommended **Measures BIO-7** through **BIO-9** would be implemented to further reduce the likelihood of adverse impacts to special-status species.

Indirect temporary impacts on hydrology and water quality could occur during grading and future land use changes. Such impacts include a potential increase in erosion and sediment transport into adjacent or downstream aquatic areas. Chemical spills or leaks of fuel, transmission fluid, lubricating oil, or motor oil from construction equipment could also contaminate waters and degrade their

quality. These potential indirect impacts to hydrology and water quality would be avoided or substantially minimized through the implementation of best management practices (BMPs), project design features, and a water quality management plan and/or a storm water pollution and prevention plan (if required). Implementation of recommended **Measure BIO-9** would also effectively minimize indirect impacts to hydrology and water quality and would have the added benefit of minimizing the potential for wildlife to enter work areas during construction.

Due to the presence of suitable habitat for American badger and northern California legless lizard, these species have the potential to occur within the grading limits and areas subject to future land use changes. Although, no sign of American badger or direct observation of northern California legless lizard were observed, there is some potential for use by these species within the project site. Potentially significant direct and indirect impacts, including mortality, harassment, or other forms of incidental take, could occur if construction-related ground disturbance occurs in or around an occupied habitat. Therefore, **Measure BIO-8** is recommended to avoid adverse impacts to American badger and northern California legless lizard.

The project site and immediate vicinity also contain vegetation and human-made structures that provide suitable nesting habitat for a variety of native and migratory bird species, which are protected while nesting. To ensure compliance with the Federal Migratory Bird Treaty Act and California Fish and Game Code Sections 3500–3516, pre-construction nesting bird surveys are recommended to occur prior to any vegetation clearing or construction activities planned to occur during the nesting bird season (February 15 through August 31). Additionally, suitable habitat for Townsend bat and pallid bat was also observed. The site could support maternity roosts of special-status or otherwise protected bat species. Any tree trimming or removal would warrant pre-construction nesting bird surveys and/or focused habitat assessment and nighttime maternity season bat surveys to avoid, reduce, or compensate for potentially significant impacts to these species. Therefore, **Measures BIO-10 and BIO-11** are recommended. Lastly, potential permanent and temporary indirect impacts to wildlife would be substantively minimized or avoided through the implementation of standard construction measures as defined in recommend **Measure BIO-12**.

If unmitigated, potential direct and indirect impacts on special-status wildlife species, nesting birds, and bats would be considered potentially significant. However, implementation of recommended **Measures BIO-1** through **BIO-12** by the Applicant and/or future land owners, as described in more detail below, would effectively avoid, minimize, or mitigate any impacts on special-status species to less-than-significant levels. In the case of conflicting language, any project-specific resource agency permit measures would take precedence over the measures defined below.

CRITICAL HABITAT

The project site is not located within critical habitat. Therefore, project related activities within the project site would not result in any impacts to critical habitat and no avoidance, minimization, or mitigation is required.

JURISDICTIONAL AQUATIC RESOURCES

The project site contains several isolated ephemeral swales, a seasonal creek, a freshwater pond, and an ephemeral drainage.

As currently designed, the grading limits cross the ephemeral drainage which would result in approximately 0.05 ac of permanent impacts, which would require regulatory permits under Clean Water Act (CWA) Sections 401, 404, and California Fish and Game Code Section 1602. Furthermore, grading and future land use changes could directly and indirectly impact the isolated ephemeral swales, seasonal creek, and freshwater pond through potential direct modifications of these features (such as grading, the placement of any fill material or structures, etc.). If direct modifications are to occur to the isolated ephemeral swales, seasonal creek, and freshwater pond, a formal jurisdictional delineation (and resource agency verification of jurisdictional status) is recommended to determine jurisdictional limits and required regulatory permits. Prior to any direct modifications to the aquatic features mapped within the project site, **Measure BIO-13** is recommended. Adjacent native habitats to the ephemeral drainage would be protected from grading and future land use changes through the implementation of development setbacks as outlined in recommended **Measure BIO-14**. Furthermore, the implementation of recommended **Measure BIO-3** would implement a development setback to protect coast live oak woodlands, which in turn would protect the seasonal creek, freshwater pond, and isolated ephemeral swales as these features are located within the canopies of the coast live oak woodland. The development setback for the coast live oak woodland would be from the outer edge of the canopy providing a greater extent of protection from future land use changes.

It's important to note that the aquatic features located within the "development exclusion areas" will preclude future residential development and will not be legally accessible for structural development in the future. Future residential development will not directly impact or modify these features. However, indirect temporary impact could occur during grading and future land use changes, such as a potential increase in erosion and sediment transport into adjacent or downstream aquatic areas. Chemical spills or leaks of fuel, transmission fluid, lubricating oil, or motor oil from construction equipment could also contaminate waters and degrade their quality. Recommended **Measures BIO-4** and **BIO-12**, in addition to implementation of required water quality plans and applicable BMPs, would avoid or reduce indirect impacts to jurisdictional aquatic resources to a less than significant level, and no additional mitigation is required. All measures included in executed regulatory permits shall also be implemented.

WILDLIFE MOVEMENT AND HABITAT CONNECTIVITY

The wildlife species that occur in the vicinity are adapted to the urban-wildland interface, and the project would not introduce new affects to the area. The noise, vibration, light, dust, or human disturbance within construction areas would only temporarily deter wildlife from using areas in the immediate vicinity of construction activities. These indirect effects could temporarily alter migration behaviors, territories, or foraging habitats in select areas. However, because these are temporary effects, it is likely that wildlife already living and moving in close proximity to residential developments would alter their normal functions for the duration of the project construction and then re-establish these functions once all temporary construction effects have been removed. The

project would not place any permanent barriers within any known wildlife movement corridors or interfere with habitat connectivity. With the implementation of recommended **Measure BIO-11**, impacts to potential wildlife nursey would effectively be avoided and minimized.

REGIONAL HABITAT CONSERVATION PLANS AND LOCAL POLICIES

With implementation of the recommended measures described below, the project would not conflict with the *Santa Barbara Environmental Thresholds and Guidelines Manual* and *Santa Ynez Community Plan*. However, the County could require additional avoidance, minimization, on-site mitigation, off-site mitigation, and/or other forms of habitat replacement/compensation for impacts to covered resources, especially impacts related to oak woodland and aquatic features.

RECOMMENDED IMPACT AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES

If unmitigated or not avoided, grading and future land use changes within the project site could have impacts on special-status sensitive habitats, wildlife species , nesting birds, bats, and/or aquatic features that would be considered potentially significant. Implementation of recommended **Measures BIO-1** through **BIO-14**, would effectively avoid, minimize, or mitigate any impacts on special-status sensitive habitats, species, nesting birds, bats, and/or aquatic features to less-than-significant levels. The recommended measures include guidelines from the County of Santa Barbara Standard Conditions and Mitigation Measures (County 2016).

Measure BIO-1 Tree Protection. The Applicant and/or future land owner shall retain a County-approved botanist or arborist to design and implement a tree protection plan in order to protect existing native trees, minimize adverse effects of grading and construction, and compensate the removal of native trees. No ground disturbance, including grading for buildings, access ways, easements, and subsurface grading, shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following measures:

a) The comprehensive tree survey shall be conducted within the proposed grading limits and areas subject to future residential development by an approved arborist. The survey shall include tree locations, diameter at breast height (DBH), estimated height, and critical root zone for all native and specimen trees that are potentially subject to disturbance (temporary or permanent) due to project construction.

b) The tree protection plan shall clearly identify any areas where grading, trenching, or other construction related activities would encroach within 6 feet of the drip line of the critical root zone of any native or specimen tree.

c) Fencing and/or staking/marking of all native and specimen trees shall be installed to protect the critical root zone of trees to remain intact near the vicinity of tree removal. Fencing shall be placed at least 6 feet

outside the dripline and of a height of at least 3 feet high. Fencing with a minimum distance from the ground to the first rung shall be at least 18 inches to allow for animal passage. The Applicant and/or future land owner shall place signs stating "tree protection area" at 15-foot intervals along the exclusion area. Fencing and signs shall remain in place throughout all grading and construction activities. Similar signage shall be placed around tree restoration areas, as part of compensatory measures.

d) Any trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction or maintenance.

e) No irrigation shall be permitted within 6 feet of the dripline of any protected tree unless authorized.

f) Any encroachment within the critical root zone of native trees within 6 feet of the drip line shall adhere to the following standards:

    i. Any paving shall be of pervious material (gravel, brick without mortar, or turf block)

    ii. Any trenching required within the critical root zone of a protected tree is not permitted.

    iii. Any roots 1 inch in diameter or greater that are encountered during grading or trenching shall be cleanly cut.

g) Grading shall be designed and constructed to avoid ponding and ensure proper drainage within driplines of oak trees.

h) Construction equipment staging and storage areas shall be located in designated staging and lay-down areas depicted on Project plans submitted for zoning clearance. No construction equipment shall be parked, stored, or operated within the protected areas. No fill soil, rocks, or construction materials shall be stored or placed within the protected area.

i) Access routes for equipment shall be checked for clearance prior to bringing any equipment onto the site. All trees and shrubs that require limbing or pruning shall be prepared at least two days prior to the arrival of the equipment and adhere to the following standards.

    i. All limbing shall be done under the supervision of a certified arborist or qualified biologist.

ii. Any inadvertently broken limbs shall be cleanly cut under the direction of a certified arborist or qualified biologist.

j) In the event that damage to a native tree is so severe that its survival is compromised, the tree shall be replaced in kind as mentioned below for native trees. Only trees designated for removal on the approved tree protection plan shall be removed. Any native trees which are removed, relocated, or damaged (by more than 20 percent encroachment into the critical root zone or drip line) shall be replaced on a 10:1 basis (15:1 for blue oak and valley oak trees). Where it is necessary to remove a tree and feasible to replant, trees shall be boxed and replanted with the approval and supervision of an arborist or County approved biologist. The original location and new location shall be documented in Tree Protection Plan.

k) The trees shall be gopher fenced.

l) If replacement trees cannot be accommodated on site, the Applicant and/or future land owner shall submit a plan for County approval for replacement trees to be planted off site. The plan shall establish minimum success criteria for the replacement of trees and restoration of forest and woodland habitat and a five-year monitoring plan. If criteria is not met after five years of monitoring, continued restoration efforts would be required until success criteria are met.

m) In the event of unexpected damage or removal, this mitigation shall include but is not limited to posting of a performance security and hiring an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of the County prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by County after its inspection and approval of such installation and maintenance.

n) Damaged trees shall be mitigated on a minimum of 10:1 ratio for oaks and 1:1 for other native trees. If it becomes necessary to remove a tree not planned for removal, if feasible, the tree shall be boxed and replanted. If not feasible to replant, it shall be replaced on a 10:1 basis (15:1 for blue oak and valley oak trees) with trees with 10-gallon or larger size saplings grown from locally obtained seed. Where it is necessary to remove a tree and feasible to replant, trees shall be boxed and replanted with the approval and supervision of an arborist or County approved biologist. The original location and new location shall be documented in Tree Protection Plan. If replacement trees cannot be accommodated on site, a plan must be approved by the County for

replacement trees to be planted off site as described in the measure below.

