

BIOLOGICAL ASSESSMENT

Santa Barbara Polo Villas

Santa Barbara County, California

March 2018





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Santa Barbara Polo Villas,
Santa Barbara County, California

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ACRONYMS AND ABBREVIATIONS

APN	Assessor's Parcel Number
Arcadis	Arcadis U.S., Inc.
CDFW	California Department of Fish and Wildlife
CE	California Endangered species
CEQA	California Environmental Quality Act
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
cm	centimeter(s)
Corps	Army Corps of Engineers
CSC	California Special Concern Species
CT	California Threatened Species
°F	degrees Fahrenheit
ESH	Environmentally Sensitive Habitat
FAC	Facultative plants
FACU	Facultative upland plants
FACW	Facultative wetland plants
FE	Federally Endangered Species
FSC	Federal Special Concern Species
FT	Federally Threatened Species
ha	hectare(s)
km	kilometer(s)
m	meter(s)
MBTA	Migratory Bird Treaty Act
UCSB	University of California, Santa Barbara
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey

EXECUTIVE SUMMARY

This report presents the findings of the sensitive species and habitat survey for the Santa Barbara Polo Villas project (the Project), located at the base of foothills of the Santa Ynez Mountains in unincorporated Santa Barbara County, just northwest of the City of Carpinteria, California (the Site, Figure 1). The Site includes a segment of Garrapata Creek in the Coastal Zone in a portion of unincorporated Santa Barbara County near Carpinteria, CA and falls within the Toro Canyon Community Plan area (Toro Canyon Plan, County of Santa Barbara 2004).

3250-3282 Via Real LLC is proposing a residential housing development on the 11.48-acre Site (4.6 hectares [ha]) that would include construction of 40 new residences (mixture of 15 townhouses/condominiums west of creek and 25 single family residential homes east of creek), as well as the addition of an amenity building, swimming pool, access road, and associated hardscape elements. A major focus of the conservation effort associated with the proposed development plan includes environmental improvements to restore and enhance the riparian forest habitat and associated buffer areas.

During February and March 2017 surveys, ARCADIS assessed the Site for sensitive botanical and wildlife resources, sensitive habitats, and other environmental issues of concern. No state or federally listed threatened or endangered species were observed at the Site during the February/March surveys and none are expected to occur on the Site. One vegetation type was observed on Site that is considered sensitive by the California Department of Fish and Wildlife and the County of Santa Barbara: southern coast live oak riparian forest (coast live oak – western sycamore riparian forest).

As detailed below, over 90% of the vegetated project disturbance area (9.5 acres, 3.8 hectares [ha]) occurs in ruderal, non-native, or already developed portions of the Site. The proposed project is situated to avoid and minimize disturbances to sensitive vegetation. A portion of Garrapata Creek supporting coast live oak riparian forest traverses the Site; Garrapata Creek is mapped as Environmentally Sensitive Habitat (ESH) in the Toro Canyon Plan (County of Santa Barbara 2004), which is defined as “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 which could be easily disturbed or degraded by human activities and developments” (Coastal Act, Section 30107.5).

The proposed footbridge impacts approximately 0.02 acres (0.008 ha) of ESH coast live oak riparian forest. The associated walkway impacts an additional 0.01 acres (0.004 ha) under the canopy of coast live oak riparian forest as well as an additional 0.03 acres (0.008 ha) in the ESH 50-foot riparian buffer.

Proposed grading within the ESH 50-foot riparian buffer encompasses 32,500 square feet (3,019 square meters [sq m]), with 1,250 square feet (116 sq m) of proposed grading under the critical root zones of six native riparian trees with diameters at breast height (dbh at 4.5 feet [1.4 m] above grade) ranging from 16” to 84”.

Direct impacts to sensitive habitat total 0.8 acres (0.3 ha).

The proposed pond water feature, which also provides stormwater detention, is set back from Garrapata Creek by more than 350 feet (107 m), outside of the Garrapata Creek riparian corridor and contiguous ESH 50-foot riparian buffer. This location well outside of the EHS buffer makes potential impacts to sensitive riparian resources very unlikely. In the event of a high rainfall storm, the pond feature overflows to the bioretention basin in the southeast corner of the site, away from the Garrapata Creek corridor. Therefore, analysis of potential impact of the pond water feature on the Garrapata Creek corridor is not required.

Several potential indirect impacts are identified that may affect the biological resources at the Site, primarily associated with the proposed bridge, and as a result, the project description will include a series of avoidance and minimization measures to protect ecological resources associated with the crossing of Garrapata Creek. These measures should be employed during the construction and operation phases of the project. The Project also should include valuable ecological enhancement measures (including eradication of invasive non-native plant species, planting native riparian vegetation, and restoration of existing degraded native vegetation) to mitigate residual impacts resulting from the project, to enhance site aesthetics, and to provide public access and educational values associated with Garrapata Creek. Proposing impact avoidance and minimization measures combined with active habitat enhancement measures is consistent with the applicable Toro Canyon Plan and Local Coastal Plan policies.

1 INTRODUCTION

The Santa Barbara Polo Villas project is situated on land comprised of 5 parcels with the county Assessor's Parcel Numbering (APNs) of 005-270-017, 019, 029, 033, and 034. These parcels carry the street addresses of 3250 and 3282 Via Real, Carpinteria, CA. The Site covers approximately 11.48 acres (4.6 ha) and is shown in Figures 1 and 2. Currently, there are three small cottages, a garage, and a horse paddock in the northeast corner of the Site; a centrally-located series of horse stables and shed; and a six-building, 10-unit residential complex in the southwest corner of the Site, along with associated roadways. A large expanse of lawn, landscaping, a ruderal area, and the riparian corridor associated with Garrapata Creek cover the remainder of the Site.

The proposed project involves the construction of 25 new single family homes east of the creek, and the construction of 15 townhouses/condominiums west of the creek (for a total of 40 residences), an amenity building, swimming pool, and access roads and other hardscape elements. The project also includes bioretention basins and a pond water feature and stormwater detention basin.

The Site occurs in the Coastal Zone in a portion of unincorporated Santa Barbara County near Carpinteria, CA and falls within the Toro Canyon Plan area (Toro Canyon Plan, County of Santa Barbara 2004). The Coastal Plan for Santa Barbara County (2014) stipulates in Policy 9-37 that "the minimum buffer strip for major streams in rural areas, as defined by the land use plan, shall be presumptively 100 feet, and for streams in urban areas, 50 feet. These minimum buffers may be adjusted upward or downward on a case-by-case basis." The Site is zoned as an Existing Developed Rural Neighborhood (EDRN) in the Toro Canyon Plan. The designated ESH buffer in a coastal EDRN is 50 feet from the outside edge of southern coast live oak riparian forest canopy (County of Santa Barbara 2004).

This biological assessment identifies observed sensitive botanical and wildlife resources, including sensitive riparian forest vegetation, and other environmental issues of concern as they relate to planned development of the Site. This report also describes recommended measures to avoid and minimize potential project impacts and suggests mitigation measures to offset identified impacts that may be unavoidable.

All naturally occurring native and naturalized non-native plant species found in a recognizable condition during the Arcadis surveys were recorded and are listed in Table 1. Observed wildlife species are summarized in Table 2. Potentially occurring sensitive ecological resources identified during the database and background search are listed in Table 3. Non-native species and their listing status in the California Invasive Plant Inventory (Cal-IPC 2006) are shown in Table 4. Table 5 provides an overview of impacts to vegetation types in proposed disturbance areas on Site. Sensitive habitats observed on the Site during the investigation are shown in Figures 3 - 5.

2 METHODS

Prior to performing the fieldwork, Arcadis conducted a review of documents concerning the Site and the surrounding areas, including a search of the California Natural Diversity Database (CNDDDB; California Department of Fish and Wildlife [CDFW] 2017) for the U.S. Geological Survey (USGS) 7.5-minute series

Carpinteria and surrounding topographic quadrangles: Hildreth Peak, Little Pine Mountain, Old Man Mountain, Goleta, Santa Barbara, and White Ledge Peak. The California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants (CNPS 2017) was also queried for potentially occurring sensitive plant species within the Carpinteria Quadrangle and adjacent quadrangles.

The Site is located in unincorporated Santa Barbara County within the Toro Canyon planning area; as a result, the Toro Canyon Plan (County of Santa Barbara 2004), along with County of Santa Barbara Land Use and Development Code (LUDC) and Santa Barbara Local Coastal Plan, were utilized in the preparation of this document (County of Santa Barbara 2004, 2011). Other resources utilized for this assessment include various county, state, and federal regulations, review of other recent ecological reports completed in and around the Site, and Arcadis' direct experience in the region.

Arcadis conducted spring sensitive species and habitat surveys on February 27 and March 1 and 7, 2017; the personnel conducting the surveys consisted of Arcadis Project Wildlife Biologist Mitch Siemens and Senior Ecologist Mary Carroll.

Botanical Surveys: Arcadis plant surveys encompass gathering of information on species composition, abundance, relative distribution, and community composition (including dominants, associates, and uncommon elements). Physiographic features are noted and correlated with plant distributions, with special attention paid to accessible drainages and wetlands, rocky/exposed outcrops and changes in soil type, and native communities existing on the property. The survey results characterize the plant communities on the Site, record all plant species observed, and ascertain the likelihood for the occurrence of sensitive species onsite.

Nomenclature follows the *Jepson Manual: Vascular Plants of California*, Second Edition (Baldwin et al. 2012). In addition, pertinent volumes of the *Flora of North America* (Flora of North America Editorial Committee, eds. 1993+) were also utilized for plant identification. Surveys were completed during the appropriate season for most trees, shrubs, and spring species to be recognizable. As with any site, it is important to note that the list of vascular plant species on the Site presented in this report may not be comprehensive and additional species may be found during future visits. A complete inventory of landscaping and other planted vegetation was not made; however, planted species were noted when adjacent to native habitat or when a species had the potential to become invasive.

Plant community classifications follow Holland (1986), Sawyer, Keeler-Wolfe, and Evens (2009), and the California Natural Diversity Database (CNDDDB 2017).

Wildlife Surveys: Wildlife species observed in the project area or assumed present from sign (e.g., tracks, burrows, scat, and nests) during the surveys are discussed in Section 3.5 and listed in Table 2. Arcadis wildlife surveys are intended to identify all wildlife utilizing a site or as many species as can be inferred from direct observation or from various sign. Active searches for birds and mammals included direct observation, auditory recognition, and diagnostic sign (prints, sounds, burrows, trails, nests, prey remains, foraging and other impacts to vegetation, etc.).

Wildlife surveys emphasize the characterization of existing habitat in terms of suitability and value for both known and potentially occurring sensitive wildlife species and seek to determine the extent to which wildlife species utilize existing habitat for different life cycle and behavioral needs (e.g., breeding, foraging, dispersal, and cover). Although all wildlife species observed or indicated in the field during surveys are recorded, a primary focus of the wildlife surveys is to determine the presence or potential for

the presence of sensitive and rare species. The list of wildlife species presented in this report may not be comprehensive. In order to create a comprehensive wildlife census, multiple surveys over multiple years would be required to enable observation of species during the day and at night, during different seasons, and during different weather conditions when some species are more likely to be detected. The current findings are considered thorough and appropriate for this assessment.

3 SITE OVERVIEW

Carpinteria occurs in an important biological transition zone between the moister communities of central and northern California and the more arid communities of southern California. North of this region, the Coast Ranges extend from San Luis Obispo to Alaska. At Point Conception, the California coastline turns eastward, reflecting the east-west orientation of the Transverse Ranges, resulting in a major geologic and climatic transition zone, with cooler, windier, and moister conditions along the unprotected coast north of Point Conception, and drier and warmer conditions to the south.

The Site is located along the south coast of Santa Barbara County, with the Pacific Ocean to the south and the Santa Ynez Mountains to the north, a unique geographic alignment found in few places in North America (Norris and Webb 1990). Physiographically, the Site occurs in the western portion of the Transverse Range Province, a conspicuously east-west trending series of ranges that extend from Santa Barbara County (Point Arguello) eastward to San Bernardino County, and only as far south as northern Orange and Riverside Counties.

The Santa Ynez Mountains extend from Point Conception into western Ventura County; high peaks include La Cumbre Peak at 3,995 feet msl (1,218 meters [m]) above Mission Canyon and Divide Peak at 4,787 feet msl (1460 m) close to the Santa Barbara-Ventura County line. Elevations exceed 2,900 feet (884 m) north of the Site at the crest of the Santa Ynez Mountains at Chismahoo Mountain and the headwaters of the Carpinteria Creek watershed. Most canyons on the south side of these mountains drain southward to the Pacific Ocean.

Site characteristics and vegetation communities are described below. Vegetation communities are mapped on Figure 3.

3.1 Site Description

The Santa Barbara Polo Villas project is bounded to the west and northwest by residential housing. To the east and northeast is the Santa Barbara Polo and Racquet Club, which was founded in 1911 and includes three polo fields and stabling for 350 horses. Via Real and the adjacent 101 Freeway borders the Site to the south.

Topography at the Site is generally flat with a large expanse of lawn covering most of the Site, along with hedgerows and other landscaping. Housing and landscaping is situated in the northeast corner of the Site as well as several smaller living units in the southwest corner of the Site, on the west side of Garrapata Creek. A linear series of horse stables and small shed are found roughly in the center of the southern portion of the Site (Figure 2).

Garrapata Creek bisects the western half of the Site. Garrapata Creek is part of the Toro Canyon Watershed and is discussed as part of the Toro Canyon Planning Area, an area that encompasses 5,750

acres (2,327 ha) and extends from the crest of the Santa Ynez Mountains to the Pacific Ocean (County of Santa Barbara 2004). Garrapata Creek originates in the area draining the slopes west of Toro Canyon Park, to the north of the foothills in the vicinity of Toro Canyon Park Road. Thus, Garrapata Creek drains initially to the southwest, passes under Toro Canyon Road just to the south of its junction with Toro Canyon Park Road, where it drains to the south; it then passes under Toro Canyon Road again, bending in a southeasterly direction where a portion of it crosses the Site before reaching the Pacific Ocean west of Loon Point.

The Site occurs at approximately 50 feet (15.2 m) above mean sea level, varying from 43 to 60 feet (12 – 18 m). It is underlain by Ballard fine sandy loams that occur on gentle slopes in this portion of the Coastal zone (Dibblee 1987, Shipman 1981).

Temperatures in the nearby Santa Barbara region vary from average maximum July, August, and September temperatures of 73.2, 72.9, and 74.1 degrees Fahrenheit (°F, 22.9, 22.7 and 23.4 degrees Celsius [°C]), respectively, to an average January minimum temperature of 42.7°F (5.9 °C). The mean annual temperature is 60.7°F (15.9 °C), a temperature that belies the high temperatures that are sometimes reached in summer. The highest temperature ever recorded was 108°F (42.2 °C) in July 1937. Winter temperatures drop below freezing on an infrequent basis, averaging 2.6 days a year. The lowest temperature ever recorded was 20°F (-6.7 °C) in January 1949 (Western Regional Climate Center 2017).

Average yearly precipitation is estimated at 17.79 inches (46 cm), falling primarily between October and late April (Western Regional Climate Center 2017). The local weather pattern of mild, wet winters and warm, dry summers is characteristic of Mediterranean-climate regions, and the effect of the dry summers on plants is ameliorated somewhat by cool temperatures, prevailing oceanic winds, and a marine fog layer. Annual rainfall figures can vary dramatically from season to season, having a profound influence on ecosystems and water availability.

A total of five habitat types were delineated during the 2017 Arcadis surveys. These include southern coast live oak riparian forest, riparian habitat lacking native tree canopy, Tasmanian blue gum woodland, ruderal habitats and lawn, and non-native hedgerow, landscaping, and plantings. A total of 74 species of plants were observed at the Site in 2017; these encompass seven species of native plants and 67 species of non-native plants.

