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June 2, 2021 13336

Mary Chang
City of Goleta
130 Cremona Drive
Goleta, CA. 93117

Subject: Biological Peer Review of Biological Report for Hollipat Parking Lot Permitting and Improvement Project, Goleta, CA

Dear Mary Chang:

This peer review was prepared at the request of the City of Goleta (City), to be conducted for biological reporting for the Hollipat Parking Lot Permitting and Improvement project (project), located at 334 South Patterson Avenue in the City of Goleta (City), California. The 3.3-acre parcel is located at the southwest corner of the intersection between South Patterson Avenue and Hollister Avenue (APN 065-090-028). The peer review assessed a biological assessment prepared by Hunt & Associates Biological Consulting Services dated September 25, 2020 (updated version with improved figure notes) for Suzanne Elledge Planning & Permitting Services. The project applicant and property owner, Goleta Valley Cottage Hospital (GVCH), is requesting a Development Plan Amendment (DPA) to formally permit the previously approved temporary parking lot, resulting in 271 permanent parking spaces and to improve existing site conditions. Improvements include landscaping, bicycle parking and stormwater improvements, and will meet the current and future growth parking requirements for GVCH. Land use designations in this parcel include Office and Institutional (OI), Medium Density Residential (RM) and High Density Residential (RH). This peer review also included a review of supplementary material provided, including a project description (March 2021) and Site Plans: Site Restoration Study Exhibit (November 2020), Temporary Parking Lot Removal Restoration Plan (April 2007), Site Improvement Plans (March 2021), Street Improvement Plans (March 2021), and Hollipat Demolition and Restoration Agreement (October 2010). The report describes methods and results of biological surveys, provides current information on special-status species occurrence, includes an impact analysis, and proposes avoidance and minimization measures. Hunt & Associates biologists conducted field surveys on May 19, 2020 and May 20, 2020. Field surveys were conducted primarily along Maria Ygnacio Creek riparian corridor. During the surveys, biologists characterized plant communities; identified and recorded all plant and wildlife species observed; and evaluated the potential occurrence of special-status plant and wildlife species. There was a particular focus on habitat quality, evidence of avian roosting, and wildlife use of the riparian corridor. Results of the Biological Report included recommended measures for avoiding and minimizing impacts identified. However, further mitigation measures may be necessary and are discussed in detail below.

1 Executive Summary

The report provides a summary of the sections that follow.

No comment.

2 Project Description

The report generally describes the project and includes elements of the project description supplied by Suzanne Elledge, Planning & Permitting Services, inc. The Development Plan Amendment (DPA) request will formalize a 3.3-acre portion of the parking lot site to include 270 permanent parking spaces. The project includes:

- Removal of existing paving sub-grade, light posts and footings, and PVC pipe and wiring will be removed
- 24,558 sq. ft. of impervious asphalt, 9,189 sq. ft. of pervious asphalt, and two planter islands totaling 165 sq. ft. will be removed and replaced.
- 8,000 sq. ft stormwater detention basin
- Landscaping
- Bicycle parking
- Access and circulation improvements
- Public improvements for curb, gutter, sidewalk, street lighting, driveway aprons, landscaping, and parkway areas.

In addition, the project will include no removal of native habitat, and no tree removal.

The project description provides sufficient detail on project elements.

3 Purpose of this Project

This section succinctly describes the City of Goleta's Zoning Ordinance regulations that require a Biological Report be prepared for any development within 300-feet of mapped Environmentally Sensitive Habitat (ESHA) and the ESHA area (Maria Ygnacio Creek) adjacent to this project is located approximately 130-feet east of the western edge of the subject site.

The purpose provides adequate detail on reporting requirements.

3 Methods

The report includes a description of the literature review, which included a California Natural Diversity Database (CNDDB) search of a 5-mile radius of the project site, CalFlora, CDFW Special-Status Animals List, Monarch butterfly overwintering sites, California amphibian and reptile species of special concern, and review of other sources, as well as methods of field surveys. The field surveys included a general biological assessment along a reach of the Maria Ygnacio Creek riparian corridor, with the survey area shown in Figure 2. The wildlife surveys focused on recording vegetation types, plant species, evidence of avian nesting/roosting, habitat quality and evaluating wildlife use of the riparian corridor and included 8 person hours. The report also refers to Appendix 2, for plant and wildlife species observed.

Survey Methods - Comment 1. The methods appropriately describe the types of surveys conducted but not the methods involved with GPS mapping of the drip line of the riparian habitat (ESHA), nor the equipment used. The top of bank was also not mapped. However, given the riparian vegetation drip line, mapping the top of bank would have no effect on the ESHA boundary in this case. The delineation of the survey area in Figure 2 seems to contradict further sections of this report with respect to area surveyed. It is unclear whether or not the entire project site was surveyed or only the riparian area. For the raptor survey/nesting birds, the whole area must be surveyed. Hunt & Associates should confirm total area surveyed.

Survey Methods - Suggestion 1. Further description of the survey methods employed would improve this section. Clarification of the area surveyed on Figure 2 would be beneficial.

5 Results

5.1 Environmental Setting

The 3.3-acre project site consists of a predominantly developed parcel (parking lot), with Maria Ygnacio Creek bordering the east side of the parcel. The environmental setting describes the watershed, tributaries, and distance to the Pacific Ocean. The report describes vegetation communities and land covers and describes hydrologic features in the area. The report characterizes the parking lot slope, surface elevations of the lot, channelization of the creek, and seasonality of flows. No native communities occur in the area of proposed development.

No comment.

5.2 Vegetation

This section describes the riparian corridor as a disturbed remnant of *Platanus racemosa (western sycamore) Woodland Alliance*, and at the Association-level as *Platanus racemose-Quercus agrifolia-Salix lasiolepis Association.* This alliance is considered a special-status plant community. A list of native and non-native species is provided for the riparian area, along the northeastern edge of the parking lot, and for the SPA buffer. The SPA buffer is highly disturbed non-native annual grassland/ruderal habitat that is mowed.

No comment.

5.3 Wildlife

A general overview of wildlife species observed in the survey area is provided, noting that only common species were observed. No special-status wildlife species were observed. No active nests were found, although the area is suitable nesting habitat for multiple species, including raptors.

Wildlife – Comment 1. The species list from the field visit indicates that Cooper's Hawk were observed. Although this species has no federal or state status, this species is listed on the CDFW Watch List, and has a status of Least Concern under the International Union for Conservation of Nature (IUCN). Oak titmouse was also observed and is listed on the USFWS Birds of Conservation Concern list, a status of Least Concern under the IUCN, and is listed on the North American Bird Conservation Initiative (NABCI) Yellow Watch List.

Wildlife – Suggestion 1. Information on all species status designations should generally be included in the report. However, all species observed are listed, and additional status designation in this case would not change the outcome of the mitigation measures.

5.4 Maria Ygnacio Creek ESHA Overlay and SPA

This paragraph mirrors Section 2.0 Purpose of this Project in regard to the City of Goleta Zoning Ordinance and describes ESHA and the value of these habitats.

No comment.

5.5 Special-Status Biological Resources

5.5.1 Vegetation

This section describes the riparian vegetation, at the Alliance-level and at the Association-level, along the 650-foot reach of Maria Ignacio Creek. The riparian vegetation is classified at the Alliance-level as *Platanus racemosa (western sycamore) Woodland Alliance*, and at the Association-level as *Platanus racemose-Quercus agrifolia-Salix lasiolepis Association.* This alliance is considered a special-status plant community. This section also describes channelization, vegetation canopy and understory, and introduces the extent of ESHA and an approximation of the 100-foot SPA boundary on Figure 2; Figure 2 references plan sheet SP-1 for an accurate 100-foot SPA boundary.

No comment.

5.5.2 Wetlands

The report describes wetland delineation and the criteria of hydrology, hydric soils, and wetland vegetation. This section also includes a regulatory discussion on the U.S. Army Corps of Engineers. In summary, the channel and riparian corridor along Maria Ygnacio Creek meets the criteria for both Federal and State jurisdiction. Although there are no Federal or State jurisdictional wetlands within the project area proper, a small portion of the proposed project area (i.e., the City-required sidewalk improvements along the south side of Hollister Avenue) is within the SPA and borders ESHA associated with the creek.

No comment.

5.5.3 Special-Status Plants

The report includes a list (Table1) of special-status plants within a five-mile radius of the project site that have some potential to occur. However, no special-status plant species were observed during the site visit. The report mentions the low potential for these species due to the disturbed nature of the channel (channelization and residential development).

No comment.

5.5.4 Special-Status Animals

The report includes a list (Table1) of special-status wildlife with a potential to occur in the study area. No special-status wildlife was observed in the study area. However, the report mentions that the riparian corridor provides suitable nesting and foraging habitat for special-status and non-regulated birds, including raptors. This section includes a regulatory discussion.

Special-Status Animals – Comment 1. Per the Creek and Watershed Management Plan (CWMP), the creek reach within the City limits is considered to provide low quality salmonid habitat. Nonetheless, Maria Ygnacio is designated as US NMFS critical habitat for steelhead, and is described as one of the better-quality creeks in the City. Moreover, special-status bats have the potential to occur underneath the Hollister Avenue bridge, as described in the CWMP.

Special-Status Animals – Suggestion 1. This section should include a discussion of critical habitat for any listed wildlife species that occurs on or adjacent to the site. This section should also discuss the potential for special-status bats to roost on site. The addition of the CWMP as a reference would be beneficial, particularly for discussion of raptors.

5.5.5 Wildlife Movement Corridors

This section describes how streams in urban environments can function as wildlife corridors. The report states that Maria Ignacio Creek provides a physical connection between the foothills and the ocean. This section is in agreement with the CWMP which states that "The creek provides connectivity from the Santa Ynez Mountains to habitat areas south of the City, including Goleta Slough and More Mesa." Physical barriers due to degraded habitat are also discussed.

No comment.

6 Impacts and Recommended Mitigation Measures

The report summarizes potential impacts, and measures included to avoid, reduce, or minimize impacts to biological resources. No native habitats will be disturbed and no barriers to wildlife dispersal will be created. The majority of the construction activities occur outside of the SPA limit, except for the City-required improvements along the south side of Hollister Avenue that encroach within the SPA, and therefore could potentially impact the SPA, ESHA and riparian species. The avoidance and minimization measures included largely provide sufficient protection for biological resources protected under the California Environmental Quality Act (CEQA). Please refer to Section 8.0 Responses to Project-Specific Questions for further details.

7 Compliance with Goleta Municipal Code

With respect to the Goleta Municipal Code Title 17 requirements, the Biological Study provided by Hunt & Associates Biological Consulting Services largely satisfies the requirements as outlined. Please refer to Section 8.0 Responses to Project-Specific Questions for further details.

8 Responses to Project-Specific Questions

1. *Does the Biological Study satisfy Goleta Municipal Code Title 17 requirements? In Particular, refer to 17.30.030 Application Requirements, Sections B and D.*

   Application Requirements:

   B. Biological Study. With respect to the Goleta Municipal Code Title 17 requirements, under "Section B. Biological Study", the Biological Study provided by Hunt & Associates Biological Consulting Services largely satisfies the requirements as outlined (numbers 6 and 7 are not applicable). With reference to number 1, the map provided is not a topographic map but does indicate the project area, detention basin, the center line of the creek (but not top of bank- However, given the riparian vegetation drip line, mapping the top of bank would have no effect on the ESHA boundary in this case), the dripline of riparian vegetation, and 100 foot and 300 foot ESHA lines (but not buffers- buffers are accurately depicted on plan sheets SP-1 for the project). With respect to number 3, a detailed Restoration and Monitoring Plan is a requirement (see Item D below), but this has not been provided. With respect to number 5, suitable nesting/roosting trees are present, and a raptor survey was conducted as part of the Biological Assessment. Before commencing construction, Mitigation Measure BIO-1c from the Biological Report is still required.

   D. Restoration and Monitoring Plan. This section states that "Where required, a Restoration and Monitoring Plan must be prepared by a professional biologist." A Restoration and Monitoring Plan, with the specific criteria as defined in this section, has not been provided. See question 3 below.