Measure BIO-2 **Onsite Arborist/Biologist.** The Applicant and/or future land owner shall designate a County approved arborist/biologist to be onsite throughout all grading and construction activities that may impact native oak trees. Duties include the responsibility to ensure all aspects of the County approved Tree Protection Plan are carried out.

Measure BIO-3 **Oak Habitat Setback.** The Applicant and/or future land owner shall maintain a minimum development setback of 15 feet from the outer edge of the oak canopy, except in locations where the grading shall be proposed. Protective fencing around the oaks shall be installed consisted with the details outlined in Measure BIO-1. The approved arborist shall over see any installation of the oak tree fencing for the setback.

Measure BIO-4 **Invasive Species Control.** During construction activities, the following invasive species control BMPs shall be implemented by the project contractor:

a. Construction vehicles and machinery accessing unpaved areas shall be cleaned prior to entering the project construction area.

b. Only certified weed-free straw, mulch, and/or fiber rolls shall be used for erosion control.

c. Invasive species, as defined by the California Invasive Plant Council (CalIPC), shall not be used in any landscaping palettes or seed mix used for the project.

d. Invasive plant species occurring within the project site shall be removed and controlled as part of ongoing site management activities. Spreading invasive weed seed in the soil seedbank will be avoided.

Measure BIO-5 **Project Site Delineation.** Prior to the start of construction, the qualified biologist shall clearly delineate (i.e., with stakes, flagging, fencing, and/or temporary signage) the work areas to ensure that no work occurs outside the approved limits of disturbance.

Measure BIO-6 **Worker Environmental Awareness Program (WEAP).** Prior to any ground disturbance or construction activities, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the California red-legged frog, western spadefoot, American badger, northern California legless lizard, and their habitats, the specific measures that are being implemented to avoid adverse effects to biological resources, and the boundaries within which the project may be accomplished. The training shall explain local, State, and federal regulations/authorizations pertaining to biological resources that are/may be applicable to the project, as well as all measures related to biological resources that must be implemented during construction.

Measure BIO-7 Consultation with CDFW and USFWS for Listed Wildlife Species. Prior to any project-related ground disturbance or construction activities, the Applicant and/or future land owner shall consult with applicable resource agencies relating to potential impacts on California red-legged frog (USFWS only) and western spadefoot, northern California legless lizard, and American badger (CDFW only). Based on the agency consultations, the State and/or federal agencies may require an Incidental Take Permit (ITP) and any measures required for compliance with the state and/or federal Endangered Species Act shall be implemented by the Applicant and/or future land owner. The Applicant and/or future land owner shall provide proof of the required agency consultations and ITP (if required) to the County of Santa Barbara prior to initiation of project-related activities on the project site.

Measure BIO-8 Preconstruction Surveys, Construction Monitoring, and Reporting. Within 3 days prior to ground disturbance or construction activities, a qualified biologist shall conduct a preconstruction survey to ascertain the presence or absence of special-status wildlife species. The special-status species to be covered under this measure include California red-legged frog, western spadefoot, northern California legless lizard, and American badger. Visual surveys will cover the entire disturbance limits and methodology for preconstruction surveys shall be appropriate for each potentially occurring special-status species. A qualified biological monitor shall be present during all vegetation clearing activities (including grading and/or initial ground disturbance) and ground disturbance to ensure avoidance. Unless otherwise required by project permits, a qualified biologist shall relocate special-status species that may need to be moved prior to or during project construction, when permitted by the wildlife agencies.

When avoidance or relocation is not feasible, the qualified biologist shall establish a buffer, which would be avoided until the qualified biologist determines that work can proceed. The qualified biologist shall receive approvals from the resource agencies prior to handling any special-status wildlife species. If a federally- and/or State-listed or fully-protected species is observed within the project site, work activities with potential to directly or indirectly disturb the animal (as determined by the qualified biologist) shall not occur until the appropriate regulatory agency (CDFW and/or USFWS) has authorized the work to proceed. There are no take permits for fully-protected species.

The results of all pre-construction surveys and compliance monitoring shall be documented and reported to the County by the qualified biologist and the documentation shall be available upon request throughout the duration of construction activities.

Measure BIO-9 Erosion Control and California Red-Legged Frog Exclusionary Fencing. To avoid erosion and sedimentation impacts to the adjacent aquatic features and to minimize project impacts on hydrology and water quality, grading and construction resulting in ground disturbance shall be limited to the typical dry season (April 15 through October 15), to the extent feasible. Additionally, prior to ground disturbance, the

project contractor shall install adequate erosion and sedimentation barriers (e.g., silt fencing, as described below) to prevent any sediment-laden runoff or debris from adjacent aquatic features. This silt fencing shall also serve as a temporary barrier to minimize the potential for California red-legged frog (CRLF) to enter work areas during construction. The barriers shall consist of 3-foot-tall silt fencing buried to a depth of at least 6 inches below the soil surface along the outer limits of all work areas. These barriers shall be inspected daily by construction personnel and maintained and repaired as necessary for the duration of construction to ensure that they are functional and are not a hazard to CRLF on the outer side of the fence. A qualified biologist shall monitor the fence installation. All barriers shall be removed following completion of construction.

Measure BIO-10 Nesting Bird Surveys and Avoidance. If vegetation removal, construction, or grading activities are planned to commence within the active nesting bird season (February 15 through August 31), a qualified biologist shall conduct a preconstruction nesting bird survey no more than 5 days prior to the start of such activities. The nesting bird survey shall include the project site and areas immediately adjacent to the site that could potentially be affected by project-related activities such as noise, vibration, increased human activity, and dust, etc. For any active nest(s) identified, the qualified biologist shall establish an appropriate buffer zone around the active nest(s). The appropriate buffer shall be determined by the qualified biologist based on species, location, and the nature of the proposed activities. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active by the qualified biologist. Consultation with CDFW may be necessary to implement reduced nest buffers. Documentation of all survey results shall be provided to the County of Santa Barbara.

Measure BIO-11 Focused Habitat Assessment and Maternity Season Bat Surveys. CDFW-approved bat biologist shall conduct a daytime bat roosting habitat assessment to locate any suitable bat roosting habitat in trees or buildings situated within the project site. During the bat habitat assessment, the bat biologist shall visit each of the potential roost features (e.g., structures and trees) to examine them and assess their potential for use by bats. If suitable roosts are found, follow-up nighttime acoustic and emergence surveys shall be performed during the summer prior to the start of project construction to determine whether any of those sites are used as maternity roost sites or are roosts of special-status bat species.

To the greatest extent feasible, any tree trimming/removal activities shall be performed outside the bat maternity season (April 1 through August 31) to avoid direct impacts to nonvolant (flightless) young that may roost in trees within the study area. This period also coincides with the bird nesting season of March 15 through September 15. If trimming or removal of trees during the bat maternity season (April 1 through August 31) cannot be avoided, any trees that have also been identified as containing suitable bat roosting habitat shall be surveyed at night within three days prior to removal to identify any maternity roosts and avoid “take”

of juvenile bats. These surveys must include acoustic monitoring and observation with night vision equipment to adequately confirm absence of bats. If a maternity roost is found, a buffer will be established as determined by a CDFW-approved bat biologist and the tree will not be removed until the conclusion of the maternity season to avoid potential mortality of juvenile bats.

Trees and snags that have been identified as confirmed or potential roost sites during the habitat assessment and any follow-up surveys require a two-step removal process and the involvement of a bat biologist to ensure that no roosting bats are killed during this activity. This two-step removal shall occur over two consecutive days as follows: on Day 1, branches and limbs not containing cavities, as identified by a qualified bat biologist, will be removed. On Day 2, the remainder of the tree may be removed without supervision by a bat biologist. The disturbance caused by limb or frond removal, followed by an interval of one evening, will allow bats to safely abandon the roost.

Measure BIO-12 Construction Site Housekeeping. Habitat subject to permanent and temporary construction disturbances and other types of ongoing project-related disturbance activities shall be minimized by adhering to the following measures:

a) The project disturbance limits shall be clearly marked with construction fencing (or other highly visible material).

b) All equipment used onsite shall be properly maintained such that no leaks of oil, fuel, hydraulic fluid, or residues occur. Provisions shall be in place to remediate any accidental spills. All equipment shall only be stored in the designated equipment staging area. Construction vehicles shall be confined to a pre-defined equipment access path no greater than the minimum width necessary to complete necessary construction activities.

c) The Owner and/or future land owner shall designate one or more construction equipment filling and storage areas within the designated development to contain spills, facilitate clean0up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by the County and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

d) Project-related vehicles shall observe a daytime speed limit of 20 miles per hour (mph) throughout the site, except on county roads and State and federal highways. Night-time construction shall be minimized to the extent possible. However, if it does occur, then the speed limit shall be reduced to 10 mph. Off-road

traffic outside of the approved disturbance limits shall be prohibited.

e) To prevent inadvertent entrapment of animals during the construction phase of the project, all excavated, steep-walled holes or trenches more than 2-feet deep shall be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape.

f) For the duration of construction activities, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least daily from the construction site.

g) Pets, such as dogs or cats, shall not be permitted on the project site during construction to prevent harassment, injury, or death of wildlife in the project vicinity.

h) Use of rodenticides and herbicides in project sites shall be restricted. This is necessary to prevent primary or secondary poisoning of predators and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and federal legislation

Measure BIO-13 Delineation Verification with Resource Agencies and Permitting. Prior to any modifications to the ephemeral drainage, isolated ephemeral swales, seasonal creek, and/or freshwater pond that are mapped within the project site, a formal jurisdictional delineation survey and report shall be submitted to resource agencies for verification of the extent of waters of the State, waters of the U.S., and California Fish and Game Code Section 1602 jurisdiction on the project site. If one or more agencies determines that impacts to jurisdictional aquatic resources would occur, appropriate permits shall be obtained prior to disturbance of jurisdictional resources, and all required measures shall be implemented. The Applicant and/or future land owner shall provide proof of the required agency consultations to the County of Santa Barbara prior to initiation of project-related activities within the identified aquatic features. If no impacts occur to an identified aquatic resource, no further agency coordination shall be required for that resource.

Measure BIO-14 Ephemeral Drainage Setback. The Applicant and/or future land owner shall maintain a minimum development setback of 50 feet from the ordinary high-water mark of the ephemeral drainage. Protective fencing around native vegetation along the ephemeral drainage shall be installed prior to the start of staging or construction. A qualified biologist shall oversee the implementation of the protective fencing. In locations along the ephemeral drainage where grading is proposed, protective fencing should be used both upstream and downstream of the work area to ensure minimal impacts to surrounding native vegetation.