Photographs provided in Appendix A offer views of the vegetation types observed on the Site.

3.2 Vegetation Types

The Site supports a mosaic of native, weedy, and planted vegetation that will be described more fully in the ensuing sections. The distribution of vegetation types on the Site are determined by hydrology and land use history.

3.2.1 Ruderal Vegetation and Lawn

“Ruderal” herbaceous vegetation occupies the majority of the Site as well as the riparian understory and vegetation to the west of Garrapata Creek. Many non-native species characterize the vegetation, most of which are annual and perennial herbaceous species that tolerate repeated disturbances and a lack of irrigation.

The lawn areas are dominated by Bermuda-grass (*Cynodon dactylon*) and other non-native grasses; these areas receive irrigation on a periodic basis. Bermuda-grass is treated as an invasive plant species by Cal-IPC (2006).

A total of 8.2 acres (3.3 ha) of ruderal and lawn areas were mapped at the Site, of which 7.4 acres (3.0 ha) will be impacted by proposed project activities.

Ruderal and lawn vegetation are not treated in the CNDDDB or CNPS classifications. Tables 1 and 4 includes a list of the non-native species observed on Site within these ruderal and lawn areas but mostly excludes planted and cultivated plant species unless a particular species also naturalizes in the surrounding natural landscape, potentially becoming invasive and a threat to native species.

3.2.2 Non-native Hedgerow and Landscaping

Cultivated trees and shrubs are not given threat rankings in the CNDDDB or CNPS classifications, but some exotic trees reproduce successfully in the region and invade natural landscapes; as such, they may be listed as invasive species (see Table 4). For example, Victorian box (*Pittosporum undulatum*) and myoporum (*Myoporum laetum*) are both used in hedgerows on Site and are also classified as invasive by Cal-IPC.

Notable landscape plantings are included in Table 1.

A total of 1.1 acres (0.4 ha) of non-native hedgerows and landscaping were mapped at the Site, of which 0.5 acres (0.2 ha) will be impacted by proposed project activities.

3.2.3 Coast Live Oak Riparian Forest (*Quercus agrifolia* Woodland/Forest Alliance)

Coast live oak riparian forest is characteristic of the channel banks of Garrapata Creek as it bisects the Site. Large coast live oak trees (*Quercus agrifolia*) predominate along this watershed, extending both down the creek banks as well as up on the adjacent terraces and are a major component of riparian forests in the Santa Barbara region. Western sycamore (*Platanus racemosa*) is an important associated species in the riparian forest along this stretch of Garrapata Creek and has a wetland indicator status of facultative (FAC, plant that occurs in wetland and mesic to xeric non-wetland habitats but commonly occur in standing water or saturated soils; National Wetland Plant List, Lichvar et al. 2016).

Coast live oak is an evergreen tree ranging from 20 to 75 feet in height (6 to 23 m), with a spreading crown, many massive branches, and a dense canopy of thick waxy leaves. Trees can easily live for 300 years or more. Coast live oak is restricted to a fifty-mile coastal swath from Mendocino County south to northern Baja California and is completely absent in the Sierra Nevada and other interior ranges; rather, it tends to occur in the maritime belt that receives some fog during the summer months (Hickman 1993).

In dense, undisturbed coastal riparian forests, the environment under the oak canopy is very shady and supports a diversity of native shrubs and herbaceous species. At the Site, most of the native vegetation has been cleared from the understory, although limited numbers of native trees and/or shrubs persist in addition to coast live oak and western sycamore: arroyo willow (*Salix lasiolepis*), creek dogwood (*Cornus sericea*), blue elderberry (*Sambucus nigra* subsp. *caerulea*), and Douglas' nightshade (*Solanum douglasii*). Arroyo willow has a wetland indicator status of facultative wetland (FACW, plant that nearly

always occur in areas of prolonged flooding or require standing water or saturated soils but may, on rare occasions, occur in non-wetlands) and blue elderberry a wetland indicator status of facultative upland (FACU, plant that typically occurs in xeric or mesic non-wetland habitats but may frequently occur in standing water or saturated soils, National Wetland Plant List, Lichvar et al. 2016).

Much of the coast live oak riparian habitat, however, is dominated by an understory of invasive non-native species such as garden nasturtium (*Tropaeolum majus*), periwinkle (*Vinca major*), smilo (*Stipa miliacea*), cape-ivy (*Delairea odorata*), and English ivy (*Hedera helix*), and as such, provides poor quality habitat for many native understory plants to maintain healthy populations; these weeds also do not support the diversity of wildlife that native vegetation does. Further, thick infestations of exotic perennial viny species provide little habitat for ongoing germination of canopy trees.

Two isolated coast live oak trees occur in a cluster to the west of Garrapata Creek on Site, and additional oaks occur in the northwest corner, as well as small oaks in hedgerows (with dbh of two to three inches).

No native wetland vegetation occurs in the bottom of the drainage, which lacked running water during the site visits, although evidence of recent water flow was present.

A total of 0.8 acres (0.3 ha) of southern coast live oak riparian forest was mapped at the Site. An additional 2.4 acres (1.0 ha) were mapped as ESH riparian buffers. Potential impacts to southern coast live oak riparian forest are described in Section 5.

The coast live oak woodland vegetation types would be classified as the Coast Live Oak Riparian Forest in the CNDDDB legacy community classification system (Holland 1986), and as the Coast Live Oak (*Quercus agrifolia*) Woodland/Forest Alliance in the CNPS *Manual of California Vegetation* (Sawyer, Keeler-Wolf, and Evens 2009), as noted above. Coast Live Oak Woodland has a global rank of G5 (demonstrably secure) and a state rank of S4 (apparently secure, but factors exist to cause some concern; i.e., there is some threat or somewhat narrow habitat), as listed on the statewide list of natural communities (CDFW 2010). Although not listed as a rare community by the CDFW, oak trees and oak woodlands are specifically addressed as sensitive habitat by Santa Barbara County through habitat-specific impact assessment guidelines (County of Santa Barbara 2011).

3.2.4 Tasmanian Blue Gum Woodland (*Eucalyptus globulus* Association)

Thirteen Tasmanian blue gum trees occur in a small cluster near Garrapata Creek that might have been previously dominated by native riparian forest. These trees range in height from 65 to 90 feet or more (20 to 28 m), with dbh values of 15 to over 50 inches (38 to 127 cm). As is typical in planted eucalyptus groves, there is no understory vegetation, since the leaves of the trees emit allelopathic chemicals that interfere with the germination of many plant species.

Tasmanian blue gum eucalyptus is listed as an invasive non-native species that threatens wildlands (Cal-IPC 2006). Eucalyptus trees were introduced into California from Australia beginning in the 1850s. Tasmanian blue gum was the most common eucalyptus species planted, and has now become naturalized throughout much of California. A grove can spread three to six meters in diameter a year, displacing native species as it colonizes areas (Holland and Keil 1998).

The eucalyptus may be used by wintering monarch butterflies, especially when trees in large groves grow in a particular configuration. Isolated monarch butterflies were observed during the biological surveys but no monarch butterfly roosts were found; the surveys were conducted during the appropriate time of year.

A variety of migratory and resident songbirds, as well as raptors such as turkey vultures and a variety of hawks are known to use the eucalyptus. However, overall wildlife habitat value for this community is low because of the poorly developed understory, which eliminates most utilization by amphibians, reptiles, and small mammals. Raptors were observed in the upper branches of nearby western sycamore trees.

The Toro Canyon Plan stipulates that eucalyptus groves and windrows that provide known raptor nesting or major and recurrent roosting sites shall be protected; no raptor nests or nesting activities were observed during the 2017 surveys.

A total of 0.2 acres (0.08 ha) of Tasmanian blue gum woodland was mapped at the Site.

The tree plantings of eucalyptus can best be described as *Eucalyptus globulus* Semi-Natural Woodland Stands in the CNPS *Manual of California Vegetation* (Sawyer, Keeler-Wolf, and Evens 2009).

3.3 Creek Area (No Riparian Canopy)

The lower portion of Garrapata Creek on site lacks an overstory of native trees. Some Tasmanian blue gum are present, along with creek dogwood in this area.

A total of 0.1 acres (0.00 ha) of riparian corridor lacking a native tree canopy was mapped at the Site, which will not be impacted by proposed project activities.

3.4 Weeds

Sensitive species and habitats are subject to competition and/or displacement by aggressive non-native weeds. Several weedy species found at the Site are listed by the California Invasive Plant Council as invasive weeds (California Invasive Plant Council, Cal-IPC [2006]); see Table 4.

There are three plants rated as highly invasive onsite, including fennel (*Foeniculum vulgare*), cape-ivy (*Delairea odorata*), and English ivy (*Hedera helix*). All pose a threat to native vegetation. In addition, there are 15 species categorized as moderate threats and 10 species that pose threats under certain environmental conditions (Table 4).

Because disturbance during construction can create optimal conditions for weed establishment, all development activities should explicitly include measures to avoid the spread of weeds or weed establishment in disturbed areas on Site.

3.5 Common Wildlife

No state or federally-listed threatened or endangered wildlife species were observed during the 2017 biological surveys. Naturally-occurring wildlife habitat at the Site primarily occurs in the riparian corridor that lines Garrapata Creek through the Site; the creek bottom is dry most of the year, including during the time of the surveys immediately after rains. Garrapata Creek provides potentially suitable habitat for birds

that favor riparian vegetation for nesting, and for reptiles, amphibians, and other wildlife that use riparian stream corridors for dispersal, cover, and foraging, or for breeding purposes.

Common wildlife species likely to occur on the Site regularly or at least intermittently include but are not limited to raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), Botta's pocket gopher (*Thomomys bottae*), western fence lizard (*Sceloporus occidentalis*), and southern alligator lizard (*Elgaria multicarinata*). Numerous avian species can be found on the Site at different times of the year; during the Arcadis survey the following species were observed: American crow (*Corvus brachyrhynchos*), Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigra*), dark-eyed junco (*Junco hyemalis*), Eurasian collared-dove (*Streptopelia decaocto*), house finch (*Carpodacus mexicanus*), lesser goldfinch (*Carduelis psaltria*), orange-crowned warbler (*Vermivora celata*), red-tailed hawk (*Buteo Jamaicensis*), western bluebird (*Sialia mexicana*), white-breasted nuthatch (*Sitta carolinensis*), and white-crowned sparrow (*Zonotrichia leucophrys*). Site development is not likely to significantly impact common wildlife species in the general area.

4 FINDINGS

The findings of the surveys are described in the following sections.

4.1 Sensitive Habitats

The following plant communities observed onsite have a California state ranking of S3 or higher (S1, S2), which are considered to be "threat" ranks by the CDFW Natural Diversity Database (CDFW 2017).

Coast Live Oak Riparian Forest

Woodlands and forests dominated by coast live oak have a global rank of G5 (demonstrably secure) and a state rank of S4 (apparently secure, but factors exist to cause some concern; i.e., there is some threat or somewhat narrow habitat), as listed in the CNPS Manual of California Vegetation (Sawyer, Keeler Wolf, and Evens 2009). Although not listed as a rare community by the CDFW, oak trees and oak woodlands and forests are specifically addressed as sensitive habitat by Santa Barbara County through habitat-specific impact assessment guidelines (County of Santa Barbara 2002, 2011).

The Site supports degraded non-native vegetation surrounding a portion of Garrapata Creek, which traverses the Site. The native understory in the riparian forest has been almost completely eliminated and replaced with invasive species. As mentioned in Section 1, Garrapata Creek is mapped is zoned as an Existing Developed Rural Neighborhood (EDRN) in the Toro Canyon Plan. The designated ESH buffer in a coastal EDRN is 50 feet from the outside edge of southern coast live oak riparian forest canopy (County of Santa Barbara 2004).

Total mapped aerial cover of coast live oak riparian forest within the limits of disturbance is 0.8 acres (0.3 ha); an additional 0.1 acre (0.04 ha) of riparian habitat lacking a native canopy is also present, and the mapped ESH 50-foot buffer covers 2.4 acres (1 ha).

Santa Barbara County habitats are considered to be environmentally sensitive when they exhibit extreme vulnerability to disturbance or destruction from human activities (County of Santa Barbara 2004, 2011). Habitats of local concern as identified by the County of Santa Barbara and observed on the Site include:

- Coast Live Oak Riparian Forest
- Coast Live Oak Woodland and Individual Oak Trees
- Streams and Creeks
- Wetlands

4.2 Sensitive Plant Species

No state or federally listed threatened or endangered botanical species were observed at the Site during the Arcadis 2017 surveys, nor were any sensitive plant species listed by the CNPS or other sources (e.g., Wiskowski 1988, Wilken 2007) observed. However, some sensitive species have the potential to be present on Site (Table 3), and additional pre-construction botanical surveys are planned in later spring to look for these species and will be reported separately.

The discussion below addresses sensitive species that were not observed at the Site but that are known from the general area. Those species with suitable habitat on the Site or in proximity to the Site are discussed below. They are organized by rarity (the most rare first), and then alphabetically by scientific name.

The CNDDDB and CNPS Electronic Inventory search point to a larger list of plant species whose presence has been reported in the Carpinteria and adjacent quadrangles, or that may potentially occur in the habitat present at the Site. All sensitive species which have been reported in the area using the CNDDDB and CNPS Electronic Inventory search are included in Table 3.

4.2.1 Regional Sensitive Plant Species NOT OCCURRING On-Site

4.2.1.1 Nuttall's Scrub Oak (*Quercus dumosa*)

Nuttall's scrub oak is an evergreen shrub in the Beech Family (Fagaceae) that ranges in height from 1 to 3 m (3 to 10 feet). The slender gray to reddish-brown twigs support small distinctive leaves. Each leaf is 1 to 2.5 cm (0.5 to 1 inch) long with a shiny green upper surface and a lower surface covered with erect, curly, (2-)4(-6)-rayed fasciculate hairs to 0.5 mm (0.02 inch), felty to the touch in young leaves. The leaf margins are spiny-toothed to lobed and may be undulated, with a cordate leaf base. Acorns are solitary or paired, each found in a reddish cup that is 5 to 8 mm (0.2 to 0.3 inch) deep and 8 to 15 mm (0.3 to 0.6 inch) wide, enclosing 1/3 of the acorn or less. Cup scales are pointed and moderately to scarcely tuberculate at base. The acorns are narrow and pointed, and are 1 to 2 (or sometimes 3) cm (0.5 to 1 inch) long and 0.5 to 1 cm (0.25 to 0.5 inch) wide.

Nuttall's scrub oak occurs at relatively low elevations (often 1,200 feet, 400 m, or less), usually in sight of the ocean. It is native to chaparral habitats in Santa Barbara, Orange, and San Diego Counties and northern Baja California.

This species is listed by the CNPS as 1B.1 for species that are seriously endangered in California. It is threatened by development, fire suppression, and fuel management activities since its distribution coincides with developed areas. It also is considered a Species of Concern (SOC) by the USFWS.

Potential Presence on the Site: Nuttall's scrub oak was not observed at the Site during Arcadis surveys. It has been reported from nearby in the Toro Canyon planning area further to the north.

4.2.1.2 Mesa Horkelia (*Horkelia cuneata* subsp. *puberula*)

Mesa horkelia is a subspecies of the more widespread herbaceous perennial, coast horkelia (*Horkelia cuneata* subsp. *cuneata*). It is distinguished by the presence of glandular leaf and stem hairs as well as diagnostic features found in the flowers. Mesa horkelia is known from San Luis Obispo County to San Diego County, often in sandy soils in scrub and chaparral habitats. Numerous populations of mesa horkelia have been eliminated by development, particularly in the northern part of its range. It blooms from April to September and is listed on CNPS List 1B.1 for species that are seriously endangered in California. It is threatened by development, fire suppression, and grazing activities.

