EIR (19EIR-00000-00003) Addendum
OASIS MEETING CENTER AND ORCUTT LIBRARY PROJECT

TO: Santa Barbara County Board of Supervisors

FROM: Ted Teyber, General Services Department

DATE: June 23, 2026

RE: CEQA Determination: FINDING THAT CEQA SECTION 15164 (ADDENDUM) APPLIES TO THE OASIS MEETING CENTER PROJECT AS AMENDED TO INCLUDE THE ORCUTT LIBRARY AND RELATED SITE IMPROVEMENTS

Location:
The project is located on East Clark Avenue south of Orcutt Creek in the community of Orcutt, Fourth Supervisorial District, Assessor Parcel Numbers 105-020-060, 105-020-061, 105-020-062, 105-020-063, and 105-020-064. Access would be provided across APN 105-020-041.

Background:
The OASIS Meeting Center Project was approved by the Santa Barbara County Board of Supervisors on December 7, 2021 (Case Nos. 14GPA-00000-00020, 17DVP-00000-00002, 16CUP-00000-00006 16RMM-00000-00001, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005). As part of the approval, the Board certified a Final EIR (19EIR-00000-00003), as modified by EIR Revision Letter dated November 23, 2021. Significant impacts were identified in the EIR, but determined to be acceptable pursuant to the Board of Supervisor's December 7, 2021 statement of overriding considerations with associated mitigation measures. As a part of the Environmental Impact Report, mitigation measures were applied to reduce potentially significant impacts to less than significant where possible, and other impacts were determined to be acceptable pursuant to the Board of Supervisors December 7, 22021 statement of overriding considerations.

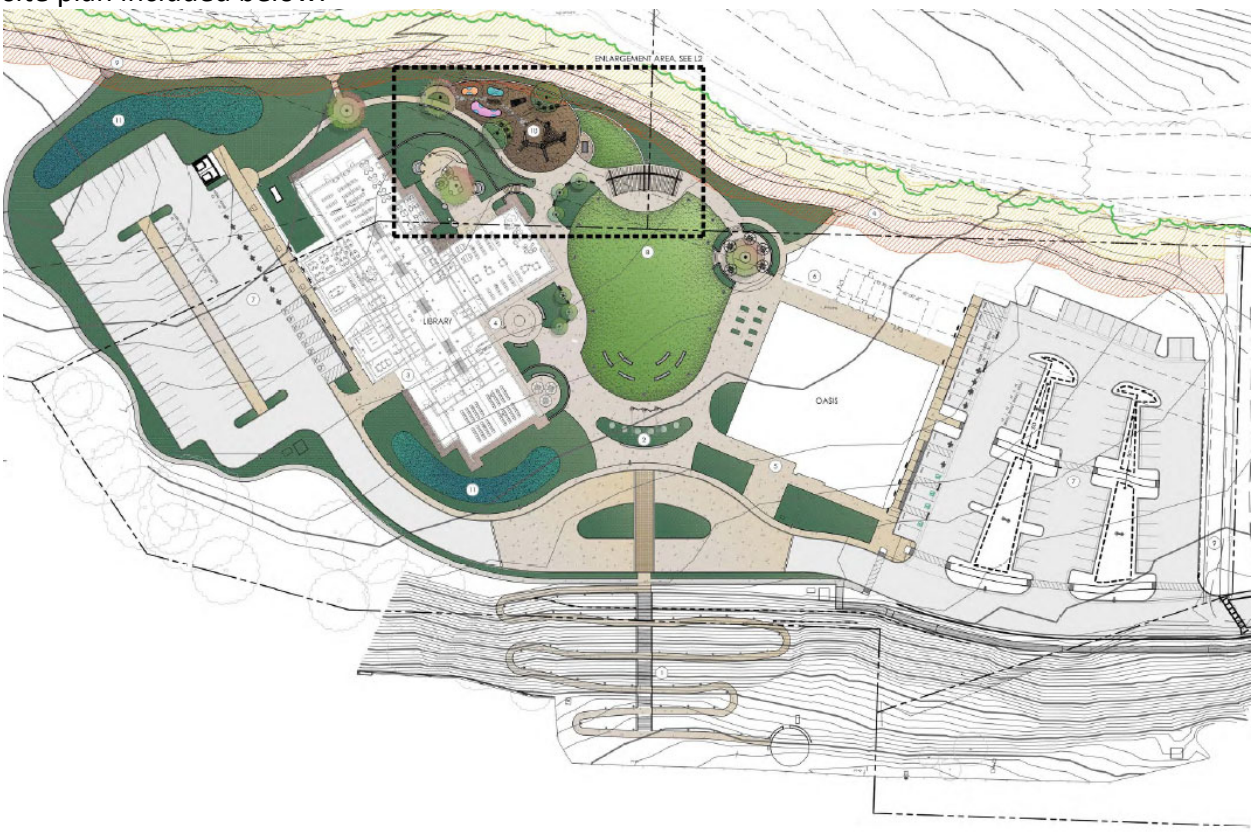
The OASIS Meeting Center Project consists of the construction of a new, Orcutt Area Seniors in Service (OASIS) facility, which includes a 14,069-square-foot main building and a 1,592-square-foot ancillary BBQ/crafts building. The project also includes the construction of a related access road, parking, landscaping, and private trails within the development area. The project also includes the construction of a section of the public multi-use Orcutt Creek Trail.

CEQA Section 15164 allows an addendum to be prepared when some changes or additions to a previously certified EIR are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred: there are no substantial changes to the project or circumstances which would cause a new significant environmental effect or a substantial increase in the severity of previously identified significant effects; or that new information of substantial importance shows new or more significant environmental effects.

The Environmental Impact Report for the OASIS Meeting Center Project is hereby amended by this 15164 Addenda.

Proposed Project:

The proposed project is an amendment to the OASIS Meeting Center Project, to accommodate a library with associated parking and stormwater improvements, as shown in the conceptual site plan included below.



Services:

The property will continue to be served by Golden State Water, the Laguna County Sanitation District, and Santa Barbara County Fire Station #21. The project is located on East Clark Avenue south of Orcutt Creek in the unincorporated community of Orcutt, Fourth Supervisorial District, Assessor Parcel Numbers 105-020-060, 105-020-061, 105-020-062, 105-020-063, and 105-020-064. The project parcels are a total of 15.86 acres and zoned Recreational (REC).

Changes in Project Impacts:

The EIR (19EIR-00000-00003) analyzed project impacts from physical development of improvements and operational parameters associated with the OASIS Meeting Center Project. Significant effects on the environment were identified in the EIR, subject to a statement of overriding considerations with associated mitigation measures. As a part of the Environmental Impact Report, mitigation measures were applied to reduce potentially significant impacts to less than significant where possible, and other impacts were subject to the Board of Supervisors December 7, 2021 statement of overriding considerations.

As discussed in detail below, the proposed changes will not create any new significant effects or a substantial increase in the severity of previously identified significant effects.

Biological Resources:

The site for the project was evaluated by Stantec and Storrer Environmental Services, LLC in 2016. All structures and surfaces were studied as potential impacts. Temporary impacts for construction such as trenching for utilities were also studied for potential impacts. The EIR found that the Project would have significant environmental impacts, and recommended various mitigation measures which were incorporated into the project approval. The proposed amendments to the project expand the project site to the west and the groundwater drainage basin to the north. Therefore an additional Biological Resources Assessment of the site for the proposed library were surveyed by Storrer Environmental Services in 2026. The resulting Biological Resources Assessment, dated June 9, 2026, confirms that biological impacts of the proposed Amendment would be less than significant with the already approved mitigation measures for the OASIS Meeting Center Project.

Transportation:

Since the EIR was completed, Senate Bill 742 and subsequent California Environmental Quality Act guidance have changed the required analysis. Previously, an environmental analysis of transportation impacts was based on level of service (LOS) which sought to avoid congestion, but had the unintended effect of penalizing infill development projects and thereby encouraging sprawling development with the adverse environmental impacts associated therewith. Under the new and current analysis, the test is to measure vehicle miles traveled (VMTs). In 2020 the County adopted a threshold of significance based on Vehicle Miles Traveled (VMT) and screening criteria developed by the California Office of Planning and Research, in conformance with the State Guidelines for Implementation of CEQA.

The proposed Amendment provides for construction of a library building with associated parking and stormwater improvements. The proposed Amendment will not result in a change to the design of the transportation infrastructure that serves the project. Associated Transportation Engineers (ATE) conducted a Traffic and Circulation Study for the OASIS Meeting Center Project dated July 23, 2019. The report concluded the project would not result in any unmitigatable significant traffic impact.

The June 3, 2026 study of the VMTs associated with the proposed modifications to the project by Associated Transportation Engineers concluded that there will be no significant environmental impact. The proposed library building is projected to generate a net average daily traffic increase of 103, which is within the County's adopted CEQA guidelines and screening thresholds. The proposed site is located approximately 2,290 feet, or under half a mile, from the current library serving the community of Orcutt. Moreover, the current Orcutt Branch Library is also located off of East Clark Avenue. The increase in daily traffic volumes

associated with the proposed library would not result in any changes to intersections level of service in the study area.

The Santa Barbara County Fire Department continues to provide fire prevention, suppression, and life safety services to the site. Station #22 at 1600 Tiffany Park Court also has a paramedic assigned which can provide Advanced Life Support (ALS) service. Ambulance service is provided by American Medical Response through contract with Santa Barbara County. Access to the OASIS facility is proposed via an access easement across the adjacent, corner parcel at Foxenwood Lane/Clark Avenue (APN 105-020-041), as identified in the SBCFD condition letter dated March 22, 2016 (EIR Appendix 5).

Public Facilities:

Regarding impacts to Public Facilities, the Final EIR concluded that the project's impacts would not be considerable and would not result in significant impacts. The proposed changes will not create any new significant effects or a substantial increase in the severity of previously identified effects. The proposed site is located approximately 2,290 feet, or under half a mile, from the current library serving the community of Orcutt. Moreover, the current Orcutt Branch Library is also located on Clark Avenue. Therefore, the existing public facilities that serve the Orcutt Branch Library will continue to serve the proposed Library.

Findings:

It is the finding of the General Services Department that the proposed Amendment is within the scope of the previous EIR, and that the EIR as herein amended, may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a subsequent EIR is not required.

Any substantial changes in the proposal may be subject to further environmental review.

Attachments:

Attachment A - June 6, 2026 Associated Traffic Engineers Study
Attachment B - June 9, 2026 Storrer Biological Report

Attachment A
June 6, 2026 Associated Traffic Engineers Study

ASSOCIATED TRANSPORTATION ENGINEERS

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TRAFFIC, PARKING, AND VMT STUDY FOR THE ORCUTT LIBRARY PROJECT, COUNTY OF SANTA BARBARA

Associated Transportation Engineers (ATE) has prepared the following traffic, parking, and Vehicle Miles Traveled (VMT) study for the Orcutt Library Project (the "Project"), located at 775 Clark Avenue in the Orcutt area of Santa Barbara County.

PROJECT DESCRIPTION

The Project is proposing to relocate the existing 4,507 SF Orcutt Branch Library from 175 S. Broadway Street to a new 15,780 SF building located west of the approved Oasis Meeting Center Project located at 775 Clark Avenue. Figure 1 (attached) shows the location of the existing Project site and the proposed Project site within the County. Figure 2 shows the Project site plan. Access to the Project site is proposed via a new driveway on Foxenwood Lane.

PROJECT TRIP GENERATION

Existing Library Traffic Volumes

Trip generation rates for the Library land-use contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition)[1] were not suitable for the nature of the Orcutt community, therefore surveys were conducted at the existing library. The existing and proposed library hours are not open during the AM peak hours on weekdays, therefore the AM peak hour was not surveyed. Table 1 shows the results of the surveys and presents the average trip generation rates for the library for weekdays.

Table 1
Existing Library Traffic Volumes - Weekday

		ADT		AM Peak Hour		PM Peak Hour	
Land Use	Size	Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Library (a)	4,507 SF	20.63	93	-	0 (0/0)	2.44	11 (3/8)

(a) Trip generation based on survey of existing Orcutt Library.

The data presented in Table 1 indicate that the existing library generates an average of 93 ADT, 0 AM PHT, and 11 PM PHT on weekdays.

Future Traffic Projections

The trip generation rates from the existing library surveys were used to forecast trip generation estimates for the relocated library. Table 2 presents the trip generation estimates for the Project. It is noted that the new space for library staff, meeting space and large meeting space would not result in any additional trips to the average weekday, therefore these were excluded in the trip generation estimates.

Table 2
Project Trip Generation - Weekday

		ADT		AM Peak Hour		PM Peak Hour	
Land Use	Size	Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Library (a)	9,520 SF	20.63	196	-	0 (0/0)	2.44	23 (6/17)

(a) Trip generation rates based on survey results of existing Orcutt Library. Excludes new library staff space, meeting space and large meeting space.

The data presented in Table 2 indicate that the Project is forecast to generate 196 ADT, 0 AM PHT, and 23 PM PHT. The traffic volumes shown in Table 2 would not result in any changes to the study-area intersections levels of service once distributed from the Project site.

[1] Trip Generation, Institute of Transportation Engineers, 12th Edition, 2025.

PARKING ANALYSIS

Parking Supply

The Project is proposing to share the parking supply with the Oasis Meeting Center. The site is proposing to provide 150 parking spaces.

Parking Demand Analysis

A parking demand analysis was completed for the daily operations and various events that are included at the Library and the Oasis Meeting Center. Only one event would occur at a time between Library and Oasis Meeting Center. The following average maximum parking demands are based on preliminary occupancy studies and use expectations by space provided by the applicant. Table 3 presents the parking demand estimates for the Project.

Table 3
Parking Demand Estimates

Project Component	Maximum Parking Demand	Parking Supply
Daily Operations		**150 Spaces (b)**
Library – Daily	58 Vehicles	
Oasis Meeting Center – Daily	33 Vehicles	
Total	**91 Vehicles**	
Library Event Day (a)		
Library – Daily	58 Vehicles	
Oasis Meeting Center – Daily	33 Vehicles	
Library Event	53 Vehicles	
Total	**144 Vehicles**	
Oasis Meeting Center Event Day (a)		
Library – Daily	58 Vehicles	
Oasis Meeting Center – Daily	33 Vehicles	
Oasis Event	71 Vehicles	
Total	**162 Vehicles**	

(a) Assumes daily operations are open for the Library and Oasis Meeting Center.
(b) Overflow spaces included in the future Oasis Meeting Center plans.

The data presented in Table 3 indicate that events for the Library and Oasis Meeting Center would generate a peak parking demand range of 91 to 162 spaces. The proposed parking supply of 150 spaces would therefore accommodate the peak parking demands generated by the daily operations and the library event day. During the Oasis Meeting Center event day, a minimum of 12 overflow spaces would be required to accommodate the peak parking demand of 162 vehicles.

POTENTIAL CEQA IMPACTS – VEHICLE MILES TRAVELLED

Santa Barbara County adopted a set of CEQA transportation analysis guidelines in compliance with Senate Bill 743, which are based on a Vehicle Miles Traveled (VMT) metric rather than the traditional Level of Service metric. Per the State's Natural Resource Agency Updated Guidelines for the Implementation of the CEQA adopted in 2018, VMT has been designated as the most appropriate measure of transportation impacts. "Vehicle Miles Traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. For land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. County has adopted draft VMT thresholds of significance that generally follow the State guidelines.[2]

VMT Thresholds of Significance

The County's VMT thresholds of significance for land use projects are summarized in Table 4.