CONCLUSION

Based on field observations coupled with the habitat suitability analysis conducted for this assessment, the proposed project could impact regionally occurring special-status natural communities, special-status animal species, and jurisdictional aquatic features. The implementation of the recommended measures detailed herein would ensure consistency with local policies related to biological resources and would avoid or minimize impacts to the extent practicable. With successful implementation of the recommended mitigation measures, potentially significant impacts on biological resources would be mitigated to a less-than-significant level.

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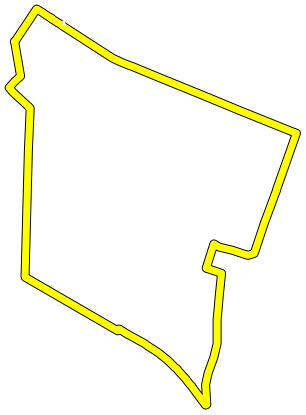
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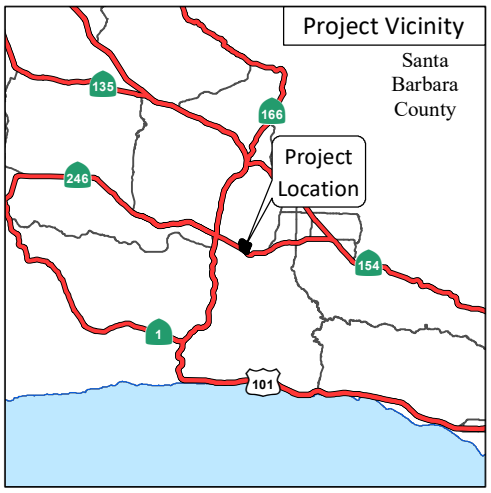
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APPENDIX A

FIGURES



Service Layer Credits: Copyright:© 2013 National Geographic Society, i-cubed



LSA

LEGEND

Project Site

FIGURE 1

N

0 1000 2000

FEET

SOURCE: USGS 7.5' Quad - *Solvag* (1982), *Zaca Creek*(1959), CA

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Sobhani Residential Project

Project Location

LSA

LEGEND

Project Site

0 110 220

FEET

SOURCE: Nearmap (6/24/2022)

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FIGURE 2

Sheet 1 of 2

Sobhani Residential Project

Project Site

LSA

LEGEND

Project Site

0 110 220
FEET

SOURCE: Nearmap (6/24/2022)

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FIGURE 2
Sheet 2 of 2

Sobhani Residential Project

Project Site

LSA

LEGEND

Project Site

Culvert

Vegetation and Land Cover

- Mixed Ornamental
- Ornamental
- Fallow Agriculture Field
- Developed
- Disturbed/Barren
- Ephemeral Drainage
- Freshwater Pond
- Isolated Ephemeral Swale
- Isolated Oak Tree
- Nonnative Annual Grassland
- Coast Live Oak Woodland
- Ruderal
- California Sage Scrub
- Seasonal Creek

0 110 220

FEET

SOURCE: Nearmap (6/24/2022)

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FIGURE 3

Sheet 1 of 2

Sobhani Residential Project

Vegetation and Land Cover

LSA

LEGEND

Project Site

Culvert

Vegetation and Land Cover

- Mixed Ornamental
- Ornamental
- Fallow Agriculture Field
- Developed
- Disturbed/Barren
- Ephemeral Drainage
- Freshwater Pond
- Isolated Ephemeral Swale
- Isolated Oak Tree
- Nonnative Annual Grassland
- Coast Live Oak Woodland
- Ruderal
- California Sage Scrub
- Seasonal Creek

0 110 220

FEET

SOURCE: Nearmap (6/24/2022)

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FIGURE 3

Sheet 2 of 2

Sobhani Residential Project

Vegetation and Land Cover

LSA

LEGEND

Project Site

Soil Type

CuA- Corralitos loamy sand

Mv- Mocho loam

SnC- Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes

SnD- Santa Ynez gravelly fine sandy loam, 9 to 15 percent slopes

TdF- Terrace escarpments

0 110 220

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SOURCE: Nearmap (6/9/2021); Google (2021); NRCS Web Soil Survey (2022)

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FIGURE 4

Sheet 1 of 2

Sobhani Residential Project

Soils

LSA

LEGEND

Project Site

Soil Type

CuA- Corralitos loamy sand

Mv- Mocho loam

SnC- Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes

SnD- Santa Ynez gravelly fine sandy loam, 9 to 15 percent slopes

TdF- Terrace escarpments

0 110 220

FEET

SOURCE: Nearmap (6/9/2021); Google (2021); NRCS Web Soil Survey (2022)

I:\MSO2201\GIS\MXD\Bio\Soils.mxd (5/18/2023)

FIGURE 4

Sheet 2 of 2

Sobhani Residential Project

Soils

LSA

LEGEND

Project Site

Preliminary Site Plan

Lot Lines

Preliminary Grading Limits

Development Exclusion Areas

Vegetation and Land Cover

Mixed Ornamental

Ornamental

Fallow Agriculture Field

Developed

Disturbed/Barren

Ephemeral Drainage

Freshwater Pond

Isolated Ephemeral Swale

Isolated Oak Tree

Nonnative Annual Grassland

Coast Live Oak Woodland

Ruderal

California Sage Scrub

Seasonal Creek

0 110 220

FEET

SOURCE: Nearmap (6/24/2022)

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FIGURE 5

Sheet 1 of 2

Sobhani Residential Project

Project Impacts

LSA

LEGEND

Project Site

Preliminary Site Plan

Lot Lines

Preliminary Grading Limits

Development Exclusion Areas

Vegetation and Land Cover

Mixed Ornamental

Ornamental

Fallow Agriculture Field

Developed

Disturbed/Barren

Ephemeral Drainage

Freshwater Pond

Isolated Ephemeral Swale

Isolated Oak Tree

Nonnative Annual Grassland

Coast Live Oak Woodland

Ruderal

California Sage Scrub

Seasonal Creek

0 110 220

FEET

SOURCE: Nearmap (6/24/2022)

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FIGURE 5

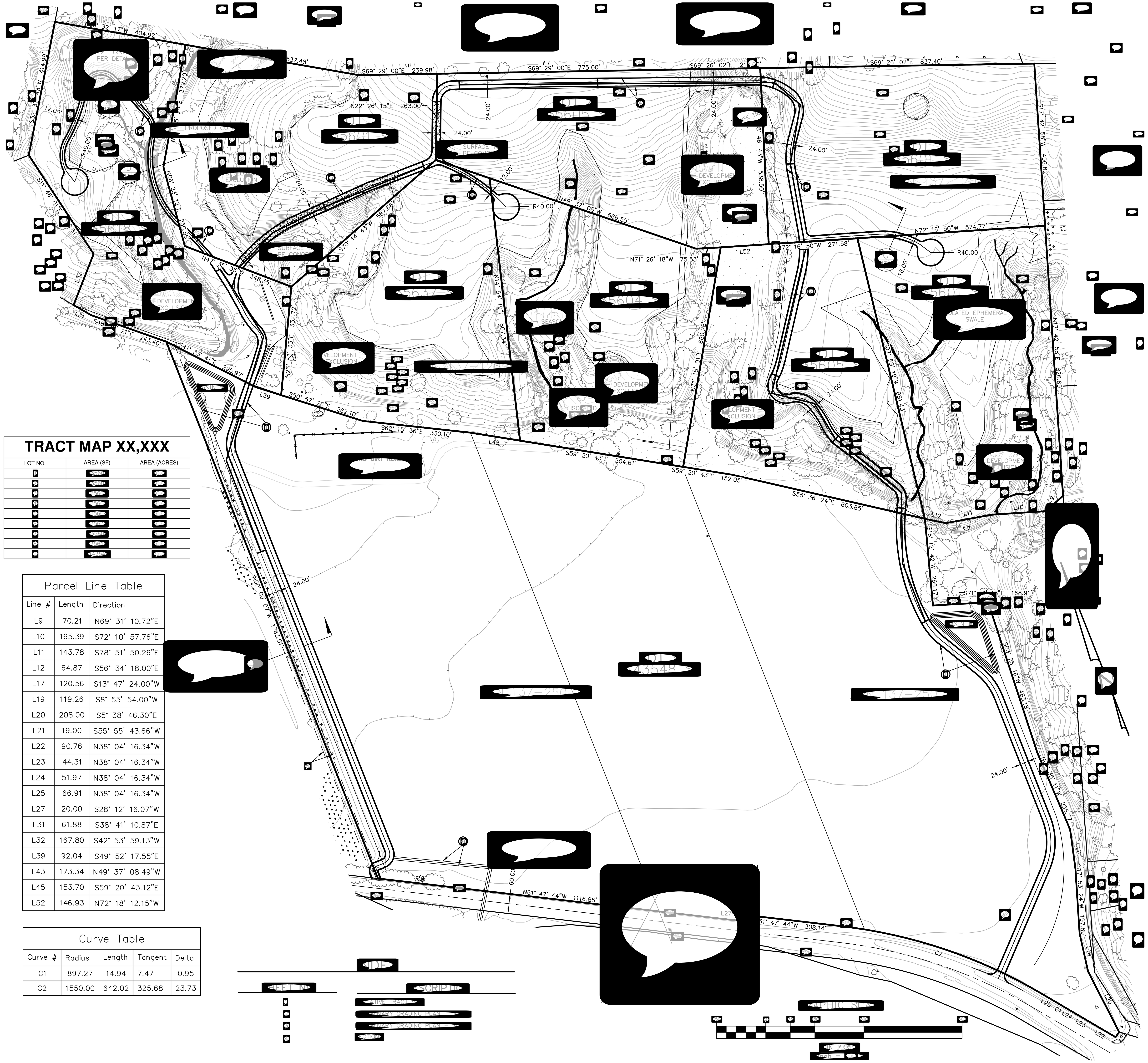
Sheet 2 of 2

Sobhani Residential Project

Project Impacts

APPENDIX B

SITE PLAN



TRACT MAP XX,XXX

LOT NO.	AREA (SF)	AREA (ACRES)
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]

Parcel Line Table

Line #	Length	Direction
L9	70.21	N69° 31' 10.72"E
L10	165.39	S72° 10' 57.76"E
L11	143.78	S78° 51' 50.26"E
L12	64.87	S56° 34' 18.00"E
L17	120.56	S13° 47' 24.00"W
L19	119.26	S8° 55' 54.00"W
L20	208.00	S5° 38' 46.30"E
L21	19.00	S55° 55' 43.66"W
L22	90.76	N38° 04' 16.34"W
L23	44.31	N38° 04' 16.34"W
L24	51.97	N38° 04' 16.34"W
L25	66.91	N38° 04' 16.34"W
L27	20.00	S28° 12' 16.07"W
L31	61.88	S38° 41' 10.87"E
L32	167.80	S42° 53' 59.13"W
L39	92.04	S49° 52' 17.55"E
L43	173.34	N49° 37' 08.49"W
L45	153.70	S59° 20' 43.12"E
L52	146.93	N72° 18' 12.15"W

Curve Table

Curve #	Radius	Length	Tangent	Delta
C1	897.27	14.94	7.47	0.95
C2	1550.00	642.02	325.68	23.73

[redacted]