Potential Presence on the Site: Mesa horkelia is known from several records in the Santa Barbara area but not from the Carpinteria quadrangle. It was not observed at the Site during Arcadis surveys.

4.2.1.3 Late-flowering Mariposa Lily (*Calochortus fimbriatus*)

Late-flowering mariposa lily is an herbaceous perennial in the Lily Family (Liliaceae, sometimes placed in the Calochortaceae) that sends long narrow leaves from a bulb after fall rains. Stems elongate in late spring, and flowers are produced in mid-summer, often July. There are three narrow sepals and three cream to yellowish to red-brown petals that are often flecked with red brown blotches and spots; they are 2 to 3 cm (1 inch) long. The petal tips are squarish and fringed with long red-brown hairs, while the inner petal surfaces are covered with long yellow hairs surrounding a sunken nectary. The fruits consist of linear angled capsules reaching 4 to 5 cm (2 inches) in length.

Late-flowering mariposa lily is endemic to the chaparral of the Central Coast, known from Monterey County south to Ventura County. It is found at elevations between about 800 and 6,000 feet (244 to 1,830 m), often growing in sandstone. It is categorized as CNPS 1B.2, a plant of limited distribution that is fairly endangered in California. It is threatened by development, fire suppression, and grazing activities.

Potential Presence on the Site: Late-flowering mariposa lily is found in chaparral vegetation underlain with sandstone further to the north of the Site.

4.2.1.4 Santa Barbara Honeysuckle (*Lonicera subspicata* var. *subspicata*)

Santa Barbara honeysuckle is an evergreen shrub that often clammers over other shrubs in coastal scrub, chaparral, and woodland habitats in the Santa Barbara region. The paired narrowly elliptic evergreen leaves distinguish this variety from other honeysuckles. Flowers are pale yellow and often hairy, appearing in clusters at the ends of branches in late spring and early summer. Red berry-like fruits follow in late summer and early autumn.

This unique variety of honeysuckle is known primarily from Santa Barbara County, and in the Santa Ynez Mountains and nearby Transverse Ranges in particular. Santa Barbara honeysuckle, with its limited range, continues to be threatened by development of natural habitat and other disturbances. It is categorized as CNPS 1B.2, a plant of limited distribution that is fairly endangered in California.

Potential Presence on the Site: Santa Barbara honeysuckle was not observed in the survey area; however suitable habitat is present onsite for Santa Barbara honeysuckle and it is known from nearby scrub and woodland areas.

4.2.1.5 Umbrella larkspur (*Delphinium umbraculorum*)

Umbrella larkspur is a slender herbaceous perennial in the Buttercup Family (Ranunculaceae) that bears 3- to 10-lobed basal leaves and an elongate inflorescence with deep blue purple flowers. Each flower consists of five reflexed blue sepals from 10 to 16 mm in length, along with a distinctive 11 to 14 mm spur. This species hybridizes with the more widespread *D. parryi*.

Umbrella larkspur occurs in woodlands in Central California, mostly between Monterey and Santa Barbara County. It is categorized as CNPS 1B.3, a plant of limited distribution that is not very endangered in California

Presence on the Site: Umbrella larkspur occurs in a few locations in the Santa Ynez Mountains, including a report from Carpinteria foothills. None were observed on Site.

4.2.1.6 Hoffmann's bitter gooseberry (*Ribes amarum* var. *hoffmannii*)

Hoffmann's bitter gooseberry is a branching shrub in the Gooseberry Family (Grossulariaceae) that produces alternate maple-like green leaves with three spines at the leaf base. Leaves are 2 to 4 cm (1 to 2 inches) in length and are covered with small glands. The pendant flowers appear during the winter to early spring months and occur in clusters of one to three. The sepals are maroon and reflexed backwards, while the upright petals are white and in-curved. The fleshy fruits are covered with a mixture of hairs and uneven spines from 1 to 3.5 millimeters (mm; 0.1 inch) long, unlike the more common variety of bitter gooseberry (*Ribes amarum* var. *amarum*), which produces gland-tipped bristles on the fruits but no hairs.

Hoffmann's bitter gooseberry occurs in woodlands and along riparian corridors, mostly in the south-facing canyons of the Santa Ynez Mountains, to which it is restricted. It is categorized as CNPS 3, a plant about which more information is needed but that is uncommon.

Presence on the Site: Hoffmann's bitter gooseberry occurs in scattered locations in the Santa Ynez Mountains. None were observed on Site.

4.3 Sensitive Wildlife Species

The riparian corridor provides habitat for common wildlife species mentioned in Section 3.5 and is potentially suitable for certain sensitive wildlife species. Reported occurrences of sensitive wildlife species in the region are listed in Table 2 and are discussed individually below.

Certain raptor species may utilize the Site. These include the red-tailed hawk (*Buteo jamaicensis*), Cooper's hawk (*Accipiter cooperii*), great horned owl (*Bubo virginianus*), and American kestrel (*Falco sparverius*). Nocturnal raptors such as the barn owl (*Tyto alba*) and western screech owl (*Otus kennicotti*) may also occur on the Site on a regular basis. All raptors and their active nests are protected under the California Fish and Wildlife code (Section 3503.5) and the federal Migratory Bird Treaty Act

(MBTA). All birds included on the federal list of migratory non-game birds and their active nests are protected by law under the federal MBTA.

The Site offers suitable foraging habitat and potential roosting locations for bat species known to occur in the region. In particular, large trees on or near the Site may provide potential roosting locations for bats, including potential sensitive bat species. Any bat roosts or indications of concentrated bat activity on the Site should be reported to the CDFW and protected from disturbance until procedures can be implemented that offer long-term protection for these species.

The species accounts included in this section are a summary of listed or sensitive wildlife species known from the Carpinteria quadrangle or neighboring quadrangles, and occurring or potentially occurring on the Site. The listing order is by sensitivity status. The sensitivity status of each species is provided using codes, defined as the following:

- United States Fish and Wildlife Service
 - FE – Federally Endangered Species
 - FT – Federally Threatened Species
 - FSC – Federal Special Concern Species

- California Department of Fish and Game
 - CE – California Endangered Species
 - CT – California Threatened Species
 - CSC – California Species of Concern

The following is a summary of sensitive wildlife species that could potentially occur on the Site. Some species included on the CNDDDB list for the Carpinteria and neighboring quadrangles are not included below because their habitat requirements are not found at the Site and the potential for them to occur at the Site is extremely low. These species include the following: California condor (*Gymnogyps californianus*), Ridgeway's rail (*Rallus obsoletus*), western snowy plover (*Charadrius alexandrinus nivosus*), and bank swallow (*Riparia riparia*).

Sensitive Wildlife Species Observed at the Site

4.3.1 Monarch Butterfly (*Danaus plexippus*)

The monarch butterfly does not have federal or state listing status, but is included as a sensitive species in the CNDDDB. Winter roost sites have been found from Northern Mendocino County to Baja California, Mexico, with several known sites on the central coast. The listing by CDFW is based on the limited wintering roost sites within the central coast portion of the butterfly's West Coast wintering range. The monarch butterfly can be found in a variety of habitats, especially those supporting milkweed plants (*Asclepias* species), the primary food source of the caterpillars. These butterflies frequent grasslands, prairies, meadows, and wetlands, but avoid dense forests. In the winter, monarchs cluster together in large numbers in eucalyptus, cypress, and Monterey pine trees, often on the edge of open areas.

Potential Presence at the Site: Monarch butterflies were observed during the survey by Arcadis. No wintering roosts have been recorded at the Site. Large eucalyptus and Monterey cypress at the Site provide potentially suitable roost sites for the monarch butterfly, especially in the northwest corner of the Site where a mixed canopy of large trees creates a potentially suitable roost area in the protected understory. At least two monarch butterfly overwintering sites occur nearby, including one at an address located approximately 0.23 miles southwest of the Site at 3177 Padaro Lane in a dense grove of eucalyptus trees (Meade 1999).

Sensitive Wildlife Species Not Observed at the Site

4.3.2 Steelhead Trout (*Oncorhynchus mykiss*)

The Southern California Steelhead Distinct Population Segment (DPS; FE/CSC) occupies rivers and creeks from the Santa Maria River in Santa Barbara County to Malibu Creek in Los Angeles County. Steelhead are anadromous (part of their life cycle spent in fresh and salt water) fish that require unpolluted, cool, unobstructed conditions in coastal rivers and streams to complete their life cycle. Barriers such as dams that block access to spawning grounds are the primary reason for the endangerment of this subspecies. Other contributors to its decline include removal of riparian vegetation, as well as siltation and pollution in streams.

Potential Presence at the Site: Garrapata Creek flows southerly across the western portion of the Site and under the 101 Freeway through a large extended cement lined box culvert. This structure and the fact that it lacks a fish ladder likely prevents steelhead from moving upstream during high flow caused by rain events. Arcadis did not find records of steelhead observations within Garrapata Creek.

4.3.3 Tidewater Goby (*Eucyclogobius newberryi*)

The tidewater goby is a federally endangered species and state species of special concern and is known to occur in nearby Arroyo Paredon Creek which is recognized as critical habitat for the species (USFWS critical habitat mapper). The tidewater goby is a small, elongate, grey-brown fish with dusky fins not exceeding 50 mm (2 inches). The lifespan of this species is short and thought to be contained within an annual cycle (Irwin and Soltz 1984; Swift et al. 1997).

The tidewater goby requires brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River in Del Norte County. They are found in shallow lagoons and lower stream reaches and need still water with high oxygen levels.

The tidewater goby inhabits coastal brackish water habitats entirely within California. Such habitats are limited to the upper edge of tidal bays, such as Tomales, Bolinas, and San Francisco bays near the entrance of freshwater tributaries, and the coastal lagoons formed at the mouths of small to large coastal rivers, streams, or seasonally wet canyons (USFWS, Federal Register 1999). The tidewater goby is often found in waters of relatively low salinities in the uppermost brackish zone of larger estuaries and coastal lagoons. Tidewater gobies regularly range upstream into fresh water and downstream into waters of up to 28 parts per thousand salinity (Worcester, 1992; Swenson 1995). This species is usually collected in water less than 1 meter deep but has been found in deeper waters.

Potential Presence at the Site: Garrapata Creek north of Highway 101 is considered inaccessible to fish species because the cement lined box culvert that passes underneath the highway would likely prevent passage of tidewater goby through the culvert and onto the Site. In addition, the drainage typically contains stagnant surface water for short periods of time. In addition, Garrapata Creek at the Site is typically dry and conveys surface water for short periods of time following rain events; surface water or pools of any kind were not present in the creek during the Arcadis survey. However, water quality issues could affect fish and other species downgradient in the watershed and protection of water quality is an inherent goal of the project.

4.3.4 Arroyo Toad (*Bufo californicus*)

The arroyo toad (FE/-) is generally stocky and uniformly warty with a light-colored stripe across the head, including the eyelids. It is typically greenish gray, olive, or dull brown in color. A dorsal stripe is rarely present in this species of toad. It is buff to whitish below, often unspotted. The arroyo toad is found in or near sandy riverbanks, washes, and arroyos. It frequents riparian areas with mulefat, willows, cottonwoods, and or sycamore trees or coast live oak trees. The arroyo toad breeds in shallow, exposed streamside pools, quiet water stretches, or overflow pools with silt-free sandy or gravelly bottoms. Breeding occurs March through July. Adults are primarily nocturnal except during the breeding season (Stebbins 2003).

Potential Presence at the Site: The arroyo toad was not observed during surveys by Arcadis. Garrapata Creek does not provide suitable gravel beds and overflow pools necessary for the arroyo toad and the species has never been reported from the Garrapata Creek watershed. Records examined in the CNDDDB are from locations more than 5 miles inland from the Site.

4.3.5 California Red-legged Frog (*Rana draytonii*)

The California red-legged frog (FT/CSC) is a comparatively large frog, though not as big as the bull frog, and measures up to 13 cm (5 inches) in length. The lower abdomen and underside of the hind legs are red and this frog usually has a dark mask bordered by a white jaw stripe. The legs have dark bands and the back has many small dark flecks and larger, irregular dark blotches (some individuals lack blotches and are more uniform in color). Dorsal lateral folds on this frog are prominent. The eyes are turned outward and are well covered by the lids when viewed from above. Juveniles sometimes show yellow on the underside of hind legs (Stebbins 1985).

The red-legged frogs' historical range extended from the vicinity of Point Reyes National Seashore along the coast in Marin County, California, and from the vicinity of Redding in Shasta County California, inland and south to northwestern Baja California, Mexico (USFWS 2000).

Breeding for the California red-legged frog takes place from late November to late April. Males usually show up at breeding pools two to four weeks ahead of females and commence vocalizations. Egg masses containing from 2,000 to 5,000 dark, reddish brown eggs are laid in pools among emergent vegetation. Eggs hatch in 6 to 14 days and tadpoles metamorphose in 3.5 to 7 months. Juvenile frogs reach maturity in 3 to 4 years. California red-legged frogs may live up to 10 years (Jennings and Hayes 1990).

Red-legged frogs reside in and around deep, cold, still, or slow moving waters of ponds, reservoirs, marshes, streams, and other typically permanent bodies of water, especially where cattails or other plants provide good cover (Stebbins 1985). The absence of bullfrogs and non-native predatory fish is essential for these microhabitats to sustain viable populations of red-legged frogs (Hayes and Jennings 1988).

The CNDDDB has a 2008 record of a California red-legged frog sighting from Arroyo Paredon Creek approximately 1.6 miles (2.6 km) east of the Site. There are no records in the CNDDDB for California red-legged frog from Garrapata Creek.

Potential Presence at the Site: The California red-legged frog was not observed by Arcadis during wildlife surveys. The Garrapata Creek channel at the time of the survey was dry and void of cattail, tule, or other emergent aquatic plant species. The drainage in its current state offers very little in the way of vegetative cover for the California red-legged frog. Together, these attributes result in poor conditions for California red-legged frog and the species is unlikely to occur at the Site.

4.3.6 Least Bell's Vireo (*Vireo bellii* subsp. *pusillus*)

The least Bell's vireo (FE/SE) is a migratory passerine that typically arrives on the Central California coast from Mexico in early April, and departs by late August (Lehman 1982). This species prefers to nest in extensive, multi-canopy, riparian corridors, especially those dominated by willow and/or cottonwood trees. A normal clutch consists of four eggs incubated for two weeks, with young fledging in 10 to 12 days (Franzreb 1987b). Parasitism by the brown-headed cowbird and loss of riparian habitat are thought to be the major reasons for the decline of this species.

The riparian habitat along Garrapata Creek at the Site is not well suited for the least Bell's vireo. The species typically nests in much more expansive and dense riparian habitats. The nearest records are from more than 5 miles (8 km) from the Site.

Potential Presence at the Site: The least Bell's vireo was not observed during ARCADIS surveys. The riparian habitat occurring at the Site is not of suitable quality to provide nesting habitat for the least Bell's vireo. The species is unlikely to occur on the Site or utilize the Site for any significant length of time.

4.3.7 Southwestern Willow Flycatcher (*Empidonax traillii* subsp. *extimus*)

The southwestern willow flycatcher (FE/SE) is small sparrow-sized bird with large eyes, prominent wing bars, and comparatively large head common to flycatchers. The willow flycatcher lacks the prominent eye ring possessed by similar flycatchers. The species is generally dull gray to greenish on the back, with a light throat and light yellow flanks and under-tail coverts. Their song is described as a sneezy fitz-bew and is diagnostic of the species in the field. During the breeding season, they form a cup-shaped nest in which they lay from two to four eggs. Incubation lasts 12 to 13 days and young fledge in 12 to 14 days. Insects make up the bulk of their diet (Ehrlich 1988).

