

Appendix D

Biological Assessment Report

November 7, 2025

BIOLOGICAL ASSESSMENT REPORT
Shelby Residential Development Project
7400 Cathedral Oaks Rd (APN: 077-530-019)
Goleta, California



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- Attachment 1. Photographs of Project Site**
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1.0 INTRODUCTION

This biological assessment report identifies potential short-term and long-term impacts to biological resources caused by the Shelby Residential Project at 7400 Cathedral Oaks Road (APN: 077-530-019) in Goleta, California. This report provides a description of the current conditions on the 14.38-acre property, and in areas directly adjacent to the property (within 100 ft.). This report supersedes the February 8, 2011 Biological Report, the May 5, 2015 Biological Survey, and the July 30, 2025 Biological Report Amendment prepared by Watershed Environmental Inc. This report also evaluates project consistency with adopted City of Goleta biological resources protection policies, development standards, and ordinances. This report has been prepared by Watershed Environmental Inc. biologist Mark de la Garza and environmental/GIS analyst Dominick Burnham under contract to the property owner, the Shelby Family Partnership, LP.

This biological report: describes the currently proposed project, the environmental setting, and survey methods and results; evaluates project consistency with the biological resource protection policies and development standards contained in the City of Goleta General Plan/Coastal Land Use Plan Conservation Element¹ and the City of Goleta Title 17 zoning ordinance², which protects Environmentally Sensitive Habitat Areas (ESHA); and describes allowable activities within Streamside Protection Areas (SPA). This report also assesses potential impacts to biological resources per the 2025 CEQA Guidelines³ and the 2024 County of Santa Barbara Environmental Thresholds and Guidelines Manual⁴, which the City of Goleta has formally adopted. Lastly, this report contains recommended biological mitigation measures to reduce impacts to less than significant levels and ensure project consistency with local biological resource protection policies, development standards, and ordinances, and ensure project compliance with the Federal Endangered Species Act⁵, the California Endangered Species Act⁶, the Federal Migratory Bird Treaty Act⁷, and Section 3503.5 of the California Department of Fish and Game Code⁸.

¹ **City of Goleta.** 2006. General Plan/Coastal Land Use Plan Conservation Element. Adopted October 2, 2006, updated November 2024. Goleta, California. Available online at: <https://www.cityofgoleta.org/home/showpublisheddocument/31364/638682072386670000>.

² **City of Goleta.** April 3, 2020. City of Goleta Title 17 zoning ordinance. Goleta California. Available online at: <https://ecode360.com/44355205#44355205/>

³ **California Code of Regulations.** 2025 CEQA Statue and Guidelines. Sacramento, California. Available online at: https://www.califaep.org/docs/CEQA_Handbook_2025combined.pdf.

⁴ **Santa Barbara County.** 1995, Amended August 2024. *Environmental Thresholds and Guidelines Manual*. Santa Barbara County Planning and Development Department: Santa Barbara, California. Available online at: <https://content.civicplus.com/api/assets/3a8f7de7-7ec5-4971-8ec4-326ec1dc3f23>.

⁵ **Federal Register.** December 27, 1973. Federal Endangered Species Act. Washington D.C. Available online at <https://www.fws.gov/media/endangered-species-act>.

⁶ California Fish and Game Code. 1970 California Endangered Species Act. California Fish and Game Code, Sections 2050 - 2068 and 2070 - 2079. Sacramento, California. Available online at: http://leginfo.ca.gov/faces/codes_displayexpandedbranch.xhtml?tocCode=FGC&division=3.&title=&part=&chapter=1.5.&article=.

⁷ **Federal Register.** 2013. "General Provisions; Revised List of Migratory Birds; Final Rule." Vol. 78, No. 212. November 1. 50 CFR Parts 10 and 21. Department of the Interior, US Fish and Wildlife Service: Washington, DC. Available online at: <https://www.fws.gov/migratorybirds/pdf/policies-and-regulations/MBTAListofBirdsFinalRule.pdf>.

⁸ **CDFW.** 2014. "Section 3503 and 3503.5 - Protection of Birds' Nests." The Resources Agency, CDFW: Sacramento, California. Available online at: <http://www.dfg.ca.gov/wildlife/nongame/regcode.html>.

2.0 PROJECT DESCRIPTION

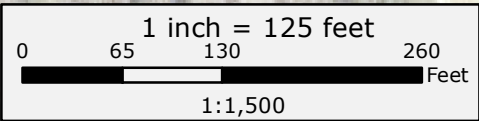
The proposed Shelby Residential Project will subdivide the 14.38-acre property into 59 lots. Three of the lots will be dedicated open space, totaling 1.78 acres, and 56 lots will be single-family residence lots that range in size from 0.14 acre to 0.30 acre (Figure 1). Access to the property will be provided from Cathedral Oaks Road via two new asphalt paved roads that run in a north-south direction and two internal roadways that run in an east-west direction. The roadways will be 40-ft.-wide with 1-ft.-wide concrete curb and gutter, and 5-ft.-wide sidewalks. A 0.28-acre stormwater retention-detention basin will be built in the open space area in the southwestern portion of the property and will outlet to El Encanto Creek via an existing 18-inch diameter storm drain pipe. As part of this development, a new 891-ft.-long by 12-ft.-wide asphalt Class I trail will be built on the north side of Cathedral Oaks Rd in the southern open space area.

3.0 SURVEY METHODS

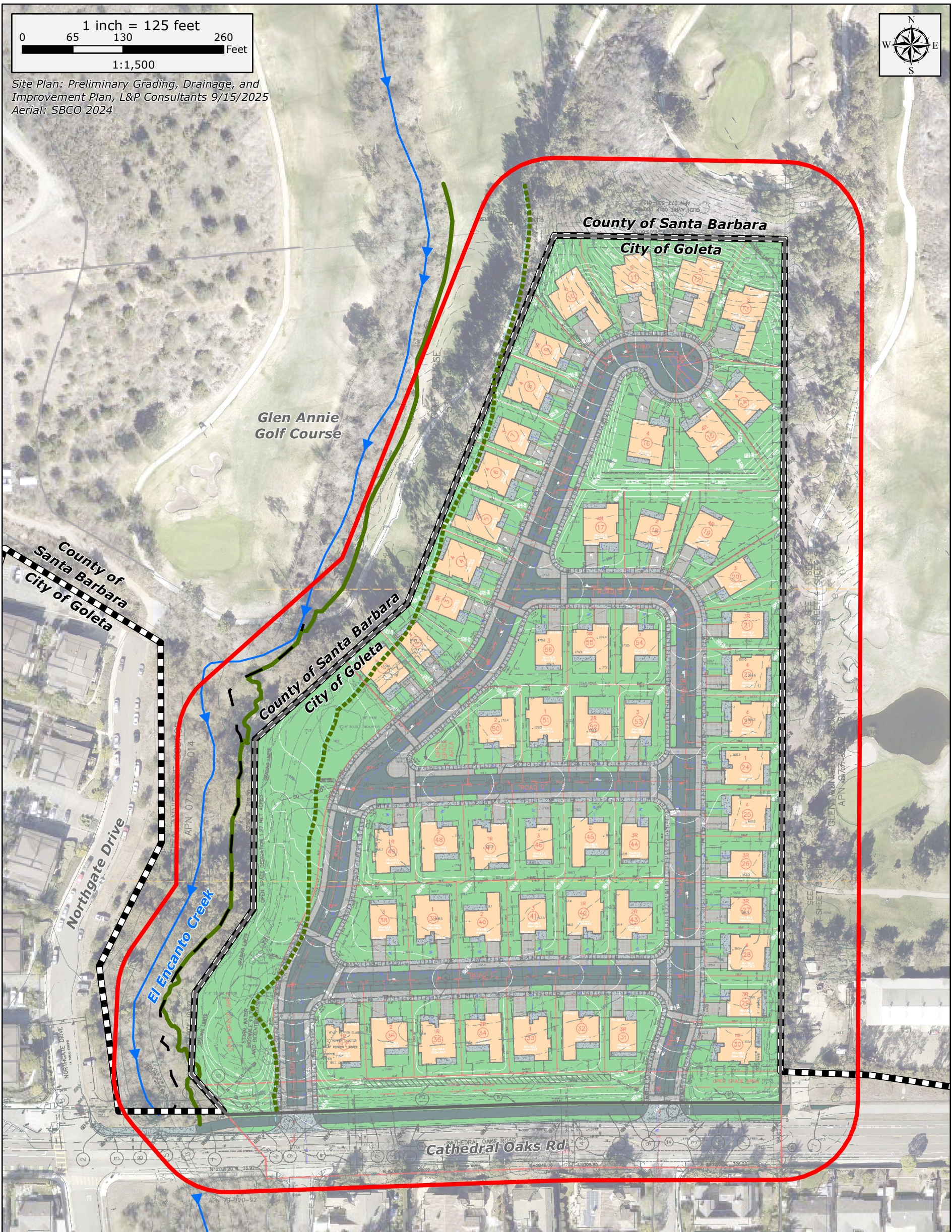
Watershed Environmental, Inc. biologist Mark de la Garza and environmental/GIS analyst Dominick Burnham performed biological surveys of the project site on June 20, July 11, July 21, August 22, November 3, and November 5, 2025, within a 22.97-acre study area that included the entire 14.38-acre property and extended outward 100 ft. beyond the property lines. The study area was established to ensure that all ESHA adjacent to the property and all required setbacks and Streamside Protection Area (SPA) that extend onto the property were identified. Survey duration and weather conditions during performance of these surveys is provided below:

Date: June 20, 2025	Time: 9:00 am - noon	Weather: Clear, calm 66°F
Date: July 11, 2025	Time: 9:00 am – 10:30 am	Weather: Overcast, calm 61°F
Date: July 21, 2025	Time: 10:30 am - 12:30 pm	Weather: Overcast, calm 67°F
Date: August 22, 2025	Time: 8:30 and 1:00 am	Weather: Clear and calm 75°F
Date: November 3, 2025	Time: 8:30 and 10:00 am	Weather: Clear, calm 65°F
Date: November 5, 2025	Time: 8:30 and 10:00 am	Weather: Cloudy, calm 63°F

After our June 20th survey, we contacted the property owners to request that three openings be cut into the chain-link fence along the western property line so we could access the section of El Encanto Creek on the Glen Annie Golf Course property between Northgate Drive and the 7400 Cathedral Oaks Rd project site. After the gaps in the fence were cut, we accessed the creek bed and banks on July 11th and were able to accurately survey and map the vegetation types along El Encanto Creek. We also identified the top-of-bank on the eastern side of the creek as the western edge of an old, abandoned dirt road that is now overgrown but the graded roadway is still visible on the ground surface. Mark Lloyd with L&P Consulting sent out a licensed survey crew to map the precise location of the creek top of bank, which he then provided to us in AutoCAD line file format to overlay on our vegetation and land cover mapping in our Geographic Information Systems (GIS) software. We mapped the edge of El Encanto Creek ESHA as the top-of-bank or the outer limit of riparian vegetation, whichever was greater, and generated a 100-ft. SPA upland buffer line from that. The purpose of the November 3, 2025 survey was to look for raptor nests and perched raptors in trees within the study area. The purpose of the November 5, 2025 survey was to survey the alignment of the storm drain from the detention basin.



Site Plan: Preliminary Grading, Drainage, and Improvement Plan, L&P Consultants 9/15/2025
Aerial: SBCO 2024



Map Items

- Parcel Boundary (14.38 acres)
- Study Area (22.97 acres)
- Top-of-Bank on East Side of El Encanto Creek
- Edge of El Encanto Creek ESHA
- 100-ft. Streamside Protection Area (SPA) Upland Buffer
- City of Goleta General Plan Jurisdiction -
Eastern Goleta Valley Community Plan Jurisdiction

Figure 1. Site Plan

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Field notes were used to record flora and fauna observed. Vegetation and land cover mapping was performed in the field on a 1-in.=35-ft.-scale field map with a 2024-2025 EagleView color aerial photograph background obtained from the County of Santa Barbara Online Land Use and Zoning Map⁹. The trunk diameter at breast height (DBH) of all native trees with trunks and/or tree canopies that extend out onto the property with a trunk diameter of 4 inches or larger were measured with a forester's measuring tape 4.5 ft. above ground level. Native trees were assigned unique identification numbers. Photographs of the project site were taken during performance of our survey to document existing conditions and are provided in Attachment 1.

Botanical surveys included identification of all plant species and vegetation types in the study area. The scientific name of plants was obtained from the *University of California at Berkley Jepson eFlora*¹⁰. Classification of vegetation types follows the methodology described in *A Manual of California Vegetation 2nd Edition*¹¹ which places vegetation into three categories: forest and woodlands, shrublands, and herbaceous stands based on the species present and relative plant cover. The common name of the vegetation types used in this report follows the nomenclature used by the CDFW in the *California Natural Community List*¹².

Wildlife surveys followed standard professional practices and the City of Goleta adopted *Biological Survey Guidelines* contained in the County of Santa Barbara *Environmental Thresholds and Guidelines Manual*. Background biological information came from the August 2025 *California Natural Diversity Data Base*¹³, the *City of Goleta General Plan/Coastal Land Use Plan Figure 4-1* depicting locations where special status species and ESHA occur, and the Santa Barbara County Land Use and Zoning Map. During our August 22, 2025 survey, we installed two game cameras in El Encanto Creek (Lat: 34.4425072, Long: -119.8877810) to evaluate whether wildlife are using the section of El Encanto Creek west of the project site as a movement corridor. The cameras were mounted on wooden stakes 1 ft. above the ground approximately 3 ft. apart from each other, positioned north and south. The cameras were retrieved 12 days later on September 2, 2025.

4.0 ENVIRONMENTAL SETTING

4.1 ZONING AND LAND USE

The 7400 Cathedral Oaks Rd property is located within the City of Goleta outside of the Coastal Zone. Existing structures on the property include a single story 1,152 sq. ft. single-family residence, a 726 sq. ft. garage, and a 1,152 sq. ft. barn. The property is zoned for agricultural use (AG-40). The property is not currently planted with any agricultural crops. Portions of the property were previously planted in avocado trees and were used to grow row crops but these areas are currently fallow fields that are periodically mowed for fire

⁹ **Santa Barbara County.** 2025. Santa Barbara County Land Use and Zoning Map. Santa Barbara County Planning and Development Department, Santa Barbara, California. Available online at: <https://www.arcgis.com/apps/mapviewer/index.html?webmap=fa3545a29dac49aeacc81669b956e3e5>.

¹⁰ **University of California, Berkeley.** 2025. Jepson Herbarium eFlora. Berkeley, California. Available online at: <https://ucjeps.berkeley.edu/eflora/>.

¹¹ **Sawyer, Keeler-Wolf and Evens.** 2009. *A Manual of California Vegetation*. 2nd ed. California Native Plant Society: Sacramento, California.

¹² **California Department of Fish and Wildlife.** February 27, 2025. California Natural Community List. CDFW: Sacramento, California. Available online at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153398&inline>.

¹³ **California Department of Fish and Wildlife.** August 2025. California Natural Diversity Data Base. August 2023. CDFW: Sacramento, California. Available by subscription only.

prevention purposes. Access to the existing structures on the property is provided by a 640-ft.-long by 12-ft.-wide asphalt paved driveway near the western property line that extends from Cathedral Oaks Road to the existing single family residence. The entire perimeter of the property is fenced with a 6-ft.-tall chain-link fence with three strand barbwire along the top of the fence. Calfire lists the 7400 Cathedral Oaks Rd property as being in a "very high fire hazard severity zone"¹⁴.

The immediately adjacent properties to the north, northwest, east and west are outside of the City limits and are owned by the Glen Annie Golf Course. The property to the east is zoned for residential use (DR-20/30). The property to the north is zoned for residential use (DR-5). The properties northwest and west are zoned for agricultural use (AG-II-40). The properties west of El Encanto Creek and west of Northgate Drive are within the City limits and are developed and zoned for single-family residential (RS) use. The adjacent properties south of the project site and south of Cathedral Oaks Road are also within the City limits and are all developed and zoned for single-family residential use (RS-7).

4.2 TOPOGRAPHY

The entire property slopes (5-10 percent) toward the south with the steepest slopes in the northern part of the property. Elevations on the property range from a high of 250 ft. in the northeast corner of the property to a low of 146 ft. in the southwestern corner of the property.

4.3 SOILS

The Natural Resource Conservation Service (NRCS)¹⁵ has identified and mapped three soil types on this property: Diablo Clay 2 to 9 percent slopes (DaC) on most of the property, a small amount of Diablo Clay 9 to 15 percent slopes (DaD) along the eastern property line, and Ayar Clay 30-50 percent slopes (AhF2) on the steep slopes in the northern portion of property. These soil types do not have a Hydric Soil rating. A brief description of these soil types is provided below.

Diablo Clay 2-9 percent slopes (DaC) is classified as well drained with a very high runoff class, medium runoff rate, and a slight hazard of erosion.

Diablo Clay 9-15 percent slopes (DaD) is classified as well drained with a very high runoff class, medium runoff rate, and a moderate hazard of erosion.

Ayar Clay 30-50 is classified as well drained, with a rapid runoff rate, and high hazard of erosion.

¹⁴ **CalFire.** 2025. *Fire Hazard Severity Zones in State Responsibility Area*. Sacramento, California. Available online at: <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>.

¹⁵ **Natural Resources Conservation Service.** 2018. Web Soil Survey. South Coastal Santa Barbara Area, Version 13, September 12, 2018. US Department of Agriculture: Washington, DC. Available online at: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>.

4.4 CREEKS, WATERCOURSES AND WATERBODIES

As part of our report preparation, we reviewed the United States Geological Survey (USGS) 7.5-minute topographic quadrangle map for Dos Pueblos Canyon, CA¹⁶ and the USGS National Hydrography Dataset (NHD)¹⁷ to see if the USGS has mapped any blue-line streams, watercourses, ponds, impoundments, seeps, or springs on or adjacent to the property. The USGS Dos Pueblos Canyon, CA topographic map and the USGS NHD depict an intermittent dashed blue-line stream adjacent (west) to the 7400 Cathedral Oaks Rd property. This stream is not named on the USGS maps and NHD but is known locally as El Encanto Creek. El Encanto Creek is in the Devereux Slough/Creek Watershed. El Encanto Creek flows in a north-to-south direction and joins Devereux Creek in the Elwood Mesa Open Space and flows into Devereux Slough and the Pacific Ocean near Coal Oil Point. The USGS NHD does not depict any waterbodies on the 7400 Cathedral Oaks Rd property but it does depict two man-made ponds on the adjacent Glen Annie Golf Course property east of the project site.

4.5 WETLANDS AND RIPARIAN HABITAT

As part of our report preparation, we reviewed the United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI)¹⁸ to see if the USFWS has mapped any wetlands or riparian habitat on or adjacent to the property. The USFWS National Wetland Inventory has mapped the vegetation along El Encanto Creek west of the 7400 Cathedral Oaks Rd property as a Freshwater Forested/Shrub Wetland (PSSC) that is seasonally flooded (Palustrine, Scrub-Shrub, Seasonally Flooded Wetland). The only other USFWS-mapped wetlands are the two man-made ponds on the Glen Annie Golf Course east of the 7400 Cathedral Oaks Rd property. The two ponds on the golf course are classified as Freshwater Pond (PUBHh) Wetlands (Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded).

4.6 ENVIRONMENTALLY SENSITIVE HABITAT AREAS

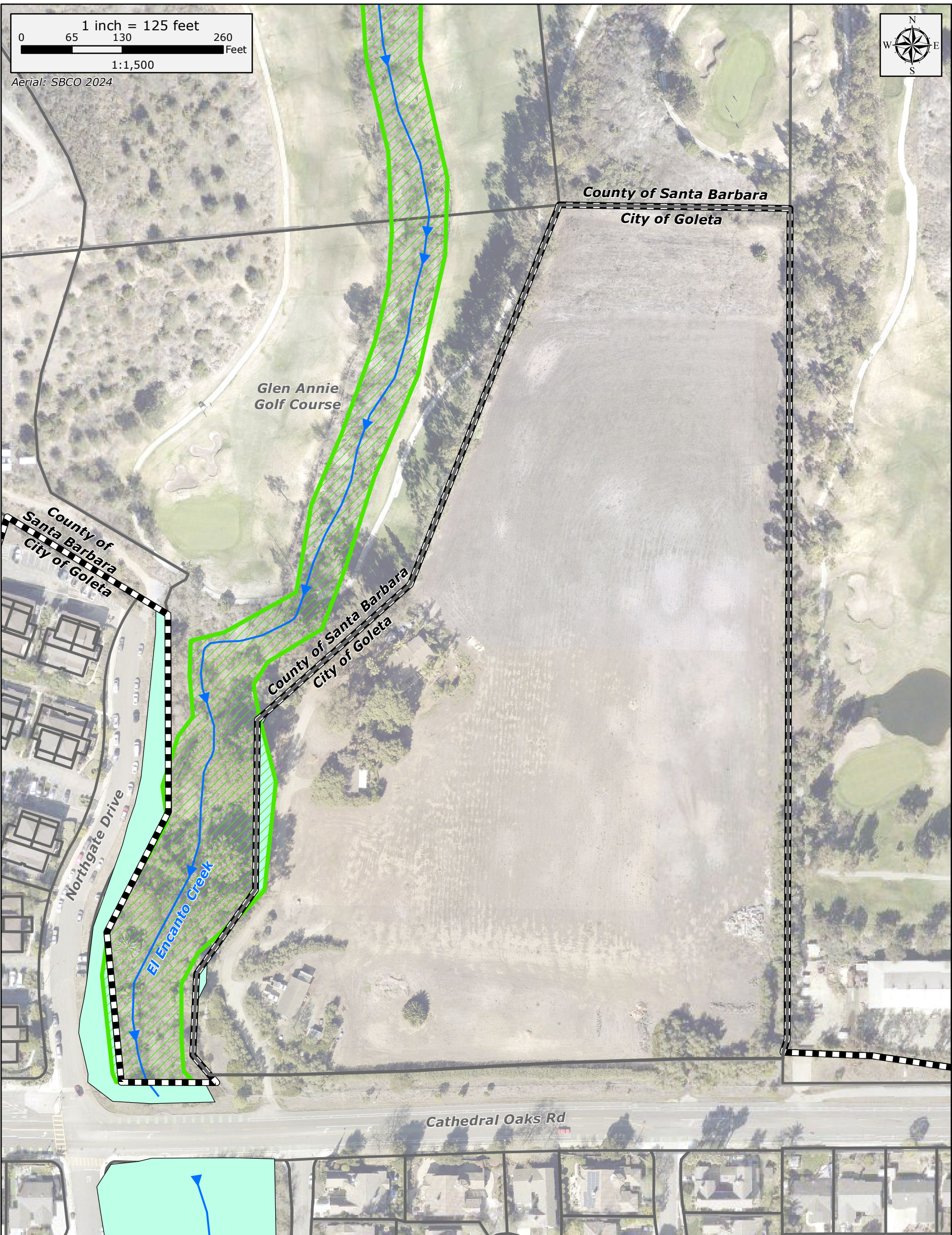
The City of Goleta General Plan/Coastal Land Use Plan Figure 4-1 and the City of Goleta Map Web Portal¹⁹ depicts Riparian/Marsh/Vernal Environmentally Sensitive Habitat Area (ESHA) along El Encanto Creek. Approximately 0.10 acre (4,380 sq. ft.) of this ESHA is mapped on the 7400 Cathedral Oaks Rd property by the City. This mapped ESHA occurs in the southwestern portion of the property along the western property line, on the east side of El Encanto Creek (Figure 2).