Table 4
Santa Barbara County VMT Thresholds of Significance

Project Type Use	Threshold for Determination of Significant VMT Impact
Residential	Project VMT exceeds a level of 15 percent below existing county VMT for home-based VMT per resident.
Employment	Project VMT exceeds a level of 15 percent below existing county VMT for home-based work VMT per employee.
Regional Retail	Project VMT results in a net increase in total VMT.
Mixed-Use Projects	Evaluate each project component independently using the applicable thresholds of significance above for each component (e.g., for a mixed-use project with residential and office uses, apply the residential and employment thresholds of significance for each component separately).
Other Land Use Types	For project types not listed above (e.g., school, sports or entertainment facility, park), the County will apply an absolute VMT threshold (e.g., total VMT or total roadway VMT) or efficiency-based VMT threshold (e.g., homebased VMT per resident, home-based work VMT per employee, or total VMT per service population). The applicable threshold will depend on the project's characteristics, including whether the project is locally or regionally serving. For projects that generally produce job-related travel (i.e., employment), the analysis can compare the project's VMT (i.e., home-based work VMT per employee) to existing county VMT. For projects that serve the region, the analysis can compare the project's total VMT to existing VMT, or compare the project's net increase in total VMT to the study area VMT

[2] Transportation Analysis Updates in Santa Barbara County, County of Santa Barbara, Fehr & Peers, July 2020.

VMT Thresholds and Screening Criteria

Table 5 provides a summary of the County's VMT screening criteria for land use projects based on the OPR Technical Advisory. The table contains a separate row and columns that list each project type and the applicable screening criteria. A project that meets at least one of these screening criteria would have a less-than-significant impact and therefore would not require further VMT analyses.

Table 5
Santa Barbara County VMT Screening Criteria

SCREENING CATEGORIES	PROJECT REQUIREMENTS TO MEET SCREENING CRITERIA
Project Size	A project that generates 110 or fewer daily trips.
Local Serving Retail	A project that has locally serving retail uses that are 50,000 square feet or less, such as specialty retail, shopping center, grocery/food store, bank/financial facilities, fitness center, restaurant, or cafe. If a project also contains a nonlocally serving retail use(s), that use(s) must meet other applicable screening criteria
Project Located in a VMT Efficient Area	A residential or employment project that is located in an area that is already 15 percent below the county VMT (i.e., "VMT efficient area"). The County's Project Level VMT Calculator determines whether a proposed residential or employment project is located within a VMT efficient area.
Transit Proximity	A project that is located within a ½ mile of a major transit stop or within a ½ mile of a bus stop on a high-quality transit corridor (HQTC). A major transit stop is a rail station or a bus stop with two or more intersecting bus routes with service frequency of 15 minutes or less during peak commute periods. A HQTC is a corridor with fixed route bus service with frequency of 15 minutes or less during peak commute periods. However, these screening criteria do not apply if project-specific or location-specific information indicates the project will still generate significant levels of VMT. Therefore, in addition to the screening criteria listed above, the project should also have the following characteristics: • Floor area ratio (FAR) of 0.75 or greater; • Consistent with the applicable SBCAG Sustainable Communities Strategy (as determined by the County); • Does not provide more parking than required by the County's Comprehensive Plan and zoning ordinances; and • Does not replace affordable housing units (units set aside for very low income and low income households) with a smaller number of moderate or high-income housing units.
Affordable Housing	A residential project that provides 100 percent affordable housing units (units set aside for very low income and low income households); if part of a larger development, only those units that meet the definition of affordable housing satisfy the screening criteria.

VMT Analysis

As shown previously in Tables 1 and 2, the Project is forecast to generate 196 ADT compared to the 93 ADT of the existing library, resulting in a net increase of 103 ADT. The Project would therefore have a less-than-significant VMT impact based on the County's adopted CEQA guidelines and screening thresholds (Project would generate less than 110 ADT screening threshold).

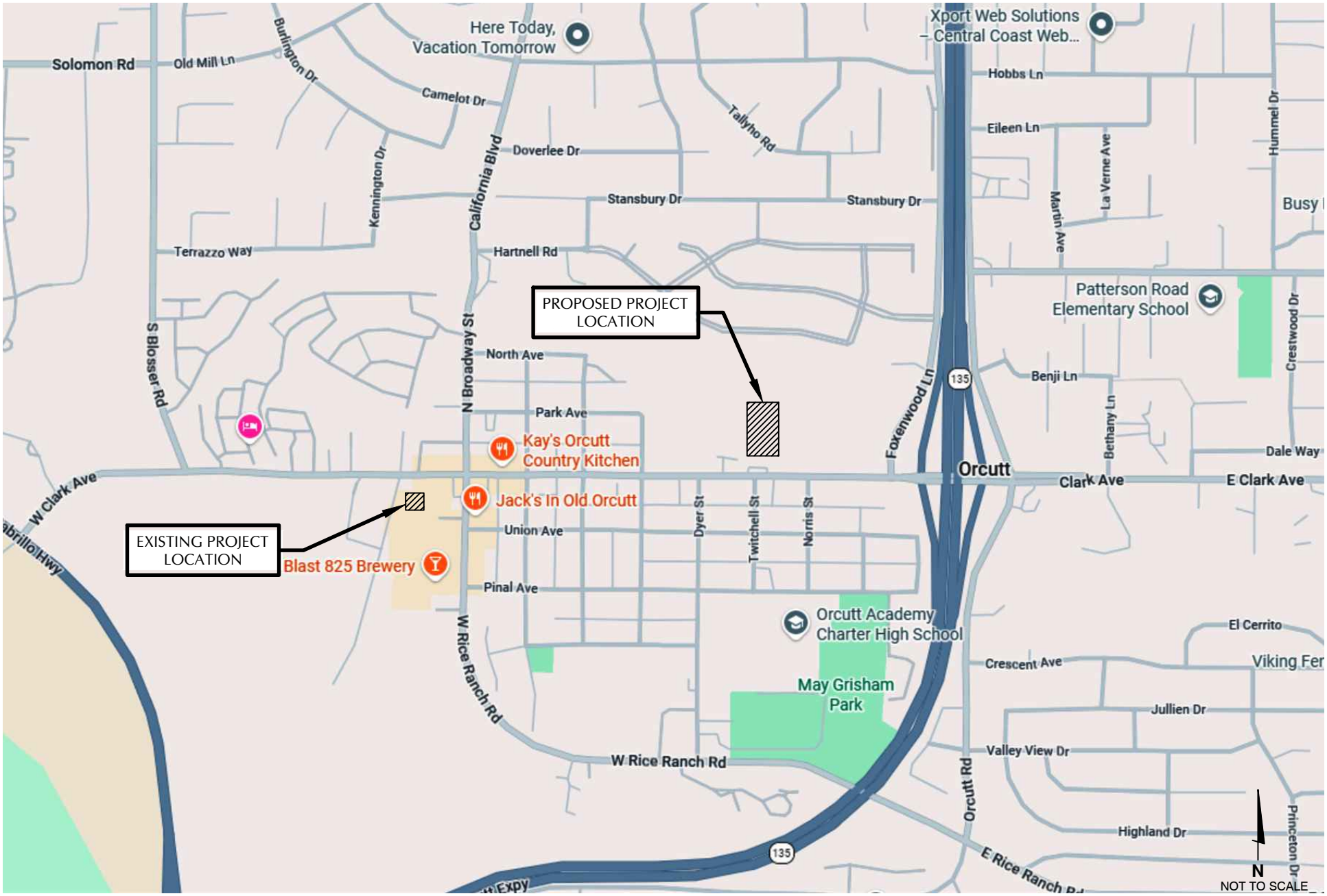
This concludes ATE's traffic, parking and VMT study for the Orcutt Library Project.

Associated Transportation Engineers

By: Scott A. Schell
Principal Transportation Planner

SAS

Attachment:



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EXISTING AND PROPOSED PROJECT LOCATIONS

FIGURE 1

JF - ATE#26021

Associated
Transportation
Engineers

PROJECT SITE PLAN

FIGURE 2

JF - ATE#26021

Associated Transportation Engineers #26021
Trip Generation Worksheet

ORCUTT LIBRARY PROJECT

Use	Size	Internal-Trip Factor	ADT		AM PEAK HOUR						PM PEAK HOUR					
			Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
PROPOSED																
Library (a)	9,520 SF	1.00	20.63	196	-	0	-	0	-	0	2.44	23	27%	6	73%	17
EXISTING																
Library (b)	4,507 SF	1.00	20.63	93	-	0	-	0	-	0	2.44	11	27%	3	73%	8
Net Difference	**5,013 SF**			**103**		**0**		**0**		**0**		**12**		**3**		**9**

(a) Trip generation rates based on survey of existing library. Proposed size includes 5,480 SF of adult/general area collection space, 980 SF of teen area/collection space, and 3,060 SF of children's area/collection space. Excludes new library staff space, meeting space, and large meeting space as these would not result in any changes to existing operations.

(b) Trip generation survey of Orcutt Library located at 175 Broadway St., Orcutt, CA. 93455. Library hours are from 11:00 AM to 6:00 PM on weekdays, therefore the existing library generates no AM peak hour trips.

Attachment B
June 9, 2026 Storrer Biological Report

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BIOLOGICAL RESOURCES ASSESSMENT
NEW ORCUTT LIBRARY PROJECT
KEY SITE 18 (APNS 105-020-060, -061, -062, -063, & -064)
ORCUTT, CALIFORNIA

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June 9, 2026

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1.0 INTRODUCTION

The following Biological Resources Assessment (Assessment) provides the results of the biological resources surveys conducted by Storrer Environmental Services, LLC (SES), on behalf of the County of Santa Barbara Planning and Development Department (County), for the New Orcutt Library Project (Project).

SES previously conducted field surveys and prepared a Biological Resources Assessment for the now permitted OASIS Senior Meeting Center (16DVP-00000-00002; 16CUP-00000-00006) which included two parcels: APNs 015-020-063 and 015-020-064 (SES 2016a). The County is actively working on acquiring the three adjacent parcels: APNs 015-020-060, -061, and -062. The Project and the OASIS Senior Meeting Center will now be expanded into those parcels in suitable areas south of Orcutt Creek. This Assessment is intended to support an addendum to the Final Environmental Impact Report (EIR) prepared for the OASIS Senior Meeting Center in August 2020 (19EIR-00000-00003; SCH# 2017041065) to include the recently acquired parcels and an updated proposed development plan that now includes the New Orcutt Library Project.

The objectives of the Assessment are to: 1) confirm that the conditions in APNs 015-020-063 and 015-020-064 are consistent with what was observed in 2016; 2) document conditions in the newly acquired parcels that occur south of Orcutt Creek; 3) provide a general characterization of biological resources for the property; 4) map vegetation and habitats afforded special protection by federal, state, and local policies; 5) inventory plant and wildlife species; 6) evaluate the potential for federally- or state-listed plants and animals or species afforded other special regulatory protection; 7) describe the property's biological constraints and applicable federal, state, and local land use policies and development standards; and 8) recommend avoidance and minimization measures to protect sensitive biological resources and minimize potential impacts from future development. Impacts to biological resources from Project implementation will be calculated after the site plans are finalized.

1.1 PROJECT LOCATION AND DESCRIPTION

The Project is located in the Town of Orcutt, in northwestern Santa Barbara County, California (Figure 1 – Project Vicinity Map). The Project will be located south of Orcutt Creek on multiple parcels situated at the corner of Clark Avenue and Foxenwood Lane, identified as Assessor Parcel Numbers (APNs) 105-020-060 (5.50 acres), -061 (.32 acres), -062 (4.76 acres), -063 (4.16 acres), and -064 (1.12 acres) totaling 15.86 acres. The Project Site is within the REC zone district and the Orcutt Community Plan (OCP) Key Site 18 (Southpoint) (County 2004). The Project Site is the subject of pending acquisition by the County of Santa Barbara. The Project will be co-located with the permitted OASIS Senior Meeting Center, which consists of approximately 15,661 square feet of development, and is intended to function as part of a coordinated campus. The OASIS Senior Meeting Center is permitted under 16DVP-00000-00002 and 16CUP-00000-00006 but development has not begun. For the purposes of this Assessment, the Survey Area encompassed the entire Project Site (Figure 1 – Project Site & Vicinity).

The Project consists of the planning, design, environmental review, and future construction of a new public library facility to serve the Orcutt community in the unincorporated area of Santa Barbara County. The Project will replace the existing Orcutt Library currently located at 175 Broadway Street in Old Town Orcutt, which operates within leased space approximately 1.5 miles

east of the proposed Project Site. The proposed facility will serve as the permanent location for library services in the Orcutt area. The Project includes the development of an approximately 17,000 to 20,000 square foot library facility designed to provide public library services, including but not limited to reading areas, collections space, technology access, study and meeting rooms, community and multipurpose spaces, administrative offices, and associated support spaces (Figure 2 – Preliminary Site Plan). The facility will be designed in accordance with County operational requirements, applicable codes, and adopted planning documents. Project plans are still being finalized. A preliminary draft of the site plan is included as Figure 2 of this Assessment.

Site development will include shared access and infrastructure improvements coordinated with the adjacent OASIS Senior Meeting Center. The existing sewer trunk line that will service the facility is located along the top of bank and within the channel of Orcutt Creek. Improvements will include, but are not limited to, a shared access driveway easement from Foxenwood Lane (APN 105-020-041), internal circulation, parking facilities, pedestrian pathways, and bicycle facilities. Pedestrian access to the Project Site from Clark Avenue will be provided in an easement through APN 105-020-038. It is currently assumed that the Project will include approximately 190 total parking spaces serving the combined civic campus, including approximately 75 spaces allocated to the library, 75 spaces allocated to the OASIS Senior Center, and approximately 40 spaces designated as overflow parking, subject to final design and entitlement approvals. In accordance with the Orcutt Community Plan, the Project will incorporate a Class I multi-use bike path (off-street) as part of the Orcutt Creek Trail/Bikeway. A Class II striped bikeway will be provided within the shared access driveway corridor, transitioning to the required Class I facility within the Project Site and along designated alignments (Figure 2 – Preliminary Site Plan).

The Project will require preparation and implementation of public improvements, including grading, roadway improvements (curb, gutter, and sidewalk), stormwater management and detention facilities, utility extensions and connections, fire access and fire protection infrastructure, landscaping, and restoration to mitigate for removal of protected coast live oak trees and encroachment into OCP required setbacks from Orcutt Creek. The Project will also require preparation of supporting technical studies and documentation, including drainage analyses, compliance with County Clean Water Program requirements, and conformance with County Flood Control District standards. The Project will require coordination with applicable County departments and regulatory agencies to obtain all necessary land use entitlements, permits, and approvals.

1.2 ENVIRONMENTAL SETTING & PREVIOUS STUDIES

The Town of Orcutt is in the southern portion of the Santa Maria Valley and is bounded to the south by the Solomon Hills and to the west by the Casmalia Hills. The Project is located approximately 10 miles inland of the coastline at an elevation of approximately 325 feet above mean sea level (msl). The Orcutt area is unusual biologically because it is situated on the Orcutt Terrace, a series of wind-blown sand dunes deposited between 6,000 to at least 80,000 years ago (County 2015). The Orcutt Terrace is exposed to warm, dry summers and cooler, wet winters, with prevailing winds from the northwest. Extensive urban and agricultural development has eliminated much of the Orcutt Terrace dune sheet, and none of the remaining dunes in Orcutt are protected (County 2015).