[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]

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REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN'S: 137–120–009; 137–120–023; 137–250–021 AND 137–250–075) THOSE PORTIONS OF TRACTS ONE, TWO, TWENTY FIVE AND TWENTY SIX OF THE RANCHO SAN CARLOS DE JONATA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5, PAGES 51, 52, 56 AND 58 OF MAPS AND SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID TRACT ONE WITH THE SOUTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED SEPTEMBER 22, 1954, AS INSTRUMENT NO. 16369 IN BOOK 1269, PAGE 227 OF OFFICIAL RECORDS, THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 38° 17' 21" WEST 425.58 FEET TO A ½ INCH SURVEY PIPE AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1450 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 44' AN ARC DISTANCE OF 600.63 FEET; THENCE NORTH 62° 01' 21" WEST 23.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE 1ST, SOUTH 0° 02' 40" WEST 905.96 FEET TO A ½ INCH SURVEY PIPE; THENCE 2ND; NORTH 80° 03' 29" WEST 178.10 FEET TO A ½ INCH SURVEY PIPE; THENCE 3RD; NORTH 82° 56' 53" WEST 306.94 FEET TO A ½ INCH SURVEY PIPE;THENCE 4TH, SOUTH 57° 54' 35" WEST 251.14 FEET TO A ½ INCH SURVEY PIPE; THENCE 5TH, NORTH81° 37' 12" WEST 131.40 FEET TO A ½ INCH SURVEY PIPE; THENCE 6TH, NORTH 63° 06' 29" WEST 114.34 FEET TO A ½ INCH SURVEY PIPE; THENCE 7TH, NORTH 41° 30' 16" WEST 38.91 FEET TO A ½ INCH SURVEY PIPE; THENCE 8TH, NORTH 57° 55' 18" WEST 274.70 FEET TO A ½ INCH SURVEY PIPE; THENCE 9TH, NORTH 87° 46' 50" WEST 172.30 FEET TO A ½ INCH SURVEY PIPE; THENCE 10TH, NORTH 12° 21' 30" WEST 415.65 FEET TO A ½ INCH SURVEY PIPE; THENCE 11TH, NORTH 16° 03' 47" EAST 130.80 FEET TO A ½ INCH SURVEY PIPE; THENCE 12TH, NORTH 32° 44' 42" EAST 875.66 FEET TO THE CENTER LINE OF STATE HIGHWAY 246; THENCE 13TH, ALONG SAID CENTER LINE NORTH 61° 53' 41" WEST 301.42 FEET TO A POINT FROM WHICH A ½ INCH SURVEY PIPE SET ON THE NORTHEASTERLY LINE OF SAID HIGHWAY BEARS NORTH 0° 01' 16" WEST 34.01 FEET; THENCE 14TH, NORTH 0° 01' 16" WEST 1795.85 FEET TO A POINT IN THE COMMON LINE BETWEEN TRACTS 2 AND 25 OF SAID RANCHO SAN CARLOS DE JONATA, THENCE ALONG SAID COMMON LINE 15TH, NORTH 48° 58' 40" WEST 243.35 FEET TO A ½ INCH SURVEY PIPE; THENCE 16TH, ALONG SAID LINE NORTH 38° 41' 10" WEST 61.88 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE TRACT OF LAND DESCRIBED AS PARCEL ONE IN THE DEED TO ROBERT G. PETERSEN, ET UX., RECORDED MAY 20, 1964, AS INSTRUMENT NO. 20972, IN BOOK 2050, PAGE 805 OF OFFICIAL RECORDS; THENCE 17TH, ALONG SAID LINE NORTH 42° 52' 20" EAST 167.82 FEET TO A ½ INCH SURVEY PIPE SET AT THE MOST EASTERLY CORNER OF SAID TRACT; THENCE 18TH, ALONG SAID LINE NORTH 11° 46' WEST 360.79 FEET TO A ¾INCH SURVEY PIPE SET ON THE COMMON BOUNDARY LINE BETWEEN TRACTS 24 AND 25 OF SAID RANCHO SAN CARLOS DE JONATA; THENCE 19TH, ALONG SAID LINE NORTH 32° 35' EAST 415.40 FEET TO A 1¼ INCH SURVEY PIPE MARKED "RE 2928" ON A DISC, FROM WHICH A ¾INCH SURVEY PIPE SHOWN ON THE MAP OF SAID RANCHO BEARS NORTH 32° 35" EAST 233.40 FEET; THENCE 20TH, LEAVING SAID COMMON LINE, SOUTH 58° 32' 15" EAST 943.19 FEET TO A 1¼ INCH SURVEY PIPE MARKED "RE 2928" ON A DISC; THENCE 21ST, SOUTH 69° 29' EAST 1008.50 FEET TO A INCH SURVEY PIPE SET AT THE MOST NORTHERLY CORNER OF TRACT 26 OF SAID RANCHO SAN CARLOS DE JONATA; THENCE 22ND, CONTINUING ALONG THE NORTHEASTERLY LINE OF TRACT 26 SOUTH 69° 27' EAST 1050.3 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT 26; THENCE 23RD, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT SOUTH 17° 44' WEST TO THE MOST EASTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN THE DEED TO HENRY G. PETERSEN, ET UX., RECORDED FEBRUARY 28, 1956, AS INSTRUMENT NO. 3807 IN BOOK 1364, PAGE 240 OF OFFICIAL RECORDS, THENCE, ALONG THE BOUNDARY OF SAID PETERSEN TRACT, 24TH, SOUTH 59° 42' 30" WEST 69.66 FEET TO A ¾INCH SURVEY PIPE; THENCE 25TH, NORTH 72° 16' WEST 165.49 FEET TO A ¾INCH SURVEY PIPE; THENCE 26TH, NORTH 78° 47' 30" WEST 143.65 FEET TO A ¾INCH SURVEY PIPE; THENCE 27TH, NORTH 56° 28' 30" WEST 64.92 FEET TO A ¾INCH SURVEY PIPE;THENCE 28TH, SOUTH 16° 18' 20" WEST 266.37 FEET TO A ¾INCH SURVEY PIPE; THENCE 29TH, SOUTH 71° 48' 15" EAST 169.04 FEET TO A POINT FROM WHICH A ¾INCH SURVEY PIPE BEARS SOUTH 71° 48' 15" EAST 15.00 FEET; THENCE 30TH, LEAVING THE BOUNDARY OF SAID PETERSEN TRACT, SOUTH 3° 24' 08" WEST 482.80 FEET; THENCE 31ST, SOUTH 0° 33' 07" EAST 255.85 FEET; THENCE 32ND, SOUTH 13° 49' 30" EAST 120.60 FEET; THENCE 33RD, SOUTH 17° 55' 30" WEST 197.95 FEET; THENCE 34TH, SOUTH 8° 58' 00" WEST 119.30 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID PETERSEN TRACT HEREIN LAST ABOVE REFERRED TO; THENCE 35TH, SOUTHERLY TO THE INTERSECTION OF THE EASTERLY LINE OF TRACT ONE OF SAID RANCHO SAN CARLOS DE JONATA AND THE NORTHEASTERLY END OF THE 11TH COURSE OF THE TRACT OF LAND DESCRIBED IN THE DEED TO STATE OF CALIFORNIA RECORDED IN BOOK 1269, PAGE 227 OF OFFICIAL RECORDS, HEREIN REFERRED TO, THENCE 36TH, ALONG THE SAID 11TH COURSE SOUTH 50° 58' 11" WEST 19.77 FEET; THENCE 37TH, ALONG THE 10TH COURSE IN SAID DEED NORTH 38° 17' 21" WEST 268.89 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1550 FEET; THENCE 38TH, ALONG THE 9TH COURSE IN SAID DEED THROUGH A CENTRAL ANGLE OF 23° 44' AN ARC DISTANCE OF 642.05 FEET; THENCE 39TH, ALONG THE 8TH COURSE IN SAID DEED NORTH 62° 01' 21" WEST 307.96 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT; THENCE 40TH, ALONG THE 7TH, 6TH AND 5TH COURSES DESCRIBED IN SAID DEED TO THE STATE OF CALIFORNIA SOUTH 27° 58' 39" WEST 100.00 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT; THENCE 41ST, ALONG THE 4TH COURSE IN SAID DEED SOUTH 62° 01' 21" EAST 284.57 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE STATE OF CALIFORNIA, IN GRANT DEED RECORDED JULY 1, 1998 AS INSTRUMENT NO. 98–49403 BOTH OF OFFICIAL RECORD.
EXCEPTING THEREFROM PARCEL C OF PARCEL MAP NO. 10748 IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AS PER THE MAP FILED IN BOOK 3, PAGE 46 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPTING FROM THE PORTIONS OF SAID LAND LYING WITHIN THE LINES OF TRACT 25 ALL PETROLEUM AND OTHER HYDROCARBON SUBSTANCES, INCLUDING NATURAL GAS IN AND UPON THAT 1/2 PORTION OF SAID LAND.

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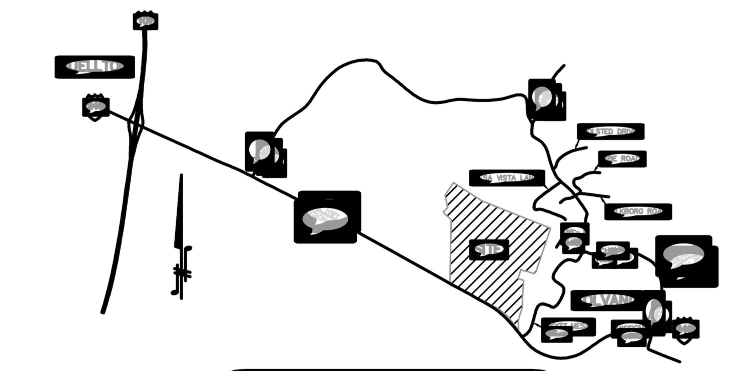
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Fargen Surveys, Inc. Santa Maria