¹⁶ **USGS.** 2022. Dos Pueblos Canyon, CA 7.5 Minute Quadrangle Topographic Map. US Geological Survey: Washington, D.C. Available online at: <https://www.pickatrail.com/topo-map/d/7.5x7.5/dos-pueblos-canyon-ca.html>.

¹⁷ **USGS.** 2025. National Hydrography Dataset. Accessed in GIS. US Geological Survey: Washington, D.C. Available online at: <https://www.usgs.gov/core-science-systems/ngp/national-hydrography/access-national-hydrography-products>.

¹⁸ **USFWS.** 2025. "Wetlands Online Mapper." National Wetland Inventory: Washington, D.C. Available online at: <http://www.fws.gov/wetlands/Data/Mapper.html>.

¹⁹ **City of Goleta.** 2025. *Environmentally Sensitive Habitat Map*. City of Goleta MapWeb Portal. Goleta, California. Available online at: <https://goleta.onlinegovt.com/>.



Map Items

-  Parcel Boundary (14.38 acres)
-  Study Area (22.97 acres)
-  City of Goleta Riparian/Marsh/Vernal ESHA
-  County of Santa Barbara ESH/RC Overlay
-  City of Goleta General Plan Jurisdiction -
Eastern Goleta Valley Community Plan Jurisdiction

**Figure 2. City-Mapped ESHA, and
County-Mapped Riparian Corridor
in the Project Vicinity**

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The City-mapped Riparian/Marsh/Vernal ESHA along El Encanto Creek extends to the western bank of the creek east of North Gate Drive, and follows the creek south of Cathedral Oaks Rd in portions that are not culverted.

The County of Santa Barbara Land Use and Zoning Map²⁰ and Eastern Goleta Valley Community Plan²¹ have mapped approximately 4.16 acres of vegetation along El Encanto Creek north of Cathedral Oaks Road as Riparian Corridor Overlay, of which 0.10 acre (4,380 sq. ft.) is on the 7400 Cathedral Oaks Rd property, in the same locations where ESHA is mapped by the City of Goleta.

4.7 CRITICAL HABITAT

As part our report preparation, we accessed the USFWS Critical Habitat Mapper²² and the NMFS Critical Habitat Mapper²³ websites to see if any critical habitat for federally listed threatened or endangered species exists on the 7400 Cathedral Oaks Rd property or within 5 miles of the property. There is no critical habitat on the 7400 Cathedral Oaks Rd property, however, critical habitat for the following threatened and endangered species exists within 5 miles of the property:

- **California red-legged frog (*Rana draytonii*)** Status: threatened; Location: 4.35 mi. north in Los Padres National Forest.
- **Southern California steelhead DPS (*Oncorhynchus mykiss*)** Status: endangered; Location: Tecolotito Creek (0.55 mi. east), Los Carneros Creek (1.6 mi. east), Tecolote Canyon Creek (1.65 mi. west), San Pedro Creek (2.45 mi. northeast), San Jose Creek (2.45 mi. southeast), Atascadero Creek (3.55 mi. southeast), Dos Pueblos Canyon Creek (4.1 mi. west), Maria Ygnacio Creek (4.5 mi. east), and San Antonio Creek (4.6 mi. east).
- **Tidewater goby (*Eucyclogobius newberryi*)** Status: endangered; Location: 1.5 mi. southwest in Bell Canyon and 1.75 mi. southeast in Tecolotito Creek and Goleta Slough.
- **Western snowy plover (*Charadrius nivosus nivosus*)** Status: threatened; Location: 1.5 mi. south on the beaches near Devereux Slough.

²⁰ **Santa Barbara County.** 2025. Santa Barbara County Land Use and Zoning Map. Santa Barbara County Planning and Development Department, Santa Barbara, California. Available online at: <https://www.arcgis.com/apps/mapviewer/index.html?webmap=fa3545a29dac49aeacc81669b956e3e5>

²¹ **SBCO.** October 20, 2015. *Eastern Goleta Valley Community Plan*. Planning and Development Department, Santa Barbara, California. Available online at: <https://content.civicplus.com/api/assets/c045b531-6a10-4bf5-9f34-d03284a623ae>

²² **USFWS** 2021. Critical Habitat Mapper. United States Fish and Wildlife Service. Environmental Protection Agency, Washington D.C. Available online at: <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>.

²³ **NMFS** 2024. Critical Habitat Mapper National Marine Fisheries Service. Washington D.C. Available online at: <https://noaa.maps.arcgis.com/apps/webappviewer/index.html?id=68d8df16b39c48fe9f60640692d0e318>

4.8 SENSITIVE SPECIES OCCURRENCE RECORDS

As part of this report preparation, we reviewed the September 2025 CDFW Natural Diversity Data Base²⁴ special status species occurrence records and the City of Goleta special status species map²⁵. We created Figure 3 which depicts the location of these special status species occurrence records and the location of federally designated critical habitat in the project vicinity. However, under the terms of our licensing agreement with the CDFW Natural Diversity Data Base we are prohibited from including the figure in any of our reports that will be made public, or other documents that will be made public. Figure 3 is confidential and has been provided separately to the City of Goleta Planning and Environmental Review Department.

The following sensitive plant species occurrence records are in the CDFW Natural Diversity Data Base and are located within three miles of the project site: black-flowered figwort (*Scrophularia atrata*), federally endangered Contra Costa goldfields (*Lasthenia conjugens*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), Coulter's saltbush (*Atriplex coulteri*), Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), estuary seablite (*Suaeda esteroa*), mesa horkelia (*Horkelia cuneata* var. *puberula*), Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*), Sonoran maiden fern (*Thelypteris puberula* var. *sonorensis*), and southern tarplant (*Centromadia parryi* ssp. *australis*). Santa Barbara honeysuckle is a large perennial shrub listed by the California Native Plant Society (CNPS) as List 1B - rare, threatened, or endangered in California and elsewhere. Black-flowered figwort, Coulter's saltbush, estuary seablite, and mesa horkelia are perennial herbs that are on the CNPS 1B list - rare, threatened, or endangered in California and elsewhere. Contra Costa goldfields, Coulter's goldfields, Davidson's saltscale, and southern tarplant are annual herbs that are on the CNPS 1B list. Sonoran maiden fern is a large perennial fern that is listed by the CNPS as 2B - rare, threatened, or endangered in California but common elsewhere.

The following sensitive wildlife species occurrence records are in the CDFW Natural Diversity Data Base and are located within three miles of the project site: one federally endangered fish species—tidewater goby (*Eucyclogobius newberryi*); twelve bird species—state endangered Belding's savannah sparrow (*Passerculus sandwichensis beldingi*), candidate state endangered burrowing owl (*Athene cunicularia*), delisted California brown pelican (*Pelecanus occidentalis californicus*), CDFW Watch List species California horned lark (*Eremophila alpestris actia*), federally and state endangered California least tern (*Sterna antillarum browni*), CDFW Watch List species Cooper's hawk (*Accipiter cooperii*), CDFW Watch List species ferruginous hawk (*Buteo regalis*), federally and state endangered light-footed Ridgway's rail (*Rallus obsoletus levipes*), CDFW Watch List species southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), state threatened tricolored blackbird (*Agelaius tricolor*), federally threatened western snowy plover (*Charadrius alexandrinus nivosus*), and CDFW Fully Protected species white-tailed kite (*Elanus leucurus*); four reptile and amphibian species—federally threatened California red-legged frog (*Rana draytonii*), coast range newt (*Taricha torosa*), Northern California legless lizard (*Anniella pulchra*), and proposed federally threatened southwestern pond turtle (*Actinemys pallida*), all of which are CDFW Species of Special Concern; two mammal species—pallid bat (*Antrozous pallidus*), and western red bat (*Lasiurus blossevillii*), both of which are CDFW Species of Special Concern; and two insect species—candidate state

²⁴ **CDFW**. September 2025. California Natural Diversity Data Base. CDFW: Sacramento, California. Available by subscription only.

²⁵ **City of Goleta**. 2025. *Special Status Species*. City of Goleta MapWeb Portal. Goleta, California. Available online at: <https://goleta.onlinegovt.com/>.

Reserve Page for Confidential Figure 3 Not For Public Distribution

Figure 3. Sensitive Species and Critical Habitat in Project Vicinity

endangered Crotch bumble bee (*Bombus crotchii*) and proposed federally threatened monarch butterfly (*Danaus plexippus*). Southwestern pond turtle were listed by the USFWS on October 3, 2023²⁶ as a “proposed threatened” species and as of this date are protected by the Federal Endangered Species Act. Monarch butterflies were listed by the USFWS on December 12, 2024²⁷ as a “proposed threatened” species and as of this date are protected by the Federal Endangered Species Act. Monarch butterfly overwintering aggregation sites are also protected by California Fish and Game Code and by City of Goleta and County of Santa Barbara biological resource protection policies.

The following items, all within 3 miles of the study area, are depicted in the City of Goleta web map portal “Special Status Species” layer: black-flowered figwort (*Scrophularia atrata*), California red-legged frog (*Rana draytonii*), a Cooper’s hawk (*Accipiter cooperii*) nest, globose dune beetle (*Coelus globosus*), kite (*Elanus leucurus*) nests, a red-tailed hawk (*Buteo jamaicensis*) nest, a red-shouldered hawk (*Buteo lineatus*) nest, Santa Barbara morning-glory (*Calystegia sepium ssp. binghamia*), Santa Barbara honeysuckle (*Lonicera subspicata var. subspicata*), tidewater goby (*Eucyclogobius newberryi*), and a vulture (*Cathartes aura*) roost.

5.0 SURVEY RESULTS

5.1 VEGETATION AND LAND COVER

We performed vegetation and land cover mapping by identifying plant species and land cover types and mapping their aerial extent on a 1-in.=35-ft.-scale field map with a 2024-2025 EagleView color aerial photograph background obtained from the County of Santa Barbara Online Land Use and Zoning Map. “Land cover” describes developed areas that contain no vegetation, referring to structures, roads, and paved surfaces. Vegetation type classification criteria and nomenclature follow the *Manual of California Vegetation Online Edition*, which has 3 main categories:

1. **Forests and Woodlands** with a tree canopy of at least 10 percent cover over denser layers of shrubs and herbaceous species.
2. **Shrublands** with at least 10 percent shrub cover and less than 10 percent tree cover; herbaceous species may have total higher cover than shrubs.
3. **Herbaceous** dominated by graminoids (grasses) and forbs with less than 10 percent shrubs, sub-shrubs, and trees.

In this report, we identify habitats as ESHA if one or more of the criteria below are met:

- Areas that meet the City of Goleta General Plan Conservation Element Policy 1.1 definition to be classified as an ESHA (i.e., habitat that are rare or especially valuable, contain threatened or endangered species, and plant communities that have a restricted distribution and are very threatened),
- Habitat types that the City of Goleta General Plan Conservation Element Policy 1.2 identifies as ESHA,
- Habitat types adjacent to the project site within the study that are mapped by the County of Santa Barbara as environmentally sensitive habitat or riparian corridor,

²⁶ **Federal Register**. April 4, 2024. Endangered and Threatened Wildlife and Plants; Threatened Species Status With Section 4(d) Rule for the Northwestern Pond Turtle and Southwestern Pond Turtle. Vol 89. No. 66. Washington D.C. Available online at: <https://www.federalregister.gov/d/2024-07094>

²⁷ **Federal Register**. December 12, 2024. Endangered and Threatened Wildlife and Plants; Threatened Species Status With Section 4(d) Rule for Monarch Butterfly and Designation of Critical Habitat. Vol 89. No. 239. Washington D.C. Available online at: <https://www.federalregister.gov/d/2024-28855>

- Natural vegetation communities that CDFW has classified as sensitive²⁸, and
- Natural vegetation communities that CDFW has assigned a state rarity ranking²⁹ of S3.2 or higher.

5.1.1 Description of Vegetation Types

Within the 22.97-acre study area, we identified 8 vegetation types and 3 land cover types. Table 1 lists the size of these vegetation and land cover types. Three of these vegetation types: arroyo willow thickets, black sage - California sagebrush scrub, and eucalyptus grove meet the City of Goleta General Plan Conservation Element Policy 1.1 definition and Policy 1.2 criteria to be classified as ESHA. Figure 4 depicts the extent and location of vegetation and land cover types in the study area and City of Goleta-required SPA upland buffer from creeks and riparian habitat.

Arroyo Willow Thicket ESHA

This vegetation type occurs along El Encanto Creek west and northwest of the 7400 Cathedral Oaks Road property on the Glen Annie Golf Course property. The dominant species is arroyo willow (*Salix lasiolepis*). There are also a few coast live oak (*Quercus agrifolia*), western sycamore (*Platanus racemosa*), and blue gum eucalyptus (*Eucalyptus globulus*) trees within this vegetation type. The dominant understory species are Pacific blackberry (*Rubus ursinus*) and poison oak (*Toxicodendron diversilobum*).

Applying the nomenclature rules in the *Manual of California Vegetation Online Edition* classification scheme, this vegetation type meets the classification criteria to be called *Salix lasiolepis* Shrubland Alliance with a *Rubus ursinus* - *Toxicodendron diversilobum* association. The CDFW California Natural Community List has assigned this vegetation type a global rarity rank of G4 and state rarity rank of S4, meaning it is considered apparently secure at global and state levels. However, the CDFW California Sensitive Natural Communities List classifies arroyo willow riparian scrub as sensitive. Because this vegetation is riparian and is listed as sensitive by CDFW, and mapped by the County of Santa Barbara as a riparian corridor, the arroyo willow thicket vegetation west and northwest of the 7400 Cathedral Oaks Road property meets the City of Goleta General Plan Conservation Element Policy 1.1 and 1.2 criteria to be classified as an Environmentally Sensitive Habitat Area and as such it is also subject to the creek and riparian habitat protection measures specified in City of Goleta Conservation Element Policy 2.2 and Policy 2.3 and subject to the City of Goleta Title 17 zoning ordinance ESHA and SPA protection and allowable use requirements.

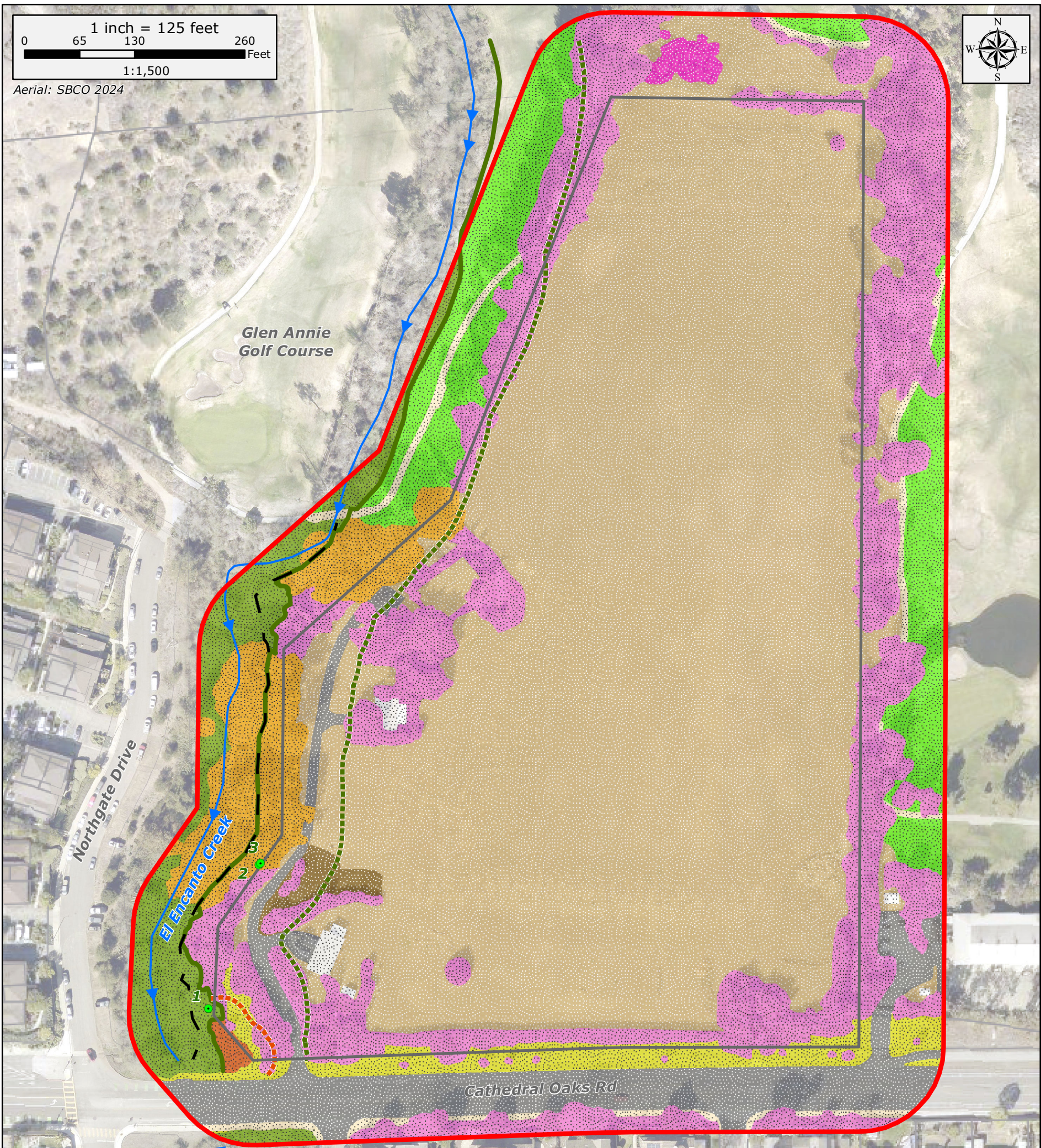
²⁸ **California Department of Fish and Wildlife.** February 27, 2025. California Sensitive Natural Communities. CDFW: Sacramento, California. Available online at:

<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153609&inline>.

²⁹ **California Department of Fish and Wildlife.** February 27, 2025. California Natural Community List. CDFW: Sacramento, California. Available online at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153398&inline>.

Table 1. Vegetation and Land Cover Types In Study Area

Vegetation and Land Cover Types	7400 Cathedral Oaks Rd Property		Adjacent to Project Site In Study Area	
	Area (sq. ft.)	Area (acres)	Area (sq. ft.)	Area (acres)
Vegetation Types				
Arroyo Willow Thicket ESHA	163	0.00	40,452	0.93
Black Sage - California Sagebrush Scrub ESHA	256	0.00	1,517	0.03
Coyote Brush Scrub	0	0.00	3,835	0.09
Eucalyptus Grove ESHA	10,732	0.25	35,505	0.82
Non-Native Grassland	5,134	0.12	18,607	0.43
Ornamental Landscape Vegetation	79,589	1.83	119,502	2.74
Ruderal	513,114	11.78	23,851	0.55
Turfgrass	0	0.00	63,888	1.47
Subtotal Vegetation Types	608,988	13.98	243,269	5.59
Land Cover Types				
Concrete Sidewalk and Golf Cart Paths	0	0.00	12,200	0.28
Dirt Road	4,812	0.11	0	0.00
Paved Roadway (roads, driveways, parking areas)	9,660	0.22	54,550	1.25
Structures	2,731	0.06	341	0.01
Subtotal Land Cover Types	17,203	0.39	54,891	1.26
GRAND TOTAL VEGETATION AND LAND COVER	626,191	14.37	298,160	6.85



Land Cover Types

- Concrete Sidewalk and Golf Cart Paths
- Dirt Road
- Paved Roadway (roads, driveways, parking areas)
- Structures

Vegetation Types

- Arroyo Willow Thicket ESHA
- Black Sage - California Sagebrush Scrub ESHA
- Coyote Brush Scrub
- Eucalyptus Grove ESHA
- Non-Native Grassland
- Ornamental Landscape Vegetation
- Ruderal
- Turfgrass

Map Items

- Parcel Boundary (14.38 acres)
- Study Area (22.97 acres)
- Top-of-Bank on East Side of El Encanto Creek
- Protected Coast Live Oaks (w/ IDs)

Streamside Protection Area (SPA) and ESHA Setbacks

- Edge of El Encanto Creek ESHA
top-of-bank or outer limit of riparian vegetation, whichever is further
- 100-ft. SPA Upland Buffer
- 25-ft. Black Sage - California Sagebrush Scrub ESHA Setback

Figure 4. Existing Vegetation and Land Cover Types In Study Area

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Watershed Environmental, Inc. 11/7/2025

Black Sage - California Sagebrush Scrub ESHA

This vegetation type primarily occurs southwest of the 7400 Cathedral Oaks Road property on the Glen Annie Golf Course property adjacent to Cathedral Oaks Road, but a small portion of this vegetation type does extend onto the 7400 Cathedral Oaks Road property. The dominant species is black sage (*Salvia melifera*). Other species present include: California sagebrush (*Artemisia californica*), coyote brush (*Baccharis pilularis*), Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*) and poison oak (*Toxicodendron diversilobum*).