The Orcutt Planning Area (OPA) is contained within the 29,000-acre Orcutt Drainage Area, the largest of five major watersheds in the vicinity of the Santa Maria/Orcutt urbanized area (County 2015). Orcutt Creek is the predominant drainage in the OPA and extends across Key Site 18, along the northern boundary of the Project Site. Orcutt Creek flows southeast to northwest along its 5,000-acre drainage area before discharging into the Santa Maria River, and ultimately the Pacific Ocean, approximately 13 miles northwest of the Project Site.

A Biological Constraints Analysis (BCA) was prepared for the OASIS Senior Meeting Center to establish baseline conditions, identify potential "fatal flaws" or sensitive biological resources, and recommend focused biological studies (Stantec 2016). The BCA concluded that additional focused surveys for rare plant species, special-status semi-aquatic wildlife (e.g., California red-legged frog, western spadefoot toad, southern western pond turtle), special-status terrestrial wildlife (e.g., silvery legless lizard, Blainville's horned lizard, burrowing owl), and protocol-level least Bell's vireo surveys should be conducted. Subsequently, SES prepared a Biological Resources Assessment for the OASIS Senior Meeting Center in November 2016 that provided a general characterization of biological resources for APNs 015-020-063 and 015-020-064 and included a seasonally appropriate focused botanical survey, focused surveys for special-status semi-aquatic and terrestrial wildlife species, and protocol-level least Bell's vireo surveys (SES 2016a). As mentioned above, this Project will be co-located with the permitted OASIS Senior Meeting Center. This Assessment will include an update to baseline conditions provided in the BCA and 2016 Assessment along with conditions present in the adjacent parcels (APNs 015-020-060, -061, and -062) within the Project Site.

2.0 REGULATORY OVERVIEW

Sensitive biological resources including special-status plant and wildlife species, sensitive plant communities, wildlife corridors, nesting birds, and jurisdictional waters and wetlands, may be protected under various federal, state, and local laws, regulations, and land use policies. The following sections summarize the regulations and policies administered by resource agencies pertaining to biological resources that are known to occur or have the potential to occur in the Project Site.

2.1 FEDERAL REGULATIONS

2.1.1 Endangered Species Act (16 U.S.C. § 1531 et seq.)

The Endangered Species Act of 1973 (ESA) provides for the protection of plant and animal species listed by the federal government as "endangered" or "threatened," and "the ecosystems upon which they depend." The USFWS and National Marine Fisheries Service (NMFS) share responsibility for administration of the federal ESA. An "endangered" species is one that is "in danger of extinction" throughout all or a significant portion of its range. A "threatened" species is one that is "likely to become endangered" within the foreseeable future.

The ESA prohibits "take" of threatened or endangered species except under certain circumstances and only with authorization from the USFWS. Section 9 of the ESA prohibits the taking of any federally listed endangered or threatened species. Section 3(19) of the ESA defines "take" to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." Harm in the definition of "take" in the ESA means an act which actually kills

or injures wildlife. Take prohibition is extended to federally threatened species by regulation. For plants, this statute governs removing, possessing, maliciously damaging, or destroying any listed plant on federal land and removing, cutting, digging up, damaging, or destroying any listed plant on non-federal land in knowing violation of state law (16 U.S.C. § 1538(c)).

When non-federal entities, such as states, counties, local governments, and private landowners, wish to conduct an otherwise lawful activity that might incidentally, but not intentionally, "take" a listed species, an incidental take permit must first be obtained via formal consultation with the USFWS using one of two methods. If a federal nexus is not available, an incidental take permit (ITP) must be obtained for the project following formal consultation with the USFWS via Section 10 of the ESA (ESA § 10(a)(1)(B)).

If a federal nexus is available, then an incidental take permit may be obtained by the federal agency involved in the nexus (e.g., USACE) via Section 7 of the ESA (ESA § 7). Section 7 stipulates that any federal agency action that may affect a species listed as threatened or endangered requires a formal consultation with USFWS to ensure that the action is not likely to jeopardize the continued existence of the listed species or result in destruction or adverse modification of designated critical habitat (16 U.S.C. 1536(a)(2)). The Biological Opinion issued by the USFWS at the conclusion of the consultation may include authorization for incidental take of a listed species.

2.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MTBA) of 1918 (16 USC 703-711) is also administered by the USFWS. The MTBA provides protection of nearly all species of birds, their nests, and their eggs, including all native bird species. Under the MTBA, it is it is unlawful to "take", kill, collect, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR 10, including feathers or other parts, nests, eggs or products, except as allowed by implementing regulations (50 CFR 21). Certain game bird species are allowed to be hunted for specific periods determined by federal and state governments.

2.1.3 Clean Water Act – Section 404

The Clean Water Act (CWA) is comprehensive legislation established to protect the nation's water from pollution by setting water quality standards and by limiting the discharge of effluents in the waters of the United States. Section 404 of the CWA regulates the discharge of dredged and/or fill material into waters of the U.S., including wetlands. Section 404 of the CWA is jointly administered and enforced by the U.S. Army Corps of Engineers (USACE) and the U.S. Environmental Protection Agency (EPA). Activities in waters of the U.S. regulated under Section 404 include dredge or fill for development, water resources projects (i.e., dams and levees), infrastructure development (i.e., highways and airports), and mining projects. With the exception of certain farming and forestry activities that are exempt from Section 404 regulation, a Section 404 permit is required before any dredged or fill material may be discharged into waters of the U.S. The Section 404 program prohibits discharge of dredged or fill material if waters of the U.S. would be significantly degraded or a practical alternative exists that is less damaging to the aquatic environment.

2.1.4 Waters of the U.S.

On January 18, 2023, the EPA and USACE published the *Revised Definition of "Waters of the United States."* (2023 Rule) in the Federal Register that defines the scope of waters protected under the CWA. The 2023 Rule became effective on March 20, 2023. Subsequently, the EPA and USACE published the *Revised Definition of "Waters of the United States"; Conforming* (Sackett Rule) in the Federal Register on September 8, 2023, as a result of the Supreme Court ruling on *Sackett v. EPA.* The Sackett Rule reflects the changes in USACE guidance associated with the ruling (i.e., elimination of isolated/adjacent wetlands and the significant nexus standard).

Based on Sackett Rule, ephemeral streams may no longer be considered jurisdictional by the USACE unless the relatively permanent standard can be met. An ephemeral stream is defined as having flowing water only during and for a short duration after precipitation events in a typical year. Ephemeral stream beds are located above the water table year-round and groundwater is not a source of water for the stream. Runoff/direct precipitation from rainfall is the primary source is water for stream flow (USACE 2007).

Jurisdictional Waters

Per the Sackett Rule and for purposes of the Clean Water Act, 33 U.S.C. 1251 *et seq.* and its implementing regulations, the term "waters of the U.S." means waters which are:

(1) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including waters which are subject to the ebb and flow of the tide.
(2) The territorial seas or interstate waters.
(3) Tributaries of waters that are relatively permanent, standing or continuously flowing bodies of water.
(4) Wetlands that have a continuous surface connection to relatively permanent, standing or continuously flowing bodies of water.
(5) Intrastate lakes and ponds that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to waters.

The limit of USACE's jurisdiction in non-tidal waters extends to the ordinary high water mark (OHWM). The term OHWM means that line on the shore/bank established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. Per the Sackett Rule, the term "adjacent" means having a continuous surface connection.

Non-jurisdictional Waters

The following are not "waters of the U.S." even where they otherwise meet the criteria outlined above:

(1) Wastewater treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the CWA.

(2) Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities.

(3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water.

(4) Artificially irrigated areas that would revert to upland should application of irrigation water to that area cease.

(5) Artificial lakes and ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing.

(6) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water primarily for aesthetic reasons.

(7) Water-filled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the U.S.

(8) Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration of flow.

2.2 STATE REGULATIONS

2.2.1 California Endangered Species Act (California Fish and Game Code § 2050, et seq.)

Fish and wildlife resources are protected by a number of laws and programs administered by the CDFW, formerly the California Department of Fish and Game. The California Endangered Species Act (CESA) generally parallels the provisions of the federal ESA, and states that "all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved."

Under the CESA, "endangered" is defined as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range;" and "threatened" is defined as "a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts." "Take" is defined as "to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill" an individual of a species, but the definition does not include "harm" or "harass," as the ESA does. As a result, the threshold for a take under the CESA is higher than that under the federal ESA. Exceptions to the take prohibition are limited to authorization of collection for "necessary scientific research".

Consistent with the CESA, CDFW has established lists of endangered, threatened, and candidate species that may or may not be included on a federal ESA list. CDFW also maintains a list of Species of Special Concern for those species that have declining populations, limited distribution, diminishing habitat, or unusual scientific, educational, or recreational value. In addition, CDFW manages a "watch list" of species that have been de-listed or are vulnerable. Species of Special concern and watch list species are not afforded the same legal protection as listed species.

Pursuant to California Fish and Game Code Section 2081, CESA allows for incidental take permits to otherwise lawful development projects that could result in the take of a state-listed threatened or endangered species. The application for an incidental take permit under Section 2081(b) has a number of requirements including the preparation of a conservation plan, generally referred to as a Habitat Conservation Plan. CESA emphasizes early consultation to avoid potential impacts to rare, endangered, and threatened species and to develop appropriate mitigation planning to offset project-caused losses of listed species.

2.2.2 Native Plant Protection Act (California Fish and Game Code §§ 1900 - 1913, § 2062 and § 2067)

The CDFW also manages the California Native Plant Protection Act (NPPA), which designates and protects species eligible for state listing. Eligible species include those identified on California Native Plant Society (CNPS) Rare Plant Ranks (CRPRs) 1A, 1B, and 2 meet the definitions of Sections 1901, Chapter 10 (NPPA) or Sections 2062 and 2067 (CESA) of the California Fish and Game Code. CRPR 3 and 4 species, though not meeting the criteria for listing by CDFW, may be considered during project review by the agencies.

2.2.3 Clean Water Act – Section 401

The CWA Section 401 Water Quality Certification (Section 401 Certification) provides states and authorized tribes an opportunity to address the aquatic resource impacts of federally issued permits and licenses, to help protect water quality. Under Section 401 of the CWA, any applicant for a federal license or permit to conduct any activity that may result in any discharge into waters of the U.S. must obtain a Section 401 Certification from the State Water Resources Control Board (SWRCB) that the proposed activity will comply with state water quality standards. In California, Section 401 Certifications are issued by Regional Water Quality Control Boards (RWQCB) located throughout the state. The Central Coast RWQCB issues Section 401 Certifications for projects in the County. The federal CWA Section 404 permit is dependent on and subject to the terms of the Section 401 Certification. Therefore, under Section 401, a federal agency cannot issue a permit or license for an activity that may result in discharge into waters of the U.S. until the RWQCB has granted or waived the Section 401 Certification. Section 401 Certification is limited to federally jurisdictional waters and wetlands.

2.2.3.1 Waters of the State

California Code of Regulations, title 23, section 3831(w) states that "all waters of the United States are also 'waters of the state.'" This regulation has remained in effect despite federal decisions which added limitations to what could be considered a water of the U.S. Therefore, the regulation reflects the SWRCB's intent to include a broad interpretation of waters of the U.S. into the definition of waters of the state. Waters of the state includes features that have been determined by the EPA or the USACE to be "waters of the U.S." in an approved jurisdictional determination; "waters of the U.S." identified in an aquatic resource report certified by the USACE upon which a permitting decision was based; and features that are consistent with any current or historic final judicial interpretation of "waters of the U.S." or any current or historic federal regulation defining "waters of the U.S."

2.2.4 Lake and Streambed Alteration Program (California Fish and Game Code (California Fish and Game Code §1600-1616)

Under Sections 1600-1616 of the California Fish and Game Code, the CDFW regulates all activity that may substantially divert or obstruct the natural flow of any river, stream, or lake; change or use any material from the bed, channel or bank of any river, stream, or lake; or, deposit debris, waste or other materials that could pass into any river, stream or lake. Notification of Lake or Streambed Alteration must be submitted to CDFW for such activities. CDFW defines a stream as:

> "…*a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation.*"

CDFW jurisdiction typically includes all portions of the bed, banks, and channel of a stream, including intermittent and ephemeral streams, and extends outward to the upland edge of the riparian vegetation.

2.2.5 California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) requires an evaluation of a project's potentially significant impacts on biological resources and ways that such impacts can be avoided, minimized, or mitigated. CEQA also provides thresholds and guidelines for use by lead agencies to assess the significance of proposed impacts.

Section 15065 of the act states that a lead agency shall find that a project may have a significant effect on the environment, and thereby require an Environmental Impact Report to be prepared for the project, where the project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

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

> *"(a) Conflict with adopted environmental plans and goals of the community where it is located; (b) Substantially affect a rare or endangered species of animal, plant or the habitat of the species; (c) Interfere substantially with the movement of any resident or migratory fish or wildlife species; and (d) Substantially diminish habitat for fish, wildlife or plants"* (County P&D 2008).

A project is not subject to CEQA (i.e., categorically exempt) under CEQA Guideline Section 15061(b)(3) "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment."

2.3 LOCAL LAND USE POLICIES

2.3.1 Environmental Thresholds and Guidelines Manual

The Environmental Thresholds and Guidelines Manual (County 2021) provides definitions of sensitive biological resources and guidance for determining levels of impacts to sensitive areas, including appropriate methods for avoidance, minimization, and/or mitigation.

Disturbance to habitats or species may be considered significant by the County if a project substantially impacts sensitive resources in the following ways:

1) Substantially reduce or eliminate species diversity or abundance.
2) Substantially reduce or eliminate quantity or quality of nesting areas.
3) Substantially limit reproductive capacity through losses of individuals or habitat.
4) Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources.
5) Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes).
6) Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Examples of less than significant impacts, where the habitat is given little or no importance and it is presumed that disturbance would not create a significant impact include:

1) Small acreages of non-native grassland if wildlife values are low.
2) Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies.
3) Areas of historical disturbance such as intensive agriculture.
4) Small pockets of habitats already significantly fragmented or isolated, and degraded or disturbed.
5) Areas of primarily ruderal species resulting from pre-existing man-made disturbance.

2.3.2 County Stream and Riparian Habitat

The Environmental Thresholds and Guidelines Manual (County 2021) defines riparian habitat as the "terrestrial or upland area adjacent to freshwater bodies, such as the banks of creeks and streams, the shores of lakes and ponds, and aquifers which emerge at the surface as springs or seeps. This habitat can also occur along arroyos and barrancas, and other types of drainages throughout the County".

County-prescribed setbacks (i.e., buffer areas) from the outer (upland) edge of the riparian canopy, or the top-of-bank of the water body in the absence of riparian vegetation, are 100 feet in rural areas and 50 feet in urban areas. Intrusion within the buffer areas for riparian habitats and streams may be considered significant.