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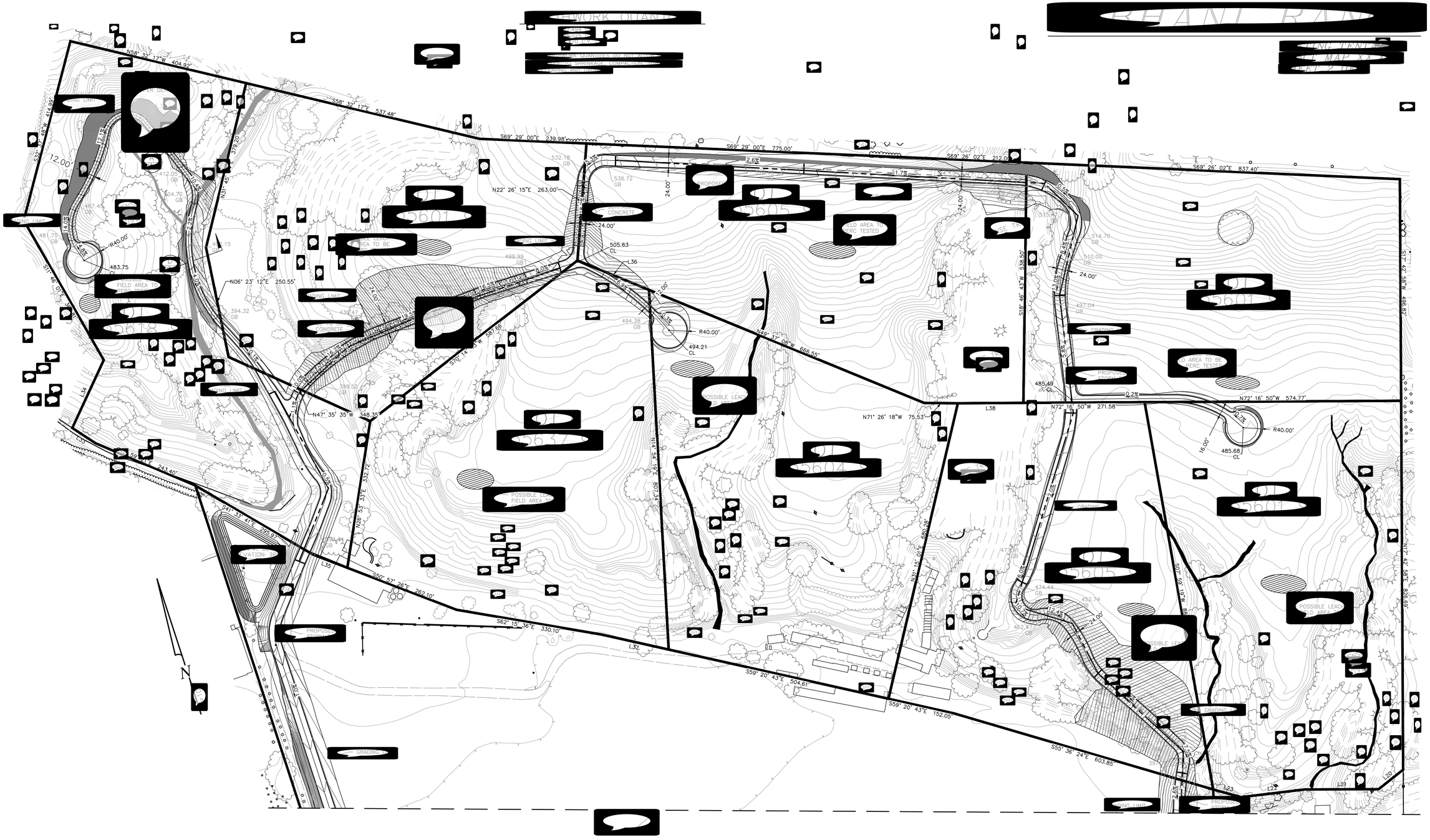
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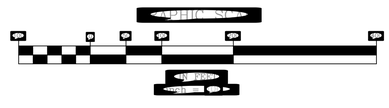
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BETHEL engineering

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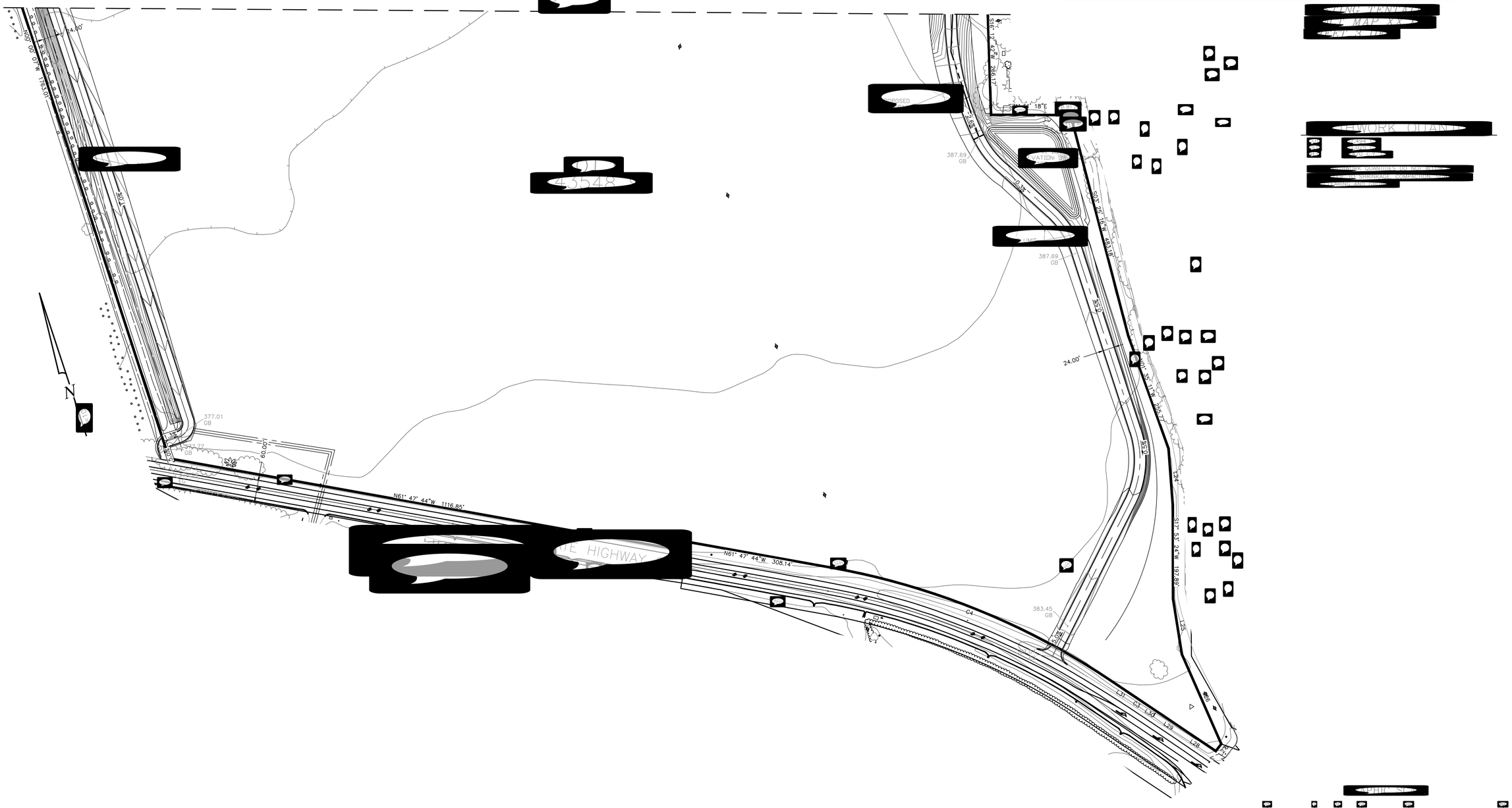

N58° 32' 17"W 404.99'
S58° 32' 17"E 537.48'
S69° 29' 00"E 239.98'
S69° 29' 00"E 775.00'
S69° 26' 02"E 212.00'
S69° 26' 02"E 837.40'
N22° 26' 15"E 263.00'
N06° 23' 12"E 250.55'
N47° 35' 35"W 348.35'
S74° 14' 53"W 50.68'
N89° 37' 08"W 666.55'
N71° 26' 18"W 75.53'
N72° 16' 50"W 574.77'
N72° 16' 50"W 271.58'
S50° 57' 26"E 262.10'
S62° 15' 36"E 330.10'
S59° 20' 43"E 504.61'
S59° 20' 43"E 152.05'
S55° 36' 24"E 603.85'
S18° 46' 43"W 538.50'
S17° 49' 35"W 496.82'
R40.00'
505.63 CL
494.21 CL
485.49 CL
485.68 CL
483.75 CL
24.00'
16.00'
12.00'
L34
L35
L36
L37
L38
9601
9602
9603
9604
9605
PROPOSED GRADING
FIELD AREA TO BE PERC TESTED
POSSIBLE LEACH FIELD AREA
GRADING
N




Farzen Surveys, Inc.
Santa Maria




BETHEL
engineering

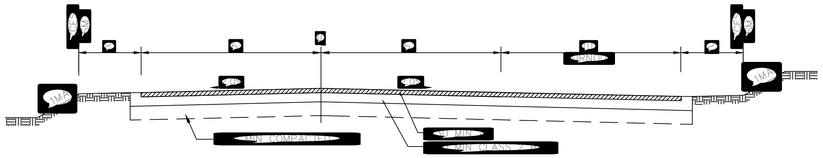


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Santa Maria

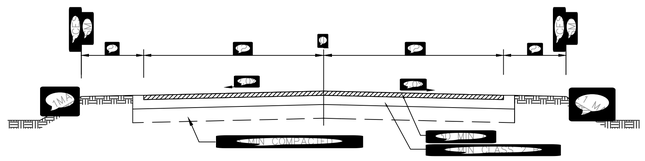
SANTA MARIA, CA
PHONE: 805-934-9
FAX: 805-934-9

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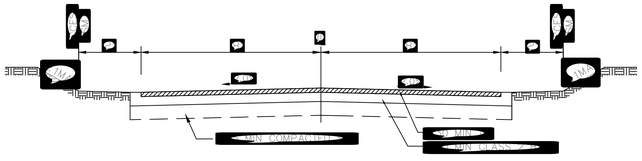
BETHEL engineering



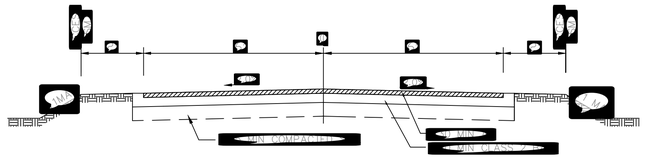
A 12' PRIVATE ROAD SECTION TO TURNOUT
NTS