Applying the nomenclature rules in the *Manual of California Vegetation Online Edition* classification scheme, this vegetation type meets the classification criteria to be called a *Salvia mellifera*- *Artemisia californica* Shrubland Alliance with a *Lonicera subspicata*- *Baccharis pilularis*- *Toxicodendron diversilobum* association. The CDFW California Natural Community List has assigned this vegetation type a global and state rarity rank of G4 S4 meaning this vegetation type is secure at global and state levels. The CDFW California Sensitive Natural Communities List does not list this vegetation type as sensitive.

The black sage - California sagebrush scrub vegetation in the study area is not designated or mapped by the City as Environmentally Sensitive Habitat, however, this vegetation type does meet the City of Goleta General Plan Conservation Element Policy 1.1 and 1.2 criteria to be classified as an Environmentally Sensitive Habitat Area because it is a type of coastal sage scrub vegetation and it contains rare Santa Barbara honeysuckle plants. The black sage - California sagebrush scrub vegetation in the study area is subject to the coastal sage scrub protection measures contained in Conservation Element Policy 5.3, which requires a 25-ft. buffer restored with native species around the perimeter of this vegetation. This vegetation type occurs adjacent to Arroyo Willow Thicket ESHA along El Encanto Creek and is within the 100-ft. SPA upland buffer. However, this vegetation type is not riparian and is not subject to the streamside protection measures contained in Conservation Element Policy 2.2 or the City of Goleta Title 17 zoning ordinance.

Coyote Brush Scrub

This vegetation type occurs on the Glen Annie Golf Course property north of the 7400 Cathedral Oaks Road property. The dominant species in this community is coyote brush (*Baccharis pilularis*). Other species present include: black mustard (*Brassica nigra*), poison hemlock (*Conium maculatum*), false brome (*Brachypodium distachyon*), and bristly oxtongue (*Helminthotheca echioides*).

Applying the nomenclature rules in the *Manual of California Vegetation Online Edition* classification scheme, this vegetation type meets the classification criteria to be called a *Baccharis pilularis* Shrubland Alliance with a non-native grass and herb association. The CDFW California Natural Community List has assigned this vegetation type a global and state rarity rank of G5 S5 meaning this vegetation type is secure at global and state levels. The CDFW California Sensitive Natural Communities List does not list this vegetation type as sensitive. The coyote brush scrub vegetation in the study area is not designated or mapped by the City as Environmentally Sensitive Habitat, and it does not meet the City of Goleta General Plan Conservation Element Policy 1.1 or 1.2 criteria to be classified as an Environmentally Sensitive Habitat Area. This vegetation type is not riparian and is not subject to the streamside protection measures contained in Conservation Element Policy 2.2 or the City of Goleta Title 17 zoning ordinance.

Eucalyptus Grove ESHA

This vegetation type occurs in the southwestern portion of the 7400 Cathedral Oaks Road property and on the portion of the Glen Annie Golf Course property located west of the

project site. The dominant tree species is non-native blue gum eucalyptus (*Eucalyptus globulus*). Understory vegetation beneath the eucalyptus tree canopy is sparse but includes cape ivy (*Delairea odorata*), periwinkle (*Vinca major*), and poison oak (*Toxicodendron diversilobum*). All of the eucalyptus tree trunks in this grove are located west of the 7400 Cathedral Oaks Road property, however, the tree canopy of some of the eucalyptus trees extends out over the 7400 Cathedral Oaks Road property. The Shelby Residential Development project has no plans to remove any of the eucalyptus trees located in the eucalyptus grove west of the project site unless they are determined to be structurally unsound and pose a safety hazard to construction workers and future residents.

Applying the nomenclature rules in the *Manual of California Vegetation Online Edition* classification scheme, this vegetation type meets the classification criteria to be called a *Eucalyptus globulus* Woodland Semi-Natural Alliance with a *Delairea odorata* - *Vinca major*-*Toxicodendron diversilobum* association. The CDFW California Natural Community List has not assigned this non-native vegetation type a global or state rarity ranking. The CDFW California Sensitive Natural Communities List does not list this vegetation type as sensitive. Blue gum eucalyptus, cape ivy, and periwinkle are all listed as invasive by the California Invasive Plant Council³⁰. Because there is a potential for raptors (i.e., eagles, hawks, owls, and vultures) to nest and roost in the eucalyptus trees located within this eucalyptus grove, this vegetation type meets City of Goleta General Plan Conservation Element Policy 1.2 and Policy 8.1 criteria to be classified as an Environmentally Sensitive Habitat Area and all active and inactive raptor nests within this grove are subject to habitat protection and buffer zone requirements specified in City of Goleta General Plan Conservation Element Policy 8.2 and Policy 8.4. Blue gum eucalyptus trees are not a riparian tree species, and this species of eucalyptus is not listed by the U.S. Army Corps of Engineers as a wetland indicator species³¹ and therefore this vegetation type is not subject to City of Goleta General Plan Conservation Element Policy 2.2 which requires establishment of a streamside protection area.

The eucalyptus woodland in the study area is not listed by Dan Meade³² or the Xerces Society³³ as a winter aggregation site for monarch butterflies. The nearest known monarch butterfly aggregation sites are located approximately 0.21 mi. south in Bella Vista Park (Xerces Site No. 2817), 0.22 mi. south in Evergreen Open Space (Xerces Site No. 2746, Dan Meade Site No. 69), 0.5 mi. east near the intersection of Cathedral Oaks Road and Glen Annie Road (Xerces Site No. 2757), and 0.55 mi. west of the project site in Winchester Canyon (Xerces Site No. 2746, Dan Meade Site No. 59).

Active and inactive raptor nests on the project site and in the project study area are subject to the special status species protection policies contained in City of Goleta General Plan Conservation Element Policy 8.1, 8.2, and 8.4. Active raptor nests are also protected by Section 3503 and 3503.5 of California Fish and Game Code. Active migratory bird nests are protected by the Federal Migratory Bird Treaty Act. In the event that protected active raptor nest or protected migratory bird nests are found during the performance of pre-construction nesting bird surveys, the project applicant will comply with City of Goleta Conservation

³⁰ **California Invasive Plant Council.** 2025. CAL-IPC Inventory, Berkeley, California. Available online at: <https://www.cal-ipc.org/plants/inventory/>.

³¹ **U.S. Army Corps of Engineers.** 2020. National Wetland Plant List, version 3.5. ACOE Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, New Hampshire. Available online at: https://wetland-plants.usace.army.mil/nwpl_static/data/DOC/lists_2020/National/National_2020v1.pdf.

³² **Meade, Dan.** 2018. Monarch Butterfly Overwintering Sites of Santa Barbara County. Prepared by Althouse and Mead Inc. for Santa Barbara County Planning and Development Department.

³³ **Xerces Society.** 2025. Western Monarch Thanksgiving Count Data, 1997-2024. Available at www.westernmonarchcount.org

Element Policy 8.4, and all state and federal raptor and migratory bird nest protection statutes.

Non-Native Grassland

Non-native grassland vegetation exists along the Cathedral Oaks and Northgate Drive road shoulders and is comprised of a mixture of annual non-native grasses and herbs. The dominant species in this vegetation type are wild oat (*Avena fatua*), rip-gut brome (*Bromus diandrus*), and foxtail barley (*Hordeum murinum*). Other species found in this non-native annual grassland include: red brome (*Bromus rubens*), Italian rye (*Festuca perennis*), rattail fescue (*Festuca myuros*), smilo grass (*Stipa miliacea*), soft brome (*Bromus hordeaceus*), Harding grass (*Phalaris aquatica*), wild radish (*Raphanus sativus*), black mustard (*Brassica nigra*), fennel (*Foeniculum vulgare*), cheeseweed (*Malva parviflora*), common vetch (*Vicia sativa*), redstem filaree (*Erodium cicutarium*), bristly ox tongue (*Helminthotheca echioides*), and bur clover (*Medicago polymorpha*).

Applying the nomenclature rules in the *Manual of California Vegetation Online Edition* classification scheme, this vegetation type meets the classification criteria to be called a *Avena fatua- Bromus diandrus- Hordeum murinum* Herbaceous Semi-Natural Alliance. The CDFW California Natural Community List has not assigned Bermuda grass a global or state rarity ranking. The CDFW California Sensitive Natural Communities List does not list this vegetation type as sensitive. The non-native annual grasslands in the study area are not designated or mapped by the City as Environmentally Sensitive Habitat, and the vegetation type does not meet the City of Goleta General Plan Conservation Element Policy 1.1 or 1.2 criteria to be classified as an Environmentally Sensitive Habitat Area. This vegetation type is not riparian and is not subject to the streamside protection measures contained in Conservation Element Policy 2.2 or the City of Goleta Title 17 zoning ordinance.

Ornamental Landscape Trees and Shrubs

This vegetation type includes the mousehole tree (*Myoporum laetum*) and olive trees on the golf course property adjacent to the 7400 Cathedral Oaks Rd eastern, western, and northern property lines with canopies that extend out onto the 7400 Cathedral Oaks Rd property. It also includes blackwood acacia (*Acacia melanoxylon*), Brazilian pepper (*Schinus terebinthifolia*), Peruvian pepper (*Schinus molle*), and redbox eucalyptus (*Eucalyptus polyanthemus*) trees that line the existing asphalt paved driveway between Cathedral Oaks Rd and the existing single-family residence on the 7400 Cathedral Oaks Rd property, a row of Peruvian pepper trees planted on the 7400 Cathedral Oaks Road property along the southern property line, a row strawberry trees (*Arbutus unedo*) planted along the Cathedral Oaks Road right of way, and assorted ornamental landscape trees, palms, and shrubs growing around the existing structures on the property. There are a total of 236 non-native trees with trunks on the 7400 Cathedral Oaks Rd property, all of which will be removed when the project is built. None of the non-native ornamental trees on the property meet the Environmental Thresholds and Guidelines Manual 'specimen tree' definition: "*mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species*". Table 2 contains a list of all non-native ornamental trees on the 7400 Shelby Road property.

The ornamental non-native vegetation on this property and in the study area does not fit into the *Manual of California Vegetation Online Edition* classification scheme and is not a vegetation type listed by the CDFW California Natural Community List and, as such, it does not have a global or state rarity ranking. This ornamental vegetation does not meet the City of Goleta General Plan Conservation Element Policy 1.1 or 1.2 criteria to be classified as an Environmentally Sensitive Habitat Area. This vegetation type is not riparian and is not

subject to the streamside protection measures contained in Conservation Element Policy 2.2 or the City of Goleta Title 17 zoning ordinance.

Table 2. List of Non-Native Ornamental Trees on the 7400 Cathedral Oaks Rd Property

Tree Name	DBH (inches)	Quantity
blackwood acacia (<i>Acacia melanoxylon</i>)	8-12	2
blue gum eucalyptus (<i>Eucalyptus globulus</i>)	19-42	2
Brazilian pepper (<i>Schinus terebinthifolia</i>)	8-10	1
Canary Island Palm (<i>Phoenix canariensis</i>)	24-36	4
lemon (<i>Citrus limon</i>)	4	1
Mexican fan palm (<i>Washingtonia robusta</i>)	12-18	2
Peruvian carob (<i>Tara spinosa</i>)	6-12	1
Peruvian pepper (<i>Schinus molle</i>)	4-23	194
queen palm (<i>Syagrus romanzoffiana</i>)	6-14	10
redbox eucalyptus (<i>Eucalyptus polyanthemos</i>)	6-19	6
Strawberry tree (<i>Arbutus unedo</i>)	4-13	10
tipuana (<i>Tipuana tipu</i>)	14-26	3
Total		236

Ruderal

Ruderal is a term that is applied to weedy vegetation in recently disturbed areas. This vegetation type occurs across most of the Shelby property in portions of the property that were previously farmed. The dominant species are: black mustard (*Brassica nigra*), horseweed (*Erigeron canadensis*), Russian thistle (*Salsola tragus*), poison hemlock (*Conium maculatum*), and ripgut brome (*Bromus diandrus*). Other species present include: smilo grass (*Stipa miliacea*), Italian thistle (*Carduus pycnocephalus*), cheeseweed (*Malva parviflora*), prostrate sandmat (*Euphorbia prostrata*), bur clover (*Medicago polymorpha*), scarlet beeblossom (*Oenothera suffrutescens*), curly dock (*Rumex crispus*), scarlet pimpernel (*Lysimachia arvensis*), and bindweed (*convolvulus arvensis*).

The ruderal vegetation that exists on this property and in the study area does not fit into the *Manual of California Vegetation Online Edition* classification scheme and is not a vegetation type listed by the CDFW California Natural Community List and, as such, it does not have a global or state rarity ranking. This vegetation type does not meet the City of Goleta General Plan Conservation Element Policy 1.1 or 1.2 criteria to be classified as an Environmentally Sensitive Habitat Area. This vegetation type is not riparian and is not subject to the streamside protection measures contained in Conservation Element Policy 2.2 or the City of Goleta Title 17 zoning ordinance.

Turfgrass

This vegetation type occurs on the fairways and greens on the Glen Annie Golf Course north, east, and west of the 7400 Cathedral Oaks Rd property. The dominant species is Bermuda grass (*Cynodon dactylon*). Applying the nomenclature rules in the *Manual of California Vegetation Online Edition* classification scheme, this vegetation type meets the classification criteria to be called a *Cynodon dactylon* Herbaceous Semi-Natural Alliance.

The CDFW California Natural Community List has not assigned Bermuda grass a global or state rarity ranking. The CDFW California Sensitive Natural Communities List does not list this vegetation type as sensitive. The Bermuda turfgrass in the study area is not designated or mapped by the City as Environmentally Sensitive Habitat, and this vegetation type does not meet the City of Goleta General Plan Conservation Element Policy 1.1 or 1.2 criteria to

be classified as an Environmentally Sensitive Habitat Area. This vegetation type is not riparian and is not subject to the streamside protection measures contained in Conservation Element Policy 2.2 or the City of Goleta Title 17 zoning ordinance.

5.1.2 Description of Land Cover Types

Concrete Sidewalks and Golf Cart Paths

This land cover type occurs on the Glen Annie Golf Course property and on the south side of Cathedral Oaks Road.

Dirt Road

This land cover type exists in the southwestern portion of the 7400 Cathedral Oaks Rd property near the garage/workshop.

Paved Roadway (roads, driveway and parking area)

This includes the portions of Cathedral Oaks Rd that is in the study area, the asphalt driveway on the 7400 Cathedral Oaks Rd, and paved vehicle parking spaces on and adjacent to the 7400 Cathedral Oaks Rd property.

Structures

This includes the existing single-family residence, barn, and garage on the 7400 Cathedral Oaks Rd property.

5.2 NATIVE PROTECTED TREES

There are three native coast live oak trees (ID No. 1, 2, and 3) on the Glen Annie Golf Course property growing adjacent to 7400 Cathedral Oaks Rd western property line that have tree canopies and/or critical root zones that extend onto the 7400 Cathedral Oaks Road property. Two of these trees are growing beneath the canopy of olive and blue gum eucalyptus and one tree (ID No. 1) is growing in the black sage - California sagebrush scrub ESHA vegetation adjacent (north) to the new storm drain alignment that will be built as part of this project (refer to Figure 4 for native tree locations). Conservation Element Policy 9.1 identifies coast live oak trees as a native protected tree species and Policy 9.2 requires new development projects to inventory all native protected trees and prepare a native tree protection plan. Table 3 contains an inventory of native protected trees with canopies and critical root zones that extend onto the 7400 Cathedral Oaks Rd property.

Table 3. Inventory of Native Protected Trees with Canopies and/or Critical Root Zones that Extend onto the 7400 Cathedral Oaks Rd Property

ID #	Tree Species	DBH (Inches)	Impact
1	coast live oak (<i>Quercus agrifolia</i>)	11	None
2	coast live oak (<i>Quercus agrifolia</i>)	6	None
3	coast live oak (<i>Quercus agrifolia</i>)	8	None

5.3 FLORA

We observed 103 species of plants in the study area during performance of our June, July, August, and November 2025 surveys (Table 4). Approximately 22 percent of the plant species are native to California and 79 percent are non-native (introduced). The only rare or special status plant species found during performance of our surveys was Santa Barbara

honeysuckle (*Lonicera subspicata* var. *subspicata*) which has a CDFW rare plant ranking³⁴ of 1.B.2 meaning it is rare or endangered in California and elsewhere.

Table 4. List of Vegetation Observed in the Project Study Area

Common Name	Scientific Name	Native (N) Introduced (I)	Strata
annual blue grass	<i>Poa annua</i>	I	Herb
arroyo willow	<i>Salix lasiolepis</i>	N	Shrub
asparagus fern	<i>Asparagus densiflorus</i>	I	Herb
Bermuda buttercup	<i>Oxalis pes-caprae</i>	I	Herb
Bermuda grass	<i>Cynodon dactylon</i>	I	Herb
bindweed	<i>Convolvulus arvensis</i>	I	Herb
bird of paradise	<i>Strelitzia nicolai</i>	I	Herb
black mustard	<i>Brassica nigra</i>	I	Herb
black sage	<i>Salvia mellifera</i>	N	Shrub
blackwood acacia	<i>Acacia melanoxylon</i>	I	Shrub
blue agave	<i>Agave tequilana</i>	I	Shrub
blue elderberry	<i>Sambucus nigra</i>	N	Shrub
blue gum eucalyptus	<i>Eucalyptus globulus</i>	I	Tree
blue plumbago	<i>Plumbago auriculata</i>	I	Shrub
Brazilian pepper	<i>Schinus terebinthifolia</i>	I	Tree
bristly oxtongue	<i>Helminthotheca echioides</i>	I	Herb
bur clover	<i>Medicago polymorpha</i>	I	Herb
California figwort	<i>Scrophularia californica</i>	N	Herb
California mugwort	<i>Artemisia douglasiana</i>	N	Herb
California sagebrush	<i>Artemisia californica</i>	N	Shrub
California wildrose	<i>Rosa californica</i>	N	Shrub
Canary Island palm	<i>Phoenix canariensis</i>	I	Tree
cape honeysuckle	<i>Tecoma capensis</i>	I	Vine
cape ivy	<i>Delairea odorata</i>	I	Vine
caper spurge	<i>Euphorbia lathyris</i>	I	Herb
castor bean	<i>Ricinus communis</i>	I	Shrub
cheeseweed	<i>Malva parviflora</i>	I	Herb
coast live oak	<i>Quercus agrifolia</i> var. <i>agifolia</i>	N	Tree
coast morning glory	<i>Calystegia macrostegia</i>	N	Vine
common vetch	<i>Vicia sativa</i>	I	Herb
coyote brush	<i>Baccharis pilularis</i> subsp. <i>consanguinea</i>	N	Shrub
curly dock	<i>Rumex crispus</i>	I	Herb
dandelion	<i>Taraxacum officinale</i>	I	Herb
daylily	<i>Hemerocallis</i> sp.	I	Herb
Douglas' nightshade	<i>Solanum douglasii</i>	N	Herb
English plantain	<i>Plantago lanceolata</i>	I	Herb
false brome	<i>Brachypodium distachyon</i>	I	Herb
fennel	<i>Foeniculum vulgare</i>	I	Herb
foxtail agave	<i>Agave attenuata</i>	I	Shrub
foxtail barley	<i>Hordeum murinum</i>	I	Herb

³⁴ **CDFW.** July 20, 2025. *Special Vascular Plants, Bryophytes, and Lichens List*. CDFW Natural Diversity Data Base. Sacramento, California. Available online at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109383&inline>.