2.3.3 Oak Tree Protection

As described in the Comprehensive Plan Conservation Element Oak Tree Protection in the Inland Rural Areas of Santa Barbara County, Development Standard 1 (2009), the following applies for the protection of all species of mature oak trees:

> *"All development shall avoid removal of or damage to mature oak trees, to the maximum extent feasible. Mature oak trees are considered to be live oak trees six inches or greater diameter at breast height and blue oak trees four inches or greater diameter at breast height, or live and blue oaks six feet or greater in height. Native oak trees that cannot be avoided shall be replanted on site. When replanting oak trees on site is not feasible, replanting shall occur on receiver sites known to be capable of supporting the particular oak tree species, and in areas contiguous with existing woodlands or savannas where the removed species occurs. Replanting shall conform to the County's Standard Conditions and Mitigation Measures. (This development standard applies to oak trees other than valley oaks, valley oak trees are address in separate Development Standards.)"*

The County's Standard Conditions and Mitigation Measures (County 2011) require that grading, trenching, ground disturbance, construction activities and structural development occur beyond 6 feet of the dripline of all oak trees. A Tree Protection Plan is required to mitigate impacts to oak trees from development. In the absence of a Tree Protection Plan, mitigation for impacted oak trees requires posting of a performance security and tree replacement at a 10:1 ratio, preferably on-site.

Per the County's Grading Ordinance for Native Oak Tree Removal (County 2003) live oak tree mitigation can be achieved through the following replacement methods: plant 30:1 ratio of locally collected acorns; plant 10:1 ratio of 1-gallon saplings; plant 3:1 ratio of 15-gallon saplings; protect and "nurture" naturally occurring tree saplings between 6 inches and 6 feet tall; transplant protected oak trees; and/or off-site planting and nurturing, as agreed to by the County, may also be considered.

2.3.4 Native Grasslands

Per the County Environmental Thresholds and Guidelines Manual (County 2021), native grassland habitat is considered sensitive and is defined as an area where native grassland species comprise 10 percent or more of the total relative plant cover. However, isolated patches of native grasses less than one-quarter acre are usually considered insignificant.

2.3.5 Orcutt Community Plan (OCP)

The following development standards from the OCP apply to the Project and habitat within and adjacent to Key Site 18:

DevStd BIO-O-1.2: Development within or adjacent to designated natural open space areas shall be reviewed for, and required to implement, habitat restoration where site specific impacts require restoration. If restoration on or near the site is not feasible, acquisition and preservation of additional habitat acreage should be considered, as a last resort if no other like-kind habitat mitigation options are available, payment into a mitigation bank program within the OPA that is acceptable to the County as provided for by new DevStd BIO-0-1.8. Mitigation and restoration

plans should identify acreage impacted, replacement ratios, success criteria, remedial measures, and funding and responsibility for long term maintenance and monitoring. All such restoration projects shall utilize native plants derived from local (Orcutt) seed and cutting stock, or as deemed biologically acceptable by a County qualified biologist. Wildlife relocation should be avoided. However, any wildlife relocation should be coordinated with Fish and Game and be consistent with applicable State standards.

DevStd BIO-O-1.3: Landscaping for development on the edge of designated natural undeveloped open space areas shall include native trees and shrubs, with habitat restoration efforts focused on buffers. Plariting of highly invasive weed plants (e.g., iceplant, pampas grass, veldt grass, monterey pine, eucalyptus, spiny clotbur, and Australian fireweed) shall be prohibited within 500 feet of natural undeveloped open space areas as designated on the Open Space map.

DevStd BIO-O-1.8: Where new development eliminates important onsite habitat (e.g. coastal sage scrub, grasslands, riparian habitat and wetlands), County shall require development to restore or enhance like-kind habitat either onsite or offsite. If restoration sites are limited or unavailable, County shall require payment of adequate fees into a mitigation bank program acceptable to County to permanently protect a comparable or greater amount of created or restored habitat elsewhere within the OPA.

DevStd BIO-O-2.1: Development shall include: a minimum setback of 50 feet from the outside edge of riparian vegetation or the top of creek bank (whichever is further) which may be adjusted upward depending on slopes, biological resources and erosion potential; hooding and directing lights away from the creek; drainage plans shall direct polluting drainage away from the creek or include appropriate filters; and erosion and sedimentation control plans shall be implemented during construction.

DevStd BIO-O-3.1: To the maximum extent feasible, development shall be designed to avoid damage to established native trees (e.g., oaks) by incorporating setbacks, clustering, or other appropriate methods. Areas protected from grading, paving, and other disturbances shall include the area 6 feet outside of established native tree driplines, unless this distance would interfere with reasonable development of a property. Where native trees are removed, they shall be replaced in a manner consistent with County standards.

DevStd BIO-4.1: Where non-native specimen trees are removed for development the County should consider replacement with native trees.

DevStd BIO-O-5.3: Multi-use trail construction should avoid removal of riparian vegetation to the maximum extent feasible. The Orcutt Creek multi-use trail shall be set back a minimum of 50 feet from the outside edge of riparian vegetation or the top-of-bank (whichever is further), unless this would make the multi-use trail link infeasible. Trail construction shall include riparian restoration between the edge of existing native vegetation and the bicycle path. Trail lighting should be directed away from the creek.

DevStd BIO-O-5.6: Excavated fill for retention basin construction shall not be placed within important natural resource areas. Areas adjacent to or within habitats which are disturbed during construction shall be revegetated with appropriate native species. All sensitive habitat areas

adjacent to proposed retention basins shall be fenced before grading begins to prevent disturbance and stockpiling in these areas.

DevStd KS18-1: The entire site, with exception of the residential and commercial areas noted in Policy KS18-1 above, shall remain in natural, undeveloped open space. On parcel 105-020-22, the open space shall include the area extending 50 feet from the top of the northern bank of Orcutt Creek. No development other than the proposed park, retention basin, and Class I bike path/multi-use trail shall be permitted within the open space.

3.0 METHODS

To document sensitive biological resources within the Project Site, SES conducted background research, review of previous botanical and biological assessments completed in the region, and field investigations.

3.1 LITERATURE REVIEW

Prior to conducting the field surveys, a literature review was performed to identify any special-status plant and wildlife species and sensitive natural communities that have the potential to occur in the Project Site and vicinity. The literature review included an examination of the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS 2026a), the CDFW's California Natural Diversity Database (CNDDB 2026), the USFWS Endangered Species Database (USFWS 2026a), and the USFWS critical habitat portal (USFWS 2026b). SES also reviewed the NRCS Web Soil Survey of Santa Barbara County, California, Northern Santa Barbara Area (NRCS 2026), the USGS CA 7.5-minute quadrangle maps, the National Hydrography Dataset (NHD) (USGS 2026), National Wetlands Inventory (NWI) (USFWS 2026c), and weather data. The following applicable planning documents and biological reports previously prepared for the Project or projects in the general vicinity were reviewed:

- Rindlaub K., L. Hunt and J. Storrer. 1995. Biological Resources Assessment for Selected Key Sites within the Orcutt Planning Area. Final Report. Prepared for County of Santa Barbara Planning and Development Department. July 27.
- County of Santa Barbara Department of Planning and Development Division (County). 2004. Orcutt Community Plan. Amended October 2004.
- County of Santa Barbara Planning and Development Department (County). 2015. County Planning Commission Memorandum. OASIS Application for a General Plan Amendment Case No. 14GPA-00000-00020. No Site Address, Key Site 18, Orcutt, APNs 105-020-063 and 105-020-064. May 21, 2015.
- County. 2020. Transmittal of Proposed Final Environmental Impact Report – OASIS Center Project (19EIR-00000-00003; SCH# 2017041065). August 2020.
- Stantec Consulting Services (Stantec). 2016. Biological Constraints Analysis, OASIS Community Center Public Improvement Plan, Santa Barbara County, California. January 28, 2016.
- Storrer Environmental Services (SES). 2006. Results of California red-legged frog (*Rana aurora draytonii*) and California tiger salamander (*Ambystoma californiense*) surveys and monitoring – Orcutt/Solomon Creek channel maintenance project. (USFWS PAS No.

526.21-2148.2897). Prepared for Laguna Sanitation District, Santa Maria, California. April 10.

- Storrer Environmental Services (SES). 2010. California Tiger Salamander (*Ambystoma californiense*) Habitat Assessment and Survey Results – Key Site 11 (APN 103-181-006), Orcutt, California. Prepared for Coker Ellsworth. July 27.
- Storrer Environmental Services (SES). 2011. California red-legged frog (*Rana aurora draytonii*) Habitat Assessment and Survey Results – Key Site 11 (APN 103-181-006), Orcutt, California. Prepared for Coker Ellsworth. November 7.

The CNDDB query provided locations of special-status plant populations, sensitive natural communities, and special-status wildlife documented within the Orcutt and Santa Maria USGS CA 7.5-minute quadrangles. Special-status species known to occur in the vicinity of the Project Site are depicted in Figures 4 and 5 – CNDDB Plant and Wildlife Occurrences. The likelihood for special-status species to occur within the habitats present in the Project Site was also evaluated (see Table 3). In addition to the CNDDB, the following resources were reviewed for special-status species that have potential to occur in the Project vicinity:

- Bumble bees of the Western United States (Koch et al. 2012).
- Bumble Bees of North America (Willimas et al. 2014).
- Birds of Santa Barbara County, California (Lehman 2026).
- Santa Barbara County Breeding Bird Study (Audubon-CCBER 2026).
- California Bird Species of Special Concern (Shuford and Gardali 2008).
- Terrestrial Mammal Species of Special Concern in California (CDFG 1998).
- California Amphibian and Reptile Species of Special of Concern (Thompson et al. 2016).
- A Flora of the Santa Barbara Region, California (Smith 1998); and
- Rare Plants of Santa Barbara County (SBBG 2018).

3.2 FIELD METHODOLOGY

The biological field investigation included pedestrian surveys of the Project Site to facilitate mapping of primary vegetation types, document dominant plant species and wildlife, identify special-status plant species and sensitive habitats for avoidance, and protocol-level presence/absence least bell's vireo (*Vireo bellii pusillus*) surveys. Table 1 provides a summary of survey type, date, weather conditions, and field personnel.

Table 1 – Biological Surveys Conducted in 2016 & 2026

Type of Survey	Date	Field Personnel	Weather	Area Surveyed[1]
• Wildlife Survey • Protocol-level Presence/absence Least Bell's Vireo Survey • Spring Botanical Survey • Vegetation Mapping	April 14, 2016	Jessica Peak John Storrer	Mostly clear (10% cloud cover), 60ºF, 5mph NW wind	APNs 015-020-063 and 015-020-064
• Protocol-level Presence/absence Least Bell's Vireo Survey	May 6, 2016 May 17, 2016 June 1, 2016 June 14, 2016 June 28, 2016 July 12, 2016 July 27, 2016	John Storrer	See Appendix D	APNs 015-020-063 and 015-020-064
• Wildlife Survey • Botanical Survey • Vegetation Mapping	February 27, 2026	Jessica Peak Justine Cooper	Partly cloudy, 81-84ºF, 10-17 mph NE wind	Project Site (APNs 105-020-060, -061, -062, -063, -064, -038, & -041)

[1]See Figure 1 for extent of Surveyed Areas

3.2.1 Botanical Surveys

The field investigations included mapping and documentation of primary vegetation types within the Project Site. Descriptions of vegetation communities are adapted from A Manual of California Vegetation, Second Edition (MV-II) (Sawyer et al. 2009) and A Manual of California Vegetation Online (CNPS 2026b) (Figure 3 – Vegetation Communities & Land Use Types). Nomenclature for plant species follows The Jepson Manual, Second Edition (Baldwin et al. 2012) and Jepson eFlora (Jepson 2026). Vegetation communities are discussed in detail in Section 4.3 below.

All vascular plant species observed within the Project Site were recorded. Plant specimens that were not positively identified in the field were further examined using a dissecting microscope and appropriate botanical keys, including The Jepson Manual, Second Edition and A Flora of the Santa Barbara Region, California, Second Edition (Smith 1998). Vegetation communities were mapped as part of the field effort using Google Earth imagery and an iPad tablet with ArcCollector and an EOS Arrow 100 Global Navigation Satellite System (GNSS) receiver.

The botanical survey conducted in April 2016 took place during the appropriate season to identify most of the special-status plant species that have the potential to occur in the Project Site (e.g., Hoover's bent grass, seaside bird's beak, southern curly-leaved monardella) (see Table 3) and was consistent with the botanical survey guidelines of the California Department of Fish and Game (now CDFW) (2009), the USFWS (1996), and the California Native Plant Society (2001).

3.2.2 Wildlife Surveys

The evaluation of wildlife use of the property was made in part through field reconnaissance but was also based on habitat suitability within the Project Site and known occurrence of various species in the vicinity. Wildlife species that were observed or detected via scat or vocalizations were recorded. Habitat conditions and current status of special-status wildlife species were a particular focus of the wildlife surveys. Potential for nesting, roosting, or foraging by sensitive bird species and various raptors was also assessed. A list of all wildlife species observed within

the Project Site was compiled during the 2016 and 2026 surveys (see Appendix C – Wildlife Inventory).

3.2.2.1 Least Bell's Vireo Surveys

Protocol-level presence/absence least bell's vireo (*Vireo bellii pusillus*) surveys were conducted by SES along the Orcutt Creek riparian corridor adjacent to the Project Site. Per the USFWS Least Bell's Vireo Survey Guidelines (USFWS 2001), all riparian and other potential vireo habitats should be surveyed at minimum of eight (8) times between April 10 and July 31, with surveys spaced at least 10 days apart. Least Bell's vireo surveys were conducted on the following dates: April 14, May 6, May 17, June 1, June 14, June 28, July 12, and July 27, 2016. Results of the protocol-level least Bell's vireo surveys are included as Appendix D.

4.0 RESULTS

The following sections provide a summary of environmental conditions in the Project Site including existing plant communities, soils, wildlife habitat, and special-status plant species documented during the field surveys. Representative photographs of environmental conditions present in the Project Site are provided in Appendix A.

4.1 SOILS

Soil types were determined based on a review of the Web Soil Survey of the Northern Santa Barbara Area, California, (NRCS 2026). Two (2) mapped soil units are present in the Project Site:

- Corralitos Loamy Sand, 0 to 2 percent slopes (CuA): The majority (78%) of the Project Site is comprised of Corralitos Loamy Sand. This soil type is formed from sandy alluvium in valleys, alluvial plains, alluvial fans, and flood plains (NRCS 2026). It is somewhat excessively well drained and has no frequency of flooding or ponding. It consists of loamy sand in the first 0 to 32 inches and stratified sand to loamy sand the next 32 to 60 inches. Corralitos Loamy Sand is considered prime farmland if irrigated.
- Corducci and Typic Xerofluvents, 0 to 5 percent slopes, occasionally flooded, MLRA 14 (300): This soil type is present on the sloped area along the southern property line and comprises 22% of the Project Site. This soil type is formed from mixed alluvial derived from igneous and sedimentary rock (NRCS 2026). It develops in flood plains, alluvial fans, and stream terraces. It is comprised of fine sand in the top 35 inches with sand in the next 10 inches and coarse sand down to 59 inches. The depth to restrictive layer is more than 80 inches. This material is somewhat excessively drained with occasional frequency of flooding.