The southwestern willow flycatcher is a migratory species that is often found in or near aquatic habitats such as swamps and willow riparian corridors. Fall transients are also seen regularly in weedy and brushy areas. In the spring, this species is now a rare transient on the south coast of Santa Barbara County, occurring only during the second half of May and beginning of June (Lehman 1994). The closest known local breeding populations occur along the upper and lower areas of the Santa Ynez River. The first fall

migrants on the south coast are usually observed in late August, and most individuals have passed through the county by the end of September (Lehman 1994).

Potential Presence at the Site: The southwestern willow flycatcher was not observed during the Arcadis survey that was conducted in early-March, nor would it have been expected given the timing of the survey. No suitable nesting habitat for the Southwestern Willow Flycatcher exists at the Site, as the species typically nests in much more expansive and dense riparian habitats. Furthermore, the existing low quality riparian habitat at the Site is unlikely to be used as a resting or foraging location for this species during migration.

4.3.8 White-tailed Kite (*Elanus leucurus*)

The CDFW “fully protected” and CSC designated white-tailed kite requires large open fields and relatively undisturbed oak woodland, grassland, and/or coastal sage scrub for successful breeding. Small mammals are the normal prey item of this species. Eggs are laid as early as mid-March and as late as the end of May. White-tailed kite habitat usually requires a stretch of riparian corridor in which to nest (particularly cottonwoods, but including eucalyptus, willows, and live oaks), and adjacent fields in which to hunt. Nests are usually well hidden in the tree canopy (Dixon et al. 1957). In the Santa Barbara region, they also have been known to nest in shamel ash in residential neighborhoods (M. Holmgren, pers. comm. 2013).

Potential Presence at the Site: The white-tailed kite was not observed on the Site during Arcadis surveys. The Site is unlikely to provide suitable foraging and or nesting habitat for the white-tailed kite.

4.3.9 Tricolored Blackbird (*Agelaius tricolor*)

The tricolored blackbird (FSC/SCT) is endemic to California. Statewide the population has declined by almost 90% over the last 50 years to about 51,600 adults. Where colonies of 150,000 pairs were once reported during the 1930s, there is currently no colonies known to exist with more than 5,000 pairs (Beedy et al., 1991). The tricolored blackbird is found in freshwater marshy areas, farm, and other ponds, with cattails, tules, and rushes. The species close association with freshwater ponds and marshes makes it susceptible to drought and drainage of wetlands. Tricolored blackbirds nest in colonies that usually consist of a least 50 or more pairs. Breeding takes place from April through June and may include more than one clutch of young. Fledging of young occurs 11-14 days after the two-week incubation period (Roberson and Tenney, 1993)

Presence on the Site: The tricolored blackbird was not observed during Arcadis surveys. The Site does not support habitat with the necessary elements required by the tricolored blackbird for breeding (i.e. marsh habitat with tules, cattails, or other such aquatic emergent vegetation).

4.3.10 Cooper’s Hawk (*Accipiter cooperii*)

The Cooper’s hawk (-/CSC) is a crow-sized raptor with relatively short-rounded wings and a long tail. It feeds predominantly on small to medium sized birds, but will also take mammals such as wood rats, small rabbits, and reptiles. The breeding season for the Cooper’s hawk begins in mid- March to early April. Nests are typically built in the upper canopy of a dense stand of trees such as live oak or cottonwood. Nests are occasionally built atop a wood rat or squirrel nest (Meng & Rosenfield 1988, Roberson and

Tenney 1993). The Cooper's hawk is generally considered a secretive species, but commonly breeds within urban settings.

Potential presence on the Site: The Cooper's hawk is likely to occur at the Site on an intermittent basis. The Site offers potentially suitable nesting and foraging habitat, particularly along the Garrapata Creek riparian corridor.

4.3.11 Pacific Pond Turtle (*Actinemys marmorata*)

The Pacific pond turtle is a CDFW State Species of Special Concern. This species inhabits permanent or nearly permanent bodies of water in a variety of habitat types. Lakes, rivers, streams, and ponds are typical habitats where the Pacific pond turtle can be found. It requires basking sites such as rock islands, partially submerged logs, vegetation mats, or open mud banks. The Pacific pond turtle feeds primarily on insects, worms, fish, and carrion. A clutch of 3 to 11 eggs is laid April through August in soft, sandy soils near waterways (Stebbins 1985).

Specific site location information contained in the CNDDDB for this area is listed as confidential for the Pacific pond turtle. However, the species has been observed in creeks and streams within the Santa Barbara and nearby quadrangles.

Potential Presence at the Site: The Pacific pond turtle was not observed during Arcadis surveys. Garrapata Creek supports poor to marginally suitable habitat for the Pacific pond turtle.

4.3.12 Two-striped Garter Snake (*Thamnophis hammondi*)

The two-striped garter snake (-/CSC) is olive, brown, or brownish gray above, with four lengthwise rows of small, well-separated dark spots between the lateral stripes, or dark spots confined to the lower sides. This snake has no red flecks on its sides. It is dull yellowish to orange-red salmon below, either unmarked or slightly marked with dusky. The two-striped garter snake attains a length of up to 36 inches (91 cm).

The two-striped garter snake is a highly aquatic species found in or near permanent fresh water, often along streams with rocky beds bordered by willows or other streamside growth. It is most active at dusk or at night but may be encountered in the daytime. This snake feeds on tadpoles, toads, frogs, fish, fish eggs, and earth-worms (Stebbins 1985).

Potential Presence at the Site: The two-striped garter snake was not observed during Arcadis surveys. Garrapata Creek has seasonal flow and so provides only marginally suitable habitat for this species.

5 PROJECT IMPACTS

No direct impacts to state or federally-listed threatened or endangered species are anticipated as a result of this project. No plant or animal species listed in Table 3, which summarizes potential sensitive biological species in the project area, were observed by Arcadis during the 2017 surveys.

The following sections describe the general types of impacts to ecological resources potentially occurring in association with the project. Both potential impacts and potential impact avoidance and minimization

measures are broadly discussed below, based on the current development envelope and their limits of disturbance.

5.1 Direct Impacts to Botanical Resources

This section includes a discussion of potential direct impacts to sensitive botanical resources as a result of the proposed project.

5.1.1 Southern Coast Live Oak Riparian Forest

Installation of the proposed footbridge and walkway includes potential impacts to the ESH coast live oak riparian forest and the ESH 50-foot buffer, as well as disturbance to native riparian trees. The proposed footbridge impacts approximately 0.01 acres (0.004 ha) of ESH coast live oak riparian forest at the north end of the Site. The associated walkway impacts an additional 0.02 acres (0.008 ha) under the canopy of coast live oak riparian forest as well as an additional 0.03 acres (0.008 ha) in the ESH 50-foot riparian buffer.

In addition, grading is planned to ensure slope stabilization and to remove the old road that traverses the creek. This planned grading will extend into the ESH riparian buffer, covering 0.8 acre (0.3 ha). Planned grading will encroach into the critical root zone (CRZ) of six riparian trees, five coast live oak trees and one western sycamore. The encroachment covers 1,250 square feet (0.03 sq m) into the CRZ of these trees, including 900 square feet (0.02 sq m) under tree driplines.

Near the proposed bridge crossing, encroachment into the CRZ of native riparian trees includes: one coast live oak with two trunks (36" and 48" dbh); one coast live oak with a 24" dbh; two coast live oaks with 36" dbh; and one coast live oak with 48" dbh.

In the area where the old road will be removed, encroachment into the CRZ of native riparian trees includes: one coast live oak with 16" dbh; one coast live oak with 20" dbh; and one western sycamore with two trunks, each with a 48" dbh.

All native riparian trees with grading encroachment into the CRZ will be treated as if they are being removed for mitigation purposes. The six affected native riparian trees will remain in place, but mitigation will be proposed as if they will be removed.

Direct impacts to sensitive riparian habitat total 0.8 acres (0.3 ha).

5.1.2 Sensitive Plant Species

No sensitive plant species were observed at the Site during the 2017 surveys.

5.2 Direct Wildlife Impacts

The proposed project does not include direct impacts to Garrapata Creek or the removal of riparian trees, but does include a footbridge through riparian habitat as well as encroachment into the ESH 50-foot buffer. Impacts to Monarch butterflies are not anticipated due to lack of roosting trees on Site or suitable milkweed food sources. Activities associated with development are not expected to significantly impact birds of prey that may use the Site such as the red-tailed hawk, Cooper's hawk, or American kestrel.

Increases in short-term noise and dust are anticipated during construction, but are unlikely to significantly impact wildlife using the riparian corridors or other portions of the Site. Common species may be impacted during construction.

5.3 Indirect Impacts to Vegetation and Wildlife Habitat

Indirect impacts are anticipated to occur as a result of construction and in association with the build-out and occupancy at the Site. These include loss of or reduction of buffers to sensitive riparian vegetation; and an increase in noise, artificial light, human activity, vehicle traffic, domestic pets, and weed invasion. Indirect impacts associated with construction of the proposed footbridge and footpath include a potential increase in human voices, flashlights, pets, and pet sounds (barking) into the ESH riparian area on an intermittent basis.

These changes diminish the ability of existing natural habitat to support wildlife, and typically lead to a reduction in the carrying capacity of the habitats resulting in the decline of local populations of certain native plant and wildlife species. However, the Site in general is already highly disturbed and supports a combination of non-native, ruderal, and natural vegetation communities and provides relatively low quality habitat for wildlife at this time. Additionally, any beneficial measures proposed by the project will result in a net environmental improvement for the Site with an emphasis on the sensitive riparian corridor. It is the intent of this development project to increase appropriate native cover and forage opportunities for wildlife through a combination of impact avoidance and minimization measures, as well as habitat enhancements.

Potential indirect impacts from the Project adjacent to Garrapata Creek include, but may not be limited to, the following:

- Increase in vehicular activity near the Garrapata Creek corridor, but outside the ESH buffer.
- Decrease in water quality as a result of run-off from the access road into Garrapata Creek.
- Increased noise and dust during construction adjacent to the Garrapata Creek corridor.
- Increase in human activity adjacent to the Garrapata Creek corridor.
- Increase in domestic pet occurrences in the Garrapata Creek corridor.
- Increases in night lighting associated with residential use of the Site.
- Increase in occurrences of non-native plant species from plant material associated with the proposed development.

The effects of many of the impacts can be reduced or eliminated through development designs and restrictions such as the following:

- Screening of light from creek and open space areas.
- Implementation of planned stormwater BMPs during construction and a complete stormwater management program for the developed project.
- Limitations on types of adjacent landscaping (prohibiting non-native invasive species).
- Use of appropriate fencing and shielding.
- Removal of non-native plant species existing on the Site and replacement with appropriate locally native species.

These measures are discussed in Section 6.

6 POTENTIAL IMPACT AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES

All land use plans benefit from offering a variety of measures to effectively avoid, minimize, and mitigate potential ecological impacts associated with the proposed project activities. The following measures are described for consideration during the environmental review and project implementation.

6.1 Avoidance and Minimization Measures

Avoidance of impacts is always the preferred approach to decision-making during the development of any project. The following measures are suggestions for incorporation into project design to avoid impacts.

- Limit disturbance of riparian and other wetland habitats – Development should be kept as far back from the banks of Garrapata Creek as possible. The hydrologic regimen of this area of the Site should be protected to avoid changes in the volume or duration of flooding, and to maintain or improve habitat and water quality conditions, as feasible.
- Implement stormwater Best Management Practices (BMPs). Stormwater BMPs will be implemented during construction to ensure the protection of stormwater quality and to prevent degradation of Garrapata Creek. A comprehensive stormwater management program for the completed development will ensure that potentially affected stormwater will be prevented from entering the Garrapata Creek. Use of permeable pavements is recommended to reduce runoff containing pollutants and/or sediments.

In addition, the following recommendations are presented for avoidance of potential impacts during construction of the development, restoration of the Garrapata Creek corridor, and any future maintenance of the Site:

- Avoid impacts to nesting birds – Any disturbance activities in shrub and tree dominated areas should avoid the bird breeding season and potential migratory visits by listed species such as the willow flycatcher in the spring and fall (March 1 to August 15). If maintenance or other activities are proposed during this period, pre-construction nesting bird surveys of the Site should be conducted two weeks prior to the start of the proposed activity. Construction activities that involve disturbances within 500 feet (152 m) of an active raptor nest and/or 100 feet (30 m) of an active passerine nest should be avoided or further evaluated by a qualified biologist to determine if the proposed activity may affect breeding behavior. Personnel, including those involving conservation activities and trash removal, should be aware of the importance of the Garrapata Creek and the restored riparian areas because they represent sensitive resource areas potentially used for nesting purposes by many bird species and the wetlands are potential habitat for sensitive aquatic resources.
- Creek protection measures - Any construction activities near the Garrapata Creek should cease during rainy weather to avoid potential increased impacts to aquatic organisms due to runoff and when amphibian species are more likely to be encountered during dispersal near aquatic habitats. Protective fencing coupled with other erosion control measures such as wattles, straw bales, and silt fences should be installed prior to and/or during project activities to prevent the migration of soil and stormwater. The fencing can also help prevent some reptiles and amphibians from entering the work

area and delineate the work area for construction personnel. If storm drain outfalls or other similar infrastructure are trenched in, the work should occur while the creek is dry to minimize the likelihood of silt run-off. If project activities in or near the creek are required during this period and if there is flowing or standing water, a qualified biologist should monitor soil disturbance and vegetation removal and construction adjacent native riparian habitat.

- Preconstruction surveys - Reconnaissance level botanical and wildlife pre-construction surveys should be conducted within two weeks prior to initial Site work such as clearing, grubbing, staging, or grading to ensure that all sensitive resources within the demolition and reclamation areas are identified and appropriately protected and flagged/fenced, where needed.
- Temporary fencing - Any sensitive native habitats located within 25 feet (8 m) of proposed disturbance or along existing construction access roads should be temporarily fenced or otherwise demarcated prior to ground disturbance and such fencing should remain in place throughout grading and construction.
- Staging and stockpiling - All staging and stockpiling should be limited to the existing paved or disturbed surfaces to the maximum extent feasible. No staging should occur within sensitive habitats or designated buffer zones. This measure has already been incorporated into the project.
- Restricted lighting – In recognition of the continued long-term use of the ESH riparian corridor by wildlife, development restrictions should require screening of lights to prevent glare into natural areas. Motion sensor lights should only cover areas immediately adjacent to structures and should also be shielded from shining into open space areas.
- Landscaping - Landscaping within the commercial development should be restricted to locally native and non-invasive species, whenever feasible.
- Invasive weeds - Invasive weeds (as listed in the California Invasive Plant Council, 2006) should be removed from surrounding areas to avoid spread onto the Site and should not be used in the proposed landscape plan. Restoration of the Garrapata Creek corridor will result in eradication of invasive plant species on the Site.
- Tree Protection - A tree protection plan is recommended to address potential short-term (i.e., construction-related) and long-term (post-development) impacts to native trees. This tree-protection plan can be a separate document or can be incorporated into the habitat restoration plan.
- Unanticipated impacts - If unforeseen impacts to the riparian corridor, native oak trees, or other native habitats or native trees require active habitat restoration, a native habitat restoration plan should be developed to revegetate disturbed areas. A written restoration plan should be prepared detailing the steps, methodology, and success criteria for the passive or active restoration. Active restoration efforts should be overseen by a County-approved restoration manager. All seed and/or propagules should be locally collected from sources as close to the Site as possible. Applicable restoration techniques may include weed abatement and natural recruitment of natives in some areas and may require active planting in others.