2. *How well does the discussion, including actions, in the Biological Study agree with the information and management plan policies in the Creek & Watershed Management Plan (CWMP)?*

   The CWMP provides detailed standards of acceptable practices for protecting the ecological function, water quality, and stream and flood control function of Goleta's creeks and watersheds. As specified in CE-IA-3, the purpose of the CWMP is developing acceptable practices and protections for creeks and their watersheds located within the jurisdiction of the City. The biological study is in agreement with the General Plan Conservation Element with respect to defining ESHA (CE 2.1) and designating the 100-foot SPA upland buffer (CE 2.2). In Section 5.0 of the biological assessment, it is clear that most of the construction will occur at least 35 feet beyond the SPA boundary, except for the City-required sidewalk improvements along the south side of Hollister Avenue which will encroach within the SPA and adjacent to ESHA. The CE 2.3 lists allowable uses in SPAs that apply to this project. Specifically, CE 2.3 c, e, and f. The biological assessment mentions in several instances the overall benefit of this project in regard to stream and stormwater quality protection, with the inclusion of the detention basin, which is in accordance with CE 2.5.d. The CWMP identifies the riparian area adjacent to the project site as CLO-AW – Coast Live Oak-Arroyo Willow habitat, which agrees with the Association-level described in the Biological Report. There is no mention in the Biological Report that Maria Ygnacio is designated as US NMFS critical habitat for steelhead, nor that special-status bats have the potential to occur underneath the Hollister Avenue bridge, as described in the CWMP.

   In the Implementation Program of the CWMP, Section B Regulation of Development, Goal 8 states "To ensure that the various qualities and services provided by City creek corridors and their associated

watersheds are protected and considered during the review, permitting, and operation and use of development." In this section, the Biological Report adheres to all Actions listed under Strategy 8.1.

3. *The only restoration activities proposed by the applicant are to comply with the existing restoration agreement (attached) in the areas that are not to remain as the existing parking lot. Please comment on whether this proposal is appropriate, given the City's adopted CWMP as well as the fact that the original agreement was based on restoration of the entire existing parking lot (in preparation for future development) instead of the proposed permanent Hollipat parking lot. For example, consider:*

    - *Whether the proposed restoration is appropriate given that the majority of the existing lot is now proposed to remain.*

      The original Restoration Plan, developed by Arcadia Studio dated April 2007, was a temporary restoration plan in preparation for future development of the parcel and did not consider perpetuity and enhancement of the riparian area. This plan is commonly referred to as a planting plan versus a restoration plan and doesn't fulfill the listed Title 17 requirements. The restoration plan would benefit greatly from a plan update by a habitat restoration biologist. A qualified habitat restoration biologist, experienced in working with native species and controlling invasive, exotic weeds as described in the understory, should develop a Restoration Plan for the SPA that would cater to the unique character, constraints, and opportunities of the project and implement adaptive management to guide the project to a successful conclusion. Since the Temporary Parking Lot Removal Restoration Plan (Plan sheet L-1) provided by Arcadia Studio has already been approved by the City, at minimum it is recommended that a Condition of Approval (COA) be required stating that a monitoring plan be prepared and approved by the City ahead of LUP issuance.

    - *That some studies have shown that a 300-foot buffer is ideal to minimize impacts.*

      Policy CE 2.2 indicates that the width of the SPA upland buffer shall be as follows:

      > The SPA upland buffer shall be 100 feet outward on both sides of the creek, measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. The City may consider increasing or decreasing the width of the SPA upland buffer on a case-by-case basis at the time of environmental review. The City may allow portions of a SPA upland buffer to be less than 100 feet wide, but not less than 25 feet wide, based on a site specific assessment if (1) there is no feasible alternative siting for development that will avoid the SPA upland buffer; and (2) the project's impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream.

      The 100-foot SPA buffer is appropriate for this project, given the information provided in the Biological Report, the site visit conducted, and review of recent studies on the topic. The standard width of a buffer zone for ESHA is 100 ft, with wider buffer zones for other areas such as monarch butterfly aggregation sites, which is determined based on individual site conditions. As such, the required development setback from an ESHA is based on the resource of concern, such as raptor nests or special-status species habitats, and on other considerations, such as the probable type and intensity of disturbance. Setbacks are commonly 100 feet but may be larger, for example, 500

feet or more from some raptor habitats. If the Biological Report indicated the presence of an active raptor nest site, then CE 8.4 would apply, which dictates a 300-foot radius buffer of the nest site during the nesting and fledging season. Implementing the recommended mitigation measure in the Biological Report (note that the biological site assessment was not conducted during the nesting season but red-shouldered hawk and Cooper's hawk were observed in trees in the riparian corridor during the surveys), MM-BIO-1c, ensures that impacts are mitigated for and the standard 100-foot buffer is appropriate at this time. In addition, the City's standard Conditions of Approval would mitigate a potential impact by requiring nesting surveys immediately before commencement of construction activities if such activities were to commence during the breeding/nesting season.

In regard to protecting salmonids, Dudek recommends that Hunt & Associates reach out to CDFW for comment. Given the nature of and flat terrain of the project, the mitigation measures for construction BMPs within the Biological Report (along with the SWPPP), and delimiting the SPA boundary, appear adequate to protect the creek. Studies such as Wenger (1999) recommended a minimum width of 100 ft for aquatic habitat protection, with wider buffers needed to account for steep slopes, impervious surfaces, and site- specific features such as wetlands or wide floodplains; indicating that a 100-foot SPA is sufficient for this project. This 100-foot buffer is similarly employed in other nearby cities and is also a requirement in the County of Santa Barbara Coastal LUP (2019). Other Pacific North West states similarly employ the 100-foot buffer for salmonids, for example in Washington counties, the buffer for salmon-bearing streams or native wetlands is 100 feet; and in Oregon counties, medium sized fish-bearing streams have a buffer of 100-feet. In addition, Hawes & Smith (2005) recommend the following buffers:

- *"30-98 feet for erosion control"* – this project occurs predominantly outside of the 100-foot SPA boundary. The restoration area is within the 100-foot boundary. Proper implementation of mitigation measures and the SWPPP will ensure erosion control.

- *"16-164 feet for nutrients (nitrogen and phosphorus)"* – ornamental plantings as part of the development occur outside the 100-foot SPA and may include fertilizers. The inclusion of the retention basin will effectively filter any excess nutrient runoff. Adding in the 25-foot planting buffer along the riparian area (as described in the next section below) will enhance infiltration of any surface runoff as added protection for the creek.

- *"49 to 328 feet for pesticides"* – this project may employ pesticides in ornamental planting areas outside of the SPA boundary. The inclusion of the retention basin will effectively filter any excess runoff. Pesticides are not mentioned within the Biological Report and should be prohibited in the restoration area (see number 5 below for recommended additional mitigation measures). In addition, In the Biological Report, Mitigation Measure BIO-3a prohibits the use of rodenticides on the project site; and Mitigation Measures BIO-4c prohibits the use of herbicides within the SPA and ESHA.

- *"30 feet (and highly variable) for biocontaminants"* - proper implementation of mitigation measures and the SWPPP will ensure any potential contaminants/pollutants do not reach the creek.

In conclusion, many salmonid-specific mitigation measures are for in-stream work which does not apply to this project. However, the following italicized mitigation measures are required for projects that occur adjacent to streams to protect salmonids and should be implemented (see associated comments below):

> *1) To avoid impacts to aquatic habitat the activities carried out in the restoration program should occur during the summer dry season where flows are low or streams are dry. Work around streams is restricted to the period of June 15 through November 1 or the first significant rainfall, whichever comes first. Actual project start and end dates, within this timeframe, are at the discretion of CDFW.* – this mitigation measure coincides with the mitigation measure in the Biological Report: Mitigation Measure BIO-2a.
>
> *2) Any construction debris shall be prevented from falling into the stream channel. Any material that does fall into a stream during construction shall be immediately removed in a manner that has minimal impact to the streambed and water quality.* – this mitigation measure applies for development along Hollister Avenue near the creek within the SPA boundary and has been added to the list of additional mitigation measures for this project (Number 5 below).
>
> *3) Staging/storage areas for equipment, materials, fuels, lubricants, and solvents, will be located outside of the stream's high-water channel and associated riparian area where it cannot enter the stream channel. Stationary equipment such as motors, pumps, generators, compressors, and welders located adjacent to the stream, will be positioned over drip-pans. Vehicles will be moved out of the normal high-water area of the stream prior to refueling and lubricating. It is imperative that contamination of habitat does not occur during such operations. Prior to the onset of work, a spill response plan must be prepared. All workers shall be informed of the importance of preventing spills and of the appropriate measures to take should a spill occur.* – this mitigation measure coincides with the mitigation measures in the Biological Report: Mitigation Measures BIO-2b through BIO-2e.

Given the above, is adherence to the existing restoration agreement sufficient, or should restoration activities be enhanced (particularly along the parking lot edge, within the SPA, and/or along the edge of the ESHA?

This project is a unique opportunity to employ the directives in the CWMP and restore and enhance the riparian habitat buffer. Restoration activities, conducted/directed by a habitat restoration specialist, should be improved, particularly along the parking lot edge (vegetation along the east side of the parking lot should be proposed to screen headlights), within the SPA grassland, and along the edge of the riparian habitat.

The current restoration plan, developed by Arcadia Studio dated April 2007, has the following hydroseed plant pallet species list in Table 1 (as updated in the Hollipat Demolition and Restoration Agreement dated October 2010). Dudek edits are indicated in bold:

Table 1: Hydroseed Plant Pallet

Seed Mix Quantity (lbs./acre)	Common Name	Scientific Name
2	California poppy – coastal variety	*Eschscholzia Californica* var. maritime
2	Saw toothed goldenbush	*Hazardia squarrosa*
6	California Meadow Barley	*Hordeum brachyantherum* spp. *californicum*
2	Bicolored lupine	*Lupinus bicolor*
10	Purple needle grass	*Nassella pulchra* ***(updated scientific name: Stipa pulchra)***
2	Blue eyed grass	*Sysyrinchium bellum*
8	Fescue (native annual species)	~~*Vulpia bromoides* (updated scientific name: *Festuca bromoides*)~~ (if not available, *V. microstachys*) **(updated scientific name: *Festuca microstachys*)**

This species list is specific to grasslands and should be more tailored to enhance the riparian corridor along the eastern side of the restoration area. Specifically, a buffer of 25 feet from the ESHA boundary should be planted with riparian corridor-enhancing species. In addition to the hydroseed, Dudek proposes the following native tree species to be planted in this buffer (per the CWMP): coast live oak (*Quercus agrifolia*), and California sycamore (*Platanus racemosa*). Additional species that would be appropriate in this buffer understory include giant wild rye (*Elymus condensatus*), sticky monkeyflower (*Diplacus aurantiacus*), black sage (*Salvia melifera*), and common verbena (*Verbena lasiostachys*).

In addition, brome fescue (*Festuca bromoides)* is a non-native species and should not be hydroseeded on the restoration site. Small fescue (*Festuca microstachys)* is an appropriate alternative, as indicated in the table above. All species, as revised above, are native to the Santa Barbara area.

4. *Related: The Bio Study notes that most of the herbaceous and woody shrubs consist of invasive, non-native species and that the plant community is "rare and threatened throughout its range." Given that a 100-foot SPA is proposed, is it appropriate to require that the creek be restored and/or invasive plant species removed as part of the project conditions of approval?*

   In the CWMP, Section 6.2 Implementation Programs, B Regulation of Development identifies Strategy 8.2: "The City shall enforce existing policies and regulations related to landscaping design for all new development to support a sustainable riparian habitat." Under this Strategy, Action 8.2.1 and 8.2.3 directly apply. These actions require the inclusion and installation of ecologically appropriate native vegetation, collected/propagated from native plants sources in City watersheds, and to ensure that landscaping, screening and vegetated buffers support wildlife habitat whenever feasible consistent with General Plan Conservation Element and Title 17 of the GMC. Information from the CWMP should be used in the consideration of landscaping to support wildlife habitat. Restoration can be tailored to support the SPA, and specifically restore the annual grassland, and transition to the riparian corridor. This project is designed

to remain outside of the 100-foot SPA, however, restoration (as described in #5 below) will help to reduce daily disturbance to wildlife in the riparian corridor by providing a buffer from the parking lot.