4.2 HYDROLOGY & JURISDICTIONAL WATERS

The topography in the Project Site is mostly flat, except for the sloped area along Clark Avenue on the southern property boundary. The elevation ranges from approximately 350 feet above mean sea level (msl) at the northern property boundary to 320 feet in Orcutt Creek. Orcutt Creek is an NHD and NWI mapped intermittent stream that flows east to west along the northern Project Site (USGS 2026; USFWS 2026c) (Figure 1). This drainage continues to the northwest after leaving the Project Site where it ultimately discharges into the mouth of the Santa Maria River and outlets into the Pacific Ocean approximately 13 miles northwest of the Project Site. Orcutt Creek is considered jurisdictional under current state and federal guidelines and is protected by County and

OCP development standards. Per OCP Development Standard BIO-O-2.1, a minimum buffer of 50 feet from the riparian canopy of Orcutt Creek is required and all new development adjacent to creeks and streams shall implement a riparian habitat restoration plan.

Orcutt Creek within the Project Site has a sandy channel bottom with intermittent cobble. The channel banks range in height 3 to 15 feet and 5 to 15 feet in width (Appendix A – Site Photographs). The channel is more incised at the upstream end of the Project Site. There were shallow puddles present at the time of the February 2026 survey but no active flow. Drift deposits and debris wracking were noted, typical of intermittent streams. No water was present in Orcutt Creek during the 2016 field surveys.

4.3 VEGETATION COMMUNITIES AND LAND COVER TYPES

The composition and distribution of vegetation communities and land cover types observed during the 2016 and 2026 surveys are mostly consistent with those mapped in the BCA (SES 2016a; Stantec 2016). However, this Assessment does not use the Coast Live Oak and Ornamental Tree Woodland community used in the BCA and 2016 Assessment. In this Assessment the ornamental tree and plant species are separated from the individual native trees and coyote brush scrub along the southern Project Site to better define protected trees and vegetation impacts.

Five (5) vegetation communities are present in the Project Site: arroyo willow-narrowleaf willow-Fremont cottonwood thickets, coyote brush scrub, wild oats-annual brome grassland, ornamental trees/landscape plantings, and ruderal/disturbed. Individual native trees (i.e., coast live oak, California sycamore, and arroyo willow) along the southern Project Site and in the in the wild oats-annual brome grassland/pasture are mapped separately. Vegetation communities are adapted from A Manual of California Vegetation, Second Edition (MV-II) and A Manual of California Vegetation Online (CNPS 2026b, Sawyer et al. 2009). Distribution of vegetation communities and land use types present in the Project Site is illustrated in Figure 3 – Vegetation Communities & Land Use Types and representative photos are provided in Appendix A.

Table 2. Summary of Vegetation Communities in the Project Site[1]

Vegetation Alliance/Land Use Type[2]	Vegetation Association[2]	Listing Status/Rarity Ranking[4]	CDFW Sensitive Natural Community?	Approximate Area (acres)
Native Vegetation Communities				
Arroyo Willow – Narrowleaf Willow – Fremont Cottonwood Thickets (*Salix lasiolepis – Salix exigua – Populus fremontii* Shrubland Alliance)	*Salix lasiolepis – Salix exigua – Populus fremontii*	Protected by County & OCP policies S4, G4	Yes	2.79
Coyote Brush Scrub (*Baccharis pilularis* Shrubland Alliance)	*Baccharis pilularis*	G5, S5	No	0.21
Protected Native Trees				
Coast Live Oak Tree[3] *Quercus agrifolia*	N/A	Protected by County & OCP policies	N/A	0.35

Vegetation Alliance/Land Use Type[2]	Vegetation Association[2]	Listing Status/Rarity Ranking[4]	CDFW Sensitive Natural Community?	Approximate Area (acres)
California Sycamore[3] *Platanus racemosa*	N/A	Protected by County policies	N/A	0.01
Arroyo Willow[3] *Salix lasiolepis*	N/A	Protected by County policies	N/A	0.05
Non-native Vegetation Communities				
Wild Oats – Annual Brome Grassland (*Avena fatua. – Bromus* spp. Herbaceous Semi-Natural Alliance)	*Avena fatua. – Bromus* spp. – mixed herbs	N/A	No	7.62
Ornamental Trees/Landscape Plantings[3]	N/A	N/A	No	0.72
Ruderal/Disturbed[3]	N/A	N/A	No	1.26

[1]See Figure 1 for the extent of the Project Site

[2] Vegetation Alliances and Associations follow *A Manual of California Vegetation Online* (MV-II) (CNPS 2026b), where applicable.

[3] Not a recognized community in MV-II.

[4] Listing Status/ Rarity Ranking Notes:

Global/State rarity rankings follow the CDFW California Natural Communities List (CDFW 2025). Natural communities with ranks 1-3 are considered sensitive by CDFW.

- G1/S1 – Critically imperiled. At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
- G2/S2 – Imperiled. At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
- G3/S3 – Vulnerable. At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
- G4/S4 – Apparently Secure. Uncommon but not rare; some cause for long-term concern due to declines or other factors.
- G5/S5 – Demonstrably Secure. Common; widespread and abundant.

4.3.1 Arroyo Willow – Narrowleaf Willow – Fremont Cottonwood Thickets (*Salix lasiolepis – Salix exigua – Populus fremontii* Shrubland Alliance)

The riparian corridor of Orcutt Creek is dominated by arroyo willow (*Salix lasiolepis*), with scattered occurrences of Fremont cottonwood (*Populus fremontii*) on the upper banks and narrowleaf willow (*Salix exigua*) along the stream channel (see Appendix A – Site Photographs). Additional tree and shrub species within the riparian corridor of Orcutt Creek include coast live oak (*Quercus agrifolia*), California sycamore (*Platanus racemosa*), red willow (*Salix laevigata*), coyote brush (*Baccharis pilularis*), and mulefat (*Baccharis salicifolia*). Understory herbaceous species observed along the channel include veldt grass (*Ehrharta calycina*), poison hemlock (*Conium maculatum*), bull thistle (*Cirsium vulgare*), mugwort (*Artemisia douglasiana*), and petty spurge (*Euphorbia peplus*).

4.3.2 Coyote Brush Scrub (*Artemisia californica* Shrubland Alliance)

There are a few small stands of coyote brush scrub intermixed with the ornamental trees/landscape plantings, ruderal/disturbed habitat, and individual coast live oak trees along the southern boundary of the Project Site. There is also coyote brush scrub at the west end of the Project Site,

adjacent to Orcutt Creek and surrounded by wild oats-annual brome grassland. The coyote brush scrub in the Project Site is dominated by coyote brush with scattered occurrences of other native shrubs and herbaceous such as toyon (*Heteromeles arbutifolia*), yellow bush lupine (*Lupinus arboreus*), mugwort, and Douglas' nightshade (*Solanum douglasii*). The understory of the scrub is mostly comprised of annual grasses.

4.3.3 Individual Native Trees

There are several individual native trees along the southern boundary of the Project Site. The majority of these trees are coast live oak, but there is a California sycamore adjacent to the proposed driveway and a small stand of arroyo willows at the northwest corner of the Project Site (Figure 3 – Vegetation Communities & Land Use Types). There is also one small coast live oak tree adjacent to the coyote brush scrub in the wild oats-annual brome grassland.

Individual mature coast live oak trees (6 inches or greater diameter at breast height [DBH]) are afforded protection by the OCP and Comprehensive Plan Conservation Element Oak Tree Protection Supplement. Santa Barbara County Environmental Thresholds and Guidelines Manual encourages avoidance of all native trees (County 2021).

4.3.4 Wild Oats – Annual Brome Grassland (*Avena fatua – Bromus* spp. Herbaceous Semi-Natural Alliance)

Wild oats-annual brome grassland habitat comprises the majority of the Project Site (see Appendix A – Site Photographs). This habitat is dominated by ripgut brome (*Bromus diandrus*) and wild oats (*Avena barbata, A. fatua*), with common occurrences of red brome (*Bromus rubens*), California fescue (*Festuca californica*), filaree (*Erodium moschatum, E. botrys, E. cicutarium*), telegraph weed (*Heterotheca grandiflora*), turkey mullein (*Croton setigerus*), California croton (*Croton californicus*), hairy vetch (*Vicia villosa* ssp. *villosa*), yellow bush lupine, and arroyo lupine (*Lupinus succulentus*).

4.3.5 Ornamental Trees/Landscape Plantings

There are several ornamental trees and escaped landscape plantings intermixed with the individual native trees along the southern boundary of the Project Site. Ornamental tree species present include black locust (*Robinia pseudoacacia*), southern magnolia (*Magnolia grandiflora*), and Monterey pine (*Pinus radiata*). The east end of the northern Project Site and some portions of the native and ornamental tree understories are dominated by sea fig and ice plant (*Carpobrotus chilensis, C. edulis*).

4.3.6 Ruderal/Disturbed

Ruderal/disturbed habitat is also present within the dirt access roads and along the northern boundary of the Project Site in open spaces between the native trees, coyote brush scrub, ornamental trees, and ice plant. This vegetation type is not a recognized community in MV-II, as it consists of species not native to the region that have become naturalized and widespread in disturbed areas. Ruderal (i.e., disturbance adapted) plant species observed include non-native grasses, black mustard (*Brassica nigra*), and wild radish (*Raphanus sativus*). The existing dirt access roads are mostly devoid of vegetation.

4.4 SPECIAL-STATUS SPECIES AND SENSITIVE HABITATS WITH THE POTENTIAL TO OCCUR IN THE PROJECT SITE

Special-status species and habitats include plant and wildlife taxa, vegetation communities, or other unique biological features that are afforded special protection by local land use policies and/or state and federal regulations. Vegetation communities may warrant special status if they are of limited distribution, support protected plants and animals, have high wildlife value, or are particularly vulnerable to disturbance. Special-status plant and animal species are those that are listed as rare, threatened, or endangered under the state and/or federal Endangered Species Acts or those that appear on various "watch lists" compiled by academic institutions, conservation organizations, and wildlife agencies. These include the CNDDB lists of "Special Animals" and "Special Plants" (CNDDB 2026), CNPS Inventory of Rare and Endangered Vascular Plants of California (CNPS 2026a), and the various sources listed above in Section 3.1.

Seventeen (17) special-status plant species, one (1) vegetation community (i.e., Southern Vernal Pool), and twenty (20) special-status wildlife species/communities are documented (i.e., are tracked by the CNDDB) within the quadrangles surrounding the Project Site (i.e., Orcutt and Santa Maria) or have the potential to occur within the vicinity of the Project Site. The likelihood for special-status plant and wildlife species documented within the Orcutt and Santa Maria USGS CA 7.5-minute quadrangles to occur within the habitats present in the Project Site was evaluated. Known occurrences of special-status species in the vicinity of the Project Site are depicted in Figures 4 and 5 – CNDDB Plant and Wildlife Occurrences.

Plant and wildlife species dependent on coastal marshes/swamps, dune habitat, chaparral habitat, perennial water sources, or vernal pools (e.g., California sawgrass, dune larkspur, Blochman's leafy daisy, blushing layia, San Luis Obispo monardella, Gambel's watercress, La Purisima manzanita, sand mesa manzanita, vernal pool fairy shrimp, and unarmored threespine stickleback) are excluded from further consideration due to the lack of suitable habitat in the Project Site. There is no Southern Vernal Pool habitat in the Project Site.

Table 3 lists special status plants and animals that have a reasonable possibility to occur or do occur in the Project Site based on habitat suitability and requirements, elevation and geographic range, soils, topography, surrounding land uses, and proximity of known occurrences in the CNDDB database to the property. The likelihood for special-status species to occur within the Project Site was assessed using information from the various referenced sources and wildlife and botanical surveys. Narratives are provided for species for which there are land use planning and regulatory implications.

Table 3. Special-status Plant and Wildlife Species Occurrences Documented within the Project Vicinity.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Affinities**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within Project Site**
Plants[1]				
Hoover's bent grass *Agrostis hooveri*	CRPR 1B.2 G2, S2	Dry sandy soils, open chaparral, and oak woodland. Elevation range: 0 – 2,000 feet. Blooming period: April – August.	Yes	**Not Expected**. Sandy soils and coast live oak trees are present within and adjacent to the Project Site but habitat suitability is marginal. Known occurrences within 5-miles of the Project Area are from 1973 and 1987 collections from Graciosa Ridge and Vandenberg Airforce Base, respectively in more suitable chaparral habitat (CNDDB 2026). This perennial species was not observed in the Project Site during botanical surveys and is not expected to occur.
La Graciosa thistle *Cirsium scariosum* var. *loncholepis*	FE ST CRPR 1B.1 G5, S1	Mesic, sandy sites in coastal dunes, coastal scrub, and valley and foothill grasslands. Prefers brackish marshes and dune wetlands. Elevation range: 0 – 200 feet. Blooming period: April – September.	No	**Not Expected.** Suitable marsh and dune wetland habitats are not present in the Project Site. The type locality for La Graciosa thistle was documented near the southern border of the Project Site in 1906 (CNDDB 2026). However, this population is now extirpated. La Graciosa thistle was not observed during botanical surveys and is not expected to occur.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Affinities**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within Project Site**
Seaside bird's-beak *Cordylanthus rigidus* ssp. *littoralis*	SE CRPR 1B.1 G5, S2	Dunes and sandy, often disturbed sites, in chaparral, coastal scrub, and woodland habitats. Elevation range: 0 – 700 feet. Blooming period: July – August.	Yes	**Not Expected**. There are sandy soils and marginal woodland and scrub habitat in the Project Site that could support seaside bird's-beak. The closest documented occurrence is 8.5 miles to the southwest, in sandy chapparal habitat near Vandenberg Space Force Base (CNDDB 2026). This species was not observed during appropriately timed spring botanical surveys in April 2016 and is not expected to occur in the Project Site.
Lompoc yerba santa *Eriodictyon capitatum*	FE, SR CRPR 1B.2 G2, S2	Sandy soil in ravines, mesas, Bishop pine woodland, and chaparral. Elevation range: 130 – 3,000 feet. Blooming period: April – July.	Yes	**Not Expected**. Sandy soil is present, but suitable maritime chaparral or Bishop pine woodland habitats are not present in the Project Site. Nearby documented occurrences are from the Orcutt Oilfield (CNDDB 2026). Lompoc yerba santa is a shrub that would be evident year-round and was not observed during botanical surveys. This species is not expected to occur in the Project Site.
Mesa horkelia *Horkelia cuneata* var. *puberula*	CRPR 1B.1 G4, S1	Dry, sandy coastal chaparral. Elevation range: 200 – 2,900 feet. Blooming period: March – July.	No	**Not Expected**. Sandy soils are present, but there is no chaparral habitat within the Project Site. *Horkelia* species are perennial and are identifiable to genus year-round. No *Horeklia* species were observed within the Project Site during the spring botanical survey in April 2016 when these species would have been in bloom and no *Horkelia* were observed