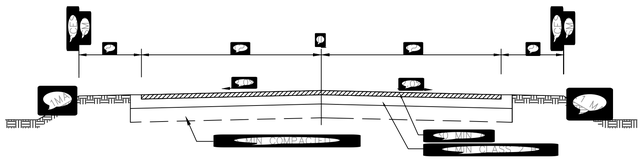
B 24' PRIVATE ROAD TYPICAL SECTION
NTS



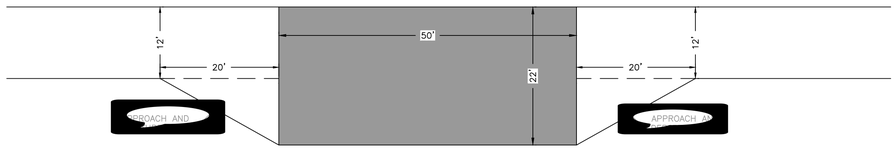
C 16' PRIVATE ROAD TYPICAL SECTION
NTS



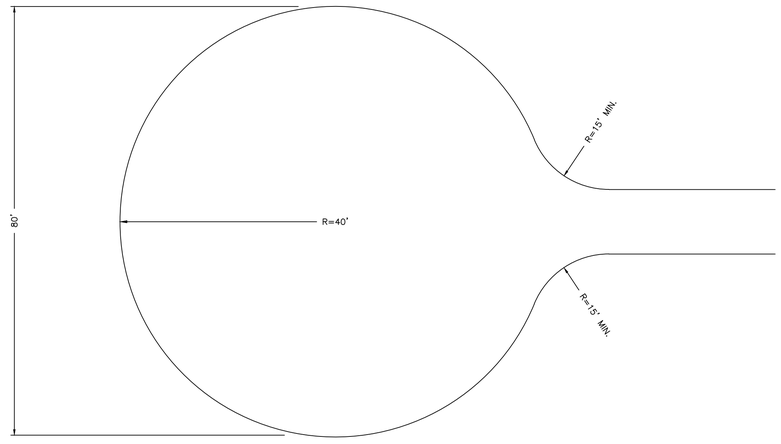
D 12' PRIVATE ROAD TYPICAL SECTION
NTS



E 24' PRIVATE ROAD CONCRETE SECTION
NTS



F TURNOUT FOR 12' DRIVEWAY
NTS



G BULB TURNAROUND WITH NO PARKING
NTS

Fargen Surveys, Inc.
Santa Maria

SANTA MARIA, CA 93
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FAX: 805-934-

upco
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Atascadero
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Templeton
Arroyo Grande, California 93420
San Luis Obispo, California 93455
805.473.1225

BETHEL engineering
Arroyo Grande
Paso Robles
Templeton
(805) 473-1225
San Luis Obispo
Arroyo Grande

APPENDIX C

REPRESENTATIVE SITE PHOTOS



View of the barren/disturbed area within the study area, facing southwest. March 8, 2022



View of the disturbed/barren areas and coast live oak woodland within study area, facing north. March 8, 2022



View of the non-native annual grassland, facing east. March 8, 2022



Overview of study area and non-native annual grassland, facing south. March 8, 2022



View of the study area, displaying non-native annual grassland, facing east. March 8, 2022



View of the toe slope of the mesa displaying patches of California sagebrush scrub and ruderal habitat, facing west. March 8, 2022



View of seasonal creek and freshwater pond located underneath coast live oak woodland, facing west. March 8, 2022



View of the non-native annual grassland, facing north. March 8, 2022



View of the ephemeral swale, non-native grassland, and coast live oak woodland, facing south. March 8, 2022



View of the ephemeral swale, non-native grassland, and coast live oak woodland, facing southeast. March 8, 2022



View of the ephemeral drainage, facing southeast. March 8, 2022



View of the non-native grassland located on the western side of the study area, facing southwest. March 8, 2022



View of developed and disturbed/barren areas, facing southeast. April 27, 2023



View of the disturbed/barren area and fallow agricultural field in the background, facing south. April 27, 2023



View of fallow agricultural field, facing north. April 27, 2023



View of fallow agricultural field and disturbed/barren area, facing west. April 27, 2023

APPENDIX D

PLANT AND ANIMAL SPECIES OBSERVED

VASCUALR PLANT SPECIES OBSERVED

LSA Biologists Kelly McDonald and Bo Gould observed the following vascular plant species in the specified project site on March 8, April 25, June 29, 2022, and April 27, 2023.

Scientific Name	Common Name
LICHENS	
Ramalina menziesii	Lace lichen
GYMNOSPERMS	
Adoxaceae	**Muskroot Family**
Sambucus nigra	Blue elderberry
Agavaceae	**Century Plant Family**
Chlorogalum pomeridianum	Wavyleaf soap plant
Anacardiaceae	**Sumac Family**
*Schinus molle**	Peruvian pepper tree
Toxicodendron diversilobum	Poison oak
Apiaceae	**Carrot Family**
*Apium graveolens**	Garden celery
*Conium maculatum**	Poison hemlock
Bowlesia incana	Hoary bowlesia
Sanicula crassicaulis	Pacific sanicle
Lomatium utriculatum	Common lomatium
Apocynaceae	**Milkweed Family**
Asclepias eriocarpa	Woolypod milkweed
Araceae	**Arum Family**
Lemna sp.	Duckweed
Asteraceae	**Sunflower Family**
Artemisia californica	California sagebrush
Ambrosia psilostachya	Western ragweed
Baccharis pilularis	Coyote brush
Baccharis salicifolia	Mulefat
*Centaurea melitensis**	Tocalote
Corethrogyne filaginifolia	Common sandaster
Deinandra paniculata	San Diego tarweed
*Lactuca serriola**	Prickly lettuce
Isocoma menziesii	Menzies' goldenbush
*Silybum marianum**	Milk thistle
Stephanomeria sp.	Wirelettuce
*Xanthium strumarium**	Spiny cockle bur
Boraginaceae	**Borage Family**
Amsinckia intermedia	Common fiddleneck
Pholistoma auritum	Fiesta flower
Plagiobothrys nothofulvus	Rusty haired popcorn flower
Brassicaceae	**Mustard Family**
*Brassica nigra**	Black mustard
*Capsella bursa-pastoris**	Shepherd's purse
*Hirschfeldia incana**	Field mustard
Lepidium nitidum	Shining peppergrass
Caryophyllaceae	**Pink Family**
*Silene gallica**	Common catchfly
Chenopodiaceae	**Goosefoot Family**
Chenopodium californicum	California goosefoot
*Chenopodium murale**	Nettle leaf goosefoot

Scientific Name	Common Name
Convolvulaceae	**Morning-Glory Family**
*Convolvulus arvensis**	Field bindweed
Euphorbiaceae	**Spurge Family**
Croton setiger	Turkey-mullein
Fabaceae	**Pea Family**
Acmispon americanus var. *americanus*	Spanish lotus
Acmispon glaber	Deerweed
Lupinus bicolor	Miniature lupine
Lupinus microcarpus	Chick lupine
Lupinus succulentus	Arroyo lupine
*Melilotus officinalis**	White sweetclover
*Vicia villosa**	Hairy vetch
Fagaceae	**Beech Family**
Quercus agrifolia	Coast live oak
Quercus douglasii	Blue oak
Quercus lobata	Valley oak
Geraniaceae	**Geranium Family**
*Erodium cicutarium**	Redstem filaree
Iridaceae	**Iris Family**
Sisyrinchium bellum	Western blue-eyed grass
Lamiaceae	**Mint Family**
*Lamium amplexicaule**	Henbit
*Marrubium vulgare**	White horehound
Stachys bullata	California hedge nettle
Trichostema lanceolatum	Vinegarweed
Malvaceae	**Mallow Family**
Malacothamnus fasciculatus	Chaparral bush mallow
*Malva parviflora**	Cheeseweed
Montiaceae	**Miner's Lettuce Family**
Calandrinia menziesii	Red maids
Claytonia perfoliate	Miner's lettuce
Myrsinaceae	**Myrsine Family**
*Lysimachia arvensis**	Scarlet pimpernel
Oleaceae	**Olive Family**
*Olea europaea**	Olive
Papaveraceae	**Poppy Family**
Eschscholzia californica	California poppy
Polygonaceae	**Buckwheat Family**
*Rumex crispus**	Curly dock
Pinaceae	**Pine Family**
*Cedrus deodara**	Deodar cedar
Plantaginaceae	**Plantain Family**
Plantago erecta	Dot-seed plantain
Phrymaceae	**Lopseed Family**
Diplacus aurantiacus	Sticky monkeyflower
Ranunculaceae	**Buttercup Family**
Ranunculus californicus	California buttercup
Rubiaceae	**Madder Family**
Galium aparine	Common bedstraw
Salicaceae	**Willow Family**
Salix sp.	Willow
Solanaceae	**Nightshade Family**

Scientific Name	Common Name
*Datura stramonium**	Jimsonweed
Themidaceae	**Brodiaea Family**
Brodiaea jolonensis	Mesa brodiaea
Dipterostemon capitatus	Blue dicks
Typhaceae	**Cattail Family**
Typha sp.	Cattail
Verbenaceae	**Vervain Family**
Verbena lasiostachys	Common verbena
MONOCOTS	
Poaceae	**Grass Family**
*Avena barbata**	Slender wild oat
*Avena fatua**	Common wild oat
*Bromus diandrus**	Ripgut brome
*Bromus rubens**	Red brome
*Festuca bromoides**	Brome fescue
Hordeum marinum sp. *gussoneanum**	Mediterranean barley
*Lamarckia aurea**	Goldentop grass
Stipa miliacea var. *miliacea**	Smilo grass
Stipa pulchra	Purple needle grass

ANIMAL SPECIES OBSERVED

LSA Biologists Kelly McDonald and Bo Gould observed the following wildlife species in the specified project site on March 8, April 25, June 29, 2022, and April 27, 2023.

* introduced species not native to California

Scientific Name	Common Name
BIRDS	
Odontophoridae	**Grouse, Quail, and Allies**
Callipepla californica	California quail
Columbidae	**Pigeons and Doves**
Zenaida macroura	Mourning dove
Cathartidae	**Vultures, Hawks, and Allies**
Cathartes aura	Turkey vulture
Accipitridae	**Vultures, Hawks, and Allies**
Buteo jamaicensis	Red-tailed hawk
Falconidae	**Falcons and Caracaras**
Falco sparverius	American kestrel
Strigidae	**Owls**
Bubo virginianus	Great horned owl
Tyto alba	Barn owl
Sittidae	**Nuthatches**
Sitta carolinensis	White-breasted nuthatch
Picidae	**Woodpeckers**
Colaptes auratus	Northern flicker
Melanerpes formicivorus	Acorn woodpecker
Corvidae	**Jays, Magpies, Crows, and Ravens**
Aphelocoma californica	California scrub-jay
Corvus brachyrhynchos	American crow
Icteridae	**Blackbirds**
Sturnella neglecta	Western meadowlark
Troglodytidae	**Wrens**
Thryomanes bewickii	Bewick's wren
Tyrannidae	**Tyrant Flycatchers**
Sayornis nigricans	Black phoebe
Sayornis saya	Say's phoebe
Turdidae	**Thrushes**
Sialia mexicana	Western bluebird
Paridae	**Tits, Chickadees, and Titmice**
Baeolophus inornatus	Oak titmouse
Parulidae	**Wood-warblers**
Setophaga coronate	Yellow-rumped warbler
Fringillidae	**Finches, Euphonias, and Allies**
Spinus psaltria	Lesser goldfinch
Passerellidae	**New World Sparrows**
Haemorhous mexicanus	House finch
Junco hyemalis	Dark-eyed junco
Melozone crissalis	California towhee
Melospiza melodia	Song sparrow
Zonotrichia leucophrys	White-crowned sparrow
Sturnidae	**Starling and Mynas**

Scientific Name	Common Name
*Sturnus vulgaris**	European starling
REPTILES	
Phrynosomatidae	**Spiny Lizards**
Sceloporus occidentalis	Western fence lizard
AMPHIBIANS	
Hylidae	**Tree Frogs**
Pseudacris hypochondriaca	Baja California tree frog
MAMMALS	
Cervidae	**Deer**
Odocoileus hemionus	Mule deer
Geomyidae	**Pocket Gophers**
Thomomys bottae	Botta's pocket gopher
Vespertilionidae	**Bats**
Chiroptera spp.	Multiple bat species