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garden geranium	<i>Pelargonium hortorum</i>	I	Herb
garden nasturtium	<i>Tropaeolum majus</i>	I	Herb
giant stinging nettle	<i>Urtica dioica subsp. holosericea</i>	N	Herb
giant wild rye	<i>Elymus condensatus</i>	N	Herb
golden wattle	<i>Acacia longifolia</i>	I	Shrub
golden wattle	<i>Acacia pycnantha</i>	I	Tree
hairy cat's ear	<i>Hypochaeris radicata</i>	I	Herb
Harding grass	<i>Phalaris aquatica</i>	I	Herb
horseweed	<i>Erigeron canadensis</i>	N	Herb
Indian hawthorn	<i>Raphiolepis indica</i>	I	Shrub
Italian rye	<i>Festuca perennis</i>	I	Herb
Italian thistle	<i>Carduus pycnocephalus</i>	I	Herb
jade plant	<i>Crassula ovata</i>	I	Shrub
Jersey cudweed	<i>Pseudognaphalium luteoalbum</i>	I	Herb
kikuyu grass	<i>Pennisetum clandestinum</i>	I	Herb
knotweed	<i>Polygonum aviculare</i>	I	Herb
lambs quarters	<i>Chenopodium album</i>	I	Herb
lemon	<i>Citrus limon</i>	I	Tree
Mexican fan palm	<i>Washingtonia robusta</i>	I	Tree
milk thistle	<i>Silybum marianum</i>	I	Herb
mission fig	<i>Ficus carica</i>	I	Tree
mock orange	<i>Pittosporum undulatum</i>	I	Tree
mousehole tree	<i>Myoporum laetum</i>	I	Tree
olive	<i>Olea europaea</i>	I	Tree
onionweed	<i>Asphodelus fistulosus</i>	I	Herb
Pacific blackberry	<i>Rubus ursinus</i>	N	Vine
periwinkle	<i>Vinca major</i>	I	Herb
Peruvian pepper	<i>Schinus molle</i>	I	Tree
petty spurge	<i>Euphorbia peplus</i>	I	Herb
poison hemlock	<i>Conium maculatum</i>	I	Herb
poison oak	<i>Toxicodendron diversilobum</i>	N	Shrub
prickly lettuce	<i>Lactuca serriola</i>	I	Herb
prickly pear	<i>Opuntia sp.</i>	I	Shrub
pride of madeira	<i>Echium candicans</i>	I	Shrub
privet	<i>Ligustrum sp.</i>	I	Shrub
prostrate sandmat	<i>Euphorbia prostrata</i>	I	Herb
puncturevine	<i>Tribulus terrestris</i>	I	Herb
queen palm	<i>Strelitzia nicolai</i>	I	Tree
rabbitfoot grass	<i>Polypogon monspeliensis</i>	I	Herb
rattail fescue	<i>Festuca myuros</i>	I	Herb
red brome	<i>Bromus rubens</i>	I	Herb
redbox euclayptus	<i>Eucalyptus polyanthemus</i>	I	Tree
redstem filaree	<i>Erodium cicutarium</i>	I	Herb
ripgut brome	<i>Bromus diandrus</i>	I	Herb
rosewood	<i>Tipuana tipu</i>	I	Tree
Russian thistle	<i>Salsola tragus</i>	I	Herb
Santa Barbara honeysuckle	<i>Lonicera subspicata</i> var. <i>subspicata</i>	N	Shrub
scarlet beeblossom	<i>Oenothera suffrutescens</i>	N	Shrub
scarlet pimpernel	<i>Lysimachia arvensis</i>	I	Herb
smilo grass	<i>Stipa miliacea</i> var. <i>miliacea</i>	I	Herb

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smooth cat's ear	<i>Hypochaeris glabra</i>	I	Herb
soft brome	<i>Bromus hordeaceus</i>	I	Herb
spineless yucca	<i>Yucca gigantea</i>	I	Shrub
strawberry tree	<i>Arbutus unedo</i>	I	Tree
telegraph weed	<i>Heterotheca grandiflora</i>	N	Herb
tipuana	<i>Tipuana tipu</i>	I	Tree
toyon	<i>Heteromeles arbutifolia</i>	N	Shrub
tumbleweed	<i>Amaranthus albus</i>	I	Herb
western redbud	<i>Cercis occidentalis</i>	N	Shrub
western sycamore	<i>Platanus racemosa</i>	N	Tree
western vervain	<i>Verbena lasiostachys</i> var. <i>lasiostachys</i>	N	Herb
white bladderflower	<i>Araujia sericifera</i>	I	Vine
wild oat	<i>Avena fatua</i>	I	Herb
wild radish	<i>Raphanus sativus</i>	I	Herb
yellow starthistle	<i>Centaurea melitensis</i>	I	Herb
yellow sweetclover	<i>Melilotus officinalis</i>	I	Herb

5.4 FAUNA

Wildlife observed in the project study area during performance of our June, July, August, and November 2025 surveys include 1 amphibian species, 1 reptile species, 26 bird species, and 7 mammal species, all of which are common urban adapted species. Some of these species were observed via two game cameras placed in El Encanto Creek for 12 days. No special status wildlife species were observed during performance of our surveys, but an inactive raptor nest (most likely a red-tailed hawk nest) was found during performance of the November 3, 2025, survey in a eucalyptus tree located in the northwestern portion of the study area (refer to Figure 5 for nest location). A red-tailed hawk was observed during our November 5, 2025, survey perched in a eucalyptus tree west of the existing single-family residence and on several occasions red-tailed hawks were observed soaring above the study area and in the foothills north of the study area.

The raptor nest observed during surveys and any other raptor nests that are found during performance of pre-construction surveys and biological monitoring during construction will be required to comply with raptor nest protection measures specified in City of Goleta Conservation Element Policy 8.2 and Policy 8.4 which respectively require protection of special status species and their habitats, and require a 100-ft. buffer around active and historical raptor nests when feasible.

A wide variety of wildlife species beyond those that were observed during performance of our surveys are expected and have potential to occur in the study area. Table 5 contains a list of wildlife species observed, expected, and with a potential to occur in the study area.

Table 5. Wildlife Observed and Expected to Occur in the Study Area

Common Name	Scientific Name	Seasonal Status	Site Status
Amphibians			
arboreal salamander	<i>Aneides lugubris</i>	RB	P
black-bellied slender salamander	<i>Batrachoseps nigriventris</i>	RB	E
California newt	<i>Taricha torosa</i>	RB	P
Baja California Chorus frog	<i>Pseudacris hypochondriaca</i>	RB	O
ensatina	<i>Ensatina eschscholtzii</i>	RB	P
western toad	<i>Bufo boreas</i>	RB	E
Reptiles			
coast gartersnake	<i>Thamnophis elegans terrestris</i>	RB	E
common king snake	<i>Lampropeltis getulus</i>	RB	E
gopher snake	<i>Pituophis catenifer</i>	RB	E
mountain king snake	<i>Lampropeltis zonata</i>	RB	P
ring-necked snake	<i>Diadophis punctatus</i>	RB	P
side-blotched lizard	<i>Uta stansburiana</i>	RB	P
southern alligator lizard	<i>Elgaria multicarinata</i>	RB	E
western fence lizard	<i>Sceloporus occidentalis</i>	RB	O
western yellow-bellied racer	<i>Coluber mormon</i>	RB	P
western skink	<i>Eumeces skiltonianus</i>	RB	P
western rattlesnake	<i>Crotalus viridis</i>	RB	P
Birds			
acorn woodpecker	<i>Melanerpes formicivorus</i>	RB	E
Allen's hummingbird	<i>Selasphorus sasin</i>	M	E
American crow	<i>Corvus brachyrhynchos</i>	RB	O
American goldfinch	<i>Carduelis tristis</i>	WV	E
American kestrel	<i>Falco sparverius</i>	RB	E
American robin	<i>Turdus migratorius</i>	WV	E
Anna's hummingbird	<i>Calypte anna</i>	RB	O
ash-throated flycatcher	<i>Myiarchus cinerascens</i>	SB	P
band-tailed pigeon	<i>Columba fasciata</i>	RB	E
barn owl	<i>Tyto alba</i>	RB	E
barn swallow	<i>Hirundo rustica</i>	RB	O
Bewick's wren	<i>Thryomanes bewickii</i>	RB	O
black phoebe	<i>Sayornis nigricans</i>	RB	O
black-headed grosbeak	<i>Pheucticus melanocephalus</i>	SB	P
black-shouldered kite	<i>Elanus axillaris</i>	RB	P
brown-headed cowbird	<i>Molothrus ater</i>	SB	E
bushtit	<i>Psaltiriparus minimus</i>	RB	O
California quail	<i>Callipepla californica</i>	RB	E
California scrub jay	<i>Aphelocoma californica</i>	RB	O
California thrasher	<i>Toxostoma redivivum</i>	RB	P
California towhee	<i>Pipilo crissalis</i>	RB	O
Canada goose	<i>Branta canadensis</i>	RB	O
cedar waxwing	<i>Bombycilla cedrorum</i>	WV	P
cliff swallow	<i>Hirundo pyrrhonota</i>	SB	E
common yellowthroat	<i>Geothlypis trichas</i>	RB	O
Cooper's hawk	<i>Accipiter cooperii</i>	RB	P
dark-eyed junco	<i>Junco hyemalis</i>	RB	O
downy woodpecker	<i>Picoides pubescens</i>	RB	O
Eurasian collared dove	<i>Streptopelia decaocto</i>	RB	E
European starling	<i>Sturnus vulgaris</i>	I	E
golden-crowned sparrow	<i>Zonotrichia atricapilla</i>	WV	E
great blue heron	<i>Ardea herodias</i>	RB	P

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great horned owl	<i>Bubo virginianus</i>	RB	E
house finch	<i>Carpodacus mexicanus</i>	RB	O
house sparrow	<i>Passer domesticus</i>	RB	E
house wren	<i>Troglodytes aedon</i>	RB	E
Hutton's vireo	<i>Vireo huttoni</i>	RB	O
killdeer	<i>Charadrius vociferous</i>	RB	O
lark sparrow	<i>Chondestes grammacus</i>	RB	O
Lawrence's goldfinch	<i>Carduelis lawrencei</i>	M	P
lesser goldfinch	<i>Carduelis psaltria</i>	RB	O
loggerhead shrike	<i>Lanius ludovicianus</i>	WV	P
mourning dove	<i>Zenaida macroura</i>	SB	O
northern flicker	<i>Colaptes auratus</i>	RB	E
northern harrier	<i>Circus cyaneus</i>	WV	P
northern mockingbird	<i>Mimus polyglottos</i>	RB	E
northern oriole	<i>Icterus bullockii</i>	M	P
Nuttall's woodpecker	<i>Picoides nuttallii</i>	RB	O
oak titmouse	<i>Bacolophus ridgwayi</i>	RB	O
Pacific-slope flycatcher	<i>Empidonax difficilis</i>	SB	E
purple finch	<i>Carpodacus purpurus</i>	RB	E
red-shouldered hawk	<i>Buteo lineatus</i>	RB	E
red-tailed hawk	<i>Buteo jamaicensis</i>	RB	O
rock pigeon	<i>Columba livia</i>	RB	E
ruby-crowned kinglet	<i>Regulus calendula</i>	WV	P
rufous-crowned sparrow	<i>Aimophila ruficeps</i>	RB	P
Say's phoebe	<i>Sayornis saya</i>	RB	E
scaly-breasted munia	<i>Lonchura punctulata</i>	RB	O
sharp-shinned hawk	<i>Accipiter striatus</i>	WV	P
song sparrow	<i>Melospiza melodia</i>	RB	E
spotted towhee	<i>Pipilo maculatus</i>	RB	O
turkey vulture	<i>Cathartes aura</i>	RB	O
western bluebird	<i>Sialia mexicana</i>	RB	E
western gull	<i>Larus occidentalis</i>	RB	P
western screech-owl	<i>Otus kennicottii</i>	RB	P
white-breasted nuthatch	<i>Sitta carolinensis</i>	RB	E
white-crowned sparrow	<i>Zonotrichia leucophrys</i>	WV	E
white-tailed kite	<i>Elanus leucurus</i>	RB	P
white-throated swift	<i>Aeronautes saxatalis</i>	V	P
wrentit	<i>Chamaea fasciata</i>	RB	O
yellow warbler	<i>Dendroica petechia</i>	V	O
yellow-rumped warbler	<i>Dendroica coronata</i>	WV	E
Mammals			
American black bear	<i>Ursus americanus</i>	RB	P
big brown bat	<i>Eptesicus fuscus</i>	SB	E
big-eared woodrat	<i>Neotoma macrotis</i>	RB	O
black-tailed deer	<i>Odocoileus hemionus</i>	RB	P
black rat	<i>Rattus rattus</i>	RB	O
bobcat	<i>Lynx rufus</i>	RB	P
Botta's pocket gopher	<i>Thomomys bottae</i>	RB	O
Brazilian free-tailed bat	<i>Tadarida brasiliensis</i>	RB	P
broad-footed mole	<i>Scapanus latimanus</i>	RB	P
brush rabbit	<i>Sylvilagus bachmani</i>	RB	O
California ground squirrel	<i>Spermophilus beecheyi</i>	RB	O
California mouse	<i>Peromyscus californicus</i>	RB	O
California myotis	<i>Myotis californicus</i>	SB	E
California vole	<i>Microtus californicus</i>	RB	E
coyote	<i>Canis latrans</i>	RB	O

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deer mouse	<i>Peromyscus maniculatus</i>	RB	P
gray fox	<i>Urocyon cinereoargenteus</i>	RB	P
Merriam's chipmunk	<i>Eutamias merriami</i>	RB	P
mountain lion	<i>Puma concolor</i>	RB	P
ornate shrew	<i>Sorex ornatus</i>	RB	P
pallid bat	<i>Antrozous pallidus</i>	SB	P
raccoon	<i>Procyon lotor</i>	RB	E
striped skunk	<i>Mephitis mephitis</i>	RB	O
Virginia opossum	<i>Didelphis virginiana</i>	RB	O
western harvest mouse	<i>Reithrodontomys megalotis</i>	RB	P
western red bat	<i>Lasiurus frantzii</i>	RB	P
western spotted skunk	<i>Spilogale gracilis</i>	V	P

Codes

Seasonal Status: RB = Resident Breeder; SB = Summer Breeder; M = Migrant; V = Visitor;

WV = Winter Visitor; I = Introduced Species

Site Status: E = Expected to occur at the project site; O = Observed on or in the immediate project vicinity; P = Potential to occur

5.5 SPECIAL STATUS SPECIES

In this section of the report, we evaluate the potential for special status wildlife and plant species with documented occurrence records or federally designated critical habitat within 3 miles of the project site to occur within the 22.97-acre study area and on the 14.38-acre project site (Table 6).

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Table 6. Sensitive Species Potentially Occurring in the Project Area and Evaluation of Occurrence Potential

Common Name	Scientific Name	Special Status	Occurrence Potential in Study Area	Notes
Fish				
southern steelhead ESU	<i>Oncorhynchus mykiss irideus</i>	FE, Candidate SE	None	The Goleta Slough complex was historically occupied by southern steelhead and is now considered to be a Core 2 population recovery area (NMFS 2012). The nearest federally designated critical habitat for steelhead is in Tecolotito Creek, approx. 0.55 mi. east of the study area (<i>Federal Register</i> 2005). There is no potential for steelhead to utilize El Encanto Creek because it does not have any permanent pools and does not connect to any upstream year-round aquatic habitat.
tidewater goby	<i>Eucyclogobius newberryi</i>	FE	None	There is federally designated critical habitat for tidewater goby located approximately 1.5 mi. southwest of the study area in Bell Canyon, and 1.75 mi. southeast in Tecolotito Creek and Goleta Slough. There are 6 CNDDDB occurrence records within 3 mi., the nearest 0.5 mi. east in Ellwood Canyon Creek. Tidewater goby occur in coastal lagoons and estuaries, rarely invading marine or freshwater habitats, but they have been collected 5 to 8 kilometers upstream of estuary habitat in San Antonio Creek (USFWS 2005), 4.6 mi. east of the property. Given the distance from tidally influenced habitat and the fact that the segment of El Encanto Creek in the study area does not exhibit year-round flow, there is no potential for this species to occur in the study area.
Birds				
Belding's savannah sparrow	<i>Passerculus sandwichensis beldingi</i>	SE	None	Belding's savannah sparrows are one of a few bird species that inhabit southern California salt marshes year-round. This sparrow nests in dense pickleweed in the salt marsh and forages within and around it. This bird is non-migratory and spends its entire life in and around the salt marsh. Their northernmost known breeding site is the Devereux Slough, and their habitat extends south along salt marshes into the Tijuana Slough National Wildlife Refuge. The spread of weeds into salt marshes has had a significant impact on the bird's habitat. There are 2 CNDDDB occurrence records within 3 mi. of the study area, the nearest 1.75 mi. south in <i>Devereux Slough</i> Coal Oil Point Reserve. We did not see it during our survey and there is no potential for it to occur in the study area, given the

Common Name	Scientific Name	Special Status	Occurrence Potential in Study Area	Notes
				absence of any salt marsh habitat and given the adjacent urban development.
burrowing owl	<i>Athene cunicularia</i>	Candidate SE, CSC	None	1 CNDDDB occurrence record for this bird within 3 mi. of the study area, located 1.5 mi. south in the <i>Devereux Slough</i> Coal Oil Point Reserve. These birds are winter visitors to the South Coast of Santa Barbara County. We did not observe this bird during our field survey and do not expect it to occur in the study area, given the surrounding urban development.
California brown pelican	<i>Pelecanus occidentalis californicus</i>	Federal and State Delisted	None	2 CNDDDB occurrence records for this species within 3 mi., located 1.5 mi. southwest along Elwood beach. This bird uses the beaches and cliffs for nesting and perching and is not expected to occur this far inland and near urban development.
California horned lark	<i>Eremophila alpestris actia</i>	WL	Low	Transient and winter visitors to the South Coast of Santa Barbara County that occasionally breed in the spring in this area. Prefer open country with little or no vegetation, including fallow agricultural areas, open coastal plains, overgrazed pasture, alkali flats, short grassland, and sand dunes (Lehman 2020). 1 CNDDDB occurrence record within 3 mi. of the study area, located 1.5 mi. south in the <i>Devereux Slough</i> Coal Oil Point Reserve. We did not observe this bird during our field survey. We believe it has a low potential to occur given the surrounding habitat on the golf course and adjacent urban development.
California least tern	<i>Sternula antillarum browni</i>	FE, SE, FP	None	Prefer sandy, gravelly beaches of the coast, rivers, and lakes. Nests in sandy or gravelly, sparsely vegetated areas near water. 1 CNDDDB occurrence record within 3 mi. of the study area, located 1.9 mi. southwest near Devereux Lagoon. We did not observe this bird during our field survey and we believe it has no potential to occur given the adjacent urban development.
Cooper's hawk	<i>Accipiter cooperii</i>	WL	Low	Species forages in oak and riparian woodland habitat. 1 CNDDDB occurrence record within 3 mi. of the study area, the nearest 1.7 mi. south in the <i>Devereux Slough</i> Coal Oil Point Reserve. We did not observe this bird during our field survey and we believe it has a low potential to occur given the surrounding habitat on the golf course and adjacent urban development.

Common Name	Scientific Name	Special Status	Occurrence Potential in Study Area	Notes
ferruginous hawk	<i>Buteo regalis</i>	WL	None	Ferruginous hawks are winter visitors to the Santa Barbara South Coast (Lehman 2024). They frequent dry, open country and are most numerous in grassland habitats and agricultural areas. Within 3 mi. of the study area, there is 1 CNDDDB occurrence record located 1.8 mi. west. This species is not known to nest in this area. We did not observe this species during our survey and we believe it has no potential to occur given the adjacent urban development.
light-footed Ridgway's rail	<i>Rallus obsoletus levipes</i>	FE SE	None	The light-footed Ridgway's rail's habitat consists of coastal salt marshes, lagoons, and surrounding maritime area. This bird cannot fly well and primarily remains hidden on foot underneath the tall, dense cordgrass and other vegetation of the salt marsh. There is 1 CNDDDB occurrence record approximately 1.7 mi. southeast in the Goleta Slough. Given the lack of salt marsh-lagoon habitat, this species has no potential to occur.
southern California rufous-crowned sparrow	<i>Aimophila ruficeps canescens</i>	WL	None	This bird is typically found in coastal sage scrub and chaparral habitats. 1 CNDDDB occurrence record, located 0.5 mi. west in Elwood Canyon. There is very little coastal sage scrub habitat in and adjacent to the study area, therefore we believe this species has no potential to occur in the study area.
tricolored blackbird	<i>Agelaius tricolor</i>	ST, CSC	None (nesting) Low (foraging)	Tricolored blackbirds nest in large colonies near water, preferably in an area with freshwater wetland vegetation, such as tule and cattails. This species is also known to nest in other types of vegetation, including sedges, nettles, willows, thistles, mustard, blackberry, wild rose, and dense grass. After the nesting season, they disperse into mixed flocks of birds and forage on the ground in open, grassy fields, agricultural lands, flooded fields, stock pens, pastures, and along the margins of ponds. There are 2 CNDDDB occurrence records for this species within 3 mi., the nearest 1.5 mi. southeast in Goleta Slough. This bird was not observed during our survey, however, this bird may nest in the freshwater wetland vegetation on the adjacent golf course property. We believe this species has a low potential to forage in the study area and no potential to nest in the study area.

Common Name	Scientific Name	Special Status	Occurrence Potential in Study Area	Notes
western snowy plover	<i>Charadrius alexandrinus nivosus</i>	FT, CSC	None	Snowy plovers are ground-nesting birds that prefer dry, sandy beach habitat and beaches with river or creek mouths. This species is now considered a fall transient and uncommon local winter visitor to beaches in Santa Barbara and Carpinteria. Given the absence of any sandy beach habitat and distance to the coast, it has no potential to occur in the study area.
white-tailed kite	<i>Elanus leucurus</i>	FP	Low (roosting) Low (foraging)	This raptor nests and forms communal roosts in trees and occasionally in orchards in areas near open grassland habitat. White-tailed kites are year-round residents of Santa Barbara County, with the greatest number of individuals occurring along the South Coast in the fall and winter. They forage in open grassland habitat for voles and mice. There are 2 CNDDDB occurrence records within 3 mi. of the study area, the nearest 1.5 mi. south near <i>Devereux Slough</i> Coal Oil Point Reserve. We did not see this bird during our survey. We believe it has a low potential to roost and forage in the study area, given the surrounding habitat on the golf course and adjacent urban development.
Mammals				
pallid bat	<i>Antrozous pallidus</i>	CSC	None (roosting) Low (foraging)	1 CNDDDB occurrence record within 3 mi., from 2017 for a pallid bat detected during acoustic surveys, located approximately 1.6 mi. south near Devereux Lagoon. Pallid bats prey crickets, scorpions, centipedes, beetles, grasshoppers, cicadas, and potato bugs, which they capture on the ground surface. There are no mines or rock crevices in the study area that the bats could use to roost, so while they may forage in the study area, there is no potential for them to roost.
western red bat	<i>Lasiurus frantzii</i>	CSC	Moderate (roosting) Moderate (foraging)	A year-round California resident, this bat prefers edges or habitat mosaics with trees for roosting and open foraging areas. 1 CNDDDB occurrence record within 3 mi., located 1.6 mi. southeast in the <i>Devereux Slough</i> Coal Oil Point Reserve. Given the large number of ornamental trees in the western portion of the study area along El Encanto Creek and along the adjacent golf course, we believe that western red bats have a moderate potential to roost and to forage in the ornamental trees in the study area.