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Affinities**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within Project Site**
Kellogg's horkelia *Horkelia cuneata* var. *sericea*	CRPR 1B.1 G4, S1	Old dunes and coastal sandhills in chaparral, coastal dunes, and coastal scrub habitats. Elevation range: 0 – 700 feet. Blooming period: April – August.		during the February 2026 survey. Mesa horkelia and Kellogg's horkelia do not occur in the Project Site.
Southern curly-leaved monardella *Monardella sinuata* ssp. *sinuata*	CRPR 1B.2 G3, S2	Sandy soils in coastal strand, dune and sagebrush scrub, coastal chaparral, and oak woodland. Elevation range: 0 – 700 feet. Blooming period: April – September.	Yes	**Not Expected**. Sandy soil in the Project Site could support southern curly-leaved monardella. The nearby documented occurrences are from Vandenberg Space Force Base (CNDDB 2026). All three of these occurrences are from the 1960s or 1990s and are noted as needing additional fieldwork. No *Monardella* species were observed within the Project Site dring botanical surveys and southern curly-leaved monardella is not expected to occur.
Black-flowered figwort *Scrophularia atrata*	CRPR 1B.2 G2, S2	Calcium and diatom-rich soils in chaparral, coastal dunes, coastal scrub, and riparian woodland. Elevation range: 0 – 1,300 feet. Blooming period: April – July.	Yes	**Not Expected**. There is suitable habitat for black-flowered figwort in the riparian corridor of Orcutt Creek and the coyote brush scrub. Black-flowered figwort would have been in bloom and detectable to species during the April 2016 botanical survey and was not observed. This perennial species would have been identifiable to genus during the more recent February 2026 survey, but no *Scrophularia* species were observed. Black-flowered figwort is not expected to occur in the Project Site.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Affinities**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within Project Site**
San Bernardino aster *Symphyotrichum defoliatum*	CRPR 1B.2 G2, S2	Vernally wet areas in grasslands and disturbed places. Elevation range: 0 – 6,800 feet. Blooming period: July – November.	No	**Not Expected.** There are no vernally wet areas in the wild oats-annual brome grassland in the Project Site. The closest documented occurrence of San Bernardino aster is from a pasture in the vicinity of the intersection of Highway 1 and Highway 135 at Vandenberg Road, approximately 3.4 miles southwest of the Project Site (CNDDB 2026). However, this 1995 record is described as needing additional fieldwork and species identification verification as this occurrence is much further northwest than other occurrences for this species (CNDDB 2026). San Bernardino aster is not expected to occur in the Project Site.
Invertebrates				
Crotch's bumble bee *Bombus crotchii*	Candidate SE G4, S2	Inhabits open grassland and scrub habitats. Nesting occurs underground, in colonies.	Yes	**Moderate**. There is suitable nesting habitat in the grassland and scrub habitat in the Project Site. The closest documented occurrence of this species is 6.4 miles to the northeast in a residential neighborhood in Santa Maria adjacent to agricultural fields in 2024 (CNDDB 2026). The likelihood of Crotch's bumble bee occurring in the Project Site is moderate.
Monarch butterfly *Danaus plexippus* (California overwintering population)	FC, SA G4, S2	Overwintering sites (i.e., roosts) extend from Mendocino to Baja California, Mexico and are located in wind-protected tree groves (typically eucalyptus, Monterey pine, and cypress), with nectar source and water nearby.	No	**Not Expected**. Suitable protected tree groves for roosting are not present in the Project Site. Nearby documented occurrences are from Waller Park and the Santa Maria Country Club in Santa Maria in the mid-1990s (CNDDB 2026).

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Affinities**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within Project Site**
Lompoc Grasshopper *Trimerotropis occulens*	SA G1, S1	Open to sparsely vegetated chaparral, scrub, and grassland habitats. Often in diatomaceous earth or rocky shale soils.	Yes	**Low**. There is suitable open grassland and scrub habitat in the Project Site but there are no diatomaceous earth or rocky shale soils. The range of the species is described as two localities in Santa Barbara and San Luis Obispo Counties (Rentz 1996). Nearby occurrences are from Vandenberg Airforce Base (CNDDB 2026). The same observer has also documented Lompoc grasshopper off Black Road near Casmalia and along Harris Grade Road as recently as 2024 (iNaturalist 2026). All these occurrences were in rocky shale soils. Likelihood of occurrence Lompoc grasshopper in the Project Site is considered low based on lack of preferred soils/geology.
Amphibians				
California Tiger Salamander (CTS) *Ambystoma californiense*	FE, ST G2, S2	Inhabits valley foothills and grasslands, savannas, and open woodlands near vernal pools or other seasonal sources of water for breeding. Require upland, underground refuges, often California ground squirrel and Botta's pocket gopher burrows.	No	**Not Expected**. No vernal pool or suitable breeding habitat for CTS is present in or adjacent to the Project Site. The Project Site location relative to known and potential CTS breeding ponds is further than the maximum distance the species is known to migrate or disperse (1.37 miles). There are substantial barriers to dispersal to and from known or potential CTS breeding ponds, primarily due to urban infrastructure (SES 2010).

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Affinities**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within Project Site**
California Red-legged Frog (CRLF) *Rana draytonii*	FT, SSC G2, S2	Found primarily in coastal drainages of central California, from Marin County to northern Baja California, Mexico. Uses a variety of aquatic, riparian, and upland habitats. Requires a pond, slow-flowing stream reach, or deep pool within a stream with vegetation or other material to which egg masses may be attached. Uses both riparian and upland habitats for foraging, shelter, cover. Will also use small mammal burrows and moist leaf litter as refugia.	Yes	**Moderate**. No suitable breeding habitat for CRLF is present in or adjacent to the Project Site. Protocol level CRLF field surveys conducted in 2010 for a neighboring parcel to the southeast, one-quarter mile upstream from the Project Site were negative (SES 2011). Habitat for CRLF within the segment of Orcutt Creek adjacent to the Project Site is marginal. This species is known to occur in Orcutt Creek; however, this portion of Orcutt Creek is intermittent and only contains flows during and after storm events. The channel's sandy bottom lacks pools or eddies for resting or breeding and it is routinely maintained to improve conveyance of storm flows. Upland and riparian habitat within and adjacent to the Project Site may be utilized by CRLF during dispersal events.
Western Spadefoot *Spea hammondii*	Candidate FT, SSC G3, S3	Prefers open areas with sandy or gravelly soils, in a variety of habitats including grasslands, mixed woodlands, coastal sage scrub, chaparral, sandy washes, and river floodplains. Vernal pools or other ephemeral water sources are essential for breeding and egg-laying.	Yes	**Moderate**. Suitable grassland and sandy soils are present, but no breeding habitat for western spadefoot toad is present in or adjacent to the Project Site. All known occurrences within 5-miles of the Project Site are from locations with vernal pools or stock ponds that provide breeding habitat for this species. Western spadefoot toad was not found during aquatic surveys for CRLF conducted on a neighboring parcel to the southeast, one-quarter mile upstream from the Project Site (SES 2011). Upland and riparian habitat within and adjacent to the Project Site may be utilized by western spadefoot toad during dispersal.
Reptiles				
Southwestern pond turtle (SWPT) *Actinemys pallida*	Candidate FT, SSC G2	Inhabits permanent or nearly permanent bodies of water in many habitat types; at elevations below 6,000 feet. Require basking sites such as partially submerged logs, vegetation mats, or open mud banks. Needs suitable upland nesting sites with silty soils for egg laying (Stebbins 2003).	Yes	**Moderate.** SWPT is known to occur in Orcutt Creek. A specimen was observed in a large retention basin on a neighboring parcel to the southeast, one-quarter mile upstream from the Project Site in 2010 (SES 2011). SWPT may occur in the segment of Orcutt Creek bordering the Project Site on a transient basis.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Affinities**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within Project Site**
Northern California legless lizard *Anniella pulchra*	SSC G3, S3	Inhabits moist soil in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Leaf litter under trees and shrubs in sunny areas and dunes stabilized with bush lupine and mock heather often indicate suitable habitat. Can also be found under surface objects such as rocks, boards, driftwood, and logs.	Yes	**Low**. Suitable sandy soils are present in the Project Site along with some coast live oak trees and coyote brush scrub. There are several documented occurrences within 1 to 2 miles of the Project Site including residential areas in Orcutt and coastal dune scrub with sandy soil, near the Santa Maria Airport (CNDDB 2026). Conversion to annual grassland and periodic mowing have reduced the value of upland habitat for legless lizard. This species is unlikely to occur in the Project Site.
Coast horned lizard *Phrynosoma blainvillii*	SSC G3, S3	Occur in various scrublands, grasslands, coniferous and broadleaf forests, and woodlands at elevations up to 6,000 feet. Require loose, fine soils with open areas for basking and shrubs for refugia. Often occur in sandy sites.	Yes	**Low.** Suitable sandy soils, grasslands, coyote brush scrub, and mixed native and non-native woodland are present in or adjacent to the Project Site. Open areas for basking are limited to the edges of the Project Site, beneath the oak trees in southwest boundary or along the riparian corridor of Orcutt Creek. Nearest known occurrences are from southeast Orcutt in oak woodland and coastal scrub habitats with sandy soils and patches of open terrain (Rindlaub et al. 1995; CNDDB 2026). Conversion to annual grassland and periodic mowing has reduced the value of upland habitat for horned lizards. The species is unlikely to occur but may still be present.
Birds				
Cooper's hawk *Accipiter cooperii*	WL, MBTA G5, S4	Nests in oak, riparian, and non-native woodlands. Frequents a wide variety of habitats while hunting.	Yes	**High.** Considered an uncommon transient and local, resident breeder in Santa Barbara County (Lehman 2026). Suitable nesting habitat is present in the Project Site. An adult Cooper's hawk was observed during a field survey on June 1, 2016. The species is expected as an uncommon visitor and potential breeder onsite.

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Affinities**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within Project Site**
Burrowing owl *Athene cunicularia*	Candidate SE MBTA G4, S3	Found in open grasslands and similar habitat. Nests and roosts in abandoned animal burrows or other crevices. Often seen perched on the ground or on fence posts. Open, dry annual or perennial grasslands, deserts and shrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals for harborage and nesting (Shuford and Gardali 2008).	Yes	**Low**. Dense annual grassland habitat and small mammal burrows are present in the Project Site. The closest documented occurrences of this species are 4.3 to 5.3 miles to the northwest in western Santa Maria (CNDDB 2026). These were both wintering birds and were not documented nesting. Burrowing owl is now a rare transient and winter visitor in northern Santa Barbara County (Lehman 2026). This species was formerly common in the area but has decreased in numbers at all seasons and is nearly extirpated as a nesting species except for the Cuyama Valley. Burrowing owl is not expected to nest in the Project Site but may occur on a transitory basis. Due to the regional scarcity of this species in recent years, the likelihood of burrowing owl using the grassland habitat in the Project Site is considered low.
Least Bell's vireo *Vireo bellii pusillus*	FE, SE MBTA G5, S2	Breeds in riparian habitat in southern California, primarily along the coast and the western edge of the Mojave Desert. Nearest recent nesting records are from the upper Santa Ynez River drainage. Require dense riparian areas, dominated by willows and adjacent to freshwater streams.	Yes	**Low**. Dense riparian habitat, dominated by willows is present in the riparian corridor of Orcutt Creek. Protocol-level presence/absence surveys for least Bell's vireo were conducted by SES in 2016 (see Appendix D). No least Bell's vireos were observed within the Project Site during protocol surveys. This species could occur near the Project Site in the riparian corridor of Orcutt Creek as a rare transient.
Mammals				
Pallid bat *Antrozous pallidus*	SSC G5, S3	Occurs in a variety of habitats including deserts, moist oak woodlands, redwood forests of the coastal region, and open, dry habitats such as grasslands, oak savannah, and open scrublands. Roosts in rock crevices, caves, mines, tunnels, tree hollows, bridges and buildings	Yes	**Moderate**. Suitable foraging habitat is present in the Project Site for all the sensitive bat species that have the potential to occur in the region. No suitable roosting habitat for Townsend's big-eared bat is present in or adjacent to the Project Site. All known occurrences within 5-miles of the Project Site were detected by an electronic device and may represent foraging bats or bats in transit (CNDDB 2026). The riparian corridor of Orcutt Creek and the mixed native and

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Affinities**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within Project Site**
Townsend's big-eared bat *Corynorhinus townsendii*	SC, SSC G3, S2	Found in a variety of habitats including coniferous forests and woodlands, deciduous riparian woodland, semi-desert and montane shrublands. Hibernates in mines or caves in the winter months. Roosts in a variety of features including limestone caves, lava tubes, and man-made structures.	Yes	non-native woodland offers limited roosting habitat for pallid bat, western red bat, and Yuma myotis. Hoary bat is a migrating species that may use the site for winter roosts, but its breeding range is further north and maternal roosts would not be expected. The likelihood of bats utilizing the Survey Area for foraging and roosting is considered moderate.
Western red bat *Lasiurus frantzii*	SSC G5, S3	Solitary, tree or shrub roosting species often associated with intact riparian habitat.	Yes	
Hoary bat *Lasiurus cinereus*	SA G5, S4	Solitary, tree roosting species found in a variety of forested habitats.	Yes	
Yuma myotis *Myotis yumanensis*	SA G5, S4	Occur in a variety of habitats including riparian, and scrublands and deserts, and forests. Roost in bridges, buildings, cliff crevices, caves, mines, and trees.	Yes	
American badger *Taxidea taxus*	SSC G5, S3	Most abundant in drier open stages of shrub, forest, and grassland habitats, with friable soils that facilitate burrowing. Needs sufficient food and open, uncultivated ground. Preys mainly on burrowing rodents.	No	**Not Expected.** No badger burrows or signs of this species were observed in the Project Site during wildlife surveys. All known occurrences within 5-miles of the Project Site are from road kill observations from 1978 to 1991 (CNDDB 2026). Due to the Project Site's urban context and fragmented habitat, this species is not expected to occur.

*Listing Status Notes:
Federal: FE – Federally listed Endangered
FT – Federally listed Threatened
FC – Federal Candidate Species
WL – USFWS Watch list
BCC – USFWS Bird of Conservation Concern
MTBA – Migratory Bird Treaty Act

State: SE – State listed Endangered
ST – State listed Threatened
SC – State Candidate Species
SR – State Rare Species
SA – State Special Animal
FP – CDFW Fully Protected Species
SSC – CDFW Species of Special Concern
WL – CDFW Watch List

CRPR: California Native Plant Society Rare Plant Rank
CBR – Considered but Rejected
1B – Rare, threatened, or endangered in CA and elsewhere
2 – Rare, threatened, or endangered in CA but common elsewhere
4 – Limited distribution (Watch-list)
CBR – Considered but Rejected

CRPR Extensions
0.1 – Seriously endangered in California
0.2 – Fairly endangered in California
0.3 – Not very endangered in California

CNDDB Element Rankings

Global/State Rarity Ranking: G1/S1 – Critically imperiled. At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.
G2/S2 – Imperiled. At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.
G3/S3 – Vulnerable. At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.
G4/S4 – Apparently Secure. Uncommon but not rare; some cause for long-term concern due to declines or other factors.
G5/S5 – Demonstrably Secure. Common; widespread and abundant.

[1] – Unless otherwise noted, habitat, elevation, and blooming period for special-status plant species is from The Jepson eFlora 2026 and CNPS 2026b.

4.5 BOTANICAL RESOURCES

A total of 86 plant species was observed in the Project Site during 2016 and 2026 botanical surveys. Of the species observed, 39 (45 percent) were native and 47 (55 percent) were non-native, naturalized, or landscape species. A comprehensive list of vascular plant species observed in the Project Site is provided in Appendix B.

4.5.1 Special-status Plant Species

No special-status plant species were observed in the Project Site during the 2016 and 2026 field surveys. The following four (4) special-status species have moderate or high potential for occurrence based on suitable habitat, soil types, and/or nearby populations: Hoover's bent grass, seaside's bird's-beak, Lompoc yerba santa, southern curly-leaved monardella, and black figwort. However, none of these species were detected during the 2016 or 2026 botanical surveys and are not expected to occur in the Project Site.