6.2 Proposed Mitigation Measures

The anticipated impacts associated with the project could include the loss of upland and riparian habitat resources as well as the potential loss of individual botanical and wildlife resources. Planned grading will extend into the ESH riparian buffer, covering 0.8 acre (0.3 ha). Planned grading will encroach into the critical root zone (CRZ) of six riparian trees, five coast live oak trees and one western sycamore. The encroachment covers 1,250 square feet (0.03 sq m) into the CRZ of these trees, including 900 square feet (0.02 sq m) under tree driplines.

All native riparian trees with grading encroachment into the CRZ will be treated as if they are being removed for mitigation purposes. The native riparian trees will remain in place, but mitigation will be proposed as if they will be removed.

Potential mitigation measures for the direct impacts to southern coast live oak riparian forest and encroachment into the ESH 50-foot riparian buffer include weed removal, creek slope stabilization, and active restoration. The riparian corridor has been cleared of native understory species and the 50-foot ESH riparian buffer consists primarily of Bermuda-grass lawn and ruderal vegetation.

3250-3282 Via Real LLC proposes to implement active restoration on the banks of Garrapata Creek within the southern coast live oak riparian forest at a minimum of a 3:1 mitigation ratio, or at least 2.4 acres (1.0 ha) of active habitat restoration to offset direct project impacts. Grading will extend under the canopies and into the CRZ of six riparian trees, which will be replaced at a 10:1 ratio, for a total of 50 coast live oak tree plantings and 10 western sycamore plantings.

A separate Site-specific habitat restoration plan should be prepared by a qualified restoration ecologist that details resource protection measures and the steps, methodology, monitoring, and quantifiable success criteria for habitat restoration on Site. It is anticipated that installation and maintenance of appropriate local riparian species in project restoration areas will greatly enhance the functional value of the riparian forest, providing cover and habitat for wildlife, pollinators for native riparian species, and space for colonization by native riparian vegetation.

The applicant also voluntarily proposes to plant native riparian species in the ESH buffer as a key component of the project landscape plan. Installation of native riparian plantings in the ESH buffer will necessitate the removal of existing invasive Bermuda-grass, but no disturbance to native tree roots is proposed inside the ESH buffer during this effort.

7 CONCLUSIONS

No state or federally listed threatened or endangered species were observed at the Site during the 2017 surveys. The majority of the Site supports disturbed non-native vegetation. Approximately 0.8 acres (0.3 ha) of impacts to sensitive biological resources (coast live oak riparian forest and ESH riparian buffer) will result from project implementation. Grading will extend under the canopies and into the CRZ of six riparian trees.

Due to the ruderal nature of most of the Site, and plans for native habitat restoration in the riparian corridor and associated buffer areas at a minimum of a 3:1 mitigation ratio, project implementation is likely to improve habitat quality for native plants and wildlife compared with existing conditions. Thus,

adjustment of the 50-foot ESH riparian buffer designated by the Toro Canyon Plan (2004) for coastal EDRN parcels is considered consistent with Coastal Act policy.

A series of mitigation measures are proposed for project impacts, including eradication of invasive non-native plant species and planting native riparian vegetation to enhance and restore the existing degraded Garrapata Creek corridor on Site. Preparation of a formal habitat restoration plan for the Site that includes maintenance and monitoring program to be employed through attainment of performance criteria will facilitate environmental enhancement efforts associated with this project. Implementation of the recommended impact avoidance and minimization measures is expected to result in avoidance of significant impacts to biotic resources and in enhancement of native habitat quality along an important segment of Garrapata Creek.

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TABLES



Table 1
Observed Vascular Plant Species
Santa Barbara Polo Estates and Villas
Carpinteria, CA

Scientific Name	Common Name	Habitat
TREES		
<i>Archontophoenix cunninghamiana</i>	king palm	planting
<i>Callistemon viminalis</i>	weeping bottlebrush	planting
<i>Cupressus macrocarpa</i>	Monterey cypress	landscape planting in hedgerow
<i>Eucalyptus globulus</i>	Tasmanian blue gum	planting
<i>Ficus microcarpa</i> var. <i>nitida</i>	Laurel fig	landscape planting in hedgerow
<i>Myoporum laetum</i>	myoporum	landscape planting in hedgerow
<i>Persea americana</i>	avocado	planting
<i>Pittosporum undulatum</i>	Victorian box	landscape planting, ruderal
<i>Platanus racemosa</i>	western sycamore	riparian woodland
<i>Quercus agrifolia</i>	coast live oak	riparian woodland
<i>Salix lasiolepis</i>	arroyo willow	riparian woodland
<i>Schinus terebinthifolius</i>	Brazilian pepper	landscape planting, ruderal
<i>Syzygium paniculatum</i>	eugenia	landscape planting
<i>Tipuana tipu</i>	tipu	landscape planting
SHRUBS		
<i>Cornus sericea</i>	creek dogwood	riparian woodland
<i>Opuntia ficus-indica</i>	tuna, Mission cactus	planting
<i>Ricinus communis</i>	castor-bean	ruderal
<i>Rosa</i> cultivars	cultivated rose	planting
<i>Sambucus nigra</i> subsp. <i>caerulea</i>	blue elderberry	riparian woodland
<i>Solanum douglasii</i>	Douglas' nightshade	riparian woodland
HERBACEOUS SPECIES (annuals, biennials, and herbaceous perennials)		
<i>Anagallis arvensis</i>	scarlet pimpernel	ruderal
<i>Agapanthus praecox</i>	lily-of-the-Nile	planting
<i>Anigozanthos</i> cultivar	kangaroo paws	planting
<i>Avena barbata</i>	slender wild oat	ruderal
<i>Bromus catharticus</i>	rescue grass	ruderal
<i>Bromus diandrus</i>	ripgut brome	ruderal
<i>Capsella bursa-pastoris</i>	shepherd's purse	ruderal
<i>Chasmanthe floribunda</i>	African cornflag	planting
<i>Chenopodium murale</i>	nettle-leaf goosefoot	ruderal
<i>Cirsium vulgare</i>	bull thistle	ruderal
<i>Lepidium didymum</i>	lesser swine cress	ruderal
<i>Cotula australis</i>	Australian brass buttons	ruderal
<i>Cynodon dactylon</i>	Bermuda-grass	ruderal
<i>Delairea odorata</i>	cape-ivy	ruderal
<i>Ehrharta erecta</i>	tall veldt grass	ruderal
<i>Erigeron canadensis</i>	horseweed	ruderal
<i>Erodium cicutarium</i>	redstem filaree	ruderal
<i>Euphorbia peplus</i>	petty spurge	ruderal
<i>Festuca myuros</i>	rattail fescue	ruderal
<i>Festuca perennis</i>	Mediterranean rye	ruderal
<i>Foeniculum vulgare</i>	sweet fennel, sweet anise	ruderal
<i>Gnaphalium luteoalbum</i>	weedy cudweed	ruderal
<i>Hedera helix</i>	English ivy	ruderal

Table 1
Observed Vascular Plant Species
Santa Barbara Polo Estates and Villas
Carpinteria, CA

Scientific Name	Common Name	Habitat
<i>Hirschfeldia incana</i>	summer mustard, Mediterranean mustard	ruderal
<i>Hordeum murinum</i> subsp. <i>leporinum</i>	foxtail barley	ruderal
<i>Hypochaeris glabra</i>	smooth cat's ear	ruderal
<i>Lactuca serriola</i>	prickly lettuce	ruderal
<i>Malva nicaeensis</i>	bull mallow	ruderal
<i>Malva parviflora</i>	cheeseweed	ruderal
<i>Medicago polymorpha</i>	burclover	ruderal
<i>Melilotus albus</i>	white sweet-clover	ruderal
<i>Melilotus indicus</i>	yellow sweet-clover	ruderal
<i>Osteospermum fruticosum</i>	freeway daisy	planting
<i>Oxalis corniculata</i>	creeping wood sorrel	ruderal
<i>Oxalis pes-caprae</i>	Bermuda-buttercup	ruderal
<i>Plantago coronopus</i>	cutleaf plantain	ruderal
<i>Poa annua</i>	annual bluegrass	ruderal
<i>Polygonum aviculare</i>	common knotweed	ruderal
<i>Polycarpon tetraphyllum</i>	four-leaved allseed	ruderal
<i>Portulaca oleracea</i>	common purslane	ruderal
<i>Pseudolavatera cretica</i>	Cretan mallow	ruderal
<i>Raphanus sativus</i>	radish	ruderal
<i>Rumex crispus</i>	curly dock	ruderal
<i>Senecio vulgaris</i>	common groundsel	ruderal
<i>Sisymbrium irio</i>	London rocket	ruderal
<i>Sonchus asper</i> subsp. <i>asper</i>	prickly sow-thistle	ruderal
<i>Sonchus oleraceus</i>	common sow-thistle	ruderal
<i>Stipa miliacea</i>	smilo, rice grass	ruderal
<i>Taraxacum officinale</i>	dandelion	ruderal
<i>Trifolium hirtum</i>	rose clover	ruderal
<i>Tropaeolum majus</i>	garden nasturtium	ruderal
<i>Urtica urens</i>	dwarf nettle	ruderal
<i>Vinca major</i>	periwinkle	planting
<i>Zantedeschia aethiopica</i>	calla-lily	ruderal

Notes:

Species native to the Site are in bold.

The Arcadis surveys were not year-round comprehensive surveys.

A comprehensive survey of garden plantings was not made. The purpose of noting planted vegetation was to assess potential invasive species that might originate from plantings.

Table 2
Observed Wildlife Species
Santa Barbara Polo Estates and Villas
Carpinteria, CA

Scientific Name	Common Name
MAMMALS	
<i>Thomomys bottae</i>	Botta's pocket gopher *
REPTILES AND AMPHIBIANS	
<i>Sceloporus occidentalis</i>	Western fence lizard
BIRDS	
<i>Buteo jamaicensis</i>	Red-tailed hawk
<i>Calypte anna</i>	Anna's hummingbird
<i>Carduelis psaltria</i>	Lesser goldfinch
<i>Carpodacus mexicanus</i>	House finch
<i>Corvus brachyrhynchos</i>	American crow
<i>Sayornis nigricans</i>	Black phoebe
<i>Sialia mexicana</i>	Western bluebird
<i>Sitta carolinensis</i>	White-breasted nuthatch
<i>Streptopelia decaocto</i>	Eurasian collard-dove
<i>Vermivora celata</i>	Orange-crowned warbler
<i>Zonotrichia leucophrys</i>	White-crowned sparrow

Notes:

Compiled from Arcadis March 2017 field survey.

* = species identified by sign (print, scat, burrow, feather, etc.)

Table 3
Present or CNDDDB Recorded Sensitive Elements of Biological Diversity for Site and Surrounding Areas
Santa Barbara Polo Estates and Villas
Carpinteria, CA

Sensitive Species		Status (USFWS/CDFG/CNPS)	Habitat	Occurrence of Element on Project Site
Name	Common Name			
Amphibians				
<i>Bufo californicus</i>	Arroyo toad	FE / -	Riparian, river and stream courses and adjacent areas	Not observed; suitable freshwater habitat absent at the Site and the species is not known from the Garrapata Creek watershed. Nearest record in cnddb is more than 6.0 miles from the site.
<i>Rana boylei</i>	Foothill yellow-legged frog	- / CSC	Riparian, river and stream courses and adjacent areas	Not observed; potentially suitable but marginal stream habitat is present at the Site. However, the species is not known to occur in the Garrapata Creek watershed.
<i>Rana draytonii</i>	California red-legged frog	FT / CSC	Ponds, streams, aquatic systems	Not observed; freshwater habitat occurring at the Site is not well suited for the California red-legged frog. Nearest reported locations range from approximately 1.6 to 2.3 miles northeast of site.
Birds				
<i>Accipiter cooperii</i>	Cooper's hawk	- / CSC	Oak woodland/ may utilize many habitat types	Not observed, suitable but limited foraging and/or nesting habitat present
<i>Charadrius alexandrinus nivosus</i>	Western snowy plover	FT / CSC	Coastal shores, beaches, estuaries	Not observed; no suitable habitat present
<i>Elanus leucurus</i> (nesting)	White-tailed kite	MNBMC / CSC, nesting (fully protected)	Oak woodland, coastal scrub, grasslands, open fields	Not observed, habitat occurring at the Site is not well suited for the white-tailed kite.
<i>Empidonax traillii extimus</i> (nesting)	Southwestern willow flycatcher	FE / SE	Willow riparian and riparian systems	Not observed, limited and marginal to poor habitat present at the Site.
<i>Gymnogyps californianus</i>	California condor	FE / SE	Utilizes a variety of habitats	Not observed, limited and marginal to poor habitat present
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	FE / SE	Coastal estuaries, bays	Not observed; no suitable habitat present
<i>Rallus obsoletus</i>	Ridgeway's rail	FE / SE	Coastal estuaries, bays	Not observed, no suitable habitat present
<i>Riparia riparia</i>	Bank swallow	- / ST	Open areas near water	Not observed, limited foraging habitat present
<i>Vireo bellii pusillus</i>	Bell's vireo	FE / SE	Willow riparian and riparian systems	Not observed, limited and marginal to poor habitat present at the Site.
Fish				
<i>Eucyclogobius newberryi</i>	Tidewater goby	FE / CSC	Estuaries, brackish water locations	Not observed; no suitable habitat present. Nearest reported locations range approximately from 0.7 to 3.6 miles southeast from site.