Common Name	Scientific Name	Special Status	Occurrence Potential in Study Area	Notes
Insects				
Crotch bumble bee	<i>Bombus crotchii</i>	Candidate SE	Low	Crotch's bumble bee occurs primarily and historically throughout the California Central Valley. This bee inhabits open grassland and scrub habitats and nests underground. Bumble bees are important for pollinating many food plants, such as tomatoes and blueberries. They vibrate pollen loose as they forage. 5 occurrence records within 3 mi., the nearest approx. 1.2 mi. southwest near Ellwood Beach. We did not see this bee during our survey. Given the small amount of scrub habitat in the study area, and the surrounding habitat on the golf course, we believe this species has a low potential to occur.
globose dune beetle	<i>Coelus globosus</i>	none	None	The globose dune beetle is an insect in the <i>Tenebrionidae</i> (darkling beetle) family, which lives exclusively in coastal dune habitat (foredunes and sand hummocks) near the seashore. This beetle is flightless and spends most of its life belowground burrowing through sand beneath dune vegetation. Due to the lack of any suitable dune habitat and distance from the seashore, we have concluded that there is no potential for this species to occur in the study areas.
monarch butterfly	<i>Danaus plexippus plexippus pop. 1</i>	Proposed FT	None (winter aggregation sites)	14 CNDDDB winter aggregation site occurrence records within 3 mi. Winter aggregation sites are usually in dense groves of eucalyptus trees or other types of trees that provide protection from wind/rain. There are a number of eucalyptus trees in the study area along El Encanto Creek and along a screening row between the golf course and the property, however, the trees are not dense and do not provide the shelter needed to be used as a winter aggregation site. We believe that there is no potential for monarch butterflies to aggregate on this property.

Common Name	Scientific Name	Special Status	Occurrence Potential in Study Area	Notes
Reptiles and Amphibians				
California red-legged frog	<i>Rana draytonii</i>	FT, CSC	None (breeding) Low (foraging)	California red-legged frogs breed and reproduce in ponds and in slow-moving, pond-like parts of streams, marshes, and lagoons. Adult frogs are almost always associated with permanent bodies of water with emergent freshwater marsh vegetation or riparian vegetation, but are known to forage in upland vegetation a distance of 1 mi. from their aquatic breeding habitat (USFWS 2005). 4 CNDDDB occurrence records within 3 mi., the nearest 1.0 mi. west in Elwood Canyon. El Encanto Creek west of the property does not contain the type of aquatic habitat needed for this species. The creek does not flow year-round and does not contain any slow-moving, pond-like parts. We believe that there is no potential for California red-legged frogs to breed in the study area, however, there is a low potential for them to breed in the ponds on the adjacent golf course property and a low potential for them to forage or travel through the study area.
coast range newt	<i>Taricha torosa</i>	CSC	None (breeding) Low (foraging)	Breeds in aquatic habitat and lives below-ground in adjacent riparian and upland habitat during the non-breeding season. 2 CNDDDB occurrence records within 3 mi., the nearest 0.6 mi. west along Ellwood Canyon Creek. El Encanto Creek west of the property does not contain the type of aquatic habitat needed for this species. The creek does not flow year-round and does not contain any slow-moving, pond-like parts. We believe that there is no potential for coast range newt to breed in the study area, however, there is a low potential for them to breed in the ponds on the adjacent golf course property and a low potential for them to forage or travel through the study area.

Common Name	Scientific Name	Special Status	Occurrence Potential in Study Area	Notes
southwestern pond turtle	<i>Actinemys pallida</i>	Proposed FT, CSC	None (breeding) Low (foraging)	This species is typically found in aquatic habitat (ponds, lakes, streams), but is also known to move into adjacent upland areas to nest or estivate (enter summer dormancy). 2 CNDDDB occurrence records for this species within 3 mi., the nearest 1.15 mi. south in the <i>Devereux Slough</i> Coal Oil Point Reserve. El Encanto Creek west of the property does not contain the type of aquatic habitat needed for this species. The creek does not flow year-round and does not contain any slow-moving, pond-like parts. We believe that there is no potential for southwestern pond turtle to breed in the study area, however, there is a low potential for them to breed in the ponds on the adjacent golf course property and a low potential for them to forage or travel through the study area.
Plants				
black-flowered figwort	<i>Scrophularia atrata</i>	List 1B	Low	This perennial plant was not observed during performance of our field survey. It typically occurs in coastal sage scrub vegetation and is occasionally found in riparian habitat. 1 CNDDDB occurrence record within 3 mi., located 1.2 mi. south in the <i>Devereux Slough</i> Coal Oil Point Reserve. Given the fact that this project will impact a very small (460 sq. ft.) area containing black sage - California sagebrush scrub and a very small (125 sq. ft.) area containing arroyo willow thicket riparian vegetation we have concluded that this plant has a low potential to be impacted by the project and low potential to occur in the development area.
Contra Costa goldfields	<i>Lasthenia conjugens</i>	FE, List 1B	None	This annual plant typically grows around the margins of vernal pools. It was last seen in the Santa Barbara/Goleta area in the 1950s in vernal pools in Isla Vista. The property does not contain any vernal pools. There is 1 CNDDDB occurrence record within 3 mi., 1.5 mi. south near Isla Vista. We did not find this plant during our survey and given the lack of suitable habitat in the study area, we believe that this plant has no potential to occur.
Coulter's goldfields	<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	List 1B	None	This annual plant is typically found in salt marsh habitat. There is 1 CNDDDB occurrence record within 3 mi., located 1.65 mi. southeast in Goleta Slough. We did not find this plant during our survey and given the lack of salt marsh habitat in the study area, we believe that this plant has no potential to occur.

Common Name	Scientific Name	Special Status	Occurrence Potential in Study Area	Notes
Coulter's saltbush	<i>Atriplex coulteri</i>	List 1B	None	This perennial plant typically occurs on coastal bluffs near the ocean, rocky slopes, and unshaded streambeds. There are 2 CNDDDB occurrence records within 3 mi., the nearest 2.35 mi. east. We did not find this plant during our survey. Given surrounding urban development and the ornamental landscape vegetation that exists in the study area, we believe that this plant has no potential to occur.
Davidson's saltscale	<i>Atriplex serenana</i> var. <i>davidsonii</i>	List 1B	None	This annual plant is usually found in coastal sage scrub and wetland-riparian habitats in close proximity to the coast. There is 1 CNDDDB occurrence record for this plant within 3 mi., 2.4 mi. southeast near Goleta Beach. We did not find this plant during our survey. Given the distance from the coast and the surrounding urban development and golf course, we believe that this plant has no potential to occur in the study area.
estuary seablite	<i>Suaeda esteroa</i>	List 1B	None	Estuary seablite is a perennial herb or sub-shrub that occurs in low coastal salt marshes in southern California. There is 1 CNDDDB occurrence record within 3 mi., located 2.3 mi. southeast in the Goleta Slough. We did not find this plant during. Given the lack of suitable habitat and surrounding urban development and golf course, we believe that this plant has no potential to occur in the study area.
mesa horkelia	<i>Horkelia cuneata</i> var. <i>puberula</i>	List 1B	None	This perennial plant typically occurs in coast live oak woodland, coastal sage scrub, and chaparral habitats. 1 CNDDDB occurrence record within 3 mi., located 1.9 mi. west. We did not find this plant during our survey. Given the surrounding urban development and golf course, we believe that this plant has no potential to occur in the study area.
Santa Barbara honeysuckle	<i>Lonicera subspicata</i> var. <i>subspicata</i>	List 1B	Extant	This plant was observed in the study area during our surveys, along El Encanto Creek within riparian and coastal sage scrub vegetation types. This plant is usually found in clay soils within chaparral and coastal sage scrub habitat. There are 8 CNDDDB occurrence records within 3 mi., one of which is located along El Encanto Creek within the study area and lists observations from 2011 and 2015.
Santa Barbara morning-glory	<i>Calystegia sepium</i> ssp. <i>binhamiae</i>	List 1A	None	Perennial herb typically found in freshwater marsh habitat, of which there is none in the study area. Presumed extinct; last observed in Santa Barbara in 1921.

Common Name	Scientific Name	Special Status	Occurrence Potential in Study Area	Notes
Sonoran maiden fern	<i>Thelypteris puberula</i> var. <i>sonorensis</i>	List 2	None	This perennial evergreen fern is usually found in deep, well-shaded canyons adjacent to streams and seeps. There is 1 CNDDDB occurrence record for this species within 3 mi., located 2.0 mi. northeast along San Pedro Creek. We did not find this plant during our survey and given the surrounding urban development and golf course, we believe that this plant has no potential to occur in the study area.
southern tarplant	<i>Centromadia parryi</i> ssp. <i>australis</i>	List 1B	None	This annual plant is typically found in open sandy fields and dry vernal flats near the ocean. Bloom period is May through November. There are 11 CNDDDB occurrence records within 3 mi., the nearest 0.85 mi. southeast. We did not find this plant during our survey, and given the surrounding urban development and golf course, we believe that this plant has no potential to occur in the study area.

Status Codes Used in Table 4

FT = Federally listed as threatened

FE = Federally listed as endangered

CSC = CDFW California Special-Concern Species

WL = CDFW Watch List species

List 1A = CNPS plants presumed extinct in California

List 1B = CNPS plants rare, threatened, or endangered in California and elsewhere

List 2 = CNPS plants rare, threatened, or endangered in California, but more common elsewhere

SE = State listed as endangered

ST = State listed as threatened

FP = CDFW Fully Protected species

5.6 ESHA AND SPA

During the performance of our June 20, July 11, July 21, August 22, November 3, and November 5, 2025, surveys we identified 11,151 sq. ft. (0.26 acre) of ESHA on the 7400 Cathedral Oaks Rd property and 77,474 sq. ft. (1.78 acre) of ESHA within 100 ft. of the property in the adjacent study area. ESHA occurring on the property includes 163 sq. ft. of arroyo willow thicket ESHA, 256 sq. ft. of black sage-California sagebrush scrub ESHA, and 10,732 sq. ft. of eucalyptus grove ESHA. ESHA occurring adjacent to the property (within 100 ft.) includes 40,452 sq. ft. (0.93 acre) of arroyo willow thicket ESHA, 1,517 sq. ft. (0.03 acre) of black sage-California sagebrush scrub ESHA, and 35,505 sq. ft. (0.82 acre) of eucalyptus grove ESHA.

The 11,151 sq. ft. (0.26 acre) of ESHA that we determined to be present on the property during the performance of our surveys is greater than the 0.10 acre (4,380 sq. ft.) of Riparian/Marsh/Vernal ESHA mapped by the City of Goleta as occurring on the property. We overlaid the 0.10-acre portion of the property mapped as ESHA by the City on our vegetation and landcover map and found that approximately 3,640 sq. ft. (0.08 acre) of the City-mapped ESHA is eucalyptus grove ESHA, 525 sq. ft. (0.01 acre) is ornamental landscape, and 215 sq. ft. (0.00 acre) is ruderal vegetation. The City mapped ESHA appears to have been based on broad scale interpretation of older aerial photographs and the vegetation mapping that was performed was not done at same the level of detail as that performed by Watershed Environmental Inc. personnel when we surveyed the property.

City of Goleta General Plan/Coastal Land Use Plan Conservation Element Policy 2.2 protects creeks and riparian habitat by requiring new development to have a Streamside Protection Area (SPA), which includes an upland buffer zone. The SPA upland buffer shall extend 100 ft. outward from the outer edge of the top-of-bank or the outer edge of riparian vegetation, whichever is further, but may be reduced in certain situations to no less than 25 ft. wide.

We accessed the creek bed and banks on July 11th and were able to accurately survey and map the vegetation types along El Encanto Creek. We identified the top-of-bank on the eastern side of the creek as the western edge of an old abandoned dirt road that is now overgrown but the graded roadway is still visible on the ground surface. Mark Lloyd with L&P Consulting sent out a licensed survey crew to map the precise location of the creek top of bank, which he then provided to us in an AutoCAD line file format to overlay on our vegetation and land cover mapping in our GIS software. We mapped the edge of El Encanto Creek ESHA as the top-of-bank or outer limit of riparian vegetation, whichever was greater, and generated a 100-ft. SPA upland buffer from that. Portions of the eucalyptus grove, ornamental vegetation, and ruderal vegetation above the creek top-of-bank were not considered to be native or riparian and were not used in our determination of the 100-ft. SPA upland buffer zone.

5.7 WILDLIFE MOVEMENT CORRIDORS

The 7400 Cathedral Oaks Rd property is surrounded by residential development and the Glen Annie golf course. The perimeter of the property is fenced with a 6-ft.-tall chain-link fence with three strand barbwire along the top of the fence. The only gap in the fence is the 17-ft.-wide gate located on the asphalt paved driveway entrance from Cathedral Oaks Rd that is frequently left open. The perimeter fence around the property effectively prevents large mammals such as mule deer, black bear and mountain lion from entering the property, but medium to small size mammals, amphibians, birds, and reptiles are expected to be able to easily climb, fly, tunnel, or pass through the fence. However, given the habitat and vegetation types present on the 7400 Cathedral Oaks Rd property, and lack of essential

wildlife resources such as food, water, and shelter, we believe that wildlife utilization of the property is very low and is limited to a few common resident species of amphibians, small mammals, reptiles, and common migratory and resident birds.

The segment of El Encanto Creek that exists on the Glen Annie Golf Course property west and northwest of the 7400 Cathedral Oaks Rd property and the segment of the El Encanto Creek south of Cathedral Oaks road provides the only habitat in the project vicinity that could be used as a wildlife movement corridor. In order to determine if the El Encanto Creek corridor is being used as a wildlife movement corridor, Watershed Environmental installed two game cameras in the creek bed on August 22, 2025 at Lat: 34.4425072, Long: -119.8877810. The cameras were mounted on wooden stakes 1-ft. above the ground approximately 3 ft. apart from each other. One of the cameras was positioned facing north and the other facing south. The cameras were retrieved 12 days later on September 2, 2025. The game cameras captured photographs and video of opossums, striped skunks, coyotes, brush rabbits, ground squirrels, mice, and rats moving through the creek corridor. Most of the wildlife movement occurred after dark or in the pre-dawn early morning hours.

6.0 APPLICABLE BIOLOGICAL RESOURCES RESOURCE PROTECTION POLICIES

This section of the report contains a list of City of Goleta General Plan/Coastal Land Use Plan Conservation Element³⁵ and City of Goleta Title 17 zoning ordinance³⁶ biological resource protection policies and development standards that are applicable to this project, based on the results of our biological surveys. The City of Goleta and their EIR consultant may decide that additional policies beyond those listed below are relevant to the project.

Conservation Element Policy 1.1 ESHA Designation Criteria:

- a. Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and that could be easily disturbed or degraded by human activities and developments.
- b. Any area that includes habitat for species and plant communities recognized as threatened or endangered by the state or federal governments; plant communities recognized by the State of California (in the Terrestrial Natural Communities Inventory) as restricted in distribution and very threatened; and those habitat types of limited distribution recognized to be of particular habitat value, including wetlands, riparian vegetation, eucalyptus groves associated with monarch butterfly roosts, oak woodlands, and savannas.
- c. Any area that has been previously designated as an ESHA by the California Coastal Commission, the California Department of Fish and Game, City of Goleta, or other agency with jurisdiction over the designated area.

Conservation Element Policy 1.2 Designation of Environmentally Sensitive Habitat Areas:

ESHAs in Goleta are generally shown in Figure 4-1, and Table 4-2 provides examples of the ESHAs and some locations of each. The provisions of this policy shall apply to all designated ESHAs. ESHAs generally include but are not limited to the following:

³⁵ **City of Goleta.** 2006. General Plan/Coastal Land Use Plan Conservation Element. Adopted October 2, 2006, updated November 2024. Goleta, California. Available online at: <https://www.cityofgoleta.org/home/showpublisheddocument/31364/638682072386670000>.

³⁶ **City of Goleta.** April 3, 2020. City of Goleta Title 17 zoning ordinance. Goleta California. Available online at: <https://ecode360.com/44355205#44355205/>

- a. Creek and riparian areas.
- b. Wetlands, such as vernal pools.
- c. Coastal dunes, lagoons or estuaries, and coastal bluffs/coastal bluff scrub.
- d. Beach and shoreline habitats.
- e. Marine habitats.
- f. Coastal sage scrub and chaparral.
- g. Native woodlands and savannahs, including oak woodlands.
- h. Native grassland.
- i. Monarch butterfly aggregation sites, including autumnal and winter roost sites, and related habitat areas.
- j. Beach and dune areas that are nesting and foraging locations for the western snowy plover.
- k. Nesting and roosting sites and related habitat areas for various species of raptors.
- l. Other habitat areas for species of wildlife or plants designated as rare, threatened, or endangered under state or federal law.
- m. Any other habitat areas that are rare or especially valuable from a local, regional, or statewide perspective.

Conservation Element Policy 1.6 Protection of ESHAs:

ESHAs shall be protected against significant disruption of habitat values, and only uses or development dependent on and compatible with maintaining such resources shall be allowed within ESHAs or their buffers. The following shall apply:

- a. No development, except as otherwise allowed by this element, shall be allowed within ESHAs and/or ESHA buffers.
- b. A setback or buffer separating all permitted development from an adjacent ESHA shall be required and shall have a minimum width as set forth in subsequent policies of this element. The purpose of such setbacks shall be to prevent any degradation of the ecological functions provided by the habitat area.
- c. Public accessways and trails are considered resource-dependent uses and may be located within or adjacent to ESHAs. These uses shall be sited to avoid or minimize impacts on the resource to the maximum extent feasible. Measures—such as signage, placement of boardwalks, and limited fencing or other barriers—shall be implemented as necessary to protect ESHAs.
- d. The following uses and development may be allowed in ESHAs or ESHA buffers only where there are no feasible, less environmentally damaging alternatives and will be subject to requirements for mitigation measures to avoid or lessen impacts to the maximum extent feasible: 1) public road crossings, 2) utility lines, 3) resource restoration and enhancement projects, 4) nature education, 5) biological research, and 6) Public Works projects as identified in the Capital Improvement Plan, only where there are no feasible, less environmentally damaging alternatives.
- e. If the provisions herein would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel. Alternatively, the City may establish a program to allow transfer of development rights for such parcels to receiving parcels that have areas suitable

for and are designated on the Land Use Plan map for the appropriate type of use and development.

Conservation Element Policy 2.2 Streamside Protection Area Definition:

The creek channel, wetlands and/or riparian vegetation related to the creek hydrology, and an adjacent upland buffer area. The width of the SPA upland buffer shall be as follows:

- a. The SPA upland buffer shall be 100 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. The City may consider increasing or decreasing the width of the SPA upland buffer on a case-by-case basis at the time of environmental review. The City may allow portions of a SPA upland buffer to be less than 100 feet wide, but not less than 25 feet wide, based on a site specific assessment if (1) there is no feasible alternative siting for development that will avoid the SPA upland buffer; and (2) the project's impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream.
- b. If the provisions above would result in any legal parcel created prior to the date of this plan being made unusable in its entirety for any purpose allowed by the land use plan, exceptions to the foregoing may be made to allow a reasonable economic use of the parcel, subject to approval of a conditional use permit.

Conservation Element Policy 2.3 Allowable Uses and Activities in SPA:

The following compatible land uses and activities may be allowed in SPAs, subject to all other policies of this plan, including those requiring avoidance or mitigation of impacts:

- a. Agricultural operations, provided they are compatible with preservation of riparian resources.
- b. Fencing and other access barriers along property boundaries and along SPA boundaries.
- c. Maintenance of existing roads, driveways, utilities, structures, and drainage improvements.
- d. Construction of public road crossings and utilities, provided that there is no feasible, less environmentally damaging alternative.
- e. Construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access.
- f. Resource restoration or enhancement projects.
- g. Nature education and research activities.
- h. Low-impact interpretive and public access signage.
- i. Other such Public Works projects as identified in the Capital Improvement Plan, only where there are no feasible, less environmentally damaging alternatives.

Conservation Element Policy 5.3 Protection of Coastal Bluff Scrub, Coastal Sage Scrub, and Chaparral ESHA:

- a. For purposes of this policy, coastal bluff scrub is defined as scrub habitat occurring on exposed coastal bluffs. Example species in bluff scrub habitat include Brewer's saltbush (*Atriplex lentiformis*), lemonade berry (*Rhus integrifolia*), seashore blight (*Suaeda californica*), seacliff buckwheat (*Eriogonum parvifolium*), California sagebrush (*Artemisia californica*), and coyote bush (*Baccharis pilularis*). Coastal sage scrub is defined as a drought-tolerant, Mediterranean habitat characterized by

soft-leaved, shallow-rooted subshrubs such as California sagebrush (*Artemisia californica*), coyote bush (*Baccharis pilularis*), and California encelia (*Encelia californica*). It is found at lower elevations in both coastal and interior areas where moist maritime air penetrates inland. Chaparral is defined as fire- and drought-adapted woody, evergreen shrubs generally occurring on hills and lower mountain slopes. The area must have both the compositional and structural characteristics of coastal bluff scrub, coastal sage scrub, or chaparral habitat as described in Preliminary Descriptions of Terrestrial Natural Communities of California (Holland 1986) or other classification system recognized by the California Department of Fish and Game.

- b. To the maximum extent feasible, development shall avoid impacts to coastal bluff scrub, coastal sage scrub, or chaparral habitat that is part of a wildlife movement corridor and the impact would preclude animal movement or isolate ESHAs previously connected by the corridor such as (1) disrupting associated bird and animal movement patterns and seed dispersal, and/or (2) increasing erosion and sedimentation impacts to nearby creeks or drainages.
- c. Impacts to coastal bluff scrub, coastal sage scrub, and chaparral ESHAs shall be minimized by providing at least a 25-foot buffer restored with native species around the perimeter of the ESHA, unless the activity is allowed under other CE subpolicies and mitigation is applied per CE 1.7.
- d. Removal of nonnative and invasive exotic species shall be allowed; revegetation shall be with plants or seeds collected within the same watershed whenever feasible.

Conservation Element Policy 8.1 ESHA Designation:

Requisite habitats for individual occurrences of special-status plants and animals, including candidate species for listing under the state and federal endangered species acts, California species of special concern, California Native Plant Society List 1B plants, and other species protected under provisions of the California Fish and Game Code shall be preserved and protected, and their occurrences, including habitat requirements, shall be designated as ESHAs.