4.5.2 Sensitive Vegetation Communities

One sensitive riparian vegetation community, arroyo willow-narrowleaf willow-Fremont cottonwood thickets, is present adjacent to the Project Site along Orcutt Creek (Figure 3 – Vegetation Communities & Land Use Types). Riparian vegetation is considered sensitive by the County and is provided protection in the OCP. Per the OCP, riparian vegetation should be preserved to the maximum extent feasible and a minimum buffer of 50 feet from the top-of-bank or dripline of riparian vegetation, whichever is further, should be maintained.

4.5.3 Protected Trees

There are several individual native trees along the southern boundary of the Project Site. The majority of these trees are coast live oak, but there is a California sycamore adjacent to the proposed driveway and a small stand of arroyo willows at the southwest corner of the Project Site (Figure 3 – Vegetation Communities & Land Use Types). There is also one small coast live oak tree adjacent to the coyote brush scrub in the wild oats-annual brome grassland.

Individual mature coast live oak trees (6 inches or greater diameter at breast height [DBH]) are afforded protection by the OCP and Comprehensive Plan Conservation Element Oak Tree Protection Supplement. Santa Barbara County Environmental Thresholds and Guidelines Manual encourages avoidance of all native trees (County 2021).

4.6 WILDLIFE SURVEYS

Field surveys were conducted in April of 2016 and February of 2026 to assess the character and extent of wildlife habitat in and near the Project Site. Emphasis was placed on potential for occurrence of special-status wildlife species (e.g., Crotch's bumble bee, California red-legged frog, California tiger salamander, southern western pond turtle, Blainville's horned lizard, least Bell's vireo). Additional wildlife observations were made during eight subsequent surveys of the Orcutt Creek riparian corridor for least Bell's vireo in 2016. A complete list of all wildlife species observed or detected within the Project Site is included as Appendix C.

4.6.1 General Wildlife Habitat

Thirty-two (32) bird species were observed over nine (9) field surveys. Species typically associated with open grassland and riparian habitats were most abundant, as expected. Examples include turkey vulture (*Carthartes aura*), red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), Nuttall's woodpecker (*Picoides nuttallii*), Anna's hummingbird (*Calypte anna*), northern mockingbird (*Mimus polyglottis*), and scrub jay (*Aphelocoma coerulescens*). Mammals observed or detected via scat, tracks, or middens consisted of California Botta's pocket gopher (*Thomomys bottae*), ground squirrel (*Spermophilus beecheyi*), big-eared (= dusky-footed) woodrat (*Neotoma macrotis*), striped skunk (*Mephitis mephitis*), raccoon (*Procyon lotor*), and coyote (*Canis latrans*). One common herptile species, western fence lizard (*Sceloporus occidentalis*), was present in abundance.

Annual grassland is the prevailing habitat type in the Project Site, which provides foraging habitat for bird and bat species as well as nesting habitat for native bumble bees and birds. The riparian corridor of Orcutt Creek along the northern boundary and the coast live oaks and non-native trees on the southern boundary of the Project Site provide nesting habitat for passerine and raptor bird species. Orcutt Creek provides a wildlife corridor throughout the surrounding developed areas in the Town of Orcutt.

4.6.2 Special-status Wildlife Species

One special-status raptor species, Cooper's hawk (*Accipiter cooperii*), was observed during the April 2016 field survey. No permanent water bodies are present in the Project Site to support aquatic species (e.g., Southern steelhead, tidewater goby) or breeding habitat for semi-aquatic species (e.g., CRLF, CTS, western spadefoot toad).

Ten (10) additional special-status wildlife species have a moderate potential to occur in the Project Site. This conclusion is based on presence of suitable habitat, soil types, and/or documentation of nearby occurrences. These are Crotch's bumble bee, California red-legged frog, western spadefoot toad, southwestern pond turtle, Blainville's horned lizard, pallid bat, Townsend's big-eared bat, western bat, hoary bat, and Yuma myotis.

4.6.2.1 Crotch's bumble bee (Bombus crotchii) (Candidate SE, G3, S1)

Crotch's bumble bee has a rarity ranking of "Vulnerable" at a global level, "Critically Imperiled" at a state level, and is listed as a Candidate Species by California Fish and Game Commission under the State ESA. Crotch's bumble bee inhabits a variety of open grassland and scrub habitats. Nesting occurs underground, in colonies. Bumble bees have an annual life cycle founded by an individual queen after she awakens from hibernation. Females survive winter by digging several inches underground or beneath a layer of leaf litter until they emerge in in spring to establish new colonies (Xerces 2011). Bumble bee colonies can range in size from a couple of dozen to a couple of hundred bees. New natal nests are typically located in a dry cavity, such as an abandoned mouse or rabbit nest, a cavity in a tree, crevices in rocks, or under a tussock of grass (Xerces 2011).

The closest documented occurrence of this species is 6.4 miles to the northeast in a residential neighborhood in Santa Maria adjacent to agricultural fields in 2024 (CNDDB 2026). Crotch's bumble bee was not observed during field surveys. However, the survey was conducted outside of the highest detection period (April-August), per the methodology outlined in the CDFW survey

considerations for CESA Candidate Bumble Bee Species (CDFW 2024). It is possible that Crotch's bumble bee could nest and forage in grassland and scrub habitats in the Project Site. An appropriately timed focused bumble bee survey would be needed to gather additional data to determine if bumble bees are nesting in the Project Site.

4.6.2.2 California red-legged frog (CRLF) (Rana draytonii) (FT, SSC).

The CRLF is known from downstream segments of Orcutt Creek (SES 2006). Protocol level CRLF field surveys conducted in 2010 for a neighboring parcel to the southeast, one-quarter mile upstream from the Project Site, were negative (SES 2011). The segment of Orcutt Creek adjacent to the Project Site lacks the defining habitat elements necessary to support breeding by CRLF. These include standing pools of sufficient duration (minimum of four months) for metamorphosis. This species may occur as a rare to uncommon transient during migration or dispersal to or from breeding sites. CRLF would likely be found in the Orcutt Creek channel during such events.

4.6.2.3 Western spadefoot toad (Spea hammondii) (Candidate FT, SSC).

The western spadefoot toad is known from various locations in the Santa Maria Valley (CNDDB 2026). Larvae were found in ephemeral pools in the western portion of the Orcutt Community Plan Area (Key Site 22) in 1995 (Rindlaub et al. 1995). They were not detected during aquatic surveys of a retention basin (pond) on a neighboring property in 2010 (SES 2011). Due to the lack of suitable breeding habitat and fragmented nature of upland habitat in the Project Site, the species has very limited potential to occur.

4.6.2.4 Southern western pond turtle (SWPT) (Actinemys marmorata) (Candidate FT, SSC).

The SWPT is known from a number of locations in the Santa Maria Valley including Orcutt Creek (CNDDB 2026, SES 2006). The nearest documented occurrence is from a retention basin pond on a neighboring parcel, approximately one-quarter mile to the southeast (SES 2011).

SWPT is most often found in streams, ponds, or other permanent or ephemeral water bodies. Retreat sites such as rocks, logs, and mats of emergent vegetation are used to avoid predation and for estivation. These same features are favored for basking during daytime, especially when associated with "plunge pools".

The segment of Orcutt Creek adjacent to the Project Site does not consistently support surface flow or standing pools. SWPT may be found on a transient basis during periods of dispersal, but such the potential for such occurrence is considered low to moderate and would likely be contained to the Orcutt Creek channel.

4.6.2.5 Blainville's Horned Lizard (Phrynosoma coronatum) (SSC).

Blainville's (coast) horned lizard occurs in a variety of habitats including scrublands, grasslands, coniferous and broadleaf forests, and woodlands. It prefers sandy sites in which it can bury itself; these are often associated with red ant colonies. The vegetation and soils of the Project Site may provide suitable habitat and food resources to support Blainville's horned lizard.

Blainville's (coast) horned lizard was observed at three "Key Sites" within one mile of the Project Site during surveys for the Orcutt Community Plan (Rindlaub et al. 1995). Habitat value in the

Project Site has been reduced through habitat conversion and regular mowing. However, the species should be considered a possible resident.

4.6.2.6 Cooper's Hawk (Accipiter cooperii) (WL).

The Cooper's hawk is considered an uncommon transient and local, resident breeder in Santa Barbara County (Lehman 2026). Woodlands are preferred for nesting. The Orcutt Creek riparian corridor supports suitable nesting habitat. An adult Cooper's hawk was observed during field surveys for this Assessment. The species is expected as an uncommon visitor and is a potential breeder in the Project Site.

4.6.2.7 Pallid bat (Antrozous pallidus) (SSC, G5, S3)

Pallid bat occurs in a variety of habitats including open, dry habitats such as grasslands, oak savannah, and open scrublands (CDFW 2014). This species roosts in rock crevices, caves, mines, tunnels, tree hollows, bridges, and buildings (CDFW 2014). Roosts must be protected by high temperatures and disturbance, as pallid bats are very sensitive to disturbance (CNNDB 2026).

The closest documented occurrence is from 1997 and 1998 on Vanderberg Space Force Space, approximately 5.2 miles southwest of the Project Site (CNDDB 2026). Pallid bat was documented roosting in Old Garey Bridge in 1990, approximately 2.4 miles east of the Survey Area (CNDDB 2026). This roosting site was recently confirmed to still be active.

Based on habitat association and roosting requirements, pallid bat is unlikely to roost in the more exposed woodland canopies but may occur on the Project Site to forage.

4.6.2.8 Townsend's big-eared bat (Corynorhinus townsendii) (SC, SSC, G3, S2)

The Townsend's big-eared bat is recognized as a CDFW Species of Special Concern. Townsend's big-eared bat is widely distributed with the Santa Barbara Region. All nearby (within 4 to 5 miles) occurrences are from the Vandenburg Space Force Base and were detected by an electronic device in 1997, 2012, and 2013 (CNDDB 2026). Detection may represent foraging bats or bats in transit (CNDDB 2026). They typically roost in caves, mine tunnels, or buildings. There is no suitable roosting habitat in the Project Site. Foraging habitat for bats in the Project Site is abundant.

4.6.2.9 Western red bat (Lasiurus blossevillii) (SSC, G5, S3)

The western red bat is a solitary, tree or shrub roosting species often associated with intact riparian habitat. Roost sites often are in edge habitats adjacent to streams, fields, or urban areas (Zeiner 1990). The riparian corridor or Orcutt Creek and the mixed native and non-native woodland could provide roosting opportunities for this species. The closest documented occurrences are five to seven miles to the southwest on Vandenburg Space Force Base (CNDDB 2026). Western red bat may use the Project Site to roost and/or forage.

4.6.2.10 Hoary bat (Lasiurus cinereus) (SA, G5, S4)

Hoary bat is recognized as a CDFW Special Animal. Hoary bat is a solitary, tree roosting species found in a variety of forested habitats. This species winters along the coast and in southern California, breeding inland and north of the winter range (Zeiner 1990). Spring migration occurs from February-May and Fall migration occurs from September-November. Hoary bat could roost

in the riparian corridor or Orcutt Creek. However, this species would not breed in the Project Site as it is south of their breeding range (Zeiner 1990). The closest documented occurrences of hoary bat are from 1997 and 1998 on Vandenburg Space Force Base (CNDDB 2026). Hoary bat may occur in the Project Site as a non-breeding resident and to forage.

4.6.2.11 Yuma myotis (Myotis yumanensis) (SA, G5, S4)

Yuma myotis is a CDFW Special Animal that occurs in a variety of habitats including riparian, scrublands, deserts, and forests. These bats roost in bridges, buildings, cliff crevices, caves, mines, and trees. Maternity colonies, which are of greater protection concern, may be found in buildings, caves, mines, and under bridges. Suitable foraging and night roosting habitat are present in the Project Site but there is no habitat for maternity colonies. Additionally, distribution is closely tied to bodies of water (Zeiner 1990). The closest documented occurrences of Yuma myotis are on Vandenburg Space Force Base, near Barka Slough (CNDDB 2026). Yuma myotis may occur on the Project Site to forage but is less likely to use the trees in the Project Site as night roosts based on the intermittent presence of water in Orcutt Creek.

5.0 SUMMARY OF BIOLOGICAL CONSTRAINTS

A primary objective of this Assessment is to identify any significant biological resources within the Project Site that might pose a regulatory constraint to development. This Assessment can be used to help refine ongoing plan development. Project impacts and required mitigation, if necessary, will be quantified once Project plans are finalized.

Biological constraints in the Project Site are summarized below and are depicted in Figure 6 – Biological Constraints & Prescribed Setbacks. Avoidance, minimization, and mitigation measures to protect sensitive biological resources and minimize potential impacts from future development are included in Section 6.0.

5.1 JURISDICTIONAL WATERS & RIPARIAN HABITAT

Orcutt Creek is considered jurisdictional under current state and federal guidance and is regulated by the USACE, RWQCB, CDFW, and County. Streams and associated riparian vegetation, like the arroyo willow-narrowleaf willow-Fremont cottonwood thickets, are protected under OCP and County policies. The OCP-prescribed setback (i.e., buffer area) from the outer (upland) edge of the riparian canopy, or the top-of-bank of the water body in the absence of riparian vegetation, is 50 feet per OCP Development Standards (Figure 6 – Biological Constraints & Prescribed Setbacks). Intrusion within the buffer areas for riparian habitats and streams may be considered significant. However, OCP Development Standard KS18-1 specifies that the following development may occur within the 50-foot setback from Orcutt Creek within Key Site 18: open space, retention basins, and Class I bike path/multi-use trail. Development Standard BIO-O-5.3 states that trail construction shall include riparian restoration between the edge of existing native vegetation and the bicycle path and that trail lighting should be directed away from the creek.

5.2 PROTECTED NATIVE TREES

There are several individual native trees along the southern boundary of the Project Site. The majority of these trees are coast live oak, but there is a California sycamore adjacent to the proposed driveway and a small stand of arroyo willows at the southwest corner of the Project Site

(Figure 6 – Summary of Biological Constraints & Prescribed Setbacks). There is also one small coast live oak tree adjacent to the coyote brush scrub in the wild oats-annual brome grassland.

Individual mature coast live oak trees (6 inches or greater diameter at breast height [DBH]) are afforded protection by the OCP and Comprehensive Plan Conservation Element Oak Tree Protection Supplement. Santa Barbara County Environmental Thresholds and Guidelines Manual encourages avoidance of all native trees (County 2021). The County's Standard Conditions and Mitigation Measures (County 2011) and OCP Development Standard BIO-O-3.1 require that grading, trenching, ground disturbance, construction activities and structural development occur beyond 6 feet of the dripline of all native trees. Mitigation for impacted oak trees requires posting of performance security and tree replacement at a 10:1 ratio, preferably on-site. The following alterative tree replacement ratios may be found acceptable to the County: 5:1 ratio for 15-gallon containers, 3:1 ratio for 24-inch boxes, 2:1 ratio for 36-inch boxes, and 1:1 ratio for 48-inch boxes.

A Tree Protection Plan should be prepared once site plans are finalized that depicts all native trees to be removed as part of the Project, proposed mitigation trees, all native trees to be protected, and the prescribed 6-foot buffer from the drip-line of any trees to be avoided. The County and OCP required 6-foot setback for coast live oak trees has been depicted in Figure 6.