Table 3
Present or CNDDDB Recorded Sensitive Elements of Biological Diversity for Site and Surrounding Areas
Santa Barbara Polo Estates and Villas
Carpinteria, CA

Sensitive Species		Status (USFWS/CDFG/CNPS)	Habitat	Occurrence of Element on Project Site
Name	Common Name			
<i>Oncorhynchus mykiss irideus</i>	Southern steelhead trout	FE / CSC	Rivers, streams	Not observed; access to potentially suitable habitat on the Site is cut off by a cement lined box culvert that directs stormwater runoff in Garrapata Creek under highway 101. Nearest reported location is approximately 3.9 miles northwest from site.
Invertebrates				
<i>Cicindela hirticollis gravida</i>	Sandy beach tiger beetle	- / FSC	Coastal beach	Not observed; no suitable habitat present
<i>Coelus globosus</i>	Globose dune beetle	- / FSC	Sand dune areas	Not observed; no suitable habitat present
<i>Danaus plexippus</i>	Monarch butterfly	- / -	Open fields, woodlands	Observed on the Site; limited but suitable roosting habitat present
Mammals				
<i>Eumops perotis californicus</i>	Western mastiff bat	- / CSC	Coastal sage scrub, chaparral, grasslands, forests and woodlands	Not observed, marginally suitable but limited habitat present
<i>Nyctinomops macrotis</i>	Big free-tailed bat	- / CSC	Rocky areas, cliffs	Not observed, marginally suitable but limited habitat present
Reptiles				
<i>Actinemys marmorata</i>	Pacific pond turtle	FSC / CSC	Ponds, lakes, streams	Not observed; marginally suitable dispersal habitat is present at the Site.
<i>Thamnophis hammondi</i>	Two-striped garter snake	- / CSC	Ponds, lakes, streams	Not observed; poor to marginal quality habitat for this species is present at the Site.
Plants				
<i>Anomobryum julaceum</i>	slender silver moss	- / - / 2.2	Broadleaved forest, lower montane coniferous forest, North Coast coniferous forest	Not observed; potential suitable habitat absent.
<i>Arctostaphylos refugioensis</i>	Refugio manzanita	- / - / 1B.2	Chaparral	Not observed; suitable habitat absent. Mostly found at higher elevations in this region. Endemic to Santa Barbara County.
<i>Atriplex coulteri</i>	Coulter's saltbush	- / - / 1B.2	Coastal bluff scrub, coastal scrub, coastal dunes, alkaline or clay grasslands	Not observed; potential suitable habitat present but highly disturbed. Reported more than 50 years ago near the Southern Pacific Railroad tracks by Oak Park, Santa Barbara and on an ocean bluff in Carpinteria (CNDDDB 2012; Smith 1998)

Table 3
Present or CNDDB Recorded Sensitive Elements of Biological Diversity for Site and Surrounding Areas
Santa Barbara Polo Estates and Villas
Carpinteria, CA

Sensitive Species		Status (USFWS/CDFG/CNPS)	Habitat	Occurrence of Element on Project Site
Name	Common Name			
<i>Atriplex serenana</i> var. <i>dauidsonii</i>	Davidson's saltscale	- / - / 1B.2	Coastal bluff scrub, coastal scrub	Not observed; potential suitable habitat present but highly disturbed. Reported more than 60 years ago near the Hendry's Beach (CNDDB 2012; Smith 1998)
<i>Baccharis plummerae</i> subsp. <i>plummerae</i>	Plummer's baccharis	- / - / 4.3	Coastal scrub, chaparral, coastal woodlands	Not observed; suitable woodland habitat present but highly disturbed. Known elsewhere along South Coast.
<i>Calandrinia breweri</i>	Brewer's red maids	- / - / 4.2	Coastal sage scrub and chaparral, especially after burns	Not observed; potential suitable habitat absent.
<i>Calochortus catalinae</i>	Catalina mariposa lily	- / - / 4.3	Coastal scrub, chaparral, valley grassland, coastal woodlands	Not observed; potential suitable habitat absent.
<i>Calochortus fimbriatus</i>	Late-flowered mariposa-lilly	- / - / 1B.2	Chaparral, woodlands, ultramafic substrates Cismontane woodland Ultramafic	Not observed; suitable habitat absent. Mostly found at higher elevations in this region. Regional endemic (San Luis Obispo, Santa Barbara, and Ventura Counties).
<i>Calochortus palmeri</i> var. <i>palmeri</i>	Palmer's mariposa-lily	- / - / 1B.2	Chaparral, lower montane coniferous forest, meadows and seeps	Not observed; potential suitable habitat absent.
<i>Calystegia sepium</i> ssp. <i>binghamiae</i>	Santa Barbara morning-glory	- / - / 1A	Coastal marshes and swamps	Not observed. Found nearby in 1886 at foot of Burton Mound just west of lower State Street, Santa Barbara.
<i>Centromadia parryi</i> ssp. <i>australis</i>	southern tarplant	- / - / 1B.1	Vernal pools, associated grassland, margins of estuarine marshy areas	Not observed; suitable vernal pool habitat absent.
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	Saltmarsh bird's-beak	FE/SE	Coastal dune wetlands, coastal salt marsh	Not observed; suitable salt marsh habitat absent.
<i>Delphinium umbraculorum</i>	umbrella larkspur	- / - / 1B.3	Woodlands	Not observed. Suitable undisturbed woodland habitats absent.
<i>Fritillaria ojaiensis</i>	Ojai fritillary	- / - / 1B.2	Chaparral, broadleaved forest, coniferous forest	Not observed; suitable habitat absent. Mostly found on north-facing slopes at higher elevations in this region. Regional endemic (San Luis Obispo, Santa Barbara, and Ventura Counties).
<i>Horkelia cuneata</i> subsp. <i>puberula</i>	mesa horkelia	- / - / 1B.1	Chaparral, coastal scrub, and woodlands, especially in sandy or gravelly soils	Not observed; suitable habitat potentially present. Regional endemic (San Luis Obispo County south to San Diego County).

Table 3
Present or CNDDB Recorded Sensitive Elements of Biological Diversity for Site and Surrounding Areas
Santa Barbara Polo Estates and Villas
Carpinteria, CA

Sensitive Species		Status (USFWS/CDFG/CNPS)	Habitat	Occurrence of Element on Project Site
Name	Common Name			
<i>Juncus luciensis</i>	Santa Lucia dwarf rush	- / - / 1B.2	Meadows and seeps, vernal pools, chaparral, Great Basin scrub, lower montane coniferous forest	Not observed; potential suitable habitat absent.
<i>Lasthenia conjugens</i>	Contra Costa goldfields	FE (6/18/97) / - / 1B.1	Vernal pools, associated grassland and woodlands, margins of estuarine marshy areas	Not observed; suitable vernal pools absent. Known from Goleta area, including Isla Vista open space and vernal pool reserves, and from Ellwood in past.
<i>Lasthenia glabrata</i> subsp. <i>coulteri</i>	Coulter's goldfields	- / - / 1B.1	Estuary margins, associated grassland and playa areas.	Not observed; suitable estuary margins absent. Known from Goleta slough and Carpinteria salt marsh areas.
<i>Layia heterotricha</i>	Pale-yellow layia	- / - / 1B.1	Grasslands, coastal scrub, woodlands	Not observed; potential suitable habitat present, although highly disturbed.
<i>Lilium humboldtii</i> subsp. <i>ocellatum</i>	Ocellated Humboldt Lily	- / - / 4.2	Coastal chaparral, woodlands, Bishop pine forest, riparian habitats	Not observed; suitable habitat potentially present but Site too disturbed. Known from nearby canyons.
<i>Lonicera subspicata</i> var. <i>subspicata</i>	Santa Barbara honeysuckle	- / - / 1B.2	Coastal scrub, chaparral, woodlands	Not observed; suitable habitat potentially present. Known from nearby scrub and woodland areas.
<i>Malacothrix saxatilis</i> var. <i>arachnoidea</i>	Carmel Valley malacothrix	- / - / 1B.2	Coastal scrub, chaparral	Not observed; suitable habitat absent.
<i>Malacothrix saxatilis</i> subsp. <i>saxatilis</i>	Seacliff-aster	- / - / 4.2	Coastal bluff scrub, coastal scrub	Not observed; usually found on ocean-facing coastal bluffs.
<i>Nasturtium gambelii</i>	Gambel's water cress	FE / ST	Brackish marsh, freshwater marsh	Not observed; suitable marshy habitat present nearby. Collected in 1876 "near the city of Santa Barbara" (CNDDB 2012; Smith 1998).
<i>Quercus dumosa</i>	Nuttall's scrub oak	SOC / - / 1B.2	Coastal scrub, chaparral, woodlands, Bishop pine forest	Not observed; suitable habitat absent.

Table 3
Present or CNDDB Recorded Sensitive Elements of Biological Diversity for Site and Surrounding Areas
Santa Barbara Polo Estates and Villas
Carpinteria, CA

Sensitive Species		Status (USFWS/CDFG/CNPS)	Habitat	Occurrence of Element on Project Site
Name	Common Name			
<i>Scrophularia atrata</i>	black-flowered figwort	SOC / - / 1B.2	Coastal dunes, coastal scrub, chaparral, woodlands, Bishop pine forest	Not observed, known from region north of Gaviota, mostly on diatomaceous shales. Endemic to Central Coast (Santa Barbara and San Luis Obispo Counties).
<i>Suaeda esteroa</i>	estuary seablite	- / - / 1B.2	Coastal salt marshes, estuaries, and swamps	Not observed; suitable coastal estuarine marshy habitat absent. Known from Goleta Slough.
<i>Thelypteris puberula var. sonorensis</i>	Sonoran maiden fern	- / - / 2.2	Streams and seeps, especially in shaded areas	Not observed; uncommon in region, known from perennial streams such as nearby Arroyo Hondo, Tajiguas, and Bartlett Canyons.
<i>Thermopsis macrophylla</i>	Santa Ynez false lupine	- / - / 1B.3	Chaparral, often in sandy or granitic soils	Not observed; suitable chaparral absent. Known from Santa Ynez Peak region. Endemic to Santa Barbara County.

Notes:

Based on CNPS Inventory of Rare and Endangered Plants (online edition, 2017) and CNDDB (2017) search results for the Santa Barbara, San Marcos Pass, Goleta, Carpinteria, Little Pine Mountain, and Hildreth Peak quadrangles; and Arcadis 2017 field surveys.

Status Codes:

United States Fish and Wildlife Service (USFWS)

FE Federal Endangered
 FT Federal Threatened
 SOC Species of Concern as listed by
 USFWS Sacramento Office
 MNBMC Migratory nongame bird of management concern
 FSC Federal special concern species
 BCC Birds of Conservation Concern

California Department of Fish and Game (CDFG)

CE California Endangered
 CT California Threatened
 CR California Rare
 CSC California Species of Concern

California Native Plant Society (CNPS)

List 1: Plants Rare, Threatened, or Endangered in California and Elsewhere
 List 2: Plants Rare, Threatened, or Endangered in California, but More Common Elsewhere
 List 3: Plants about which More Information Is Needed (Under Review)
 List 4: Limited Distribution (Watch List)

CNPS Category Extensions

.1 - Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
 .2 – Fairly endangered in California (20-80% occurrences threatened)
 .3 – Not very endangered in California (<20% of occurrences threatened or no current threats known)

Table 4
Non-native Plant Species Currently Found at the Site and their Status in California Invasive Plant Inventory
Santa Barbara Polo Estates and Villas
Santa Barbara, CA

Scientific Name	Common Name	CAL-IPC Status			
		Rating	Impacts	Invasiveness	Distribution
<i>Agapanthus praecox</i>	lily-of-the-Nile	no listing			
<i>Anagallis arvensis</i>	scarlet pimpernel	no listing			
<i>Anigozanthos</i> cultivar	kangaroo paws	no listing			
<i>Archontophoenix cunninghamiana</i>	king palm	no listing			
<i>Avena barbata</i>	slender wild oat	moderate	B	B	A
<i>Bromus catharticus</i>	rescue grass	no listing			
<i>Bromus diandrus</i>	ripgut brome	moderate	B	B	A
<i>Callistemon viminalis</i>	weeping bottlebrush	no listing			
<i>Capsella bursa-pastoris</i>	shepherd's purse	no listing			
<i>Chasmanthe floribunda</i>	African cornflag	no listing			
<i>Chenopodium murale</i>	nettle-leaved goosefoot	no listing			
<i>Cirsium vulgare</i>	bull thistle	moderate	B	B	B
<i>Cotula australis</i>	Australian brass buttons	limited	C	C	C
<i>Cynodon dactylon</i>	Bermuda grass	moderate	B	B	B
<i>Cupressus macrocarpa</i>	Monterey cypress	no listing			
<i>Delairea odorata</i>	cape-ivy	high	A	A	B
<i>Ehrharta erecta</i>	tall veldt grass	moderate	B	B	B
<i>Erodium cicutarium</i>	redstem filaree	limited	C	C	A
<i>Eucalyptus globulus</i>	Tasmanian blue gum	moderate	B	B	B
<i>Euphorbia peplus</i>	petty spurge	no listing			
<i>Festuca myuros</i>	rattail fescue	moderate	B	B	A
<i>Festuca perennis</i>	Mediterranean rye	moderate	B	B	A
<i>Ficus microcarpa</i> var. <i>nitida</i>	Laurel fig	no listing			
<i>Foeniculum vulgare</i>	sweet fennel, sweet anise	high	A	B	A
<i>Gnaphalium luteo-album</i>	cudweed everlasting	no listing			
<i>Hedera helix</i>	English ivy	high	A	A	A
<i>Hirschfeldia incana</i>	Mediterranean mustard, summer mustard	moderate	B	B	A
<i>Hordeum murinum</i> subsp. <i>leporinum</i>	Mediterranean barley	moderate	B	B	A
<i>Hypochaeris glabra</i>	smooth cat's ears	limited	C	B	B
<i>Lactuca serriola</i>	prickly lettuce	no listing			
<i>Lepidium didymum</i>	lesser swine cress	no listing			

Table 4
Non-native Plant Species Currently Found at the Site and their Status in California Invasive Plant Inventory
Santa Barbara Polo Estates and Villas
Santa Barbara, CA

Scientific Name	Common Name	CAL-IPC Status			
		Rating	Impacts	Invasiveness	Distribution
<i>Malva nicaeensis</i>	bull mallow	no listing			
<i>Malva parviflora</i>	cheeseweed	no listing			
<i>Medicago polymorpha</i>	burclover	limited	C	C	A
<i>Melilotus albus</i>	white sweet-clover	no listing			
<i>Melilotus indicus</i>	yellow sweet-clover	no listing			
<i>Myoporum laetum</i>	myoporum	moderate	B	B	B
<i>Opuntia ficus-indica</i>	tuna, Mission cactus	no listing			
<i>Osteospermum fruticosum</i>	freeway daisy	no listing			
<i>Oxalis corniculata</i>	creeping wood sorrel	no listing			
<i>Oxalis pes-caprae</i>	Bermuda-buttercup	moderate	B	B	B
<i>Persea americana</i>	avocado	no listing			
<i>Pittosporum undulatum</i>	Victorian box	no listing			
<i>Plantago coronopus</i>	cutleaf plaintain	no listing			
<i>Poa annua</i>	annual bluegrass	no listing			
<i>Polygonum aviculare</i>	common knotweed	no listing			
<i>Polycarpon tetraphyllum</i>	four-leaved allseed	no listing			
<i>Portulaca oleracea</i>	common purslane	no listing			
<i>Pseudolavatera cretica</i>	Cretan mallow	no listing			
<i>Raphanus sativus</i>	radish	limited	C	C	B
<i>Ricinus communis</i>	castor-bean	limited	C	B	B
<i>Rumex crispus</i>	curly dock	limited	C	C	A
<i>Schinus terebinthifolius</i>	Brazilian pepper	limited	C	B	C
<i>Senecio vulgaris</i>	common groundsel	no listing			
<i>Sisymbrium irio</i>	London rocket	moderate	B	B	A
<i>Sonchus asper subsp. asper</i>	prickly sow-thistle	no listing			
<i>Sonchus oleraceus</i>	common sow-thistle	no listing			
<i>Stipa miliacea</i>	smilo, rice grass	limited	C	B	B
<i>Syzygium paniculatum</i>	eugenia	no listing			
<i>Taraxacum officinale</i>	dandelion	no listing			
<i>Tipuana tipu</i>	tipu	no listing			
<i>Trifolium hirtum</i>	rose clover	moderate	C	B	B
<i>Tropaeolum majus</i>	garden nasturtium	no listing			
<i>Urtica urens</i>	dwarf nettle	no listing			
<i>Vinca major</i>	periwinkle	moderate	B	B	B

Table 4
Non-native Plant Species Currently Found at the Site and their Status in California Invasive Plant Inventory
Santa Barbara Polo Estates and Villas
Santa Barbara, CA

Scientific Name	Common Name	CAL-IPC Status			
		Rating	Impacts	Invasiveness	Distribution
<i>Zantedeschia aethiopica</i>	calla-lily	limited	C	B	C

Cal-IPPC ratings:

Rating

- high – severe ecological impacts, high rates of dispersal and establishment.
- moderate – substantial and apparent ecological impacts, moderate to high rates of dispersal, establishment dependent upon disturbance.
- limited – invasive but impacts not widespread statewide, low to moderate rates of dispersal, may be locally persistent and problematic.