5. *Is anything missing that should have been reviewed or considered, such as a reference/resource, project impact, mitigation measure, etc.?*

    - *Note: staff have already requested that the Stream Protection Area buffers to be shown correctly.*

Refer to Question 1, above. The mitigation measures in the Biological Assessment are thorough and provide the necessary protection for native plant and wildlife species and habitat in ESHA and the SPA. Mitigation measures include installation of construction fencing delineating the SPA 100 foot boundary, compliance monitoring, avoidance of construction during the nesting bird season/ employ nesting bird surveys, reducing light scatter in ESHA (vegetation along the east side of the parking lot should be proposed to screen headlights, as well as reducing parking lot light scatter), reducing impacts to water quality, prohibition of rodenticides and glue traps and herbicides, and that vegetation management or weed abatement activities shall be prohibited from ESHA along Maria Ygnacio Creek unless it is done in association with an approved habitat restoration plan. Inclusion of the CWMP as a reference/resource would add to this Biological Report. Given the potential proximity to bats, per the CWMP, as well as the potential for water quality impacts, additional BIO mitigation measures are proposed below:

MM BIO-1 Bat Monitoring. Prior to work being conducted (within 7 days of the start of ground disturbance), measures shall be employed to protect potential special-status bat roost sites. Prior to construction activities, surveys of potential tree roosting sites shall be conducted using an appropriate combination of visual and acoustic survey techniques (including tree inspection, exit counts, and passive and active acoustic monitoring) for areas that may be directly impacted by the project. Bats shall be identified to the most specific taxonomic level possible. Where active special-status bat roosts are located, the California Department of Fish and Wildlife (CDFW) and the County shall be notified and consulted.

It is recommended for construction work to avoid the bat breeding season (April through August). If work is scheduled to occur during the breeding season (April through August), surveys shall be conducted of any trees with the potential to serve as maternity roosts for western red bat prior to construction activities. No work shall occur within 100 feet of the roost location until the end of the maternity roosting season. For the protection of young (i.e., unable to fly) and hibernating adults, all project-related activities shall avoid direct impacts to maternity roosts or colonies present during the winter and spring. No vehicles or equipment shall park or idle beneath a known roost location.

If the project cannot avoid removal of an active roost, an exclusion plan shall be prepared to mitigate the loss of a significant roost, which shall detail installation of replacement housing and installation/monitoring of exclusionary devices. The exclusion plan shall require approval from CDFW prior to implementation.

Reporting shall include the following:

a) The exact location of all roosting sites (location shall be adequately described and drawn on a map)

b) The number of individuals present at the time of visit (count or estimate)

c) The location, amount, distribution, and age of all droppings will be described and pinpointed on a map

d) The type of roost (i.e., day roost, maternity roost, night roost, or bachelor colony) must also be clearly stated.

All survey results, including field data sheets, shall be provided to the CDFW and County. Locations of all roosts shall be kept confidential to protect them from disturbance.

MM BIO-2 Stormwater Pollution Prevention Plan (SWPPP). It is recommended that the Applicant retain a Qualified SWPPP Developer (QSD) to prepare a SWPPP to minimize the potential for discharge of pollutants from the Projects during construction activities. The SWPPP shall be designed to meet the requirements of the RWQCB's General Construction Permit (GCP) and/ or County permitting process (e.g. grading permit). The SWPPP shall include both structural and non-structural best management practices (BMPs) including straw wattles around storm drains, silt fencing and or other physical controls to diver flows from exposed soil, spill prevention methods, and clean housekeeping methods for storing and refueling machinery.

As part of the SWPPP, the Contractor shall include specifications, installation requirements, and locations of appropriate BMPs to control sediment, coarse particles, concrete, and other materials exposed during construction and drilling to protect aquatic and riparian habitats adjacent to construction site. Erosion control measures shall be implemented to prevent runoff of these materials into Maria Ygnacio Creek. Silt fencing, straw bales, and/or sandbags should be used in conjunction with other methods to prevent turbid waters from entering the creek.

It is recommended that the Applicant retain a Qualified SWPPP Practitioner (QSP) to monitor the site's SWPPP measures prior to the start of construction and throughout the duration of construction to ensure they continue to function properly and as intended.

MM BIO-3 Stream Protection during Construction. Any construction debris shall be prevented from falling into the stream channel. Any material that does fall into a stream during construction shall be immediately removed in a manner that has minimal impact to the streambed and water quality.

Mitigation Measures – Suggestion 1.

Mitigation Measure BIO-4c: No pesticides or herbicides shall be used in the SPA or ESHA. Only mechanical removal of target non-native species shall be permitted, e.g., mower, weed whip, or hand-pulling.

6. *Should the report include photographs from within the creek or any other locations (e.g., of the southeastern corner or a view from Hollister Ave)? Only two photos are provided.*

   Site Photographs (Appendix. 1), taken on May 2020, are minimal. More photographs would be beneficial from multiple vantage points to get better photographic coverage of the entire project site and to lend itself to discussion. Areas that would benefit from more photographic documentation include views north and south within the creek bed adjacent to the restoration area. Views highlighting the understory may also be useful.

7. *The northeastern corner has a small asphalt area adjacent to the eastern edge of the temporary asphalt sidewalk. We have asked the applicant to identify what this is (e.g., on project plans, in the Project Description, and/or other means), whether it is part of an easement, and whether it can or should be removed and restored as part of the project. Please comment as part of the peer review.*

   The small asphalt area located in the northeastern corner is not identified on project plans, nor in the project's updated description provided by the City. If it is determined that this asphalt area can be removed, it would be beneficial for restoration of the creek bank. However, it is within the SPA, adjacent to riparian habitat and potential special-status species. As described in the CWMP, special-status bats have a potential to occur underneath the Hollister Avenue bridge. A focused survey would need to be conducted to detect bat presence, identify to species, and evaluate potential roosting habitat. If the asphalt area is to be removed, appropriate mitigation measures would need to be employed with respect to bats (see Question 5), nesting birds and the protection of other riparian species, as identified in the Biological Assessment.

9 Additional Comments Based on Site Visit

9.1 Small Asphalt Area

Upon further assessment from Dudek's site visit on May 17, 2021, the asphalt area as described in question #7 above directs stormwater from the northern section of the site into an outfall that discharges directly to Maria Ygnacio Creek. The specific Drainage Management Area (DMA) for this outfall is unknown, as is the impact to the DMA from project grading operations. It is recommended that a COA be required to assess impacts to the DMA and this outfall, determine if project re-grading activities render the outfall obsolete, and, if not, can the project make improvements to this structure. Lastly, the outfall needs to be fully protected from construction activities along Hollister Avenue since it discharges directly to the creek.

9.2 Hydroseeding Plant Mix

Per the Restoration Plan, hydroseeding was only proposed within the boundary of the parking lot. Since grading is extending beyond the parking lot boundary, up to the ESHA boundary (within the 100-foot SPA), Dudek suggests that the hydroseeded area be expanded to cover all ground disturbance on the parcel.

9.3 Additional Repairs

Along the eastern fence line, within ESHA, a telephone pole was discovered that appeared to be abandoned. The telephone pole appeared to lean to one side. For public safety, this old telephone pole should be required to be removed. In addition, the fence just under the drip line is in poor condition and should be removed entirely. The fence is quite low and doesn't function to keep people out and may be a slight barrier to wildlife movement. In regard to public safety, there is already an erosion abutment, functioning as a tall fence near the stream bank.

9.4 Additions to Project Plans

Within the SPA, east of the parking lot, there is a conduit and box in the grassland (presumably electrical wire for the hospital's emergency Covid-19 response). This conduit should be mentioned in the report and depicted on project plans. For safety reasons, it is necessary to properly mark the conduit to minimize any risks.

9.5 Homeless Encampment

While conducting the site visit, a homeless encampment was discovered in the riparian area. It appears that this camp has been here for a long period of time and there is a significant amount of trash present. Per the Homelessness Strategic Plan (April 2021), the negative effects of homelessness warrant compassionate, effective strategies for homeless individuals, as well as solutions that address public health and safety concerns surrounding the homeless, among these being encampment fires, damage to environmentally sensitive habitats, and degradation of water quality from encampments located in or near local creek beds. The Public Works Department has been notified, as has their law enforcement and service provider network, and they are working towards a solution.

Please feel free to contact me at 805.252.7996 (cell) with questions or if you require additional information. You may also reach me by email at jdavis@dudek.com.

Sincerely,

John H. Davis IV, MS, CE
Principal Ecologist

Andrea Dransfield, MS
Biologist

Cc: Chris Noddings, City of Goleta

REVISED BIOLOGICAL REPORT FOR HOLLIPAT PARKING LOT PERMITTING AND IMPROVEMENT PROJECT, 334 SOUTH PATTERSON AVENUE (APN 065-090-028), GOLETA, SANTA BARBARA COUNTY

Project area (white outline), Hollister Avenue (top), South Patterson Avenue (center left), and Maria Ygnacio Creek (blue line at right).

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1 July 2021

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Revised Biological Report for Hollipat Parking Lot Permitting and Improvement Project, 334 South Patterson Avenue (APN 065-090-028), Goleta, Santa Barbara County

Note to Reader: This report has been revised to incorporate comments and suggestions provided in a peer review of the 25 September 2020 version by Dudek Consultants, dated 2 June 2021. Changes to the earlier version are underlined.

1.0 Project Description. Goleta Valley Cottage Hospital (GVCH), the project applicant and property owner, is requesting a Development Plan Amendment (DPA) to formally permit a previously approved temporary parking lot located at 334 South Patterson Avenue. The parking lot was initially installed to accommodate parking at GVCH during the construction phases of the campus replacement plan, approved in 2008 under Case No. 07-171-DP. The subject parcel is zoned PI and DR-20, with a Hospital use overlay and a General Plan designation of Office/Industrial (OI). The DPA request will formalize a 3.3-acre portion of the parking lot site to include 270 permanent parking spaces, and improve existing site conditions with a storm water detention basin, landscaping, bicycle parking, and access and circulation improvements. Existing paving sub-grade, light posts and associated footings, and PVC pipe and wiring will be removed. Approximately 24,558 sq. ft. of impervious asphalt, 9,189 sq. ft. of pervious asphalt, two planter islands totaling 165 sq. ft. will be removed and replace.

An approximately 8,000 sq. ft. storm water detention basin will be constructed in the southwestern corner of the project area. The basin will be approximately four feet deep and is designed to mitigate peak surface runoff from the parking lot during large storm events (> 1-inch accumulation). During small storm events, the basin will retain surface runoff, allowing it to percolate into the soil. At capacity, the basin will overflow and drain through a curb cut onto the gutter along the eastern edge of South Patterson Avenue, then into an existing City catch basin, and eventually into Maria Ygnacio Creek via an existing culvert.

Public improvements along Patterson Avenue and Hollister Avenue are proposed in compliance with City standards for curb, gutter, sidewalk, street lighting, driveway aprons, landscaping, and parkway areas. These improvements will extend along the south side of Hollister Avenue from the Patterson Avenue intersection eastward to the bridge over Maria Ygnacio Creek. The sidewalk work in this area will replace the existing asphalt sidewalk with a five-foot wide concrete sidewalk, replace curbing, reconstruct and landscape a five-foot wide parkway strip between the new sidewalk and roadway, and install one new street light in this portion of the parkway.

2.0 Purpose of This Report. The City of Goleta Zoning Ordinance (City of Goleta, 2020), requires a Biological Report for any development within 300 feet of mapped Environmentally Sensitive Habitat (ESHA) overlay and establishes Streamside Protection Areas (SPA) that extend 100 feet outward from the top-of-bank or edge of riparian vegetation, whichever is greater. The riparian corridor of Maria Ygnacio Creek, mapped as ESHA by the City, lies within this 300-foot zone, and an approximately 145-foot long

portion of the public improvements along Hollister Avenue lie within the SPA of this feature. The purpose of this report is to determine if the proposed project has the potential to negatively affect biological resources associated with Maria Ygnacio Creek.