These habitats include, but are not limited to, the following:

- a. Special-status plant species such as Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*), southern tarplant (*Centromadia parryi* ssp. *australis*) and black-flowered figwort (*Scrophularia atrata*).
- b. Habitat capable of supporting special-status invertebrate species, such as the globose dune beetle (*Coelus globosus*), and roosting habitat for the monarch butterfly.
- c. Aquatic habitat capable of supporting special-status fish species such as the steelhead trout (*Oncorhynchus mykiss*) and tidewater goby (*Eucyclogobius newberryi*).
- d. Habitat capable of supporting special-status amphibians and reptiles such as the red-legged frog (*Rana aurora draytonii*) and western pond turtle (*Clemmys armorata pallida*).
- e. Nesting and roosting areas for various species of raptors such as Cooper's hawks (*Accipiter cooperii*), red-tailed hawks (*Buteo jamaicensis*), white-tailed kites (*Elanus leucurus*), and turkey vultures (*Cathartes aura*).
- f. Nesting habitat for other special-status bird species such as western snowy plover, southwestern willow flycatcher (*Empidonax traillii extimus*), loggerhead shrike

(*Lanius ludovicianus*), yellow warbler (*Dendroica petechia*), or tri-colored blackbird (*Agelaius tricolor*).

- g. Nesting and foraging habitat for special-status mammals such as pallid bat (*Antrozous pallidus*), western red bat (*Lasiurus blossevillii*), Yuma myotis (*Myotis yumanensis*), and American badger (*Taxidea taxus*).

Conservation Element Policy 8.2 Protection of Habitat Areas:

All development shall be located, designed, constructed, and managed to avoid disturbance of adverse impacts to special-status species and their habitats, including spawning, nesting, rearing, roosting, foraging, and other elements of the required habitats.

Conservation Element Policy 8.3 Site Specific Biological Resources Study:

Any areas not designated on Figure 4-1 that meet the ESHA criteria for the resources specified in CE 8.1 shall be accorded the same protections as if the area were shown on the figure. Proposals for development on sites where ESHAs are shown on the figure, or where there is probable cause to believe that an ESHA may exist, shall be required to provide the City with a site-specific biological study that includes the following information:

- a. A base map that delineates topographic lines, parcel boundaries, and adjacent roads.
- b. A vegetation map that 1) identifies trees or other sites that are existing or historical nests for the species of concern and 2) delineates other elements of the habitat such as roosting sites and foraging areas.
- c. A detailed map that shows the conclusions regarding the boundary, precise location and extent, or current status of the ESHA based on substantial evidence provided in the biological studies.
- d. A written report that summarizes the survey methods, data, observations, findings, and recommendations.

Conservation Element Policy 8.4 Buffer Areas for Raptor Species:

Development shall be designed to provide a 100-foot buffer around active and historical nest sites for protected species of raptors when feasible. In existing developed areas, the width of the buffer may be reduced to correspond to the actual width of the buffer for adjacent development. If the biological study described in CE 8.3 determines that an active raptor nest site exists on the subject property, whenever feasible no vegetation clearing, grading, construction, or other development activity shall be allowed within a 300-foot radius of the nest site during the nesting and fledging season.

Conservation Element Policy 9.1 Definition of Protected Trees:

New development shall be sited and designed to preserve the following species of native trees: oaks (*Quercus* spp.), walnut (*Juglans californica*), sycamore (*Platanus racemosa*), cottonwood (*Populus* spp.), willows (*Salix* spp.), or other native trees that are not otherwise protected in ESHAs, unless as otherwise allowed in CE 9.

Conservation Element Policy 9.2:

Applications for new development on sites containing protected native trees shall include a report by a certified arborist or other qualified expert. The report shall include an inventory of native trees and a Tree Protection Plan.

Conservation Element Policy 9.4:

The following impacts to native trees and woodlands should be avoided in the design of projects: 1) removal of native trees; 2) fragmentation of habitat; 3) removal of understory; 4) disruption of the canopy, and 5) alteration of drainage patterns. Structures, including

roads and driveways, should be sited to prevent any encroachment into the protection zone of any protected tree and to provide an adequate buffer outside of the protection zone of individual native trees in order to allow for future growth. Tree protection standards shall be detailed in the Tree Protection Ordinance called for in CE-IA-4.

Conservation Element Policy 9.5 Mitigation of Impacts to Native Trees:

Where the removal of mature native trees cannot be avoided through the implementation of project alternatives or where development encroaches into the protected zone and could threaten the continued viability of the tree(s), mitigation measures shall include, at a minimum, the planting of replacement trees on site, if suitable area exists on the subject site, or offsite if suitable onsite area is unavailable, consistent with the Tree Protection Ordinance (see also CE-IA-4). The Tree Protection Ordinance shall establish the mitigation ratios for replacement trees for every tree removed. Where onsite mitigation is not feasible, offsite mitigation shall be provided by planting of replacement trees at a site within the same watershed. If the tree removal occurs at a site within the Coastal Zone, any offsite mitigation area shall also be located within the Coastal Zone. Minimum sizes for various species of replacement trees shall be established in the Tree Protection Ordinance. Mitigation sites shall be monitored for a period of 5 years. The City may require replanting of trees that do not survive.

City of Goleta Title 17 Zoning Ordinance 17.30.040 Development and Mitigation of impacts:

- A. No new development, is allowed within an ESHA or ESHA buffer.
 - 1. *Exception.* Where consistent with the provisions of this section, new Capital Improvement Program projects, public accessways and trails, habitat restoration and enhancement projects when consistent with Sections 17.30.060(G) and 17.54.020(A)(6), and nature education and research activities.
- B. New development must minimize impacts to habitat values or sensitive species to the maximum extent feasible. Native vegetation must be provided in buffer areas to serve as transitional habitat. All ESHA buffers must be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect.
- C. Unless stated elsewhere in this Title or in the General Plan, new development must be sited and designed to avoid impacts to ESHAs. If there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts must be selected. Any impacts that cannot be avoided must be fully mitigated, with priority given to on-site mitigation. Mitigation must be fully mitigated at a 3:1 ratio, unless otherwise specified in this chapter.
- D. Off-site mitigation measures will only be approved when it is not feasible to fully mitigate impacts on site. If impacts to on-site ESHAs occur in the Coastal Zone, any off-site mitigation area must also be located within the Coastal Zone.
- E. All mitigation sites must be monitored for a minimum period of five years following completion of installation, with changes made as necessary based on annual monitoring reports.
- F. Sites with required mitigation will be subject to deed restrictions and performance securities in a form acceptable to the City (e.g., bonds, letter of credit, etc.), in the amount of 125 percent of the estimated costs of mitigation to guarantee completion. The performance security will be released upon the City's final inspection of the completed mitigation.

City of Goleta Title 17 Zoning Ordinance 17.30.050 Development Standards:

All development must be designed and located to avoid disruption or degradation of habitat values. This standard requires that any project that has the potential to cause adverse

impacts to an ESHA be redesigned, reduced in size, or relocated so as to avoid the impact or reduce the impact where complete avoidance is not possible.

- A. Proposed site designs must preserve wildlife corridors or habitat networks. Corridors must be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds.
- B. Land divisions are only allowed if each new lot being created, except for open space lots, is capable of being developed without building in any ESHA or ESHA buffer and without any need for impacts to ESHAs related to fuel modification for fire safety purposes.
- C. Site plans and landscaping must be designed to protect ESHAs. Landscaping, screening, or vegetated buffers, must retain, salvage, and/or re-establish vegetation that supports wildlife habitat whenever feasible. New development must incorporate design techniques that protect, support, and enhance wildlife habitat values. Planting of non-native, invasive species within ESHA or ESHA buffers must not be permitted.
- D. New development must not degrade water quality, including the ocean, lagoons, creeks, ponds, wetlands, or any other waterbody. Pollutants that could adversely affect protected, sensitive resources shall not be discharged or allowed to flow off site.
- E. All new development must be sited and designed to minimize grading, alteration of natural landforms and physical features, and vegetation clearance in order to reduce or avoid soil erosion, creek siltation, increased runoff, and reduced infiltration of stormwater, and to prevent net increases in baseline flows for any receiving water body.
- F. Light and glare from new development must be controlled and directed away from wildlife habitats. Exterior night lighting must be minimized, restricted to low-intensity fixtures, shielded, and directed away from ESHAs, consistent with the requirements and standards in Chapter 17.35, Lighting.
- G. All new development must minimize potentially significant noise impacts on special-status species, consistent with the requirements of Chapter 17.39, Performance Standards.
- H. All new development must be sited and designed to minimize the need for fuel modification or weed abatement for fire safety in order to preserve native and/or non-native supporting habitats. Development must use fire-resistant materials and incorporate alternative measures, such as firewalls and landscaping techniques that will reduce or avoid fuel modification activities.
- I. The timing of construction activities must be controlled to minimize potential disruptions or impacts to wildlife during critical time periods, such as nesting or breeding seasons.
- J. Grading, earthmoving, and vegetation clearance within or adjacent to ESHA is prohibited during the rainy season, generally from November 1st to March 31st, except:
 - 1. Where necessary to protect or enhance the ESHA itself; or
 - 2. Where erosion control measures and best management practices (BMPs), such as sediment basins, silt fencing, sandbagging, or installation of geo-fabrics have been incorporated into the project, approved by the City, and installed prior to any grading operations; or
 - 3. Where necessary to remediate hazardous flooding or geologic conditions that endanger public health and safety.

City of Goleta Title 17 Zoning Ordinance 17.30.060 Management of ESHAs:

The following standards apply to the ongoing management of ESHAs:

- A. The use of insecticides, herbicides, artificial fertilizers, or other toxic chemical substances that have the potential to degrade ESHAs shall be prohibited within and adjacent to ESHA, except where part of an approved project that protects, restores, or enhances the ESHA itself.
- B. Mosquito abatement must be limited to the implementation of the minimum measures necessary to protect human health and must be undertaken in a manner that minimizes adverse impacts to the ESHAs.
- C. Weed abatement, brush-clearing, and fire fuel reduction activities for fire safety purposes must be the minimum that is necessary to accomplish the intended purpose. Techniques will be limited to mowing and other low-impact methods, such as using hand crews for brushing, tarping, and hot water/foam for weed control. Disking is prohibited.
- D. Where there are feasible alternatives, existing sewer lines and other utilities that are located within an ESHA must be taken out of service, abandoned in place, and replaced by facilities located outside the ESHA to avoid degradation of the ESHA resources.
- E. Removal of non-native, invasive plant species within ESHAs may be allowed and encouraged, unless the non-native plants significantly contribute to habitat values.
- F. The following flood management activities may be allowed in creek and creek protection areas: desilting, obstruction clearance, minor vegetation removal, and similar flood management methods.
- G. Habitat restoration or enhancement projects that are not subject to Section 17.54.020(A)(6), Zoning Clearance, shall be subject to review and approval of a Minor Conditional Use Permit unless a Development Plan or other approval is already required for a project that includes the habitat restoration or enhancement.

City of Goleta Title 17 Zoning Ordinance 17.30.070 Streamside Protection Areas:

- A. Purpose and Applicability. The purpose of a Streamside Protection Area (SPA) designation in the General Plan is to preserve and enhance the SPA in order to protect the associated riparian habitats and ecosystems as well as the water quality of streams. The SPA consists of the riparian vegetation in the buffer area adjacent to streams.
- B. Required SPA Buffer. The SPA upland buffer must be 100 feet outward on both sides of the stream, measured from the top of the bank or the outer limit of the riparian vegetation, whichever feature is further from the creek. The Review Authority may expand or reduce the upland buffer, or portions thereof, on a case-by-case basis, as provided in this section.
- C. Reduction in the SPA Buffer.
 - 1. Upon request of an applicant, the Review Authority may allow portions of a SPA upland buffer to be less than 100 feet, as such measurement is prescribed in subsection B above, but not less than 25 feet, with approval of a Major Conditional Use Permit, provided the Review Authority finds, on the basis of substantial evidence in the record, that:
 - a. The reduction in the SPA upland buffer will not have a significant adverse effect on streamside vegetation or the biotic quality of the stream;
 - b. There is no feasible alternative siting for the proposed project that will avoid an incursion into the SPA upland buffer;

- c. In the absence of a reduction in the SPA upland buffer, the applicant cannot make reasonable economic use of the parcel; and
 - d. The approved amount of reduction in the SPA upland buffer is no greater than necessary to allow a reasonable economic use of the parcel.
 2. Upon receipt of an application for an SPA upland buffer reduction, the Director may direct preparation by a City-selected consultant of a Biological Report, an economic/financial analysis and/or any other study or report the Director deems necessary in the Director's reasonable discretion, at the applicant's expense, to assist the Review Authority in making the above findings. At the request of the Director, the applicant shall provide information that the Director deems necessary, in the Director's reasonable discretion, to produce the above-referenced studies or reports, including, but not limited to, financial data, land appraisal data, acquisition cost, land development/construction cost data, prospectuses, and financial/revenue projections. The application will not be deemed complete until the required reports are completed to the Director's satisfaction.
- D. Expansion of the SPA Buffer. In connection with consideration of any discretionary entitlement for a parcel adjoining a creek, the Review Authority may expand the SPA upland buffer beyond 100 feet as necessary to avoid a significant adverse effect on streamside vegetation or the biotic quality of the stream. The buffer may be expanded provided that the applicant may still make reasonable economic use of the parcel.
- E. Allowable Uses within SPAs. The following compatible land uses may be allowed within SPAs, subject to certain limitations and permit requirements of this Title, including those requiring avoidance or mitigation of impacts:
 1. Agricultural operations, provided they are compatible with preservation of riparian resources.
 2. Fencing and other access barriers along property boundaries and along SPA boundaries.
 3. Maintenance of existing roads, driveways, utilities, structures, and drainage improvements.
 4. Construction of public road crossings and utilities, provided there is no feasible, less environmentally damaging alternative.
 5. Construction and maintenance of foot trails, bicycle paths, and similar low-impact facilities for public access.
 6. Resource restoration or enhancement projects.
 7. Nature education and research activities.
 8. Low-impact interpretive and public access signage.
 9. Other Public Works projects, as identified in the Capital Improvement Plan, only where there are no reasonably feasible, less environmentally damaging alternatives.
- F. Notification to Impacted Property Owners. The City shall notify, at a developer's expense where applicable, all property owners where a development or restoration project will result in a change to the mapped riparian habitat that would lead to a change in the developable area on the owner's property.

7.0 EVALUATION OF POTENTIAL IMPACTS TO BIOLOGICAL RESOURCES

This section describes potential short- and long-term and temporary and permanent impacts to biological resources resulting from the proposed Shelby Residential Development project. Short-term impacts are associated with demolition of the existing structures, removal of existing vegetation, grading, installation of underground utilities, and construction of new roadways, sidewalks, and residential structures. Long-term impacts are associated with use of the new roads and sidewalks and single-family residential structures, and maintenance of the public and private open space areas. Temporary impacts include performance of ground disturbing activities in areas that will be revegetated and/or landscaped after construction has been completed. Permanent impacts include the areas where new residential structures, paved roads, sidewalks, and paved patios will be built.

Prior to project approval, the City of Goleta Planning and Environmental Review Department will perform an initial study to evaluate: if the project is subject to environmental review per the California Environmental Quality Act (CEQA); if the project is exempt from CEQA because it qualifies for a ministerial permit, or; if an environmental review is required because the project will require a discretionary permit. In this report, environmental effects are considered significant if they cause a substantial or potentially substantial adverse change in any of the existing physical conditions within the area affected by the project. To facilitate CEQA review, the City of Goleta adopted the County of Santa Barbara *Environmental Thresholds and Guidelines Manual* which contains thresholds for determination of impact significance to biological resources. For CEQA purposes, impacts in this report are categorized into the following 5 classes:

Significant and Unavoidable: An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Consideration to be issued if the project is approved per Sec. 15093 of the State CEQA guidelines.

Significant but Mitigable: An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made under Sec. 15091 of the State CEQA guidelines.

Adverse but Less than Significant: An impact that may be adverse but does not exceed the threshold level and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.

Beneficial: An effect that would reduce existing environmental problems or hazards.

None, no impact: The biological resource evaluated would not be affected.

7.1 CEQA DEFINITIONS

The CEQA Guidelines Section 150565 requires a mandatory finding of significance if a "project has the potential to...reduce the number or restrict the range of an endangered, rare, or threatened species."

CEQA Title 14 Section 15380 defines the terms "endangered," "rare," or "threatened" as follows:

Endangered: When its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, competition, disease, or other factors.

Rare:

- a) Although not presently threatened with extinction, the species exists in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens.
- b) The species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered “threatened” as that term is used in the federal Endangered Species Act.

Species are presumed to be endangered, rare, or threatened if listed by the CDFW (Sections 670.2 or 670.5 Title 14, *California Code of Regulations*) or the USFWS (Title 50, *Code of Federal Regulations* Sections 17.11 or 17.12). A species not listed by the CDFW or USFWS may be considered in the CEQA review process if it can be shown to meet the above-listed criteria.

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

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

7.2 IMPACTS TO VEGETATION

The Shelby Residential Development project will occur in a 14.47-acre area (includes the development, roadway and detention basin grading limits, new 90 ft. long section of storm drain pipe that will tie into existing storm drain pipe that outlets to El Encanto Creek, and the bike path (Table 7). The only parts of the project that will impact native vegetation are: the 90 ft. long new section of storm drain pipe that will be installed from the stormwater detention basin to the existing storm drain culvert that outlets to El Encanto Creek; the new bike path along Cathedral Oaks Road; and a small portion of grading in the southwestern corner of the property to construct the detention basin which will be revegetated upon completion of grading (Figure 5). The 90 ft. long new storm drain pipe will be buried and will temporarily impact 196 sq. ft. of black sage – California sagebrush scrub ESHA vegetation. A portion of the bike path along Cathedral Oaks Rd will require pruning a small amount of arroyo willow thicket ESHA and black sage – California sagebrush scrub ESHA vegetation near El Encanto Creek.

Table 7. Summary of Project Impacts to Vegetation

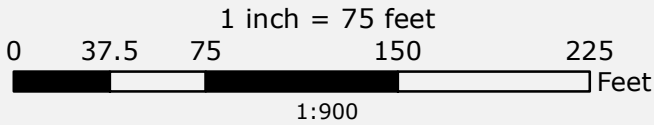
Vegetation and Land Cover Types	Temporary Impacts		Permanent Impacts	
	Area (sq. ft.)	Area (acres)	Area (sq. ft.)	Area (acres)
Vegetation Types				
Arroyo Willow Thicket ESHA	0	0	125	0.00
Black Sage - California Sagebrush Scrub ESHA	378	0.01	82	0.00
Coyote Brush Scrub	0	0	0	0
Eucalyptus Grove ESHA*	7,811	0.18	685	0.01
Non-Native Grassland	4,901	0.11	8,811	0.20
Ornamental Landscape Vegetation	51,521	1.18	26,625	0.61
Ruderal	229,616	5.27	282,947	6.50
Turfgrass	0	0	0	0
Subtotal Vegetation Types	294,227	6.75	319,275	7.32
Land Cover Types				
Concrete Sidewalk and Golf Cart Paths	0	0	0	0
Dirt Road	2,666	0.06	2,097	0.05
Paved Roadway (roads, driveways, parking areas)	8,604	0.20	964	0.02
Structures	67	0.00	2,664	0.06
Subtotal Land Cover Types	11,337	0.26	5,725	0.13
GRAND TOTAL VEGETATION AND LAND COVER	305,564	7.01	325,000	7.45

**Temporary and permanent impacts to Eucalyptus Grove ESHA listed in this table will occur to the understory vegetation which consists of non-native ornamental trees and shrubs, and ruderal species beneath the eucalyptus tree canopy - no eucalyptus trees within the eucalyptus grove ESHA will be removed or impacted by the project.*

Figure 5. ESHA and Setbacks in Study Area, and Rare Plants and Protected Native Trees on Property

**Biological Assessment Report
Shelby Residential Development Project
7400 Cathedral Oaks Rd (APN: 077-530-019)
Goleta, CA**

Watershed Environmental, Inc. 11/7/2025



Aerial: SBCO 2024

Glen Annie
Golf Course

Northgate Drive

El Encanto Creek

Detention
Basin

Cathedral Oaks Rd

connection to existing
18" storm drain pipe



MAP ITEMS

- Parcel Boundary (14.38 acres)
- Study Area (22.97 acres)
- Grading Limits (w/ Structure Locations)
- Top-of-Bank on East Side of El Encanto Creek

SENSITIVE RESOURCES

Environmentally Sensitive Habitat Area (ESHA)

- Arroyo Willow Thicket ESHA
- Black Sage - California Sagebrush Scrub ESHA
- Eucalyptus Grove ESHA

Rare Plants and Protected Native Trees

- Santa Barbara Honeysuckle (List 1B.2)
- Coast Live Oak Trees (w/ IDs)
- Coast Live Oak Canopies
- Coast Live Oak Critical Root Zones (CRZ)

Raptor Nests

- Nest Location
- 100-ft. Nest Buffer

Streamside Protection Area (SPA) and ESHA Setbacks

- Edge of El Encanto Creek ESHA
top-of-bank or outer limit of riparian vegetation, whichever is further
- 100-ft. SPA Upland Buffer
- 25-ft. Black Sage - California Sagebrush Scrub ESHA Setback

Impact 1. Vegetation Removal and Disturbance

Short-term impacts to vegetation are considered **Significant but Mitigable** because installation of the 90 ft. long section of new storm drain pipe, and construction of the bike path and detention basin will temporarily impact 378 sq. ft. of Black Sage - California Sagebrush Scrub ESHA vegetation, will permanently impact 125 sq. ft. of Arroyo Willow Thicket ESHA, and will permanently impact 82 sq. ft. of Black Sage - California Sagebrush Scrub ESHA vegetation.