Scores for Impacts, Invasiveness, and
 Distribution:

A - severe
 B - moderate
 C - limited

D - none
 U - unknown

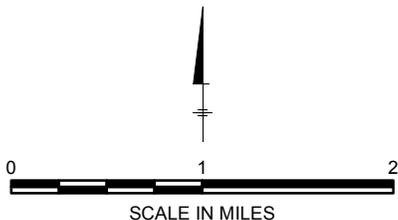
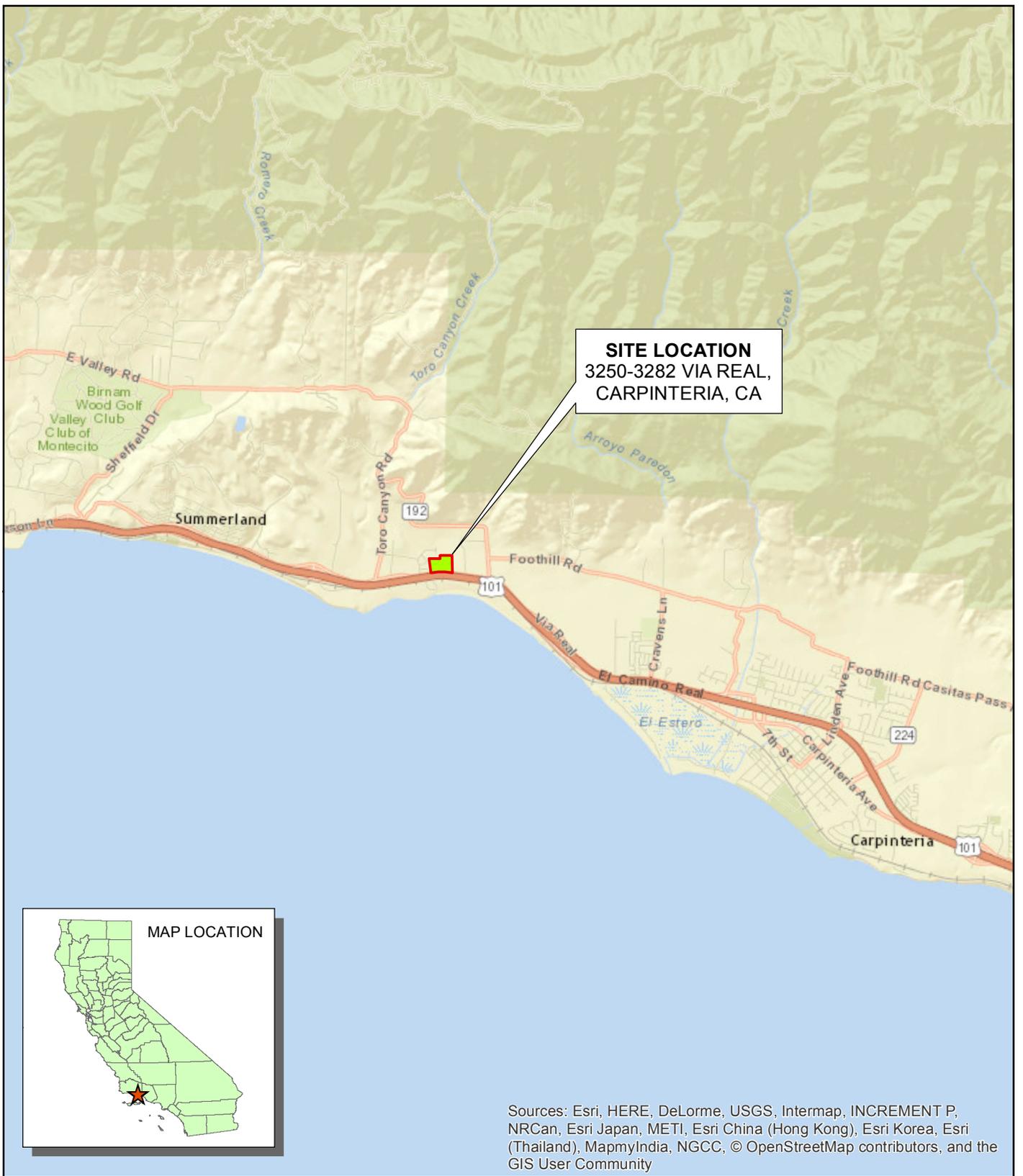
Table 5
Vegetation Types Acreage and Anticipated Impacts
Santa Barbara Polo Estates and Villas
Santa Barbara County, CA

Vegetation Types	Acres	Anticipated Impacts (acres)
Non-sensitive Habitats		
Ruderal habitats/Bermuda-grass lawn	8.21	7.35
Non-native hedgerow and landscaping	1.11	0.52
Tasmanian blue gum woodland	0.16	0.03
<i>Non-Sensitive Areas Totals</i>	<i>9.48</i>	<i>7.90</i>
Sensitive Habitats		
Coast live oak riparian forest	0.84	0.04
Riparian corridor (no native tree canopy)	0.07	0.0
<i>Sensitive Habitat Totals</i>	<i>0.91</i>	<i>0.04</i>
Non-habitat Areas		
Buildings	0.46	0.46
Roads	0.70	0.70
<i>Non-habitat Areas Totals</i>	<i>1.16</i>	<i>1.16</i>
<i>All Areas Totals</i>	<i>11.55</i>	<i>9.10</i>
ESH 50-foot riparian buffer ¹	2.4	0.75

¹ The ESH 50-foot riparian buffer overlays various areas, including ruderal and lawn

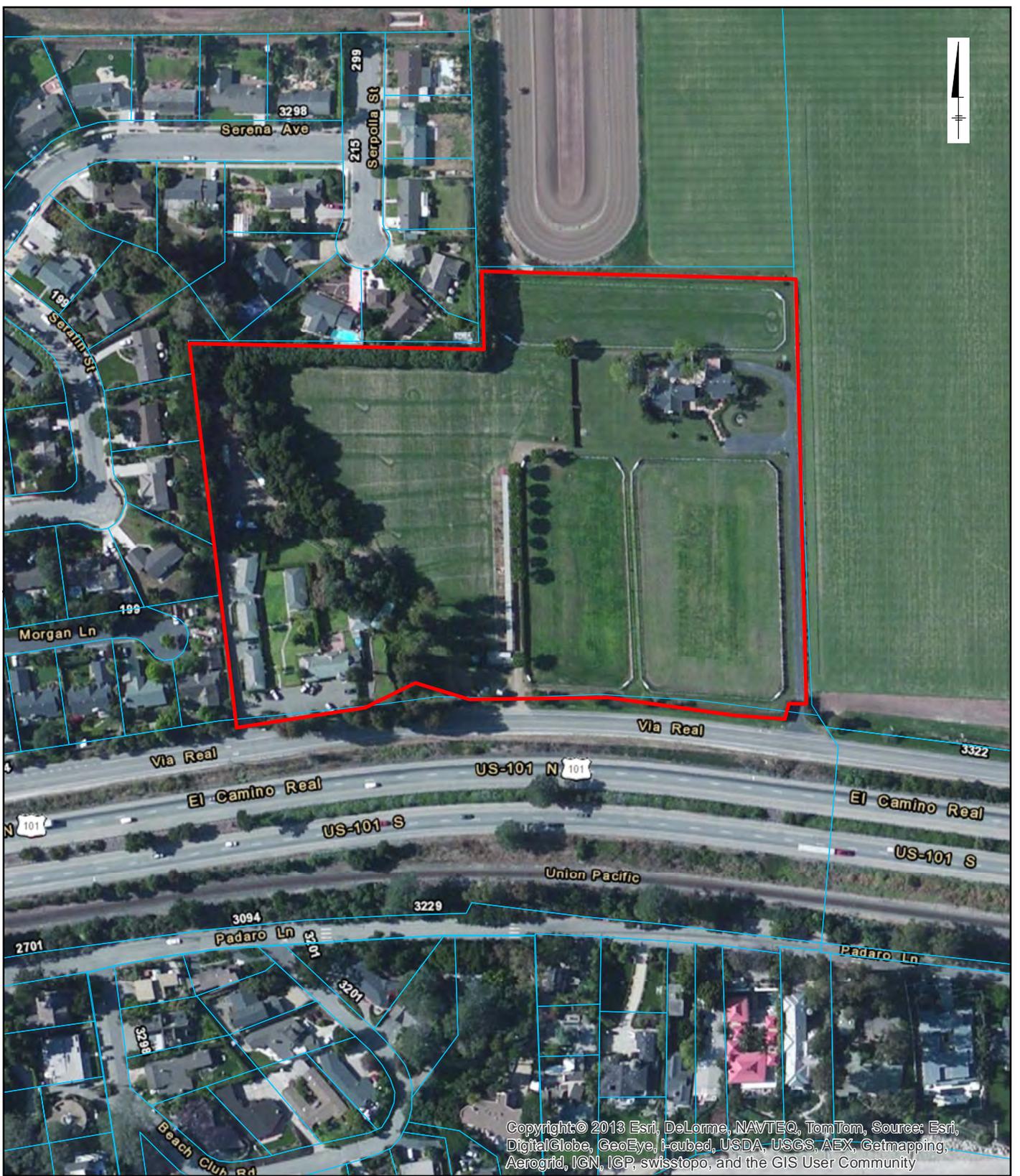
FIGURES





SANTA BARBARA POLO VILLAS CARPINTERIA, CALIFORNIA	
SITE LOCATION MAP	
	FIGURE 1

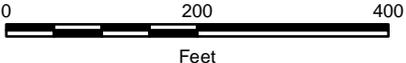
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Legend

- Approximate Parcel Boundaries
- Site



SANTA BARBARA POLO VILLAS
 CARPINTERIA, CALIFORNIA

SITE OVERVIEW

Source: parcel boundaries approximate from city of Santa Barbara, California interactive.
<http://www.santabarbaraca.gov>



FIGURE
2

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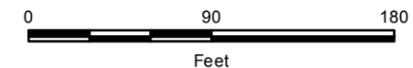
LEGEND

- Study Boundary (11.48 Acres)
- Dirt Road
- Creek/Stream Flow Channel

Vegetation Types

- 1, Coast Live Oak Riparian Forest
- 2, Riparian Corridor (no native tree canopy)
- 3, Tasmanian Blue Gum Wodland
- 4, Ruderal Habitats/Bermuda Grass Lawn
- 5, Non-Native Hedgerow and Landscaping
- 6, Buildings
- 7, Roads

- 50-foot ESH buffer; 50 feet from edge of Riparian Canopy or Top Of Bank
- 6-Foot Oak Trees Buffer



SANTA BARBARA POLO VILLAS
 CARPINTERIA, CALIFORNIA

VEGETATION TYPES



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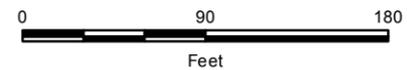
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LEGEND

- Study Boundary (11.48 Acres)
- Creek/Stream Flow Channel

Vegetation Types

- 1, Coast Live Oak Riparian Forest
- 2, Riparian Corridor (no native tree canopy)
- 50-Foot ESH Buffer
- 6-Foot Oak Trees Buffer



SANTA BARBARA POLO VILLAS
CARPINTERIA, CALIFORNIA

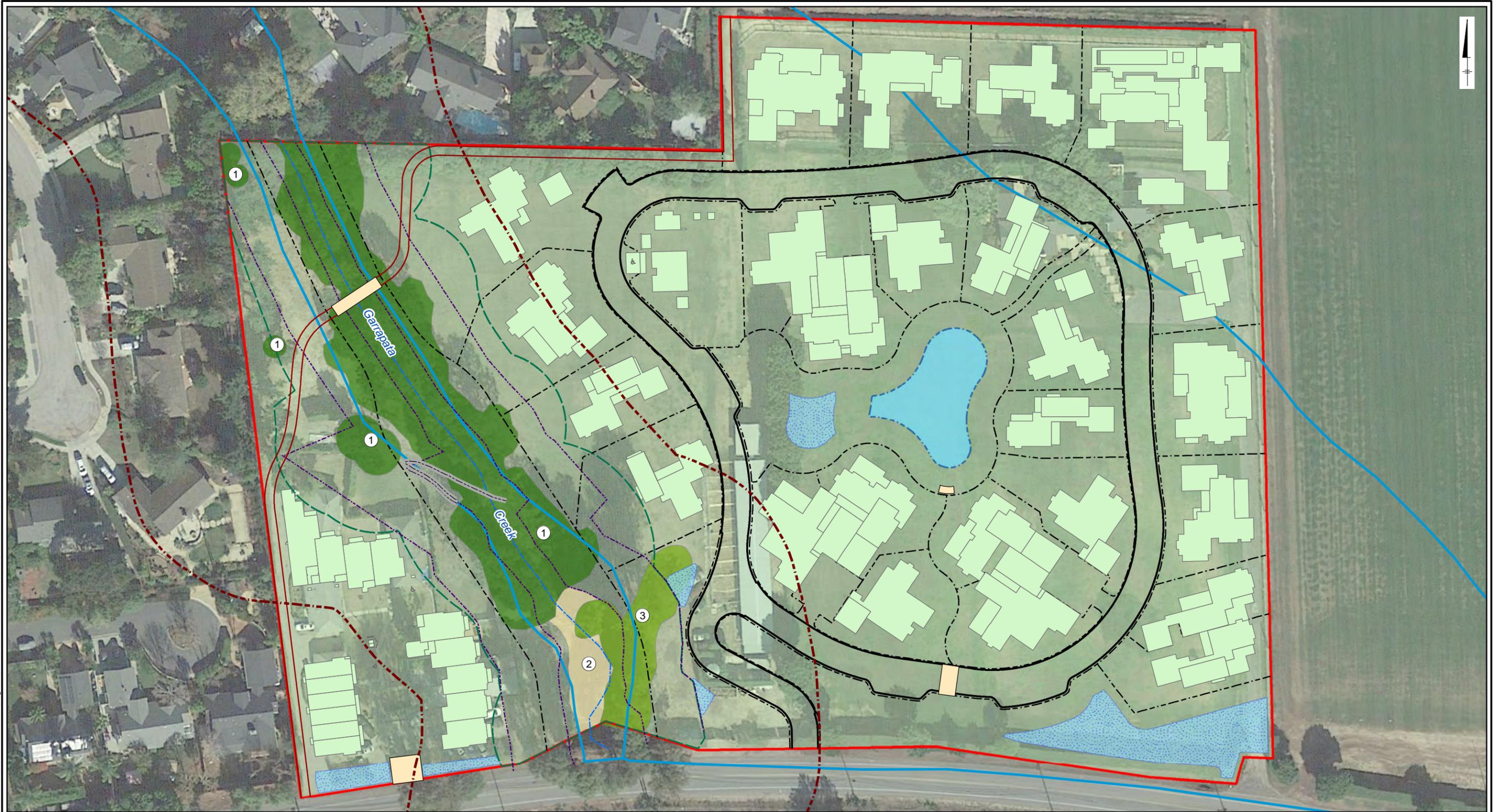
SENSITIVE BIOLOGICAL RESOURCES



FIGURE

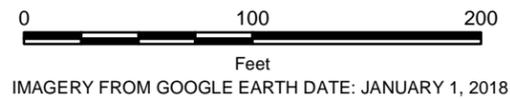
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LEGEND

- ▬ Site Boundary
- ▬ Riparian Buffer
- Vegetation Types**
- 1, Coast Live Oak Riparian Forest
- 2, Riparian Corridor (No Native Tree Canopy)
- 3, Tasmanian Blue Gum Woodland
- - - Coastal_Zone_JurisdictionLine
- ▬ Gravel Road
- Buildings
- ▬ Bridge
- ▬ Bridge Trail
- - - Top Of Bank-Flood Level
- ▬ Road Boundary
- ▬ Flood Line
- - - Lot Boundaries
- ▬ Creek CL
- Bio Retention
- Pond Water Feature and Stormwater Detention



SANTA BARBARA POLO VILLAS
 SANTA BARBARA COUNTY, CALIFORNIA

**SITE PLAN AND
 SENSITIVE RESOURCES**



APPENDIX A

Site Photographs





Coast live oak riparian forest lines Garrapata Creek across much of the Site. Normally dry, the drainage only has surface water following significant rain events.