3.0 Methods. Field surveys were conducted on 19 and 23 May 2020 between 0900 hrs and 1300 hrs along a reach of the Maria Ygnacio Creek riparian corridor extending about 330 feet upstream and 1,000 feet downstream of the project area (Fig. 2). All portions of the proposed project area and adjacent commercial and residential development were surveyed at this time. These areas lies east and west of the overlay polygon shown in Figure 2, which covers the biologically most important portions of the survey area as it pertains to ESHA evaluations. The surveys focused on recording vegetation types, plant species, and habitat quality, and evaluating wildlife use of the riparian corridor. All parts of the survey area were surveyed on foot and scanned with binoculars during each survey. Particular attention was given to identifying evidence of avian nesting or roosting, e.g., nest cavities, stick nests, prey item remains, owl pellets, and other wildlife sign, e.g., tracks, scat, and stick nests. These surveys covered the entire Birds were identified by visual and acoustic cues. Plants were identified to species and vegetation in the riparian corridor and surrounding areas was assigned to the alliance and association level, following the classification scheme developed in Sawyer et al. (2009). Plant and animal observations are listed in Appendix 2. The California Natural Diversity Data Base (CNDDB), maintained by the California Department of Fish and Wildlife (CDFW), was reviewed for special-status plant and animal records within a five-mile radius of the project area. Relevant literature sources also were consulted for information on special-status species in the area (see References).

ESHA and SPA boundaries were not mapped in the field using GPS coordinates, rather, these features were mapped using recent Google Earth imagery, then field-verified, because the riparian tree canopy (edge of ESHA) along this reach of Maria Ygnacio Creek is clearly visible and unambiguous on the imagery. The 100-foot SPA boundary was accurately measured from the ESHA boundary, as mapped on the imagery.

4.0 Results.

4.1 Environmental Setting. The approximately 3.3-acre project area (parking lot) lies within the City of Goleta at the southeastern corner of the intersection of Hollister Avenue and South Patterson Avenue in the USGS Goleta Quadrangle at latitude 34.43443N; longitude -119.80810W (Fig. 1). Maria Ygnacio Creek parallels the east side of the project area. This stream is one of several watersheds that drain portions of the south slope of the Santa Ynez Mountains into the Goleta Slough within the City of Goleta. It has two major tributaries: East Fork Maria Ygnacio Creek and San Antonio Creek. The main stem is approximately 6.8 stream miles long and enters Atascadero Creek about 1.5 stream miles upstream of the Pacific Ocean (Becker and Reining, 2008). The project area reach lies about 2.2 stream miles upstream of the Pacific Ocean. The parcel is included in the Goleta General Plan Urban Area boundary and is outside the Coastal Zone (City of Goleta, 2006).

The parking lot is currently accessed from South Patterson Avenue. The lot is level and slightly inclined to the southwest. Surface elevations range from 51 feet above sea level

in the northern portion along Hollister Avenue to 42 feet above sea level in the southwestern corner of the lot.

The reach of Maria Ygnacio Creek between Highway 101 and its confluence with Atascadero Creek, including the project area reach, was channelized decades ago. The reach east of the project area has a relatively straight 15-20-foot wide channel constrained by pipe-and-wire revetment along the toe of steep banks on either side of the channel. The banks support a sparse cover of herbaceous vegetation and woody shrubs, and most of these species are invasive, non-natives. Surface flows throughout the coastal plain reach of the creek are highly seasonal and the project area reach is typically dry from April or May through October of each year (the creek reach between Highway 101 and the confluence with Atascadero Creek, including the project area reach, was dry at the time of the surveys). The channel supports no aquatic vegetation and little emergent vegetation due to the seasonality of surface flows.

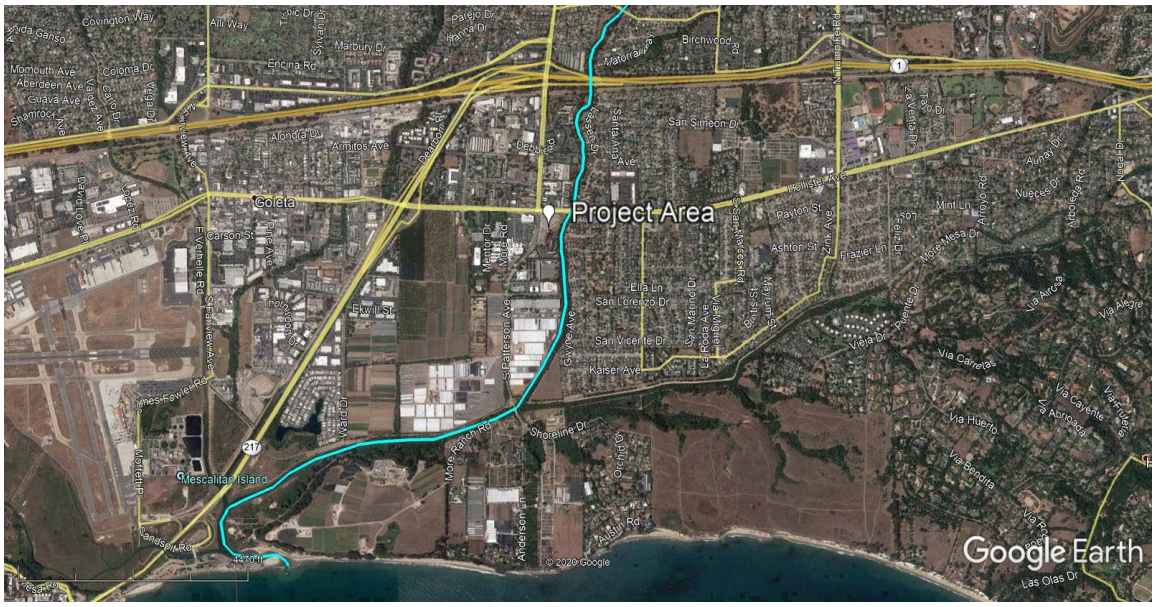

Figure 1. Regional location of project area in Goleta. Maria Ygnacio Creek is shown in blue. Major thoroughfares running east to west across image include Highway 101 (top) and Hollister Avenue (middle). Image dated 19 August 2019.

Riparian trees and shrubs along the project reach is mostly restricted to the steep banks and top-of-bank and the adjacent upland. The Maria Ygnacia Bike Trail parallels the eastern upland and a chain-link fence separates the bike trail from adjacent upland along the eastern top-of-bank.

4.2 Vegetation. The riparian corridor along Maria Ygnacio Creek east of the project area is a highly disturbed remnant of ***Platanus racemosa (western sycamore) Woodland Alliance***. At the association level, it is classifiable as ***Platanus racemosa-Quercus agrifolia-Salix lasiolepis Association***. Sawyer, et al. (2009) give this plant community a Global and State rarity rank of G3 and S3, respectively, indicating that it is rare and threatened throughout its range. The CDFW classified this type of riparian woodland as

"special-status" because of its high biotic diversity and the magnitude of habitat loss throughout the State (CDFW, 2018). See Section 7.1 for additional information.

The closed-canopy riparian woodland along this reach is composed of native riparian trees, such as western sycamore (*Platanus racemosa*), coast live oak (*Quercus agrifolia*), arroyo willow (*Salix lasiolepis*), black cottonwood (*Populus balsamifera* subsp. *trichocarpa*), white alder (*Alnus rhombifolia*), and a number of non-native tree species, including three species of eucalyptus (*Eucalyptus* spp.), Victorian box (*Pittosporum undulatum*), and Chinese pistache (*Pistacia chinensis*). The shrub layer is poorly developed, but natives predominate, including scattered patches of elderberry (*Sambucus nigra*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), bigpod ceanothus (*Ceanothus megacarpus*), and coyote bush (*Baccharis pilularis*). The herbaceous layer is well-developed where the tree canopy opens up and in the uplands adjacent to the riparian corridor, and is dominated by non-native, invasive species, including cape ivy (*Delairea odorata*), garden nasturtium (*Tropaeolum majus*), black mustard (*Brassica nigra*), wild radish (*Raphanus sativa*), Italian thistle (*Carduus pycnocephala*), rice grass (*Piptatherum miliaceum*), and non-native annual grasses (*Bromus diandrus, B. rubens, Hordeum murinum*, *Lolium* sp., etc.) The northeastern edge of the parking lot is landscaped with a mixture of native species such as western redbud (*Cercis occidentalis*), coyote bush, toyon, lemonade berry (*Rhus integrifolia*), and elderberry, as well as some ornamental species. .

The SPA buffer, extending 100 feet, respectively, from the western edge of the riparian vegetation includes an approximately 50-95-foot wide strip of highly disturbed non-native annual grassland/ruderal habitat that is classified as ***Bromus (diandrus, hordaceous) Semi-Natural Herbaceous Stand*** (Sawyer, et al., 2009) (Fig. 2). This plant community extends from the western edge of the riparian corridor westward to the eastern edge of the existing parking lot. It also occurs along the existing parkway strip between the sidewalk and curb along Hollister Avenue and in the southern portion of the project area, where the sidewalk improvements and detention basin, respectively, are proposed. Dominant species found here are mostly invasive, non-native grasses and herbaceous species typically associated with disturbed conditions, including ripgut brome (*Bromus diandrus*), red brome (*Bromus rubens*), wild oat (*Avena* sp.), wild radish, Mediterranean mustard (*Hirschfeldia incana*), bristly ox-tongue (*Picris echioides*), lawn grasses, other non-native species. Several of these species also occur as elements in the understory of the riparian corridor along the creek. These areas are mowed or otherwise maintained as landscaping. A list of plant species observed in the survey area (see Figure 2) is provided in Appendix 2.

4.3 Wildlife. A list of wildlife species observed in the survey area, including the parking lot proper, is provided in Appendix 2. Only common, generalist species or their sign were observed due to the highly disturbed nature of the project area and riparian corridor along this reach of Maria Ygnacio Creek. No special-status wildlife species were observed during the surveys. Cooper's hawk was observed and is listed on the CDFW Watch List, and has a status of Least Concern under the International Union for Conservation of Nature (IUCN). Oak titmouse was also observed. It is listed on the USFWS Birds of Conservation Concern list, a status of Least Concern under the IUCN, and is listed on the North American Bird Conservation Initiative (NABCI) as a 'Watch List' species.

Table 1 discusses special-status wildlife that have been observed within a five-mile radius of the project area, but none of these are expected to be affected by the proposed project. No active bird nests were found within 300 feet of the proposed project area, although house finch, black phoebe, Anna's hummingbird, and common crows are expected to nest in the riparian corridor and landscaping on adjacent residential lots. Red-shouldered hawk and Cooper's hawk were observed in trees in the riparian corridor during at least one of the surveys, but no nests were found in the surveyed area. It is likely that passerines and/or raptors will nest in the riparian corridor, possibly within 300 feet of the project area. Nest surveys prior to the start of work are proposed as a mitigation measure.

4.4 Maria Ygnacio Creek ESHA Overlay and SPA. The City of Goleta General Plan and Chapter 17.30 of the City of Goleta Zoning Ordinance designates certain biotic communities as "Environmentally Sensitive Habitat Areas" (ESHA), that are protected with land use planning policies and zoning ordinance regulations (City of Goleta, 2006; 2020). The Plan places an ESHA overlay on the riparian tree and shrub canopy along the main stem and major tributaries of Maria Ygnacio Creek, within the City limits, including the reach east of the project area. The overlay is intended to protect and preserve native plants and animals and their habitats that are either rare or especially valuable because of their role in the ecosystem or that could be easily disturbed or degraded by human activities and development.

The overlay designation ensures that projects that are permitted in or near the overlay zone are designed and operated in a manner that provides maximum protection to the mapped resource. To preserve and enhance ESHA and water quality, the Ordinance establishes Streamside Protection Areas (SPA) that extend 100 feet outward from both sides of the top-of-bank or the outer edge of riparian vegetation, whichever is further from the creek. The City may expand or reduce the width of the SPA, or portions thereof, on a case-by-case basis, but in no case can this buffer be less than 25 feet wide.