APPENDIX E

SPECIAL-STATUS SPECIES IDENTIFIED AS POTENTIALLY OCCURING IN THE VICNITY OF THE PROJECT SITE

Regional Special-Status Plant Species

Common Name	Scientific Name	Status	General Habitat Description	Flowering Period	Likelihood of Occurrence in the Project site and Rationale
Hoover's bentgrass	*Agrostis hooveri*	US: – CA: – CNPS: 1B.2	Perennial herb occurring in mostly sandy soil within chaparral, closed-cone coniferous forest, cismontane woodland, and valley/foothill grassland between 6 and 610 m in elevation. Found in San Luis Obispo and Santa Barbara counties.	April–July	**Low probability of occurrence.** There is one historical record of occurrence in the project vicinity[1] (CNDDB 1976) and marginally suitable is present within the project site.
Santa Ynez groundstar	*Ancistrocarphus keilii*	US: – CA: – CNPS: 1B.1	Annual herb occurring in sandy soil within chaparral and cismontane woodland between 40 and 130 m in elevation. Santa Barbara County.	March–April	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity; however, marginal suitable habitat is present.
La Purisima manzanita	*Arctostaphylos purissima*	US: – CA: – CNPS: 1B.1	Perennial evergreen shrub found in coastal scrub and sandy chaparral between 60 and 390 m in elevation. Santa Barbara County.	November–May	**Not expected.** There are no known records of occurrence in the project vicinity and suitable habitat is absent. No manzanita species were observed during the field survey.
Refugio manzanita	*Arctostaphylos refugioensis*	US: – CA: – CNPS: 1B.2	Perennial evergreen shrub found in chaparral (sandstone) between 274 and 820 m in elevation. Santa Barbara County.	(May) December–March	**Not expected.** There are no known records of occurrence in the project vicinity and suitable habitat is absent. No manzanita species were observed during the field survey.
Sand mesa manzanita	*Arctostaphylos rudis*	US: – CA: – CNPS: 1B.2	Perennial evergreen shrub occurring in maritime, sandy chaparral between 25 and 322 m. Santa Barbara County.	November–February	**Not expected.** There are no known records of occurrence in the project vicinity and suitable habitat is absent. No manzanita species were observed during the field survey.
Mile's milk-vetch	*Astragalus didymocarpus* var. *milesianus*	US: – CA: – CNPS: 1B.2	Annual herb found in coastal scrub on clay soils between 20 and 90 m in elevation. Found in San Luis Obispo, Santa Barbara, and Ventura counties.	March–June	**Not expected.** There is one known historical record of occurrence in the project vicinity (CNDDB 1935) and no clay soils are present within the project site.
Davidson's saltscale	*Atriplex serenana* var. *davidsonii*	US: – CA: – CNPS: 1B.2	Annual herb occurring in coastal bluff scrub and coastal scrub in alkaline soils between 10 and 200 m in elevation. Found in Los Angeles, Orange, Ventura, Riverside, and Santa Barbara counties.	June–August	**Not expected.** There are no known records of occurrence in the project vicinity and suitable habitat is absent.
Late-flowered mariposa-lily	*Calochortus fimbriatus*	US: – CA: – CNPS: 1B.3	Perennial bulbiferous herb occurring in chaparral, cismontane woodland, and riparian woodland on sometimes	June–August	**Low probability of occurrence.** There are no known records of occurrence in the project

Regional Special-Status Plant Species

Common Name	Scientific Name	Status	General Habitat Description	Flowering Period	Likelihood of Occurrence in the Project site and Rationale
			serpentine soil between 274 and 1,905 m in elevation. Found in Los Angeles, Monterey, San Luis Obispo, Santa Barbara, and Ventura counties.		vicinity and some marginal suitable habitat is present.
Santa Barbara jewelflower	*Caulanthus amplexicaulis* var. *barbarae*	US: – CA: – CNPS: 1B.1	Annual herb occurring in closed-cone coniferous forest, chaparral, and cismontane woodland within serpentinite soils between 470 and 1,220 m in elevation. Santa Barbara County.	May–July	**Not Expected.** There are no known records of occurrence in the project vicinity and the project site does not contain serpentine soils.
Santa Barbara ceanothus	*Ceanothus impressus* var. *impressus*	US: – CA: – CNPS: 1B.2	Perennial shrub occurring in chaparral, sandy soils between 40 and 470 m in elevation. Santa Barbara County.	February–April	**Not expected.** There are no known records of occurrence in the project vicinity and suitable habitat is absent. No ceanothus species were observed during the field survey.
Straight-awned spineflower	*Chorizanthe rectispina*	US: – CA: – CNPS: 1B.2	Annual herb occurring in chaparral, cismontane woodland, and coastal scrub between 85 and 1,035 m in elevation. Found in Monterey, San Luis Obispo, and Santa Barbara counties.	April–July	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity and some marginal suitable habitat is present.
La Graciosa thistle	*Cirsium scariosum* var. *loncholepis*	US: FE CA: CT CNPS: 1B.1	Perennial herb occurring in mesic, sandy cismontane woodland, coastal dunes, coastal scrub, marshes, swamps (brackish), and valley/foothill grassland between 4 and 220 m in elevation. Santa Barbara and San Luis Obispo counties.	May–August	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity and some marginal suitable habitat is present.
California saw-grass	*Cladium californicum*	US: – CA: – CNPS: 2B.2	Perennial rhizomatous herb occurring in meadows, seeps, marshes and swamps (alkaline, freshwater) between 60 and 1,600 m in elevation. Found in Southern California counties.	June–September	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity; however, marginal habitat is present within the project site.
Seaside bird's-beak	*Cordylanthusrigidus* ssp. *Littoralis*	US: – CA: CE CNPS: 1B.1	Annual herb (hemiparasitic) occurring in closed-cone coniferous forest, maritime chaparral, cismontane woodland, coastal dunes, and coastal	April–October	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity and some marginal suitable habitat is present.

Regional Special-Status Plant Species

Common Name	Scientific Name	Status	General Habitat Description	Flowering Period	Likelihood of Occurrence in the Project site and Rationale
			scrub between 0 and 515 m in elevation.		
Gaviota tarplant	*Deinandra increscens* ssp. *Villosa*	US: FE CA: CE CNPS: 1B.2	Annual herb occurring in coastal bluff scrub, coastal scrub, and valley/foothill grassland between 20 and 430 m in elevation. Santa Barbara County.	May–October	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity and marginal suitable habitat is present.
Dune larkspur	*Delphinium parryi* ssp. *blochmaniae*	US: – CA: – CNPS: 1B.2	Perennial herb occurring in maritime chaparral and coastal dunes between 0 and 200 m in elevation. Found in Santa Barbara, San Luis Obispo, and Ventura counties.	April–June	**Not expected.** There are no known records of occurrence in the project vicinity and suitable habitat is absent within the project site.
Umbrella larkspur	*Delphinium umbraculorum*	US: – CA: – CNPS: 1B.3	Perennial herb occurring in chaparral and cismontane woodland between 400 and 1,600 m in elevation. Found in Monterey, San Luis Obispo, Santa Barbara, and Ventura counties.	April–June	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity and some marginal suitable habitat is present.
Vandenberg monkeyflower	*Diplacus vandenbergensis*	US: FE CA: – CNPS: 1B.1	Annual herb occurring in chaparral, cismontane woodland, and coastal dunes between 60 and 120 m in elevation. Santa Barbara County.	April–June	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity and some marginal suitable habitat is present.
Lompoc yerba santa	*Eriodictyon capitatum*	US: FE CA: CR CNPS: 1B.2	Perennial evergreen shrub occurring in coastal bluff scrub, closed-cone coniferous forest, and maritime chaparral between 40 and 900 m in elevation.	May–September	**Not expected.** There are no known records of occurrence in the project vicinity and suitable habitat is absent within the project site.
Ojai fritillary	*Fritillaria ojaiensis*	US: – CA: – CNPS: 1B.2	Perennial bulbiferous herb occurring in broad-leafed upland forest (mesic), chaparral, cismontane woodland, and lower montane coniferous forest between 225 and 998 m in elevation. Found in San Luis Obispo, Santa Barbara, and Ventura counties.	February–July (September)	**Low probability of occurrence.** There is one historical record of occurrence in the project vicinity (CNDDB 1940) and marginal suitable habitat is present.
Mesa horkelia	*Horkelia cuneate* var. *puberula*	US: – CA: – CNPS: 1B.1	Perennial herb occurring in chaparral, cismontane woodland, and coastal scrub on sandy or gravelly soils	February–July	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity and marginal suitable habitat is present.

Regional Special-Status Plant Species

Common Name	Scientific Name	Status	General Habitat Description	Flowering Period	Likelihood of Occurrence in the Project site and Rationale
			between 70 and 810 m in elevation. Found in Central Coast and Southern California counties.		
Kellogg's horkelia	*Horkelia cuneata* var. *sericea*	US: – CA: – CNPS: 1B.1	Perennial herb occurring in closed-cone coniferous forest, maritime chaparral, coastal dunes, and coastal scrub between 10 and 200 m in elevation. Found in Central Coast and Bay Area counties.	April–September	**Not expected.** There are no known records of occurrence in the project vicinity and suitable habitat is absent within the project site.
Coulter's goldfields	*Lasthenia glabrata* ssp. *coulteri*	US: – CA: – CNPS: 1B.1	Annual herb occurring in marshes and swamps (coastal salt), playas, and vernal pools between 1 and 1,220 m in elevation. Found throughout California counties.	February–June	**Not expected.** There are no known records of occurrence in the project vicinity and suitable habitat is absent.
Santa Barbara honeysuckle	*Lonicera subspicata* var. *subspicata*	US: – CA: – CNPS: 1B.2	Annual herb occurring in chaparral, cismontane woodland, and coastal scrub between 10 and 1,000 m in elevation. Found in Los Angeles, Santa Barbara, and Ventura counties.	May–August	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity and marginal suitable habitat is present.
White-veined monardella	*Monardella hypoleuca* ssp. *hypoleuca*	US: – CA: – CNPS: 1B.3	Perennial herb occurring in chaparral and cismontane woodland between 50 and 1,525 m in elevation. Found in Los Angeles, Santa Barbara, and Ventura counties.	May–August	**Low probability of occurrence.** There is one historical record of occurrence in the project vicinity (CNDDB 1929) and marginal suitable habitat is present.
Southern curly-leaved monardella	*Monardella sinuata* ssp. *sinuata*	US: – CA: – CNPS: 1B.1	Annual herb occurring in chaparral, coastal dunes, coastal scrub openings, and cismontane woodland between 0 and 300 m in elevation. San Luis Obispo and Santa Barbara counties.	April–September	**Low probability of occurrence.** There is one record of occurrence in the project vicinity (CNDDB 2012) and marginal suitable habitat is present.
Aparejo grass	*Muhlenbergia utilis*	US: – CA: – CNPS: 2B.2	Perennial rhizomatous herb occurring in chaparral, coastal scrub, meadows, seeps, marshes/swamps, and cismontane woodland between 25 and 2,325 m in elevation. Found in Central Coast and Central Valley counties.	March–October	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity and marginal suitable habitat is present.