View looking west

February 27, 2017

Photograph 3227



Coast live oak riparian forest is dominated by coast live oak trees but several large sycamores are associated with this vegetation.

View looking southeast

February 27, 2017

Photograph 3226



Garrapata Creek enters the Site at the northwest property boundary, where it passes under the canopy of these relatively large oak trees. Ruderal vegetation is visible in background.

View looking north

March 1, 2017

Photograph 145056



The coast live oak trees shown here growing along Garrapata Creek appear to have been routinely pruned.

View looking east

March 1, 2017

Photograph 143409



Three arroyo willows occur on the Site where a footpath crosses the creek channel.

View looking east

March 1, 2017

Photograph 144521



Native creek dogwood is also present in one area on the banks of Garrapata Creek.

February 27, 2017

Photograph 3242

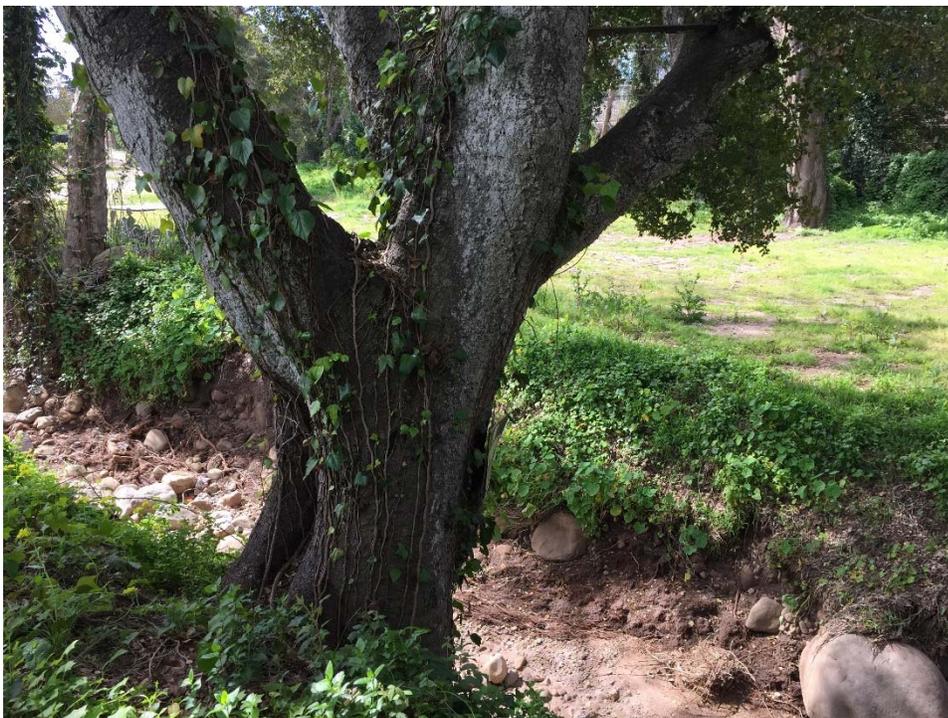


Non-native invasive species predominate along large portions of the creek banks and margins.

Signs of recent water flow are visible near the red arrow.

February 27, 2017

Photograph 144522



Invasive English ivy clammers up the trunks of several coast live oak trees on Site.

February 27, 2017

Photograph 3285



The southern portion of Garrapata Creek on Site, near this road crossing, lack a continuous riparian tree canopy.

View looking west

February 27, 2017

Photograph 142219

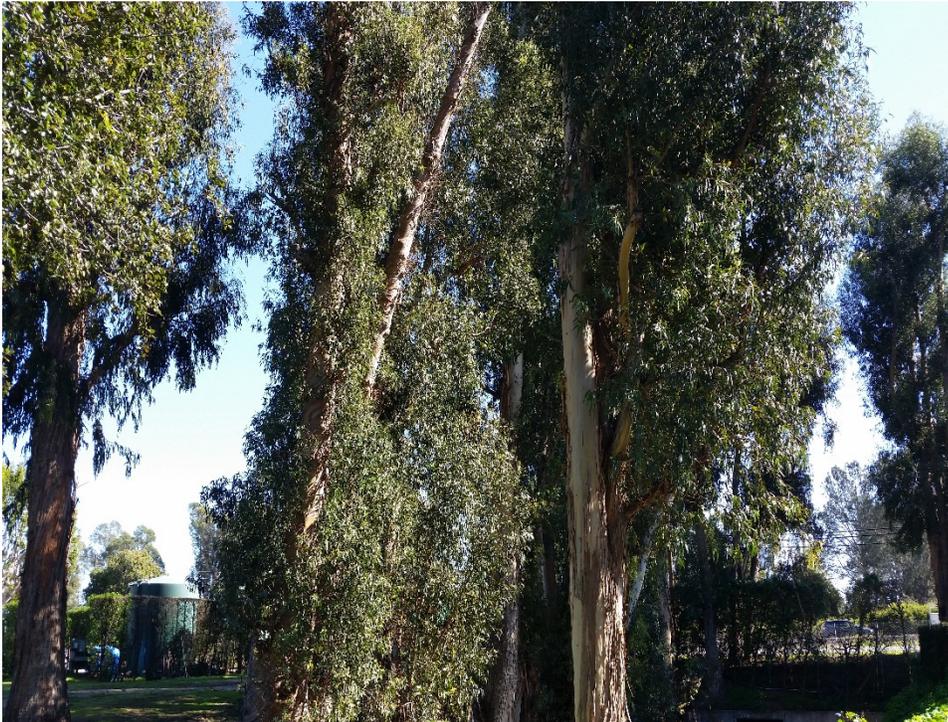


Garrapata Creek exits the Site at the south property boundary, where it flows through this cement box culvert under Highway 101.

View looking west

March 1, 2017

Photograph 142219



Large Tasmanian blue gum eucalyptus trees occur near the southern east bank of the creek channel on Site (left and below).

View looking south

February 27 and March 1, 2017

Photograph 3225 and 14275





Landscaping
surrounds several
structures on Site.

View looking
Northwest

March 1, 2017

Photograph 151334



Much of the Site is covered
with planted lawn composed
primarily of Bermuda-grass.

View looking east

March 1, 2017

Photograph 145444

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A decorative graphic consisting of three thin orange lines. One line is horizontal, extending across the width of the page. Two other lines are diagonal, starting from the bottom left and extending towards the top right, intersecting the horizontal line.

**Addendum to *Biological Assessment for Santa Barbara Polo Villas,*
Santa Barbara County, California
November 21, 2019**

This addendum provides two updates to The *Biological Assessment for Santa Barbara Polo Villas, Santa Barbara County, California* dated March 2018 and prepared by Arcadis.

1. A spring survey for sensitive biological species was conducted on April 21, 2018 by the Project Biologist. No new botanical or wildlife species were observed during this survey.
2. Since this biological assessment was completed, changes to the project design have been made, including removal of the proposed clubhouse, consolidation of two villas into one in the southeastern corner of the parcel, and relocation of the proposed public trail from the west side of Garrapata Creek to the east side, eliminating the need for a pedestrian bridge over the creek, along with associated impacts. As a result, the narrative in the biological assessment is modified as follows:

Executive Summary

Delete –

~~The proposed footbridge impacts approximately 0.02 acres (0.008 ha) of ESH coast live oak riparian forest. The associated walkway impacts an additional 0.01 acres (0.004 ha) under the canopy of coast live oak riparian forest as well as an additional 0.03 acres (0.008 ha) in the ESH 50-foot riparian buffer.~~

~~Proposed grading within the ESH 50-foot riparian buffer encompasses 32,500 square feet (3,019 square meters [sq m]), with 1,250 square feet (116 sq m) of proposed grading under the critical root zones of six native riparian trees with diameters at breast height (dbh at 4.5 feet [1.4 m] above grade) ranging from 16" to 84".~~

~~Direct impacts to sensitive habitat total 0.8 acres (0.3 ha).~~

Add –

There are no direct biological impacts associated with this project to ESH coast live oak riparian forest. The root zones of three riparian trees will be disturbed when the old road crossing Garrapata Creek is removed.

Modify the following –

Several potential indirect impacts are identified that may affect the biological resources at the Site, ~~primarily associated with the proposed bridge~~, and as a result, the project description will include a series of avoidance and minimization measures to protect ecological resources associated with the crossing of Garrapata Creek. These measures should be employed during the construction and operation phases of the project. The Project also ~~should~~ includes valuable ecological enhancement measures (including eradication of invasive non-native plant species, planting native riparian vegetation, and restoration of existing degraded native vegetation) to mitigate residual impacts resulting from the project, to enhance site aesthetics, and to provide public access and educational values associated with Garrapata Creek. Proposing impact avoidance and minimization measures combined with active habitat enhancement measures is consistent with the applicable Toro Canyon Plan and Local Coastal Plan policies.

1. Introduction

Modify the following –

The proposed project involves the construction of 25 new single family homes east of the creek, and the construction of 15 condominiums west of the creek (for a total of 40 residences), ~~an amenity building~~, swimming pool, and access roads and other hardscape elements. The project also includes bioretention basins and a pond water feature and stormwater detention basin.

3.2.4. Coast Live Oak Riparian Forest (*Quercus agrifolia* Woodland/Forest Alliance)

Modify the following –

A total of 0.8 acres (0.3 ha) of southern coast live oak riparian forest was mapped at the Site. An additional 2.4 acres (1.0 ha) were mapped as ESH riparian buffers. ~~Potential impacts to southern coast live oak riparian forest are described in Section 5.~~

4.1 Sensitive Habitats

Modify the following –

Total mapped aerial cover of coast live oak riparian forest ~~totals within the limits of disturbance is~~ 0.8 acres (0.3 ha); an additional 0.1 acre (0.04 ha) of riparian habitat lacking a native canopy is also present, and the mapped ESH 50-foot buffer covers 2.4 acres (1 ha).

5.1 Direct Impacts to Biological Resources

5.1.1 Southern Coast Live Oak Riparian Forest

Modify the following –

~~Installation of the proposed footbridge and walkway includes potential impacts to the ESH coast live oak riparian forest and the ESH 50-foot buffer, as well as disturbance to native riparian trees. The proposed footbridge impacts approximately 0.01 acres (0.004 ha) of ESH coast live oak riparian forest at the north end of the Site. The associated walkway impacts an additional 0.02 acres (0.008 ha) under the canopy of coast live oak riparian forest as well as an additional 0.03 acres (0.008 ha) in the ESH 50-foot riparian buffer.~~

~~In addition, grading is planned to ensure slope stabilization and to remove the old road that traverses the creek. This planned grading will extend into the ESH riparian buffer, covering 0.8 acre (0.3 ha). Planned grading will encroach into the critical root zone (CRZ) of six riparian trees, five coast live oak trees and one western sycamore. The encroachment covers 1,250 square feet (0.03 sq m) into the CRZ of these trees, including 900 square feet (0.02 sq m) under tree driplines.~~

~~Near the proposed bridge crossing, encroachment into the CRZ of native riparian trees includes: one coast live oak with two trunks (36" and 48" dbh); one coast live oak with a 24" dbh; two coast live oaks with 36" dbh; and one coast live oak with 48" dbh.~~

~~In the area where the old road will be removed, encroachment into the CRZ of native riparian trees includes: one coast live oak with 16" dbh; one coast live oak with 20" dbh; and one western sycamore with two trunks, each with a 48" dbh.~~

~~All native riparian trees with grading encroachment into the CRZ will be treated as if they are being removed for mitigation purposes. The **three** affected native riparian trees will remain in place, but mitigation will be proposed as if they will be removed.~~

~~Direct impacts to sensitive riparian habitat total 0.8 acres (0.3 ha).~~

6.2 Proposed Mitigation Measures

Modify the following –

~~The anticipated impacts associated with the project could include the loss of upland and riparian habitat resources as well as the potential loss of individual botanical and wildlife resources. Planned grading will extend into the ESH riparian buffer, covering 0.8 acre (0.3 ha). **Road removal** Planned grading will encroach into the critical root zone (CRZ) of **three** riparian trees: **one coast live oak with 16" dbh; one coast live oak with 20" dbh; and one western sycamore with two trunks, each with a 48" dbh.**~~

~~five coast live oak trees and one western sycamore. The encroachment covers 1,250 square feet (0.03 sq m) into the CRZ of these trees, including 900 square feet (0.02 sq m) under tree driplines.~~

~~All native riparian trees with grading encroachment into the CRZ will be treated as if they are being removed for mitigation purposes. The native riparian trees will remain in place, but mitigation will be proposed as if they will be removed.~~

Potential mitigation measures for the ~~direct impacts to~~ **encroachment into the CRZ of native riparian trees** ~~southern coast live oak riparian forest and encroachment into the ESH 50-foot riparian buffer~~ include weed removal, ~~creek slope stabilization~~, and active restoration. The riparian corridor has been cleared of native understory species and the 50-foot ESH riparian buffer consists primarily of Bermuda-grass lawn and ruderal vegetation.

3250-3282 Via Real LLC proposes to **voluntarily** implement active restoration on the banks of Garrapata Creek within the southern coast live oak riparian forest ~~at a minimum of a 3:1 mitigation ratio, or at least 2.4 acres (1.0 ha) of active habitat restoration to offset direct project impacts. Grading will extend under the canopies and into the CRZ of six riparian trees, which will be replaced at a 10:1 ratio, for a total of 50 coast live oak tree plantings and 10 western sycamore plantings.~~ A separate Site-specific habitat restoration plan ~~should be~~ **has been** prepared by a qualified restoration ecologist that details resource protection measures and the steps, methodology, monitoring, and quantifiable success criteria for habitat restoration on Site. It is anticipated that installation and maintenance of appropriate local riparian species in project restoration areas will greatly enhance the functional value of the riparian forest, providing cover and habitat for wildlife, pollinators for native riparian species, and space for colonization by native riparian vegetation.

The applicant also voluntarily proposes to plant native riparian species in the ESH buffer as a key component of the project landscape plan. Installation of native riparian plantings in the ESH buffer will necessitate the removal of existing invasive Bermuda-grass, but no disturbance to native tree roots is proposed inside the ESH buffer during this effort.

7 Conclusions

Modify the following –

No state or federally listed threatened or endangered species were observed at the Site during the 2017 surveys. The majority of the Site supports disturbed non-native vegetation. ~~Approximately 0.8 acres (0.3 ha) of impacts to sensitive biological resources (coast live oak riparian forest and ESH riparian buffer) will result from project implementation.~~ Grading will extend under the canopies and into the CRZ of **three** ~~six~~ riparian trees.

Due to the ruderal nature of most of the Site, and plans for native habitat restoration in the riparian corridor and associated buffer areas ~~at a minimum of a 3:1 mitigation ratio~~, project implementation is likely to improve habitat quality for native plants and wildlife compared with existing conditions. Thus, adjustment of the 50-foot ESH riparian buffer designated by the Toro Canyon Plan (2004) for coastal EDRN parcels is considered consistent with Coastal Act policy.

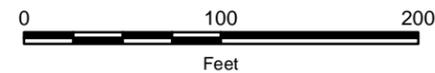
Replace Figure 5 with the attached revised figure.

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LEGEND

- Site Boundary
 - Riparian Buffer
 - Coastal_Zone_JurisdictionLine
 - Gravel Road
 - - - Lot Boundaries
 - Creek CL
 - Top Of Bank-Flood Level
 - Flood Line
- Vegetation Types**
- 1, Coast Live Oak Riparian Forest
 - 2, Riparian Corridor (No Native Tree Canopy)
 - 3, Tasmanian Blue Gum Woodland



IMAGERY FROM GOOGLE EARTH DATE: JANUARY 1, 2018

SANTA BARBARA POLO VILLAS
 SANTA BARBARA COUNTY, CALIFORNIA

REVISED SITE PLAN