Although most of the proposed parking lot improvements will occur on portions of the existing parking lot that are at least 35 feet west of the 100-foot SPA limit (Fig. 2), the proposed sidewalk, parkway, curb, and gutter improvements along the south side of Hollister Avenue that extend from the parking lot eastward to the bridge over Maria Ygnacio Creek includes about 145 linear feet within the SPA and bordering ESHA (Figs. 2 and 3).

4.5 Special-Status Biological Resources. Special-status biological resources are plant communities, plants, and animals that are rare or especially sensitive to anthropogenic disturbance, including species listed as threatened or endangered under the Federal Endangered Species Act and California Endangered Species Act, California Species of Special Concern, Fully Protected Species, species of local (County) concern, and plant communities of limited distribution, and wetlands (CDFW, 2018, 2019a, 2020; County of Santa Barbara, 2015 (revised 2017); City of Goleta, 2020; Sawyer, et al., 2009).

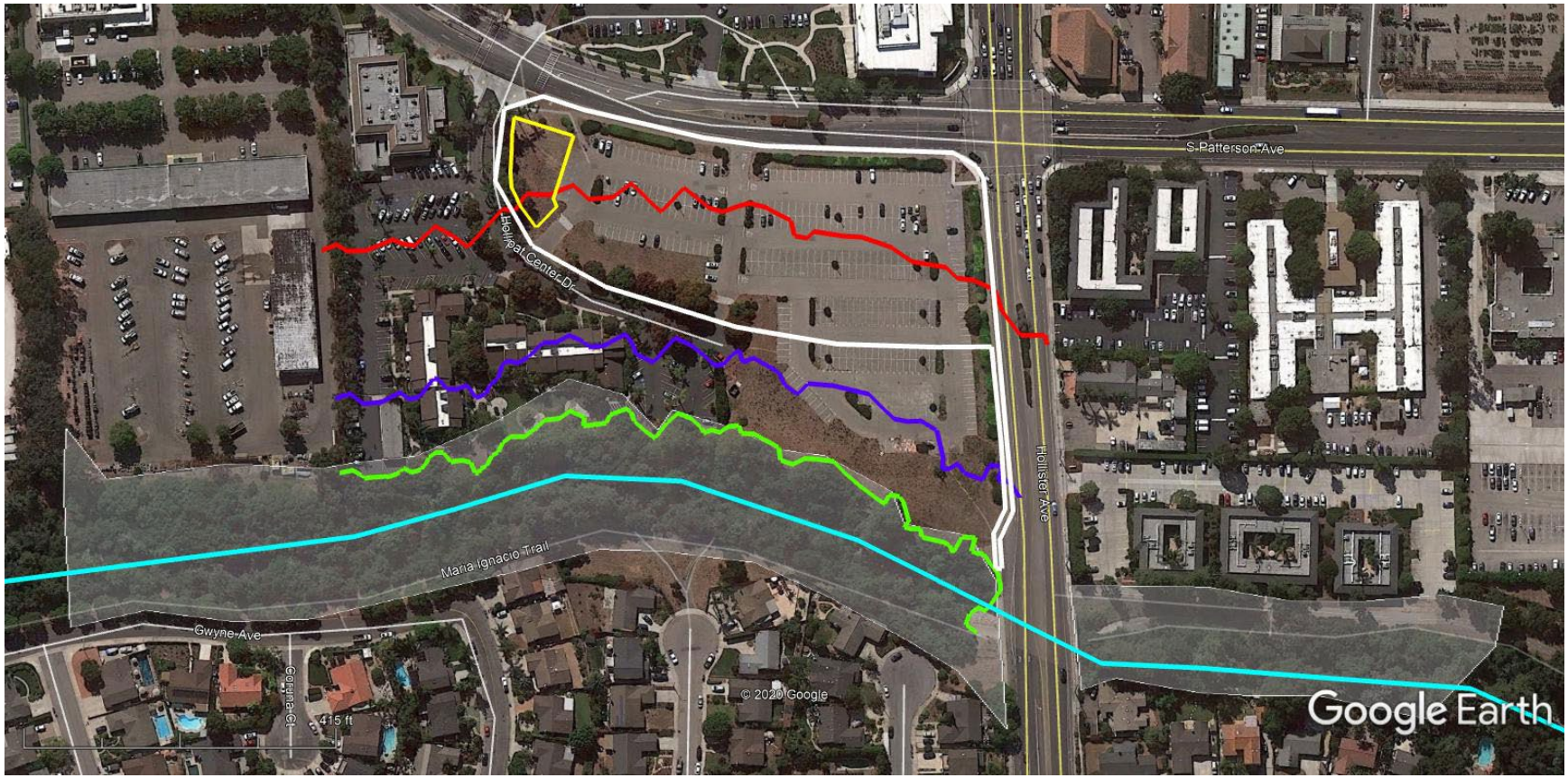

Figure 2. ESHA, SPA, and Survey Area. The project area is outlined in white; the proposed detention basin is outlined in yellow. The light blue line indicates the approximate center line of Maria Ygnacio Creek. The green line indicates the dripline of the western edge of the riparian corridor along Maria Ygnacio Creek (ESHA limit). The dark blue line indicates the 100-foot Streamside Protection Area (SPA), measured from the edge of ESHA. The red line, located 300 feet from the edge of the riparian canopy (ESHA), indicates the extent of project area overlap into City of Goleta Zoning Ordinance, Chapter 17.30 jurisdiction. The white overlay on the riparian corridor of Maria Ygnacio Creek outlines the survey area for this document. South Patterson Avenue runs left to right across top of image; Hollister Avenue runs vertically along right center of image. North is towards the right side of image. Image dated 19 August 2019.

4.5.1 Vegetation. Riparian vegetation along a 650-foot long reach of Maria Ygnacio Creek east and southeast of the project area is classified at the Alliance-level as ***Platanus racemosa (western sycamore) Woodland Alliance*** and at the Association-level as ***Platanus racemosa-Quercus agrifolia-Salix lasiolepis Association***. This vegetation alliance is considered a special-status plant community by municipal, county, and State agencies (City of Goleta, 2020; County of Santa Barbara, 2015, 2015 (revised 2017); Sawyer, et al., 2009; CDFW, 2018). See Section 5.0 for a description of the physiognomy and species composition of these plant communities.

This reach of Maria Ygnacio Creek was channelized decades ago, which prevents natural hydrological and geomorphological processes such as stream meander and terrace formation that occurs in undisturbed drainages. As a result, the channel is highly incised, with near vertical banks that restricts riparian tree and shrub development to the upper banks and a narrow strip along the top-of-bank. The woodland is characterized by a dense, mostly closed-canopy of trees and a patchy understory of shrubs and herbaceous species. The City of Goleta General Plan considers riparian woodland ESHA and maps the riparian corridor here as such. Figure 2 shows the project area boundaries in relation to the western extent of the edge of ESHA and the 100-foot SPA boundary, west of the edge of riparian vegetation.

4.5.2 Wetlands. Wetlands are defined by one or more of three criteria: a) hydrology; b) presence or absence of hydric soils; and/or, c) wetland vegetation. *Wetland hydrology* is the presence of one primary factor (e.g., surface water present, high water table, high water marks, saturation, etc.), or two or more secondary factors (e.g., water marks, sediment deposits, drift deposit, etc.). *Hydric (wetland) soils* form under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile, as demonstrated by depleted soils and redoximorphic features. These features are caused by the reduction and oxidation of iron and manganese compounds in the soil as a result of water saturation and desaturation, respectively. The *wetland vegetation* criterion requires that more than 50% of the dominant plant species across all vegetative strata can be classified as obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC) species, as opposed to non-wetland, or upland (UPL) species.

The U.S. Army Corps of Engineers (USACE) is the federal agency responsible for enforcing the Federal Clean Water Act. Section 10 of the Act defines USACE regulatory limits for projects that deposit or remove fill material within the "Ordinary High Water Mark" (OHWM) (within the channel) of "Waters of the United States". All three wetland criteria must be present for drainages or other aquatic features to be classified as wetlands under Federal (USACE) jurisdiction: hydrology, wetland vegetation, **and** hydric soils. State jurisdiction, administered by the California Department of Fish and Wildlife (CDFW) is broader than federal jurisdiction and includes the area within the OHWM as well as the associated riparian vegetation on banks, top-of-bank, and upland areas along the drainage or aquatic feature. State jurisdiction requires that only one of the three wetland criteria be present for features to be classified as wetlands: hydrology, wetland vegetation, **or** hydric soils. Projects that impact a river, stream, or lake in California requires a CDFW Streambed Alteration Agreement.

The channel and riparian corridor (ESHA overlay) along Maria Ygnacio Creek meets the criteria for both Federal and State jurisdiction. Although there are no Federal or State jurisdictional

wetlands within the project area proper, a small portion of the proposed project area is within the SPA and borders ESHA associated with the creek (Figs. 2 and 3).

4.5.3 Special-Status Plants. Table 1 lists special-status plants known from a five-mile radius of the project area that have some potential to occur along the project area reach of Maria Ygnacio Creek (CNDDB, 2020; CalFlora, 2020).). None of these species occur in the project area and all have a low potential for occurring in the project area reach of the creek and riparian corridor because of channelization and residential development. No special-status plants were found in the channel or riparian corridor during surveys for this document.

4.5.4 Special-Status Animals. Table 1 lists special-status animals known from the Goleta area and/or Maria Ygnacio Creek watershed, and that have some potential of occurring in the channel or riparian corridor adjacent or downstream from the project area (CNDDB, 2020). No special-status animals were found in the survey area during surveys for this document, but the riparian corridor along Maria Ygnacio Creek east of the project area provide suitable nesting and foraging habitat for special-status and non-regulated birds, including a number of raptorial species. Trees in ESHA and on private lots adjacent to ESHA may support nesting and roosting of bird species that have adapted to constant human presence and noise and are commonly found in urban and semi-rural neighborhoods, e.g., California towhee, Bewick's wren, dark-eyed junco, western scrub-jay, acorn woodpecker, cliff swallow, house finch, mourning dove. Urban-associated raptors, such as Cooper's hawk, red-shouldered hawk, red-tailed hawk, barn owl, and great horned owl are also expect to nest and roost in trees along this reach of the creek.

The City of Goleta General Plan and the new Zoning Ordinance contain policies and development standards that protect active and historical nests of raptors (City of Goleta, 2006; 2020a), and the Federal Migratory Bird Treaty Act of 1916 and State Game Code protects active nests of any bird species, passerine or raptorial.

The City of Goleta Creek and Watershed Management Plan (CWMP) (City of Goleta, 2020b), states that the reaches within the city limits provide only low-quality salmonid habitat due to a variety of anthropogenic factors, including barriers to anadromous movement (Table 1; Hunt & Associates, 2008). Despite these issues, Maria Ygnacio Creek is included within the critical habitat designation for this species (NMFS, 2012). The CWMP also states that the Hollister Avenue bridge over the creek, immediately northeast of the project area, may provide roosting habitat for bats, including one or more of the special-status species listing in Table 2.

Table 1. Special-status plants and animals known or potentially occurring within a five-mile radius of the project area. Only species that have some potential of occurring in project area reach of Maria Ygnacio Creek are included here.