Regional Special-Status Plant Species

Common Name	Scientific Name	Status	General Habitat Description	Flowering Period	Likelihood of Occurrence in the Project site and Rationale
Hoffmann's bitter gooseberry	*Ribes amarum* var. *hoffmannii*	US: – CA: – CNPS: 3	Perennial deciduous shrub occurring in chaparral and riparian woodland between 5 and 1,190 m in elevation. Found in San Diego, Santa Barbara, and Ventura counties.	March–April	**Not expected.** There are no known records of occurrence in the project vicinity and marginal suitable habitat is present.
Black-flowered figwort	*Scrophularia atrata*	US: – CA: – CNPS: 1B.2	Perennial herb occurring in chaparral, closed-cone coniferous forest, coastal scrub, coastal dunes, and riparian scrub between 10 and 500 m in elevation. San Luis Obispo and Santa Barbara counties.	March–July	**Not expected.** There are no known records of occurrence in the project vicinity and marginal suitable habitat is present.
Chaparral ragwort	*Senecio aphanactis*	US: – CA: – CNPS: 2B.2	Annual herb occurring in chaparral, cismontane woodland, and coastal scrub between 15 and 800 m in elevation. Found throughout California counties.	January–April	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity and marginal suitable habitat is present.
Sonoran maiden fern	*Thelypteris puberula* var. *sonorensis*	US: – CA: – CNPS: 2B.2	Perennial rhizomatous herb occurring in meadows and seeps between 50 and 610 m in elevation. Found in Los Angeles, Riverside, San Bernardino, and Santa Barbara counties.	January–September	**Not expected.** There are no known records of occurrence in the project vicinity and marginal suitable habitat is present.
Santa Ynez false lupine	*Thermopsis macrophylla*	US: – CA: – CNPS: 1B.3	Perennial rhizomatous herb occurring in chaparral (disturbed areas, granitic, sandy) between 425 and 1,400 m in elevation. Santa Barbara County.	April–June	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity and marginal suitable habitat is present.

Source: CNDDB (2022).

[1] Project vicinity = Project site plus a 5-mile buffer.

Status: Federal Endangered (FE), Federal Threatened (FT), Federal Candidate (FC), Federal Proposed (FP, FPE, FPT), Federal Delisted (FD), California Endangered (CE), California Threatened (CT), California Species of Special Concern (SSC), California Fully Protected Species (CFP), California Special Plant (CSP), California Special Animal (CSA).

California Native Plant Society Designations:
1B = Rare, threatened, or endangered in California and elsewhere
2B = Rare, threatened, or endangered in California, but not elsewhere
0.1 = seriously endangered
0.2 = fairly endangered

CA = California
CNDDB = California Natural Diversity Database.
CNPS = California Native Plant Society
ft = foot/feet
m = meter/meters
mi = mile/miles
US = United States

Regional Special-Status Animal Species

Common Name	Scientific Name	Status Listing	Habitat and Comments	Likelihood of Occurrence in the Project site and Rationale
INSECTS				
Obscure bumble bee	*Bombus caliginosus*	US: – CA: SA	Coastal areas from Santa Barbara County north to Washington state. Food plant genera include *Baccharis, Cirsium, Lupinus, Lotus, Grindelia, and Phacelia*.	**Low-to-Moderate probability of occurrence.** There are no known records of occurrence in the project vicinity[1] and some marginally suitable is present within the project site. Several food plant genera were observed such as *Baccharis* sp. and *Lupinus* sp.
Crotch bumble bee	*Bombus crotchii*	US: – CA: SA	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include *Antirrhinum*, *Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum*.	**Low probability of occurrence.** There are no known records of occurrence in the project vicinity and some marginally suitable is present within the project site.
FISH				
Steelhead - southern California DPS	*Oncorhynchus mykiss irideus* pop. 10	US: FE CA: –	Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County). Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.	**Absent.** There is one known record of occurrence in the project vicinity (CNDDB 1993) and suitable aquatic/stream habitat is absent from the project site.
AMPHIBIANS				
California tiger salamander - Santa Barbara County DPS	*Ambystoma californiense* pop. 2	US: FE CA: CT	Lives in vacant or mammal-occupied burrows throughout most of the year; in grassland, savanna, or open woodland habitats. Needs underground refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	**Not expected.** There are no known records of occurrence in the project vicinity and suitable habitat is absent from the project site.
Foothill yellow-legged frog	*Rana boylii*	US: – CA: CE	Partly shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis.	**Not expected.** There are no known records of occurrence in the project vicinity and suitable aquatic/stream habitat is absent from the project site.
California red-legged frog	*Rana draytonii*	US: FT CA: SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Prefers aquatic habitat with deep (2 ft or deeper) areas with undercut banks, emergent aquatic vegetation, and bank cover. Does not occur in salt marshes or wetland with brackish water.	**High probability of occurrence.** There are five records of occurrence in the project vicinity (CNDDB 1960, 2000, 2007, 2008, 2014) and suitable aquatic breeding habitat is present on site.

Regional Special-Status Animal Species

Common Name	Scientific Name	Status Listing	Habitat and Comments	Likelihood of Occurrence in the Project site and Rationale
Western spadefoot	*Spea hammondii*	US: FC CA: SSC	Occurs primarily in grassland and other relatively open habitats. Found in elevations ranging from sea level to 4,500 ft. Requires temporary pools for breeding.	**Low probability of occurrence (upland/dispersal only).** There is one record of occurrence in the project vicinity (CNDDB 1960), but no suitable aquatic breeding habitat is present on site. The site supports potentially suitable habitat for dispersing individuals.
Coast range newt	*Taricha torosa*	US: – CA: SSC	Coastal drainages from Mendocino County to San Diego County. Lives in terrestrial habitats and will migrate over 1 km to breed in ponds, reservoirs, and slow-moving streams.	**Moderate probability of occurrence.** There are no known records of occurrence in the project vicinity and suitable aquatic breeding habitat is present on site.
REPTILES				
Northern California legless lizard	*Anniella pulchra*	US: – CA: SSC	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. Prefers soils with a high moisture content.	**Moderate probability of occurrence.** There are two records of occurrence in the project vicinity (CNDDB 1974, 1992) and marginal suitable habitat is present in the project site.
Western pond turtle	*Emys marmorata*	US: – CA: SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams, and irrigation ditches, usually with aquatic vegetation, below 6,000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	**Low probability of occurrence.** There are nine records of occurrence at ponds, with the most recent from 2015. Marginal suitable aquatic/pond habitat is present within the project site.
Coast horned lizard	*Phrynosoma blainvillii*	US: – CA: SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	**Moderate probability of occurrence.** There are no known records of occurrence in the project vicinity and suitable habitat is present in the project site.
Two-striped gartersnake	*Thamnophis hammondii*	US: – CA: SSC	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	**Not expected.** There is one record of occurrence in the project vicinity (CNDDB 2008) and aquatic habitat present does contain habitat requirements needed for this species.
BIRDS				
Tricolored blackbird (breeding colony)	*Agelalus tricolor*	US: – CA: CT	Occurs in open country or marshes in large colonies mainly in CA Central Valley. Breeds in freshwater marshes with tall emergent vegetation, feeds on insects.	**Not Expected.** There are no known records of occurrence in the project vicinity and suitable breeding habitat is absent from the project site. The species may pass through the project site vicinity during migrations.
Ferruginous hawk (foraging only)	*Buteo regalis*	US: – CA: SA	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats. Eats mostly	**High Probability of Foraging.** There is one record of occurrence in the project vicinity (CNDDB 1992). There are several eBird records, with the

Regional Special-Status Animal Species

Common Name	Scientific Name	Status Listing	Habitat and Comments	Likelihood of Occurrence in the Project site and Rationale
			lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.	most recent from 2017. Suitable foraging habitat and prey base are present within the project site.
Southwestern willow flycatcher	*Empidonax traillii extimus*	US: FE CA: CE	Riparian woodlands in Southern California.	**Not expected.** There are two records of occurrence in the project vicinity (CNDDB 1989, 1995) and suitable habitat is absent from the project site.
Prairie falcon	*Falco mexicanus*	US: – CA: SA	Inhabits dry, open terrain, either level or hilly. Breeding sites located on cliffs. Forages far afield, even to marshlands and ocean shores.	**High Probability of Foraging; nesting not expected.** There is one known record of occurrence in the project vicinity (CNDDB 1979) and suitable foraging habitat is present but lacks suitable nesting habitat.
Purple martin (nesting)	*Progne subis*	US: – CA: SSC	Inhabits woodlands, low elevation coniferous forest of Douglas-fir, ponderosa pine, and Monterey pine. Nests in old woodpecker cavities mostly; also in human-made structures. Nests often located in tall, isolated trees/snags.	**High Probability of Foraging; moderate probability of nesting.** There are three historical records of occurrence in the project vicinity (CNDDB 1928, 1932, 1938). There are several eBird records, with the most recent from 2019. Suitable foraging and nesting habitat is present.
Least Bell's vireo	*Vireo bellii pusillus*	US: FE CA: CE	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2,000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	**Not expected.** There is one record of occurrence in the project vicinity (CNDDB 2016) and suitable habitat is absent from the project site.
MAMMALS				
Pallid bat	*Antrozous pallidus*	US: – CA: SSC	Deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting.	**Roosting Expected.** There is one record of occurrence in the project vicinity (CNDDB 2015) and suitable roosting and foraging habitat is present in the project site.
Townsend's big-eared bat	*Corynorhinus townsendii*	US: – CA: SSC	Throughout California in a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	**Roosting Expected.** There is one record of occurrence in the project vicinity (CNDDB 2005) and some suitable roosting habitat is present in the project site. Some suitable foraging habitat is present in the project site.
American badger	*Taxidea taxus*	US: – CA: SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	**Low probability of occurrence.** There are two records of occurrence in the project vicinity (CNDDB 1989, 1990) and marginal suitable habitat is present within the project site.

Source: CNDDB (2022).

[1] Project vicinity = Project site plus a 5-mile buffer.

Regional Special-Status Animal Species

Common Name	Scientific Name	Status Listing	Habitat and Comments	Likelihood of Occurrence in the Project site and Rationale

Status: Federal Endangered (FE), Federal Threatened (FT), Federal Candidate (FC), Federal Proposed (FP, FPE, FPT), Federal Delisted (FD), California Endangered (CE), California Threatened (CT), California Species of Special Concern (SSC), California Fully Protected Species (CFP), California Special Animal (CSA)

CA = California
CNDDB = California Natural Diversity Database.
ft = foot/feet
km = kilometer/kilometers
m = meter/meters
mi = mile/miles
US = United States