Construction of the project will temporarily impact 7,811 sq. ft. and permanently impact 685 sq. ft. of Eucalyptus Grove ESHA however impacts will be limited to removal of non-native ornamental trees and shrubs, and ruderal species beneath the eucalyptus tree canopy - no eucalyptus trees within the eucalyptus grove ESHA will be removed or impacted by the project. Short-term impacts to Eucalyptus Grove ESHA vegetation are considered **Adverse but Less than Significant** because no eucalyptus trees will be removed or impacted during construction of the project.

Long-term impacts to vegetation are considered **Adverse but Less than Significant** because long-term vegetation impacts will be limited to maintenance of landscape vegetation, and performance of routine fuel management activities.

Impact 2. Disturbance of Native Protected Trees

Short-term impacts to native protected trees are considered **Significant but Mitigable** because while there are no native trees on the project site, there are 3 coast live oak trees that have canopies and/or critical root zones that extend out onto the property. The critical root zones of these trees will not be significantly disturbed by grading or installation of the new storm drain pipe but these native trees will need to be protected during construction to ensure that they are not accidentally impacted.

Long-term impacts to native protected trees are considered **None, no Impact** because maintenance and fuel management activities will not occur on the adjacent Glen Annie Golf Course property where native protected trees are located.

7.3 IMPACTS TO WILDLIFE

A wide variety of wildlife species were observed during performance of our biological surveys and have a potential to occur on the project site (refer to Table 5). Most of these species are not protected (i.e., endangered, threatened, or CDFW fully protected) or considered to be special-status species (CDFW Species of Special Concern). During performance of our November 3, 2025, survey, an inactive raptor nest (most likely a red-tailed hawk nest) was found in a eucalyptus tree located in the northwestern portion of the study area. Given the time of year when the nest was found, we do not know if the nest is actively used during the nesting season or if it has been permanently abandoned. Given the fact that a raptor nest was found in the eucalyptus grove and given that there is a high potential for raptors to nest and perch in this grove, we have identified the entire eucalyptus grove as ESHA.

The project has no potential to impact any threatened or endangered wildlife species but does have a potential to impact protected raptor nests, protected migratory bird nests, and the roosts of western red bats which are a CDFW species of special concern. Active nests of 32 raptor species are protected by Section 3503 and 3503.5 of California Fish and Game Code and the active nests of 1,007 species of migratory birds are protected by the Federal Migratory Bird Treaty Act. Western red bat roosts are not state or federally protected but

must be considered during the environmental review process because this bat species is a CDFW Species of Special Concern.

The operation of heavy equipment and performance of exterior construction activities while the project is being built will increase noise levels over the short-term and have a potential to disturb wildlife on and adjacent to the project site. Mobile wildlife species that live above ground (i.e., small mammals and birds) are expected to relocate temporarily during construction and are expected to reoccupy abandoned areas upon completion of construction activities. Less-mobile wildlife such as amphibians, reptiles, and small mammals that live below ground will likely be killed by grading and construction activities.

Project construction activities will be limited to daylight hours and are not expected to affect nocturnal wildlife over the short-term. Raised and/or unshielded lighting on the exterior of new residential structures and new streetlights have a potential to disrupt diurnal and nocturnal wildlife movement patterns, bird nesting, and nocturnal breeding and foraging activities during the long-term life of the project.

Impact 3. Wildlife Disturbance Caused by Noise and Night Lighting

Short-term project impacts to wildlife caused by noise generated by construction activities are considered **Adverse but Less than Significant** because noise is not expected to impact western red bats which are the only special status species with a potential to occur on the project site. Other mobile wildlife species are expected to temporarily relocate into adjacent areas during performance of noise generating activities.

Long-term impacts to wildlife caused by noise from vehicle traffic and residents of the development are considered **Adverse but Less than Significant** because noise levels will be similar to the levels that exist in the adjacent residential developed neighborhoods.

Short-term impacts to wildlife from night lighting during project construction are considered **None, no Impact** because construction activities will only occur during daylight hours.

Long-term impacts to wildlife caused by exterior night lighting are considered **Adverse but Less than Significant** because all exterior lighting on the new residences and new street lighting will be required to meet City of Goleta Title 17 Chapter 17.35 Zoning Ordinance exterior night lighting and dark sky requirements which are designed to reduce wildlife impacts caused by exterior night lighting.

Impact 4. Disturbance and/or Disruption of Protected Bird Nests

Short-term impacts to protected bird nests during demolition of existing structures, removal of vegetation, performance of ground disturbing activities, and performance of construction activities are considered **Significant but Mitigable** because these activities, depending on when they are performed, have a potential to disturb and/or disrupt active protected migratory bird nests and active raptor nests.

Long-term impacts to protected bird nests caused by occupation and use of this new residential development are considered **None, no Impact** because birds will quickly adapt to the new conditions on the project site and will select appropriate nesting sites relative to their tolerance for human activity.

Impact 5. Disturbance of Wildlife Migration Corridors and Wildlife Movement Patterns

Short-term disturbance of wildlife migration corridors and wildlife movement patterns are considered **Adverse but Less than Significant** because the only wildlife movement corridor in the project vicinity is El Encanto Creek and no structures or construction activities will occur within the creek wildlife movement corridor.

Long-term disturbance of wildlife migration corridors and wildlife movement patterns are considered **None, no Impact** because after the new storm drain pipe is installed no project related activities will occur within El Encanto Creek.

7.4 IMPACTS TO SPECIAL STATUS SPECIES AND THEIR HABITAT

In our special status species habitat suitability assessment (refer to Table 6), we determined that rare black-flowered figwort has a low potential to occur on the project site and we acknowledged that during the performance of our biological surveys, we found several hundred rare Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*) shrubs in the study area. There are 59 Santa Barbara honeysuckle plants growing on the western edge of the 7400 Cathedral Oaks Rd property and 25 Santa Barbara honeysuckle shrubs growing on the adjacent Glen Annie Golf Course property west of the project site near the area that will be disturbed by installation of the new 90 ft. long section of storm drain pipe that will tie into an existing buried storm drain pipe that outlets to El Encanto Creek. Santa Barbara honeysuckle has a List 1B.2 rarity ranking³⁷ meaning it is threatened or endangered in California and elsewhere, with a fairly threatened status in California. We mapped the location of the rare Santa Barbara honeysuckle plants and overlaid their locations on the preliminary grading and drainage plan for this project and determined that 10 rare Santa Barbara honeysuckle plants will be removed during construction of the project. The remaining rare Santa Barbara honeysuckle plants will need to be protected during construction to ensure they are not accidentally removed or disturbed by construction activities.

In our special status species habitat suitability assessment (refer to Table 6), we determined that only one special status wildlife species, western red bat (*Lasiurus blossevillii*), has a moderate potential to occur on and adjacent to the project site. Western red bat is listed by the CDFW³⁸ as a 'Species of Special Concern' meaning it has a high risk of extinction, but it has not been formally listed as threatened or endangered under state or federal law.

Impact 6. Disturbance of Special-Status Wildlife Species

Short-term impacts to special-status wildlife species are considered **Significant but Mitigable** because the project has the potential to substantially affect western red bat roosting habitat if they are present in the non-native ornamental trees that will be removed during construction of the project. Western red bats, if present, are expected to continue foraging for insects on the property and on the adjacent golf course during construction of the project.

³⁷ CDFW. July 2025. *Special Vascular Plants, Bryophytes, and Lichens List*. California Natural Diversity Database. Sacramento, California available online at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109383&inline>.

³⁸ CDFW. July 2025. *Special Animals List*. California Natural Diversity Database. Sacramento, California available online at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406&inline>

Long-term impacts to special-status wildlife species are considered **None, no Impact** because upon completion of construction activities, western red bats can roost in the newly planted trees installed as landscaping for the project and are expected to continue foraging for insects on the project site after construction has been completed.

Impact 7. Removal and Disturbance of Special-Status Plant Species

Short-term impacts to special-status plant species are considered **Significant but Mitigable** because construction of the project will require removal of 5 rare Santa Barbara honeysuckle plants and has a potential to remove or disturb additional Santa Barbara honeysuckle plants in adjacent areas.

Long-term impacts to special-status plant species are considered **None, no Impact** because when construction activities have been completed, impacts to vegetation will be limited to performance of routine landscape maintenance activities and performance of required fuel management activities.

7.5 IMPACTS TO ESHA & SPA

Construction of the new 90 ft. long section of storm drain pipe, bike path, and detention basin will temporarily impact 382 sq. ft. of Black Sage - California Sagebrush Scrub ESHA vegetation, and will permanently impact 125 sq. ft. of Arroyo Willow Thicket ESHA and 82 sq. ft. of Black Sage - California Sagebrush Scrub ESHA vegetation (refer to Figure 5). Construction of the project will temporarily impact 7,811 sq. ft. and permanently impact 685 sq. ft. of Eucalyptus Grove ESHA, however, impacts will be limited to removal of non-native ornamental trees and shrubs, and ruderal species beneath the eucalyptus tree canopy - no eucalyptus trees within the eucalyptus grove ESHA will be removed or impacted by the project. The project will not disturb or impact any other ESHA.

The project applicant is requesting that the City grant a reduction in the 100-ft.-wide Streamside Protection Area (SPA) upland buffer required by City of Goleta General Plan/Coastal Land Use Plan Conservation Element Policy 2.2 to allow placement of the following structures within the SPA on the western side of the property: a 141 sq. ft. portion of the asphalt roadway, a 433 sq. ft. portion of the sidewalk, a 2,763 sq. ft. (0.06 acre) portion of the Class I path, a 11,287 sq. ft. (0.26 acre) portion of the storm water detention basin, and portions of the Lot 1 and Lot 2 residential structures (residence and patio) totaling 1,104 sq. ft. In addition to the structures described above being located within the 100-ft.-wide SPA upland buffer, grading for the project will occur within a 34,794 sq. ft. (0.79 acre) area of the 100-ft.-wide SPA upland buffer, which includes the backyards of residential Lots 1-8 of which portions extend into the 100-ft.-wide SPA upland buffer.

Impact 8. Disturbance of Environmentally Sensitive Habitat Areas

Short-term impacts to ESHA are considered **Significant but Mitigable** because installation of the new 90 ft. long storm drain pipe and grading for the detention basin will temporarily impact 378 sq. ft. of ESHA, all of which will be restored after the storm drain pipe has been installed. Construction of the bike path will permanently impact 207 sq. ft. of ESHA. Mitigation for this small amount of permanently impacted ESHA is feasible and can be performed onsite.

Short-term impacts to Eucalyptus Grove ESHA vegetation are considered **Adverse but Less than Significant** because no eucalyptus trees will be removed or impacted during construction of the project. Impacts will be limited to removal of ornamental trees and shrubs and ruderal vegetation beneath the eucalyptus tree canopy.

Long-term impacts to ESHA are considered **None, no Impact** because after construction activities have been completed no project activities are proposed or planned within ESHA.

Impact 9. Disturbance of Streamside Protection Areas

Short-term and long-term project impacts to the SPA depend upon whether the City approves the applicant's request to reduce the width of the SPA upland buffer. The City and their EIR consultant will need to make an impact determination after consideration of the applicant's request to reduce the SPA upland buffer and evaluation of project consistency with Conservation Element Policies 1.6 and 2.2, and City of Goleta Title 17 Zoning Ordinance 17.30.040.

7.6 IMPACTS TO WATER QUALITY

Erosion causes sedimentation of creeks and degrades water quality. Suspended sediment harms aquatic biota and can smother invertebrates and amphibian eggs, elevate water temperatures, and decrease dissolved oxygen levels. The biggest potential for these problems is during grading and construction of the project. Erosion and sediment transport risks continue until vegetation is well established and/or landscape materials are installed.

Construction of this project will be subject to State Water Resources Control Board Construction General Permit requirements which require preparation of a Stormwater Pollution Prevention Control Plan by a certified Qualified SWPPP Developer and installation and maintenance of best management erosion control measures during the construction phase of the project. Preparation of a Stormwater Pollution Prevention Control Plan typically occurs after the environmental review of a project has been completed, but before grading permits are issued.

Impact 10. Degradation of Water Quality

Short-term impacts to water quality from erosion and sedimentation during site preparation, grading, and construction are considered **Adverse but Less than Significant** because prior to performance of grading and construction activities, a Stormwater Pollution Prevention Control Plan will be prepared and will be implemented by grading and building contractors. Inspectors from the City of Goleta Building and Safety department will ensure that sediment, erosion control, and stormwater management measures are implemented and maintained during construction of the project.

Long-term impacts to water quality after completion of construction activities are considered **Adverse but Less than Significant** because soil disturbance activities will be limited to performance of routine maintenance activities on the new residences and maintenance of landscape vegetation around the residences and in open space areas.

8.0 RECOMMENDED BIOLOGICAL MITIGATION MEASURES

The California Environmental Quality Act requires that feasible mitigation measures or alternatives be incorporated into the project description to avoid or mitigate effects to a point where clearly no significant effect on the environment will occur, and to ensure project consistency with local adopted biological resource protection policies. The actual incorporation of mitigation measures into a project depends on the type of CEQA document prepared and can consist of applicant-proposed mitigation and/or lead agency permit condition requirements. In either case, mitigation measures are required for impacts identified as potentially significant.

The following mitigation measures are intended to: 1) reduce short-term and long-term project impacts to biological resources to less than significant levels, 2) ensure project consistency with adopted biological resource protection policies contained in the City of Goleta General Plan/Coastal Land Use Plan Conservation Element and the Title 17 Zoning Ordinance, 3) ensure that the project complies with the Federal and California Endangered Species Acts, the Federal Migratory Bird Treaty Act, and California Fish and Game Code statutes. The City of Goleta Planning and Environmental Review department is the California Environmental Quality Act lead agency for this project, and as such, they have the authority to require the project applicant to implement these recommended biological mitigation measures and to impose additional mitigation measures during the environmental review process to reduce project impacts to less than significant levels.

The proposed project has the potential to cause short-term adverse, significant, but mitigable impacts to: vegetation, native protected trees, protected bird nests, a special status wildlife species (western red bat), a special status rare plant species (Santa Barbara honeysuckle), and to riparian ESHA. The project also has the potential to impact the Streamside Protection Area (SPA) but the level of impact depends upon whether the City grants a reduction in the SPA upland buffer which the applicant has requested. The project is not expected to cause any long-term impacts to biological resources.

Mitigation Measure 1. Vegetation Removal and Disturbance

To reduce, avoid, minimize, and mitigate short-term impacts to black sage-California sagebrush scrub ESHA vegetation and arroyo willow thicket ESHA vegetation, the following measures are recommended:

- The applicant and/or the construction contractor shall install temporary construction fencing along the outer edge of the area that will be temporarily disturbed during installation of the buried 90 ft. long storm drain pipe from the stormwater detention basin to the existing storm drain pipe that outlets to El Encanto Creek. Temporary construction fencing shall also be installed along the outer edge of the area that will be temporarily disturbed during grading of the detention basin. Temporary construction fencing shall be installed along the outer edge of the bike path for the section adjacent to El Encanto Creek. The fencing shall be attached to metal fence posts that are spaced no more than 8 ft. apart. "*Environmentally Sensitive Habitat Area - Keep Out*" signage shall be posted at 20 ft. intervals on the fencing. The fencing and signage shall be installed prior to the start of construction activities and shall be maintained in an upright condition for the duration of storm drain pipe construction activities.
- The applicant shall prepare a habitat restoration plan that restores temporarily disturbed black sage-California sagebrush scrub vegetation and arroyo willow thicket vegetation that is removed and/or disturbed during installation of the 90 ft. long buried storm drain pipe and the bike path at a 1:1 ratio. The habitat restoration plan shall also provide at least 3:1 mitigation onsite for permanent impacts to black sage-California sagebrush scrub vegetation and arroyo willow thicket vegetation. The restoration plan shall specify that all of the plant materials installed are locally sourced from the Goleta or Devereaux Slough Watersheds or an adjacent watershed and shall specify the quantity of species and container size of plant materials to be installed. The plan shall contain annual performance standards for vegetation growth and cover and shall include success criteria that provides a minimum of 85 percent native vegetation cover after 5 years. The plan shall also describe maintenance activities that will be performed and shall specify the frequency of biological

monitoring performed by a City/County approved biologist and frequency of status reporting to the City Planning and Environmental Review Department.

Mitigation Measure 2. Disturbance and Removal of Native Protected Trees

To avoid and reduce short-term impacts to native protected trees, the following mitigation measures are recommended:

- Prior to the issuance of grading permits, the applicant shall prepare a native tree protection plan and shall submit the plan to the City Planning and Environmental Review Department for approval. The plan shall describe the type of tree protection fencing that will be installed and shall depict the locations where tree protection fencing will be installed on the grading plans. The applicant has prepared a draft native tree and rare plant protection plan (see attachment 2). The draft plan will be updated, revised, and finalized to reflect any changes to the site plan that occur during the environmental review process.
- Prior to the start of grading or construction activities, temporary tree protection fencing that is at least 4 ft. tall shall be installed per the approved tree protection plan. Fencing must be at least 6 ft. beyond the drip line of the 3 native protected trees that have canopies and/or critical roots zones that extend onto the 7400 Cathedral Oaks Rd property or into the area that will be disturbed by installation of the new buried storm drain pipe. The fencing shall be attached to metal fence posts that are spaced no more than 8 ft. apart. "*Tree Protection Zone Keep Out*" signage shall be posted at 20 ft. intervals on the tree protection fencing. The tree protection fencing and signage shall be installed prior to the start of construction activities and shall be maintained in an upright condition for the duration of construction activities.
- The project biologist shall inspect the tree protection fencing and signage prior to the start of construction activities and shall notify the City Environmental Review and Environmental Compliance departments in writing that the fencing has been installed per the tree protection plan.

Mitigation Measure 3. Disturbance and/or Disruption of Protected Bird Nests

The following mitigation measures are recommended to avoid disturbance and/or destruction of active protected bird nests and ensure project consistency with Conservation Element Policy 8.1, 8.2, and 8.4:

- Demolition of existing structures, vegetation removal, excavation, and grading, and performance of construction activities shall not occur during the bird nesting season (February 1–September 1). If these activities must occur during this time, pre-construction breeding bird surveys shall be performed by a qualified, City/County-approved biologist. Nesting bird pre-construction surveys shall occur within the area to be disturbed and extend outward 500 ft. when possible. If any occupied bird nests or cavity roosts are found, the biologist shall determine an appropriate buffer zone that considers the bird species, nest location, nest height, existing pre-construction level of disturbance in the vicinity of the nest, and proposed construction activities. The buffer zone will range from 100 ft. for nesting passerine species to 500 ft. for nesting raptors. No grading, vegetation clearing, construction, or other development activity is allowed within a 300 ft. radius of an active raptor nest during the nesting and fledging season. The nest buffer zone shall be demarcated with bright-orange construction fencing, flagging, and "keep out nest protection zone" signage to mark the boundary, unless the City/County approved biologist considers a smaller buffer adequate based on the factors listed above.

- No development or structures shall be located within 100 ft. of the historical raptor nest location in the eucalyptus tree on the Glen Annie Golf Course property (Lat: 34.442976, Long: -119.887762) west of the project site.
- The biologist performing the nesting bird survey shall prepare a brief letter report documenting performance of the nesting bird pre-construction survey and the survey results and shall submit the report to the City Planning and Environmental Review Department within 24 hours of performing the nesting bird survey.
- Identified active bird nests shall be continuously monitored using a game camera for the first 24 hours after discovery to establish a behavioral baseline. A minimum 250-ft. no disturbance buffer around active passerine bird nests and a minimum 500-ft. no-disturbance buffer around active raptor nest shall be maintained until the project biologist has determined that the juvenile birds have fledged and the adult birds have not laid a second clutch of eggs. The nest buffer zone boundary shall be demarcated with signage, survey tape, or fencing to be clearly visible to personnel. All project personnel shall be prohibited from entering the nest protection zone. Equipment operation, ground disturbing activities, vegetation removal, and structure demolition are prohibited within the nest buffer zone while the nest is occupied by adult birds, eggs, or juvenile birds.
- Project activities outside of the nest buffer zone will be allowed to take place, but the project biologist will be monitoring active bird nests while site preparation and construction activities are taking place to detect any behavioral changes to nesting birds. If behavioral changes are observed, the activity and/or equipment causing the behavioral change will be halted by the project biologist and the biologist may expand the size of the nest buffer zone and/or require less disruptive construction techniques or equipment be used to protect an active bird nest.

Mitigation Measure 4. Disturbance of Special Status Wildlife Species

The mitigation measures below are recommended to avoid and reduce short-term impacts to western red bats and other special status wildlife species:

- Removal of trees from the project site shall occur outside the April 1-August 31 bat maternity-birthing season. If tree removal must occur during the bat maternity-birthing season, the project applicant shall retain the services of a qualified, County-approved biologist to perform two acoustic bat surveys at night no more than two weeks prior to the start of tree removal activities. The bat surveys shall be performed using an ultrasonic microphone capable of detecting the ultrasonic sounds emitted by bats when they are foraging for insects. Each survey shall last at least one hour long. If surveys determine that bats are foraging in the project area, the biologist shall perform a visual survey of the trees during daylight hours for active bat roosts and signs that bats are roosting such as bat guano and insect carcasses on the ground below the roost. If bat roosts are found, the roost(s) shall be protected for the duration of the breeding season of the specific species of bat(s) discovered. The biologist performing the bat survey shall submit a brief bat survey results report documenting performance of the survey and the survey results, and shall submit the report to the City Planning and Environmental Review Department within 24 hours of completing the survey.
- No more than two (2) weeks prior to initiation of project demolition and construction activities, a City/County-approved biologist with experience performing special status wildlife species surveys shall conduct pre-construction surveys. Surveys will be performed within the project grading limits as well as in adjacent publicly accessible habitats potentially supporting special-status wildlife species. The biologist

performing the pre-construction special status wildlife survey shall prepare a brief letter report documenting performance of the survey and the survey results, and shall submit the report to the City Planning and Environmental Review Department within 24 hours of completing the survey.