COMMON NAME SCIENTIFIC NAME	STATUS*	HABITAT ASSOCIATIONS	POTENTIAL FOR OCCURRING IN PROJECT AREA REACH OF CREEK
PLANTS			
Plummer's baccharis *(Baccharis plummerae)*	List 4.3	Coastal sage scrub, floodplain alluvial scrub, chaparral, oak woodland, typically in cool, shaded canyons in Santa Ynez Mountains.	Known from several canyons along south slope of Santa Ynez Mountains. Nearest recent coastal plain record is from coastal bluff scrub at Arroyo Burro Beach County Park (2019) (CalFlora, 2020). Coyote brush (*B. pilularis*) occurs in riparian corridor along project area reach of Maria Ygnacio Creek.
Mesa horkelia *Horkelia cuneata* subsp. *sericea*	List 1B.1	Chaparral, oak woodland, coastal sage scrub, and sandhill scrub on sandstone-derived soils along South Coast and sand dunes in western Santa Barbara County. CNDDB notes a record within about 1.5 miles from the project site as occurring on clay soils. This record needs verification because all other known occurrences of 'pure' *puberula* occur on soils with a high sand content. May be intergrade with *H.c.* subsp. *puberula*.	No potential to occur in Maria Ygnacio Creek corridor due to lack of suitable habitat and soils.
Santa Barbara honeysuckle *Lonicera subspicata* var. *subspicata*	List 1B.2	Coastal sage scrub and oak woodlands, endemic to south slope of Santa Ynez Mountains	Known from several records in foothill canyons and on coastal plain as a result of inclusion in habitat restoration plans (e.g., UCSB; Isla Vista; El Encanto Creek, etc.). Known from upper watershed of Maria Ygnacio Creek (Hunt, pers. observ.); moderate potential to occur on coastal plain portion of creek corridor.
South Coast Range morning-glory *Calystegia collina* ssp. *venusta*	List 4.3	Oak woodland, chaparral, and coastal scrub.	Known from several records scattered throughout coastal plain and foothills; low potential for project area reach, although moderate to high potential to occur in the upper watershed and less disturbed portions of the creek corridor on the coastal plain.
INVERTEBRATES			
Monarch butterfly *Danaus plexippus*	PFE; CSC	Overwinters (October-April) in dense roosts in eucalyptus woodland and, to a lesser degree, sycamore-oak woodland, generally in association with drainages; several known overwintering and autumnal roosts in region, but none reported from near project area.	**Individuals were observed in riparian corridor during surveys for this report.** Meade (1999) notes a large overwintering aggregation in eucalyptus grove in Maria Ygnacio Creek riparian corridor between Hwy 101 and University Drive. An historic overwintering site in a

			eucalyptus grove along Atascadero Creek about 1.2 miles downstream of its confluence with Maria Ygnacio Creek that formerly supported 15,000+ butterflies in 1991 has been all but abandoned in recent years (Meade, 1999; Hunt, pers. observ.). Creek reach adjacent to project area provides marginal autumnal or overwintering roosting habitat for monarchs.
FISHES			
Arroyo chub *Gila orcutti*	CSC	Occurs in several perennial drainages and perennial reaches of (now) intermittent drainages along the South Coast (Hunt, pers. observ., 1996). All populations here are result of successful re-introductions according to Swift, et al. (1993).	Known from San Pedro Creek and other drainages contributive to the Goleta Slough (Swift, 1993). Likely occurs in Atascadero Creek and perennial reaches of lower main stem of Maria Ygnacio Creek. Creek reach adjacent to project area supports surface flows only during and after storm events; dry for much of the year.
Southern steelhead *Oncorhynchus mykiss*	FE	Historically spawned in all of the major, perennial drainages in Goleta and Gaviota area, now much reduced by habitat loss, inadequate surface flows, and passage barriers.	**Anadromous (sea-going) adults occasionally are observed in the project reach of Maria Ygnacio Creek.** These fish are attempting to spawn in the middle and upper watershed, but can only migrate as far upstream as UPRR tracks, where they are blocked from further upstream passage by grade control structure and culverts (Hunt, pers. observ., 2018). This site is about 0.5 creek miles upstream of project area, so fish are moving through creek adjacent to project area when surface flows are continuous in winter. Resident rainbow trout occur in upper main stem of Maria Ygnacio Creek (Becker and Reining, 2008).
Tidewater goby *Eucyclogobius newberryi*	FE	Historically spawned in all of the major, perennial drainages in Goleta and Gaviota area, now much reduced by habitat loss, inadequate surface flows, and passage barriers.	Known from breeding populations in brackish lower reaches and terminal lagoons of several watersheds in Goleta area, including Tecolote Creek, Bell Canyon Creek, Devereux Slough, Campus Lagoon, Goleta Slough, Arroyo Burro Creek, etc. (USFWS, 2005; Hunt, pers. observ.). Has been observed in fresh water miles upstream of terminal lagoons. Potential for occurring in Maria Ygnacio Creek adjacent to project area is limited to winter and early spring when surface water is present.
AMPHIBIANS			
Coast Range newt *Taricha torosa torosa*	CSC	Occurs in aquatic habitats associated with perennial and intermittent reaches of most of the major drainages along the	Known from scour pools in the upper main stem of Maria Ygnacio Creek (Hunt, pers. observ.). Main stem of creek

		South Coast. Breeds in scour pools. Capable of long-distance dispersal into terrestrial habitats to access other drainages.	adjacent to project area is highly seasonal and does not contain suitable in-channel habitat features, e.g., scour pools; bedrock pools, deep runs, etc.
California red-legged frog *Rana draytonii*	FT; CSC	Known from middle and upper, perennial reaches of San Pedro, San Jose, and Maria Ygnacio creeks (Hunt, pers. observ.), and most other major watersheds along the South Coast.	Creek reach adjacent to project area does not contain suitable aquatic or other habitat features. Flows are highly seasonal. Creek bed unlikely to serve as dispersal pathway for individuals due to distance between known occurrence in upper watershed and project area.
REPTILES			
Western pond turtle *Actinemys marmorata*	CSC	Known from a number of perennial and intermittent South Coast drainages, including terminal lagoons of major drainages.	Turtles have been observed in the main stem of Maria Ygnacio Creek upstream of and at the confluence of main stem and East Fork Maria Ygnacio Creek (2016). Historically occurred in perennial reaches of Atascadero Creek (e.g., Hunt, pers. observ., 2020), including lower reaches of Maria Ygnacio Creek. Low potential to occur in reach adjacent to project area is limited to winter and spring surface flows.
California legless lizard *Anniella pulchra*	CSC	Found in soils with high sand content in dune scrub, coastal sage scrub, chaparral, riparian scrub, and woodland habitats from about the Santa Clara River northward.	Found in sandstone-derived soils in Santa Barbara area, e.g., SW corner of More Mesa, Arroyo Burro watershed S of Hwy 101, etc. (Hunt, pers. observ., 2016-2018). Friable soils are not found in Maria Ygnacio Creek corridor adjacent to project area.
Two-striped garter snake *Thamnophis hammondii*	CSC	Occurs in most perennial and intermittent South Coast drainages.	Known from several drainages on South Coast. Likely occurs in upper and middle reaches of Maria Ygnacio Creek. Highly seasonal flows in reach adjacent to project area reduces habitat quality for this species, but low to moderate potential to disperse there from more suitable habitats upstream and downstream.
BIRDS			
White-tailed kite *Elanus leucurus*	FP	Resident in grassland and oak savanna in region; may form communal roosts in oak and willow woodland.	**Observed in Maria Ygnacio Creek riparian corridor (Hunt & Associates, 2008; Hunt, pers. observ., 2016).** Moderate to high potential for transient individuals to forage and roost in riparian woodland adjacent to project area. Historically large, communal roosts occurred in coast live oak groves on More Mesa, approximately one mile SE of project area.

Loggerhead shrike *Lanius ludovicanus*	CSC	Uncommon transient and winter visitor to South Coast; typically found in grassland and scrub habitats (riparian, coastal sage scrub; chaparral). Rare nesting species on South Coast.	Low to moderate potential to forage in riparian woodland adjacent to project area. No suitable nesting habitat.
Yellow warbler *Dendroica petechia*	CSC	Uncommon to fairly common spring breeder and fall transient in willow thickets and riparian woodlands along south slope of Santa Ynez Mountains.	Moderate to high potential for transients to forage and possibly roost in willow clumps along creek. Marginal breeding habitat in riparian woodland adjacent to project area.
MAMMALS			
Pallid bat *Antrozous pallidus*	CSC	Resident species; known from several occurrences along south coast of Santa Barbara County.	Occurs in foothill region of Goleta Valley and may forage along riparian corridor adjacent to project area; marginal roosting habitat here.
Red bat *Lasiurus blossevillii*	CSC	Migratory species; may overwinter along coast.	Moderate potential to forage and roost in riparian corridor adjacent to project site.
Yuma myotis *Myotis yumanensis*	CSC	Resident and highly colonial; widely distributed in California; strong association with water. Historical records from the Gaviota Coast region (Pierson, et al., 2002).	Moderate to high potential to forage in riparian woodland adjacent to project area from off-site roosts (man-made structures).

*** Key:**

Plants: CNPS (California Native Plant Society):

List 1B: Plants rare, threatened, or endangered in California
List 4: Plants of limited distribution; a "watch" list

Animals:

FE: Listed as Endangered under Federal Endangered Species Act
PFE: Petitioned for Listing as Endangered under Federal Endangered Species Act, currently under review
FT: Listed as Threatened under Federal Endangered Species Act
CSC: California Species of Special Concern (California Department of Fish and Game), and protected by the California Environmental Quality Act
FP = Fully Protected (California Department of Fish and Game).

4.5.5 Wildlife Movement Corridors. Although the type, quality, and function of wildlife movement corridors are subject to interpretation and much anecdotal information, it is generally assumed that in urban environments drainages can function as movement corridors for wildlife by physically connecting habitats that have been fragmented by development. City of Goleta policies protect wildlife corridors and assume that creeks and their associated riparian corridors are physical features that facilitate wildlife movement through a landscape, particularly ones that have been altered or otherwise fragmented by human activities. For example, Maria Ygnacio Creek and its associated riparian corridor traverses the City and provides a physical connection between the foothills and the ocean across the coastal plain. However, because habitat quality within the riparian corridor and the corridor itself has been degraded by anthropogenic factors, connectivity is selective and species-dependent. Riparian woodland habitats may provide a more continuous connection through the urban environment for birds, but the same corridor presents multiple barriers to movement for aquatic species, such as fish, amphibians, and aquatic-associated reptiles, e.g., western pond turtle and two-striped garter snake, due to lack of surface flows caused by excessive groundwater pumping and physical barriers in the form of grade control structures, dams, and culverts. For example, southern steelhead, are prevented from accessing historic spawning habitat in the upper reaches of the Maria Ygnacio watershed by a grade control structure placed in the channel at the UPRR tracks and Highway 101, approximately 0.3 miles upstream of the reach adjacent to the project area.

5.0 Impacts and Recommended Mitigation Measures. The proposed project, including sidewalk improvements, and creation of the detention basin, will occur within the footprint of the existing parking lot, driveways, and sidewalks. No native habitats will be disturbed. The project will not create barriers to wildlife dispersal. Most of this construction will occur at least 35 feet beyond the SPA limit except the improvements proposed along the south side of Hollister Avenue. About 145 linear feet of construction will replace the existing sidewalk within the SPA and adjacent to ESHA along Maria Ygnacio Creek (Figs. 2 and 3). These improvements, as well as construction noise and increased human presence associated with the overall project, could potentially impact the SPA, ESHA, and associated species.

Impact BIO-1 (Impacts to Plant and/or Wildlife Habitat in ESHA and SPA). The parking lot and detention basin elements of the proposed project will occur at least 35 feet beyond (west of) the 100-foot Special Protection Area (SPA) buffer from the edge of riparian vegetation along Maria Ygnacio Creek. However, about 145 linear feet of the sidewalk and parkway improvements along the south edge of Hollister Avenue will occur within the SPA and adjacent to ESHA (Fig. 2). Potential project-related impacts to ESHA and SPA from construction and operation of the parking lot may include:

- Noise and increased human presence during construction, particularly if it occurs during the bird nesting season, could cause some species to avoid these habitats or abandon nests, and could include both passerine and raptorial species.
- Disturbance to the SPA buffer around the east of the project area by encroachment of vehicles, equipment laydown areas, soil or other material stockpiles, etc. Disturbance of vegetation in the SPA could cause soil erosion with impacts to water quality in the creek and could create conditions favorable to the further spread of invasive plants into ESHA, thereby lowering habitat quality.

- Fugitive light from vehicle headlamps during parking lot operations and installation of a new street light in the parkway near the SPA limit could negatively affect habitat quality in ESHA for wildlife by discouraging wildlife use of these habitats at night, particularly for nocturnal raptors and mammals.

These impacts could have significant negative impacts to native species and habitats associated with ESHA along this reach of Maria Ygnacio Creek. In addition to the *Development Standards* specified in Chapter 17.30.050 of the Zoning Ordinance required for project approval, ***the following mitigation measures are recommended to reduce these specific impacts to less than significant levels (Class II).***

Mitigation Measure BIO-1a: Prior to the start of any soil disturbance or other construction activity, a qualified biologist shall supervise installation of orange construction fencing along the edge of the SPA boundary, including the southern edge of the proposed sidewalk improvement area along Hollister Avenue (Fig. 3). The biologist shall measure and stake the SPA limit (100 feet west of edge of riparian canopy). The construction fence shall be placed approximately five (5) feet west of this limit. Silt fence shall be installed along the lower portion of the construction fencing and secured with sandbags (not trenched into the soil). The fencing shall clearly delineate the disturbance limits in order to prevent construction personnel, vehicles, materials, soil stockpiles, equipment laydown areas, etc., from encroaching westward into ESHA or SPA. <u>The fenced area shall also protect the small asphalt area visible in Figure 3 in the northeastern corner of the SPA, abutting ESHA, because this area drains directly into Maria Ygnacio Creek via a storm water outfall.</u> Construction personnel shall be prohibited from entering the area east of the orange construction fence. The fencing shall be maintained in place for the duration of construction through final landscaping.

Mitigation Measure BIO-1b: A qualified biologist shall inspect the project area once each week for the duration of construction and landscaping to verify compliance with the fencing requirement and other mitigation measures. The biologist shall continuously monitor construction and landscaping improvements along Hollister Avenue within 50 feet of the SPA limit.

Mitigation Measure BIO-1c: Construction shall be timed to avoid the nesting season for birds and shall be timed to occur during the dry season, i.e., construction can occur between 15 July and 1 November (See also ***Mitigation Measure BIO-2a***). If this is not feasible, then a qualified biologist shall conduct nest/roost surveys for nesting and roosting birds no more than two weeks before the start of construction, then once/week for the duration of construction during the breeding season. The surveys will include a 300-foot radius around the project area. The focus of surveys will be the riparian corridor associated with Maria Ygnacio Creek and landscaping trees around the margins of the project area. Active nests of passerine birds found within 100 feet of the project area and raptor nests found within 300 feet of the project area shall be monitored daily during construction to determine if construction noise and activity is affecting the birds. The biologist may establish a work buffer around active nests if it is determined that construction may negatively affect nesting.

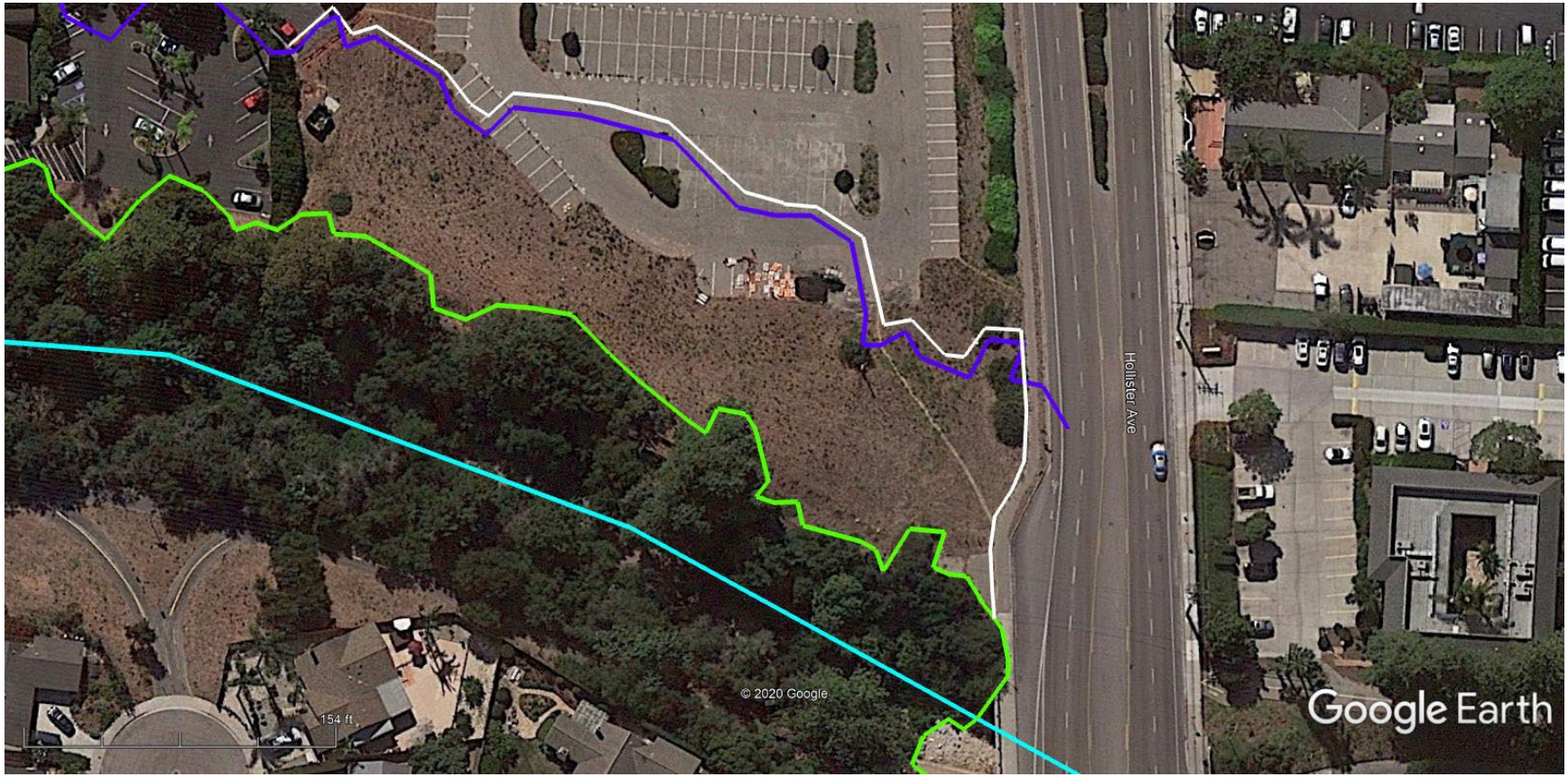

Figure 3. Recommended ESHA and SPA Fencing. The white line indicates the recommended alignment of temporary construction fencing and silt fencing needed to protect SPA (blue line) during sidewalk, curb, gutter, and roadway improvements along Hollister Avenue in the northeastern corner of the project area. Note that the fencing is offset from the SPA limit by about five (5) feet. The green line shows the edge of riparian vegetation (ESHA); the pale blue line shows the approximate center line of Maria Ygnacio Creek. North is toward the right. Image dated 19 August 2019.

The results of the bird surveys and mitigation actions taken shall be summarized in a letter report to the City of Goleta and California Department of Fish and Wildlife when nesting activity has concluded.

Mitigation Measure BIO-1d: The number and intensity of exterior lights shall be reduced to the minimum number and lowest wattage needed for safety. All exterior lights shall be shielded and directed downward and westward (away from the SPA and riparian corridor) in order to reduce light scatter into ESHA.

Mitigation Measure BIO-1e: A hedge composed of native, locally-occurring woody shrubs, such as toyon (*Heteromeles arbutifolia*) and/or lemonade berry (*Rhus integrifolia*), shall be planted along the eastern edge of the parking lot in order to screen headlamp scatter into the ESHA at night. The hedge shall be maintained at a minimum height of 3 feet.

Impact BIO-2 (Impacts to Water Quality in Maria Ygnacio Creek). Soil disturbance along the eastern edge of the project area could create conditions that increase soil erosion and sedimentation in Maria Ygnacio Creek. Dust generated by construction could negatively affects ESHA. Surface runoff from the parking lot during construction and during operation of the parking lot could negatively impact ESHA and water quality in the creek through contaminants including asphalt by-products, oil, gasoline, lubricants, and other vehicle-related sources. ***These potentially significant impacts can be mitigated to less than significant levels (Class II).***

The design of the new parking lot includes grading to ensure that surface flows are directed to a new 8,600 sq. ft. detention basin to be constructed at the lowest elevation of the parking lot (the southwestern corner). The basin will be capture and retain all surface runoff from the new parking lot during storm events of less than one-inch accumulation, and allow percolation into the soil of the basin. During storms in excess of one-inch accumulation, overflow from the basin will be directed through existing curbing into the gutter along the east edge of South Patterson Avenue and into existing storm drains that drain into Maria Ygnacio Creek south of the project area. During all storm events, surface runoff will be mitigated by pervious asphalt paving already present in the existing parking lot and which will be retained in the new lot. ***Overall, these design elements will have beneficial impacts on the quality of storm water runoff entering Maria Ygnacio Creek and will increase groundwater infiltration (Class IV impact).***

Mitigation Measure BIO-2a: Construction shall be timed to occur during the dry season (15 April – 1 November) in order to minimize sedimentation and potential impacts to water quality in Maria Ygnacio Creek. Final paving and landscaping of the remodeled parking lot shall be completed prior to the onset of the rainy season (1 November).

Mitigation Measure BIO-2b: The Applicant shall retain a Qualified SWPPP Developer (QSD) to prepare a SWPPP to minimize the potential for discharge of pollutants from the Projects during construction activities. The SWPPP shall be designed to meet the requirements of the RWQCB's General Construction Permit (GCP) and/ or County permitting process (e.g. grading permit). The SWPPP shall include both structural and non-structural best management practices (BMPs) including straw wattles around storm

drains, silt fencing and or other physical controls to divert flows from exposed soil, spill prevention methods, and clean housekeeping methods for storing and refueling machinery.

As part of the SWPPP, the Contractor shall include specifications, installation requirements, and locations of appropriate BMPs to control sediment, coarse particles, concrete, and other materials exposed during construction and drilling to protect aquatic and riparian habitats adjacent to construction site. Erosion control measures shall be implemented to prevent runoff of these materials into Maria Ygnacio Creek. Silt fencing, straw bales, and/or sandbags should be used in conjunction with other methods to prevent turbid waters from entering the creek.

The Applicant shall retain a Qualified SWPPP Practitioner (QSP) to monitor the site's SWPPP measures prior to the start of construction and throughout the duration of construction to ensure they continue to function properly and as intended.

Mitigation Measure BIO-2c: Maintenance of construction vehicles and other heavy equipment (re-fueling, lubrication, etc.) shall be restricted to the paved project area and in no case shall be closer than 150 feet from the western edge of the riparian corridor. Spill kits shall be maintained at all service locations and fluid spills shall be immediately contained and properly disposed.

Mitigation Measure BIO-2d: Concrete washouts shall be located at least 100 feet from the SPA limit and clearly marked for use. Construction personnel shall implement all applicable Best Management Practices (BMPs) regarding dust control and soil erosion, covering soil stockpiles, SWPPP measures, etc.

Mitigation Measure BIO-2e: Vehicular parking, soil and other material stockpiles, equipment laydown areas, etc., shall be restricted to existing paved portions of the project area.

Mitigation Measure BIO-2f: Trash receptacles shall be installed at the start of construction and shall be regularly emptied to prevent trash from entering the SPA or ESHA. All construction debris shall be prevented from falling into the stream channel. Any material that does fall into a stream during construction shall be immediately removed in a manner that has minimal impact to the streambed and water quality.

Mitigation Measure BIO-2g: A small asphalt area visible in Figure 3 in the northeastern corner of the SPA, abutting ESHA, directs storm water from the northern section of the site into an outfall that discharges directly to Maria Ygnacio Creek. This outfall shall be fully protected from construction activities along Hollister Avenue for the duration of construction.

Impact BIO-3 (Use of Rodenticides). The use of rodenticides anywhere in or around the project area can have a significant impact on avian and mammalian predators as the cumulative effects of these poisons ramify through the food chain. Similarly, glue traps, are indiscriminant in what they capture. ***The use of rodenticides is considered a significant impact to the native fauna associated***

with Maria Ygnacio Creek, particularly raptors and carnivores. The use of glue traps is considered a significant impact to all wildlife. These impacts can be reduced to less than significant levels with mitigation (Class II).