- To ensure that sensitive wildlife species listed by CDFW as 'species of special concern' are not accidentally killed or harmed during demolition or site preparation, a City/County-approved biologist will monitor vegetation removal and initial site preparation activities. The monitor will capture and relocate any CDFW species of special concern that are found out of harm's way to appropriate suitable habitat near the project site. The biologist will collect the species of special concern by hand and shall place them in a 5-gallon plastic bucket or a cloth bag and shall release the captured animal(s) outside of the development area into adjacent suitable habitat for that species. Within 24 hours of capturing and relocating the animal, the biologist shall complete and submit a CNDDDB California Native Species Field Survey Form³⁹ to CDFW.
- If a state or federally threatened or endangered species is found on the project site during performance of the pre-construction surveys, the biologist will notify CDFW and USFWS within 24 hours of discovering the species. In the event that a threatened or endangered species is found, it shall be left alone, and all work in the vicinity (within 100 ft.) shall stop until that animal has left of its own accord. If it becomes necessary to handle or relocate a threatened or endangered species, a biologist with a valid Recovery Permit (Section 10(a)(1)(A)) from USFWS will capture and relocate the species. Within 24 hours of capturing and relocating the listed species, the biologist shall complete and submit a CNDDDB California Native Species Field Survey Form to CDFW.

Mitigation Measure 5. Removal and Disturbance of Special-Status Plant Species

The following mitigation measures are recommended to avoid, reduce, and mitigate short-term impacts to rare Santa Barbara honeysuckle plants and any other special status plant species that are found:

- A City/County-approved biologist with experience performing rare plant surveys shall conduct a spring (March-April) survey of the project site. Surveys will focus on looking for rare annual plants that may have been missed during performance of the most recent surveys performed on June 20, July 11, July 21, August 22, November 3, and November 5, 2025, and looking for additional rare Santa Barbara honeysuckle plans that have grown since these surveys were performed. The biologist performing the spring special status rare plant survey shall prepare a brief letter report documenting performance of the survey and the survey results and shall submit the report to the City Planning and Environmental Review Department within 24 hours of completing the survey.
- A City/County-approved biologist with experience performing rare plant surveys shall perform a pre-construction rare plant survey no more than two (2) weeks prior to initiation of vegetation removal and construction activities. The biologist performing the pre-construction rare plant survey shall prepare a brief letter report documenting performance of the survey and the survey results and shall submit the report to the City Planning and Environmental Review Department within 24 hours of completing the survey.

³⁹ **CNDDDB.** 2025. California Native Species Field Survey Form. CDFW, Sacramento, California. Available online at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=25739&inline>.

- Prior to the issuance of grading permits, the applicant shall prepare a rare plant protection plan and shall submit the plan to the City Planning and Environmental Review Department for approval. The plan shall describe the type of rare plant protection fencing that will be installed and shall depict the locations where rare plant protection fencing will be installed on the grading plans. The applicant has prepared a draft native tree and rare plant protection plan (see attachment 2). The draft plan will be updated, revised, and finalized to reflect any changes to the site plan that occur during the environmental review process.
- Prior to the start of grading or construction activities, temporary rare plant protection fencing that is at least 4 ft. tall shall be installed per the approved rare plant protection plan. The fencing shall be attached to metal fence posts that are spaced no more than 8 ft. apart. "*Rare Plant Protection Zone Keep Out*" signage shall be posted at 20 ft. intervals on the rare plant protection fencing. The rare plant protection fencing and signage shall be installed prior to the start of construction activities and shall be maintained in an upright condition for the duration of construction activities.
- The project biologist shall inspect the rare plant protection fencing and signage prior to the start of construction activities and shall notify the City Environmental Review and Environmental Compliance departments in writing that the fencing has been installed per the rare plant protection plan.
- The habitat restoration plan described in Mitigation Measure 1 shall include at least 10:1 rare plant mitigation for each rare Santa Barbara honeysuckle plant and any other rare plants that are removed during construction of the project. The replacement rare plants shall be locally sourced from the Goleta or Devereaux Slough Watersheds or an adjacent watershed. The plan shall specify the quantity of rare plants removed and the number and container size of rare plants that will be installed. The plan shall contain annual performance standards for rare plant growth and survival and shall include success criteria that provides for minimum of 85 percent rare plant survival after 5 years. The plan shall also describe maintenance activities that will be performed and shall specify the frequency of biological monitoring performed by a City/County approved biologist and frequency of status reporting to the City Planning and Environmental Review Department.

Mitigation Measure 6. Disturbance of Environmentally Sensitive Habitat Areas

The mitigation measures described in Mitigation Measure 1 provide mitigation for short-term project impacts to ESHAs. No additional mitigation measures are recommended for impacts to ESHA.

Mitigation Measure 7. Disturbance of Streamside Protection Areas

Short-term and long-term project impacts to the Streamside Protection Area (SPA) will be determined by the City and their EIR consultant after consideration of the applicant's request to grant a reduction in the SPA upland buffer. The type of biological mitigation needed to reduce impacts to the SPA will be determined by the City and their EIR consultant after a decision has been reached on whether to grant a reduction in the SPA upland buffer. If the City decides that it cannot support granting a reduction in the SPA upland buffer, the City may ask the applicant to modify the project to avoid impacting the SPA, or the City and the EIR consultant may propose an alternative to the project that reduces or eliminates impacts to the SPA.

9.0 CONCLUSIONS

In this report, we determined the following short-term impacts to be potentially significant but mitigable:

- Vegetation removal and disturbance,
- Disturbance of native protected trees,
- Disturbance and/or disruption of protected bird nests,
- Disturbance of special status wildlife species
- Removal of and disturbance of special status plants
- Disturbance of ESHA

We determined that the project will not cause any long-term potentially significant but mitigable impacts. We did not assess the project's level of impact to the SPA, but we did identify the type and amount of impact that will occur within a 100-ft.-wide SPA upland buffer, based on the current site plans. The applicant has requested that the City consider granting a reduction in the SPA upland buffer. Assessment of impacts to the SPA will depend upon whether the City approves the applicant's request to reduce the SPA upland buffer, and will be determined by the City and their EIR consultant.

The author of this report, Mark de la Garza, believes that all project impacts will be reduced to less than significant levels with implementation of the recommended biological mitigation measures in this report. The decision as to what type of mitigation is needed to reduce impacts to the SPA will be determined by the City and their EIR consultant. Implementation of the recommended biological mitigation measures in this report will also ensure project compliance during construction with the Federal and California Endangered Species Acts, the Federal Migratory Bird Treaty Act, and California Department of Fish and Game Code Section 3503 and 3503.5 Regulations.

Should the City Planning & Environmental Services Department staff have any questions regarding the contents of this biological assessment report, please give Mark a call at 805 729-1070.

Sincerely,



Mark de la Garza
Biologist/Environmental Scientist
Watershed Environmental Inc.

Attachment 1. Photographs of the Project Site

Photographs of the Project Site and Study Area



Photo 1.
Asphalt driveway entrance to the Shelby 7400 Cathedral Oaks Rd property landscaped with non-native ornamental trees and shrubs (view looking north, taken 6/20/2025)



Photo 2.
Asphalt driveway to existing single-family residence on the Shelby 7400 Cathedral Oaks Rd property landscaped with non-native ornamental trees and shrubs with a eucalyptus grove in the background (view looking north, taken 6/20/2025)

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Photo 3.
Bare ground with scattered woodchips in the southern portion of the Shelby 7400 Cathedral Oaks Rd property (view looking east, taken 6/20/2025)



Photo 4.
Ruderal vegetation in foreground in the northeast corner of the Shelby 7400 Cathedral Oaks Rd property and non-native ornamental trees in background on the Glen Annie Golf Course property (view looking northeast, taken 6/20/2025)

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Photo 5.
Small patch of black sage - California sagebrush scrub ESHA vegetation adjacent to the southwestern corner of the Shelby 7400 Cathedral Oaks Rd property. El Encanto Creek with arroyo willow thicket ESHA vegetaiton is to the west (view looking north, taken 6/20/2025)



Photo 6.
Existing storm drain culvert inlet adjacent to Cathedral Oaks Rd that outlets into El Encanto Creek. The new 90 ft. long storm drain from the new detention basin will tie into this storm drain. (view looking southwest taken, 11/5/2025)

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Photo 7.
Raptor nest
in upper
branches of
eucalyptus
tree on Glen
Annie Golf
Course
property
west of the
project site
(view looking
north taken,
11/3/2025)

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Photo 8.
Gap cut in chain-link fence on the western property line of the Shelby 7400 Cathedral Oaks Rd property to provide access to El Encanto Creek (view looking west taken 7/11/2025)



Photo 9.
Old abandoned dirt road in eucalyptus grove vegetation on the east side of El Encanto Creek on the Glen Annie Golf Course property west of the Shelby property. The creek top-of-bank is located on the edge of the old dirt road (view looking north taken 7/11/2025)

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Photo 10.
El Encanto Creek with arroyo willow thicket ESHA vegetaiton on the Glen Annie Golf Course property adjacent (west) to the Shelby 7400 Cathedral Oaks Rd property (view looking north taken 7/11/2025)



Photo 11.
Game camera photo of brush rabbit in El Encanto Creek on the Glen Annie Golf Course property adjacent (west) to the Shelby 7400 Cathedral Oaks Rd property (view looking south taken 8/24/2025)

08/24/2025 10:12:42 AM



Photo 12.
Game camera photo of striped skunk in El Encanto Creek on the Glen Annie Golf Course property adjacent (west) to the Shelby 7400 Cathedral Oaks Rd property (view looking south taken 8/28/2025)



Photo 13.
Game camera photo of coyote in El Encanto Creek on the Glen Annie Golf Course property adjacent (west) to the Shelby 7400 Cathedral Oaks Rd property (view looking south taken 8/26/2025)

**Attachment 2
Draft Native Protected Tree and Rare Plant Protection Plan**

Introduction

This Draft Native Protected Tree and Rare Plant Protection Plan has been prepared by Watershed Environmental biologist Mark de la Garza. It describes applicant-proposed measures that will be performed during construction of the Shelby Residential Development project to avoid impacting rare plants and protected trees, and it describes replacement mitigation that will be performed after construction has been completed to mitigate for removal or significant disturbance of rare plants and protected native trees.

Rare Plants

There are 59 rare Santa Barbara honeysuckle (*Lonicera subspicata* var. *subspicata*) shrubs growing on the western edge of the 7400 Cathedral Oaks Rd property and 25 Santa Barbara honeysuckle shrubs growing on the adjacent Glen Annie Golf Course property west of the project site near the area that will be disturbed by installation of the new underground storm drain pipe (refer to Figure 1 for rare plant locations). Santa Barbara honeysuckle is a List 1B.2 rare plant¹ meaning it is threatened or endangered in California and elsewhere, with a fairly threatened status in California.

We determined that 10 rare Santa Barbara honeysuckle plants will be removed during construction of the project; the remaining rare Santa Barbara honeysuckle plants will be protected during project construction to ensure they are not accidentally removed or disturbed by construction activities.

Native Protected Trees

There are no protected trees on the 7400 Cathedral Oaks Road property, however, there are three protected coast live oak (*Quercus agrifolia*) trees on the Glen Annie Golf Course property growing adjacent to 7400 Cathedral Oaks Rd western property line that have tree canopies and/or critical root zones that extend onto the 7400 Cathedral Oaks Road property. These three protected coast live oaks are identified in Table 1. Two of these trees (ID No. 2 and 3) are growing beneath the canopy of olive and blue gum eucalyptus and one tree (ID No. 1) is growing in the black sage - California sagebrush scrub ESHA vegetation adjacent (west) of the detention basin (refer to Figure 1 for protected tree locations).

The project will not require removal or significant disturbance of the three protected coast live oak trees on the adjacent property that have tree canopies and/or critical root zones that extend onto the 7400 Cathedral Oaks Road property.

Table 1. Protected Native Trees in Development Area

ID #	Tree Species	DBH (Inches)	Impact
1	coast live oak (<i>Quercus agrifolia</i>)	11	None
2	coast live oak (<i>Quercus agrifolia</i>)	6	None
3	coast live oak (<i>Quercus agrifolia</i>)	8	None

¹CDFW. July 2025. *Special Vascular Plants, Bryophytes, and Lichens List*. California Natural Diversity Database. Sacramento, California available online at:
<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109383&inline>.

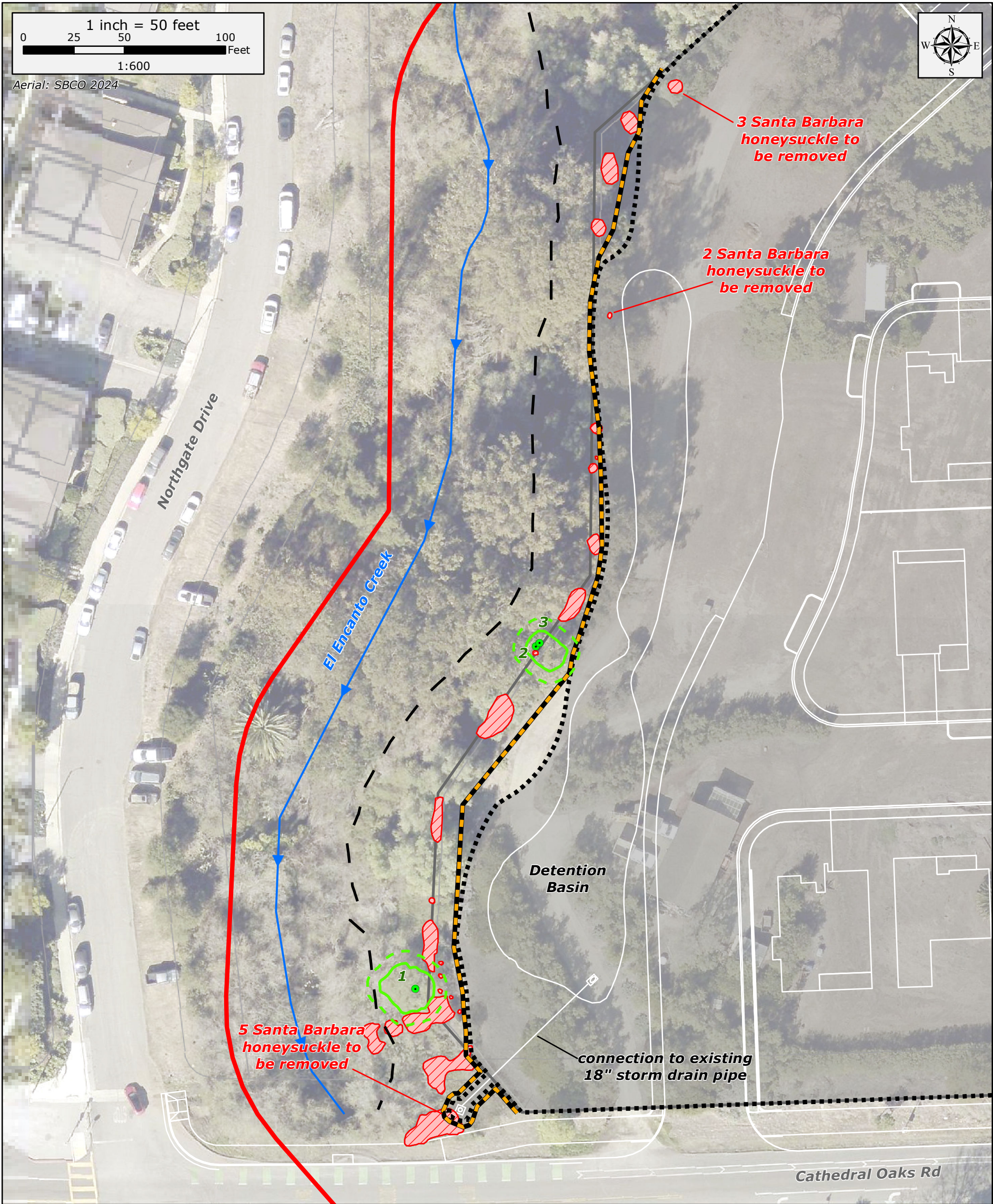


Figure 1. Native Tree and Rare Plant Protection Plan

Attachment 2
Draft Native Protected Tree and Rare Plant Protection Plan
Biological Report Amendment
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Map Items

- Grading Limits (w/ Structure Locations)
- Native Tree and Rare Plant Protection Fencing
- Parcel Boundary (14.38 acres)
- Study Area (22.97 acres)
- Top-of-Bank on East Side of El Encanto Creek

Rare Plants and Protected Native Trees

- Coast Live Oak Trees (w/ IDs)
- Coast Live Oak Canopies
- Coast Live Oak Critical Root Zones (CRZ)
- Santa Barbara Honeysuckle (List 1B.2)

There is a 6-ft. tall chain-link fence along the western property line of the 7400 Cathedral Oaks Road property. This fencing effectively prevents project encroachment into the environmentally sensitive habitat on the adjacent Glen Annie Golf Course property to the west, which contains protected trees and rare plants. All of the rare plants on the property and all of the protected native trees that have canopies or critical root zones that extend onto the property will be protected by the fencing described below.

Rare Plant Surveys

Spring Survey

A City/County-approved biologist with experience performing rare plant surveys shall conduct a spring (March-April) survey of the project site. Surveys will focus on looking for rare annual plants that may have been missed during performance of the most recent surveys performed on June 20, July 11, July 21, August 22, November 3, and November 5, 2025, and looking for additional rare Santa Barbara honeysuckle plants that have grown since these surveys were performed. The biologist performing the spring special status rare plant survey shall prepare a brief letter report documenting performance of the survey and the survey results and shall submit the report to the City Planning and Environmental Review Department within 24 hours of completing the survey.

Pre-Construction Survey

A City/County-approved biologist with experience performing rare plant surveys shall perform a pre-construction rare plant survey no more than two (2) weeks prior to initiation of vegetation removal and construction activities. The biologist performing the pre-construction rare plant survey shall prepare a brief letter report documenting performance of the survey and the survey results and shall submit the report to the City Planning and Environmental Review Department within 24 hours of completing the survey.

Rare Plant and Tree Protection Fencing

Site Plan Component

The grading and drainage plans for the project shall depict the location of all rare plants and all protected trees in the development area and shall clearly note which rare plants will be removed, and which rare plants and protected trees will be retained and protected.

Construction Component

Temporary 4-ft. tall orange construction fencing or chain link fence will be installed along the outer edge of the rare plants, and 6 ft. from the outer edge of the tree canopy of the 3 protected coast live oaks whose canopies extend onto the property. The fencing shall be attached to metal T-posts that are spaced no more than 8 ft. apart. Weatherproof signs stating "Native Tree and Rare Plant Protection Zone – Keep Out" shall be attached to the protection fencing at 20 ft. intervals. Protection fencing and signs shall be installed prior to the start of vegetation removal and grading, and shall remain in place until construction is complete. The project biologist shall inspect the protection fencing after it is installed and shall prepare a brief letter report documenting installation of the protection fencing and submit the report via email to the City Planning and Environmental Review Department within 24 hours of inspection. City Environmental Compliance staff shall periodically inspect the protection fencing during construction to verify that it is maintained in an upright

condition, that the protection signage is still legible, and that no materials are staged and no construction activities are occurring within the fenced protection zone.

Rare Plant and Tree Impact Avoidance and Reduction Measures

Construction Component

The following protected tree and rare plant impact avoidance and reduction measures shall be implemented prior to and during construction:

- Any grading/excavation within the fenced protection zone shall be done by hand. All tree roots encountered while excavating within the protection zone that are 1 inch in diameter or greater shall be cleanly cut using pruning shears or a hand saw.
- Parking of vehicles and equipment is prohibited within the fenced protection zone.
- Operation of heavy equipment within the fenced protection zone is prohibited.
- Placement of soil stockpiles and construction materials is prohibited within the fenced protection zone.
- Underground utilities (i.e., water and electrical) shall be routed outside of the protection zones. In the event that utility lines must be routed through a fenced protection zone, trenching shall be performed by hand to protect tree roots and utility conduits, and pipelines shall be routed around tree roots and rare plants.

Rare Plant and Tree Replacement Mitigation

Post-Construction Replacement Component

The following tree and rare plant replacement measures will be implemented by the applicant upon the completion of construction activities:

- For each rare Santa Barbara honeysuckle plant and any other rare plants that are removed during construction of the project, replacement plants shall be the same species and shall be in 1-gal. size containers and planted onsite as part of the habitat restoration and project landscaping at a minimum 10:1 ratio. Replacement rare plants shall be locally sourced from the Goleta or Devereux Slough Watersheds or an adjacent watershed. Replacement rare plant planting locations shall be depicted on the landscape plans for this project.
- In the event that a protected tree is removed or significantly disturbed by project construction, replacement trees shall be the same species and shall be in 5-gal. size containers (or larger) and planted onsite as part of the project landscaping at a minimum 10:1 ratio. Replacement trees shall be locally sourced from the Goleta or Devereux Slough Watersheds or an adjacent watershed. Replacement tree planting locations shall be depicted on the landscape plans for this project.
- The replacement trees and rare plants shall be irrigated with drip irrigation on a timer until they are well established.
- Landscape plantings adjacent to the replacement trees and rare plants shall be compatible with the species that is planted.
- Rare plant replacement success criteria is 85% survival after 5 years. If at any time replacement rare plant survival falls below 85%, new replacement plants of the same species that died shall be planted.

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- Tree replacement success criteria is 85% survival 5-years after the tree has been planted with a minimum average tree height of 8 ft. If at any time tree survival falls below 85%, new replacement trees of the same species that died shall be planted.
- A City/County-approved biologist shall verify that the replacement trees and rare plants have been planted. The biologist shall measure the height of each tree at the time they are planted. The biologist shall submit an as-built report with photographs of the trees and rare plants to the City Planning and Environmental Review Department documenting planting of the replacement trees and rare plants.
- A City/County-approved biologist shall annually monitor the replacement tree and rare plant plantings in the fall (October-November) for 5 years after they are planted. The biologist shall measure the tree height and shall assess the health of each tree. The biologist shall submit an as-built report with photographs of the trees and rare plants to the City Planning and Environmental Review Department on or before December 15th documenting the health and status of the replacement trees and rare plants, and progress toward attainment of the tree and rare plant success criteria.