> ***Mitigation Measure BIO-3a:*** The use of rodenticides and/or glue traps shall be strictly prohibited anywhere on or around the project area. Only mechanical traps, if necessary, shall be permitted, and they shall be maintained on a regular basis and removed when no longer needed.

Impact BIO-4 (Impacts to Vegetation in ESHA and SPA From Soil Disturbance, Fire Fuel Management Activities, and Weed Abatement). Soil disturbance is likely to occur beyond the footprint of the existing parking lot up to the ESHA boundary, i.e., within the SPA buffer).

Trimming or removing vegetation to manage fire fuel risk and weed abatement can have negative impacts on native vegetation and fauna by disturbing native vegetation and increased noise and human presence during sensitive life history cycles, e.g., avian nesting. Indiscriminate removal of native vegetation can allow invasive, non-native species to proliferate, thereby degrading habitat quality for wildlife. ***In addition to the Management Standards for ESHA specified in Chapter 17.30.060 of the Zoning Ordinance, the following mitigation measures are recommended to reduce these impacts to less than significant levels (Class II).***

> ***Mitigation Measure BIO-4a:*** Vegetation management or weed abatement activities shall be prohibited in ESHA along Maria Ygnacio Creek unless it is done in association with an approved habitat restoration plan and under the direct supervision of a qualified restoration biologist. If vegetation management, such as weed abatement, is necessary within the SPA during the operational life of this project, a schedule and methodology for vegetation management activities shall be prepared during the permitting process, for review and comment by a qualified biologist. This schedule and methodology shall be implemented for the life of the project.
>
> ***Mitigation Measure BIO-4b:*** The current restoration plan, developed by Arcadia Studio dated April 2007, contains a hydroseed plant palette, as updated in the Hollipat Demolition and Restoration Agreement, dated October 2010. This palette shall be modified to include hydroseeding all areas of ground disturbance with a native hydroseed mix approved by a qualified restoration biologist. The hydroseed species palette proposed by Arcadia Studios in 2010 shall be modified to include only the following species:

Seed Mix Quantity (lbs/acre)	Common Name	Scientific Name
2	CA poppy (coastal variety)	*Eschscholtzia californica* var. *maritima*
2	Saw-toothed goldenbush	*Hazardia squarrosa*
6	CA meadow barley	*Hordeum brachyantherum* ssp. *californicum*
2	Bicolored lupine	*Lupinus bicolor*
10	Purple needle grass	*Stipa pulchra*
2	Blue-eyed grass	*Sisyrinchium bellum*
8	Small fescue	*Festuca* (*Vulpia*) *microstachys*

Mitigation Measure BIO-4c: Information from the CWMP (City of Goleta, 2020b) shall guide landscaping decisions for the eastern portions of the project area in support of wildlife habitat. Restoration can be tailored to support the SPA, specifically, to enhance habitat values in the existing ruderal, non-native annual grassland, as a transition between the parking lot and ESHA. The restoration plan also shall include planting of native trees and shrubs along a 25-foot buffer extending outward from the existing ESHA boundary (riparian tree canopy dripline) in order to enhance ESHA habitat values, with the following species: coast live oak (*Quercus agrifolia*), California sycamore (*Platanus racemosa*), giant wild rye (*Elymus condensatus*), sticky monkeyflower (*Diplacus aurantiacus*), black sage (*Salvia melifera*), and common verbena (*Verbena lasiostachys*).

Mitigation Measure BIO-4d: The owner shall retain the services of a landscape contractor that is familiar with and can differentiate native and non-native plant species. The contractor shall be fully informed by the owner or property manager of the biological sensitivity of the SPA and ESHA along Maria Ygnacio Creek.

Mitigation Measure BIO-4e: No pesticides or herbicides shall be used in the SPA or ESHA. Only mechanical removal of target non-native species shall be permitted, e.g., mower, weed whip, or hand-pulling.

Mitigation Measure BIO-4f: Vegetation modification and/or weed abatement within the SPA, if necessary, shall be timed to avoid the nesting season for birds (1 Feb – 1 July).

Impact BIO-5 (Disruption of Bat Roost Sites): Construction activities near the Hollister Avenue bridge over Maria Ygnacio Creek could cause bats, including special-status species, that may be using this structure for daytime roosting to abandon the site. ***This is a potentially significant impact to biological resources that can be mitigated to less than significant levels with the following measures:***

Mitigation Measure BIO-5a. Within seven (7) days of the start of ground disturbance, measures shall be employed to protect potential special-status bat roost sites. Prior to construction activities, surveys of potential tree roosting sites shall be conducted using an appropriate combination of visual and acoustic survey techniques (including tree inspection, exit counts, and passive and active acoustic monitoring) for areas that may be directly impacted by the project. Bats shall be identified to the most specific taxonomic level possible. Where active special-status bat roosts are located, the California Department of Fish and Wildlife (CDFW) and the County shall be notified and consulted.

If work is scheduled to occur during the breeding season (April through August), surveys shall be conducted of any trees with the potential to serve as maternity roosts for western red bat prior to construction activities. No work shall occur within 100 feet of the roost location until the end of the maternity roosting season. For the protection of young (i.e., unable to fly) and hibernating adults, all project-related activities shall avoid direct impacts to maternity roosts or colonies present during the winter and spring. No vehicles or equipment shall park or idle beneath a known roost location.

If the project cannot avoid removal of an active roost, an exclusion plan shall be prepared to mitigate the loss of a significant roost, which shall detail installation of replacement housing and installation/monitoring of exclusionary devices. The exclusion plan shall require approval from CDFW prior to implementation.

Reporting shall include the following:

- The exact location of all roosting sites (location shall be adequately described and drawn on a map).
- The number of individuals present at the time of visit (count or estimate).
- The location, amount, distribution, and age of all droppings will be described and pinpointed on a map.
- The type of roost (i.e., day roost, maternity roost, night roost, or bachelor colony) must also be clearly stated.

All survey results, including field data sheets, shall be provided to the CDFW and County. Locations of all roosts shall be kept confidential to protect them from disturbance.

Impact BIO-6 (Barriers to Wildlife Movement): A dilapidated chain-link fence parallels the top-of-bank within the ESHA west of the creek channel. This fence no longer serves a purpose and likely interferes with movement of terrestrial wildlife species in and between the creek channel, top-of-bank, and riparian corridor. ***This is a potentially significant impact to biological resources that can be mitigated to less than significant levels with the following measures:***

Mitigation Measure BIO-6a: The fence shall be removed under the supervision of a qualified biologist. Only hand methods shall be used in order to avoid or minimize soil and vegetation disturbance. If fence posts are cemented into the ground, the posts shall be cut at ground level and the concrete anchors left in place.

6.0 Compliance with Goleta Municipal Code. This report identifies several potentially significant (Class II) impacts to biological resources, specifically ESHA and SPA associated with Maria Ygnacio Creek that may arise during construction and/or operation of the project. It proposes mitigation measures that will avoid these impacts or reduce them to less than significant levels. In addition to the Development and Management Standards detailed in Chapters 17.30.050 and 17.30.060, respectively, of the Zoning Ordinance in the Goleta Municipal Code, these mitigation measures will ensure that the project complies with policies and requirements designed to protect ESHA along Maria Ygnacio Creek.

One element of the proposed project, creation of a storm water detention basin, is a beneficial impact that will significantly reduce vehicular pollutants carried in surface runoff from the parking lot to the creek and will increase percolation and infiltration of runoff.

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Appendix 1. Site Photographs
(all photographs taken on 19 May 2020)

Northeastern corner of existing parking lot, looking northeast through SPA buffer to riparian woodland along Maria Ygnacio Creek (ESHA).

SPA buffer (ruderal grassland) and ESHA (riparian woodland) along western side of Maria Ygnacio Creek, looking north-northeast from edge of existing parking lot. Hollister Avenue is in distance.

Appendix 2. Plant and Wildlife Observations on 19 and 23 May 2020.

Appendix 2. The following plants and animals were observed during the surveys of the riparian corridor of Maria Ygnacio Creek and adjacent landscaping (see Fig. 2 in text), on 19 and 23 May 2020. Species are listed in alphabetical order by scientific name.

PLANTS

Trees:
Acacia dealbata (Silver wattle)
Alnus rhombifolia (white alder)
Eucalyptus globulus (blue gum)
Juglans californica (California black walnut)
Ligustrum sp. (privet)
Pinus canariensis (Canary Island pine)
Pistache chinensis (Chinese pistachio)
Pittosporum undulatum (Victorian box)
Platanus racemosa (western sycamore)
Populus balsamifera var. trichocarpa (black cottonwood)
Quercus agrifolia (coast live oak)
Salix lasiolepis (arroyo willow)
Ulmus chinensis (Chinese elm)
Unid. eucalypt (Eucalyptus sp.)

Woody Shrubs:
Baccharis pilularis (coyote bush)
Ceanothus megacarpus (bigpod ceanothus)
Cercis occidentalis (western redbud)
Heteromeles arbutifolia (toyon)
Rhus integrifolia (lemonade berry)
Rubus ursinus (California blackberry)
Sambucus nigra (elderberry)
Toxicodendron diversilobum (poison oak)

Forbs and Grasses:
Anagallis arvensis (scarlet pimpernel)
Arundo donax (giant reed)
Avena sp (wild oat)
Brassica nigra (black mustard)
Bromus diandrus (ripgut brome)
Bromus rubens (red brome)
Bromus tectorum (soft chess)
Carduus pycnocephala (Italian thistle)
Centaurea solstitialis (yellow star thistle)
Cyperus sp. (nut-sedge)

Delairea odorata (cape ivy)
Erodium cicutarium (redstem filaree)
Foeniculum vulgare (sweet fennel)
Hirschfeldia incana (Mediterranean mustard)
Hordeum murinum (foxtail)
Lolium sp. (ryegrass)
Malva nicaeensis (bull mallow)
Malva parviflora (cheeseweed)
Picris echioides (bristly ox-tongue)
Piptatherum miliaceum (smilo)
Raphanus sativus (wild radish)
Ricinus communis (castor bean)
Salsola tragus (Russian thistle)
Trifolium hirtum (rose clover)
Tropaeolum majus (garden nasturtium)
Vitis sp. (grape)
Vulpia myuros (rattail fescue)

WILDLIFE

Insects (partial list):
Colias cf. *C. eurytheme* (orange suphur)
Danaus plexippus (monarch)
Pieris rapae (cabbage white)
Vanessa cardui (painted lady)

Reptiles:
Elgaria multicarinata (southern alligator lizard)
Sceloporus occidentalis (western fence lizard)

Birds:
Accipiter cooperi (Cooper's hawk)
Aphelocoma californica (western scrub-jay)
Baeolophus inornatus (oak titmouse)
Buteo lineatus (red-shouldered hawk)
Calypte anna (Ann's hummingbird)
Carduelis psaltria (lesser goldfinch)
Carpodacus mexicanus (house finch)
Cathartes aura (turkey vulture)
Corvus brachyrhynchos (common crow)
Junco hyemalis (dark-eyed junco)
Melanerpes formicivorus (acorn woodpecker)
Melospiza melodia (song sparrow)

Mimus polyglottis (northern mockingbird)
Myiarchus cinerascens (ash-throated flycatcher)
Petrochelidon pyrrhonota (cliff swallow)
Pipilo crissalis (California towhee)
Pipilo maculatus (spotted towhee)
Psaltriparus minimus (bushtit)
Sayornis nigricans (black phoebe)
Sialia mexicana (western bluebird)
Stelgidopteryx serripennis (northern rough-winged swallow)
Streptopelia decaocto (Eurasian collared-dove)
Sturnis vulgaris (European starling)
Troglodytes aedon (house wren)
Zenaida macroura (mourning dove)
Zonotrichia leucophrys (white-crowned sparrow)

Mammals:
Canis domesticus (domestic dog)
Didelphis virginianus (Virginia opossum)
Felis cattus (domestic cat)
Mephitis mephitis (striped skunk)
Mus musculus (house mouse)
Peromyscus cf. *P. maniculatus* (deer mouse)
Thomomys bottae (Botta's pocket gopher)