5.3 SPECIAL-STATUS PLANT SPECIES

The botanical survey conducted in April 2016 took place during the appropriate season to identify most of the special-status plant species that have the potential to occur in the Project Site (e.g., Hoover's bent grass, seaside bird's beak, southern curly-leaved monardella) (see Table 3) and was consistent with the botanical survey guidelines of the California Department of Fish and Game (now CDFW) (2009), the USFWS (1996), and the California Native Plant Society (2001). No special-status plant species were observed in the Project Site during any of the site surveys and none are expected to occur.

5.4 SPECIAL-STATUS WILDLIFE SPECIES & NESTING BIRDS

One special-status raptor species, Cooper's hawk (*Accipiter cooperii*), was observed during the April 2016 field survey. No permanent water bodies are present in the Project Site to support aquatic species (e.g., Southern steelhead, tidewater goby) or breeding habitat for semi-aquatic species (e.g., CRLF, CTS, western spadefoot toad).

Ten (10) additional special-status wildlife species have a moderate potential to occur in the Project Site. This conclusion is based on presence of suitable habitat, soil types, and/or documentation of nearby occurrences. These species are Crotch's bumble bee, California red-legged frog, western spadefoot toad, southwestern pond turtle, Blainville's horned lizard, pallid bat, Townsend's big-eared bat, western bat, hoary bat, and Yuma myotis.

5.4.1 Crotch's Bumble Bee

Crotch's bumble bee could nest and forage in the grassland and scrub habitats in the Project Site, where the majority of development is sited. The Project would result in habitat reduction and may directly impact (i.e., harm or kill) Crotch's bumble bee. Per the CDFW Survey Considerations for CESA Candidate Bumble Bee Species, if suitable nesting, foraging, or overwintering habitat is present within the Project Site, it is recommended that a biological monitor be onsite during

vegetation or ground disturbing activities that take place during any of the Queen Flight Season (February-March), Gyne Flight Season (September-October), and Colony Active Period (April-August) (CDFW 2024). Potential impacts to Crotch's bumble bee nesting, foraging, or overwintering habitat would be reduced to less than significant with implementation of the recommended avoidance and minimization measures outlined in Section 6.0, including pre-construction bumble bee surveys and biological monitoring.

5.4.2 Special-status Reptiles & Amphibians

The majority of the special-status reptile and amphibian species that could occur in the Project Site would most likely occur in Orcutt Creek on a transitory basis (e.g., California red-legged frog, western spadefoot toad, and southwestern pond turtle). However, these species could migrate into the upland habitat in the Project Site. Blainville's horned lizard would most likely be found in the upland wild oats-annual brome grassland. These species could be injured or killed during initial clearing and grading, if present with the limits of excavation. These impacts can be avoided through pre-project survey and monitoring. With implementation of the recommended avoidance and minimization measures, direct and indirect impacts to special-status wildlife would be mitigated to a less than significant level.

5.4.3 Cooper's Hawk & Nesting Birds

If construction is to occur during the avian breeding and nesting season (February 1 through August 31), work could result in direct or indirect impacts to nesting birds. Direct impacts could occur through removal of vegetation supporting active nests. Indirect impacts such as noise, dust, and general activity associated with construction could result in nest abandonment. Implementation of the recommended avoidance and minimization measures (i.e., worker training, pre-construction nesting bird surveys) would reduce the potential for impacts to nesting birds, including special-status bird species that may occur in the Project Site (i.e., Cooper's hawk) to a less than significant level.

5.4.4 Special-status Bats

There are five (5) special-status bat species (i.e., pallid bat, Townsend's big-eared bat, hoary bat, western red bat, and Yuma myotis) that have the potential to use the Project Site and surrounding habitat for foraging and/or roosting. All of these bat species could forage in the Project Site. There is no suitable roosting habit for pallid bat or Townsend's big-eared bat, the Project Site is outside the breeding range for the hoary bat, and there is no habitat for Yuma myotis maternal roosts. Western red bat could roost in the trees within the Project Site. Yuma myotis could use the trees as night roosts but it is considered unlikely due to the intermittent presence of water in Orcutt Creek.

The Project would not result in a significant reduction in foraging habitat for bat species. Any proposed tree removals would not result in significant reduction in roosting habitat as many coast live oak and ornamental trees will remain outside of the Project Site. With implementation of the recommended avoidance and minimization measures, potential indirect impacts (e.g., noise, dust) to bat species would be reduced to less than significant.

6.0 RECOMMENDED AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES

The following avoidance, minimization, and mitigation measures are recommended to mitigate and minimize impacts to biological resources prior to and during construction. With implementation of these measures, Project impacts to biological resources would be mitigated to a less than significant level. These measures are intended to be consistent with the approved measures provided in the Final Environmental Impact Report (EIR) prepared for the OASIS Senior Meeting Center in August 2020 (19EIR-00000-00003; SCH# 2017041065).

BIO-1 **General Bio Protection.** The following measures shall be implemented to minimize impacts to biological resources.

a. All construction equipment shall be limited to the use of designated access roads, staging areas, and/or previously identified work areas shown on the project plans.
b. Exclusionary fencing shall be erected at the boundaries of the Project limits of work (all earth disturbance and construction activities) to avoid equipment and human intrusion into adjacent native habitats (i.e., oak trees and the riparian corridor of Orcutt Creek). The fencing shall remain throughout the duration of construction activities.
c. All motorized equipment used at the Project Site shall be maintained in proper working condition and shall be free of drips and leaks of coolant, hydraulic, and petroleum products. No equipment shall be used in the Project Site unless such equipment is free of leaks and drips.
d. A spill prevention and clean-up kit (including socks, absorbent pads, kitty litter, broom, dustpan, shovel, and container for dirty absorbent material) shall be available on-site for immediate use in case of an accidental spill. Any equipment or vehicles driven and/or operated adjacent to Orcutt Creek shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. Service and refueling activities shall not occur within 100 feet of Orcutt Creek.
e. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease unless mandatory drought restrictions limit use of water for this purpose. The construction area shall be wet down after work is completed for the day and whenever wind exceeds 15 mph.
f. Erosion control measures (e.g., which may include silt fencing, jute netting, straw bales) shall be used throughout all phases of construction where sediment runoff from exposed soils could enter Orcutt Creek.
g. Construction material shall be stockpiled in upland habitat at least 100 feet from Orcutt Creek. BMPs (e.g., silt fencing, straw wattles) shall be installed between the work area and riparian corridor of Orcutt Creek to ensure sediment runoff from the work area does not enter the creek. Unattended soil stockpiles shall be covered.
h. Trash and food items shall be kept in closed containers and removed daily.

i. Open excavations shall be covered at the end of each work day. If this is not feasible, escape ramps shall be installed in the pits to ensure no entrapment of animals occur.

BIO-2 **Special-status Species Survey.** A County-qualified biologist shall conduct a pre-construction survey of the Project Site for Crotch's bumble bee, CRLF, western spadefoot toad, Blainville's horned lizard, SWPT, and special-status bat species immediately prior to the onset of grubbing and grading. The Crotch's bumble bee survey(s) must be conducted per the methodology outlined in the CDFW survey considerations for to Candidate Bumble Bee Species (CDFW 2023). Trees to be removed shall be inspected for evidence of bat roosting. The survey shall be performed 7-10 days prior to the onset of grubbing and grading. No state or federally listed species shall be handled without the approval of the USFWS and/or CDFW. Any specimens found (with the exception of CRLF) shall be captured and relocated to suitable habitat within KS18 (per USFWS and/or CDFW direction). If CRLF is present with the work area, the USFWS and CDFW shall be consulted regarding any additional avoidance measures (e.g. morning inspections of the work area, installation of exclusion barriers around active work zones).

BIO-3 **Special Worker Orientation.** Worker Orientation regarding biological protection measures during site preparation and construction shall be required. Prior to the start of work, a County-approved biologist shall oversee worker orientation for all construction contractors (including site supervisors, equipment operators, laborers) which emphasizes the presence of special-status species within/ or adjacent to the Project Site, identification of those species, their habitat requirements, applicable regulatory policies and provisions regarding their protection, measures being implemented to avoid and/or minimize impacts, and penalties for noncompliance shall be conducted. This orientation may be done as part of the standard preconstruction meeting. If new members of the crew arrive after the initial orientation meeting or have otherwise not received the orientation, they shall attend a subsequent training prior to working on the job. No staging of equipment or construction supplies shall occur prior to orientation.

BIO-4 **Biological Monitor.** A County-approved biological monitor shall monitor all vegetation removal, grubbing, and earthwork activities (e.g., grading, trenching). Work shall be stopped if necessary, or modified to protect wildlife and other biological resources, or if violations of laws or permit conditions are observed. Duties include the responsibility to ensure all aspects of the approved biological mitigation measures are carried out per County requirements and that USFWS and/or CDFW are notified of the presence of any listed species. To the extent practical, common wildlife species entering the construction zone shall be captured and relocated to suitable habitat. Any special-status wildlife species observed in the Project Site shall not be physically relocated without permission from the CDFW or the USFWS, as appropriate. The biological monitor, in consultation with the County, shall determine necessary frequency and duration of onsite monitoring during earthwork activities and shall periodically inspect the Project Site during construction. The County-approved biological monitor shall oversee and survey the work areas prior to activities commencing.

BIO-5 **Tree Protection.** All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all native trees, unless otherwise identified on the approved Development Plan and Tree Protection Plan exhibits.

a. Prior to zoning clearance for grading or construction, all native trees proposed to remain as shown on the Project plans and Tree Protection Plan shall be fenced at least six feet beyond the dripline as shown on the approved Development Plan and Tree Protection Plan exhibits. If six feet cannot be accommodated the fencing shall be placed as far away as possible from the tree trunk. If earthwork will impact more than 20% of the tree canopy, the restoration/landscape plan shall incorporate 10:1 replacement of the tree with 5-gallon containers. Oak trees may be mitigated for at one of the following ratios as well with County approval: 5:1 ratio for 15-gallon containers, 3:1 ratio for 24-inch boxes, 2:1 ratio for 36-inch boxes, and 1:1 ratio for 48-inch boxes. Fencing shall be at least three feet in height of chain link or other material acceptable to the County and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15-foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.

b. If the Project will result in removal of coast live oak or other native trees, tree removals shall be mitigated in a manner approved by the County. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio (or alternate ratio listed above) and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation for County approval. The required mitigation shall be done under the direction of County prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by the County after its inspection and confirmation of such installation and maintenance.

c. To help ensure the long-term survival of native trees, no permanent irrigation systems are permitted within six feet of the dripline of native trees unless the trees were not naturally occurring (were planted and have been irrigated as landscape trees). Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

BIO-6 **Nesting Birds Pre-construction Surveys.** For construction activities occurring during the nesting season (generally February 1 – September 15), surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a qualified biologist no more than 7 days prior to vegetation removal. The survey area for all nesting bird and raptor species shall include the disturbance footprint plus a 300-foot buffer. If active nests (nests with eggs or chicks) are located, the qualified biologist shall establish an appropriate avoidance buffer ranging from 50 to 300 feet based on the species biology and the current and anticipated disturbance levels occurring in vicinity of the nest. The objective of the buffer shall be to reduce disturbance of nesting birds. All buffers shall be marked using high- visibility flagging or fencing acceptable to the County, and, unless approved by the qualified biologist, no

construction activities shall be allowed within the buffers until the young have fledged from the nest or the nest fails.

BIO-7 **Tree Planting and Maintenance.** The Owner/Applicant shall plant 10 oak trees obtained from locally occurring saplings or seed stock for every oak tree removed, relocated or damaged. Oak trees may be mitigated for at one of the following ratios as well with County approval: 5:1 ratio for 15-gallon containers, 3:1 ratio for 24-inch boxes, 2:1 ratio for 36-inch boxes, and 1:1 ratio for 48-inch boxes. The trees shall be planted, gopher fenced and irrigated (drip irrigation on a time) as part of the creek riparian area restoration plan for a five-year maintenance period as identified in the related habitat restoration plan mitigation measure. This requirement shall be shown on the creek riparian restoration plan, landscape plan, and Tree Protection Plan, if applicable, to be reviewed and approved by the County.

BIO-8 **Habitat Setback.** With the exception of Orcutt Creek Trail/Class I Bikeway installation/use and restoration activities, all ground disturbances, vegetation removal, landscaping, parking, development, Orcutt Library programs and activities, and rentals/special events shall be restricted to the areas identified on the approved Development Plan exhibits. The final grading plan shall minimize grading on the slope north of the access road and any grading approved within 50 feet of Orcutt Creek (e.g., for the trail/bikeway) to the greatest degree feasible. Earth disturbance associated with the proposed access road improvements shall be restricted to the Foxenwood Lane right of way and APNs 105-020-063, -041, and -053. Restoration plantings shall be required to offset vegetation removal or grading (proposed or unintentional) within 50 feet of the edge of riparian habitat. The exception to this is grading within the graded footprint of the area covered by the existing dirt access road.

a. Construction Period Fencing and erosion control materials/methods (type and location acceptable to the County) shall be shown on grading plans and shall be installed prior to any earth movement to ensure excavation work within or adjacent to sensitive habitats including native trees and riparian habitat shall be avoided to the maximum extent feasible. Where excavation must be performed within sensitive areas (as determined by the County), it shall be performed with hand tools only. If the use of hand tools is deemed infeasible by the County, excavation work may be authorized by the County to be completed with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by County staff.
b. Long-Term: The boundaries of the development and parking areas shall be visually delineated with a combination of fencing, vegetation, and/or other features (e.g., rock) acceptable to the County before final signoff/occupancy clearance to facilitate compliance with this condition.

BIO-9 **Storm Water BMPs.** To minimize pollutants impacting downstream waterbodies development shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas with compatible native species), designed

in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other County approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once a year. Long-term maintenance shall be the responsibility of the landowner. A maintenance program shall be specified in a maintenance program submitted by the landowner and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to the County and Public Works, Water Resources Division staff, for review prior to approval of zoning clearance. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once a year and retain proof of inspections.

BIO-10 **Habitat Restoration.** The Owner/Applicant shall submit for County approval of a Creek Riparian Area Buffer Restoration Plan prepared by a County-approved biologist and designed to provide a buffer for increased development and activities adjacent to Orcutt Creek, consistent with the Orcutt Community Plan (OCP), including direction regarding creek buffer plantings in the OCP Biological Resources and Parks, Recreation and Trails sections. The restoration plantings shall take into consideration the proposed location of the future Orcutt Creek Multi-Use Trail (including Class I bikeway) proposed as part of the Project and future segments of the trail connecting to Broadway. and the tentative trail location. The approved location of the Orcutt Library trail/bikeway easement shall be included on the restoration plans. The applicant may choose to combine the Restoration Plan with the Landscape Plan and/or plans for the portion of the Orcutt Creek Trail that crosses the project parcels. If combined with the Landscape Plan, the installation security shall separately only need to cover the Restoration component of the plan. The Restoration Plan shall include the following components:

a. Plantings shall be with compatible native riparian species.
b. Species shall be from locally obtained plants and seed stock.
c. The new plantings shall be irrigated with drip irrigation on a timer, and shall be weaned off of irrigation over a period of not less than two to three years, sufficient to ensure plantings remain successful a minimum of one year following cessation of supplemental irrigation. Restoration plantings must be established without irrigation for a minimum period of one year. The maintenance period shall be extended, if needed, beyond the minimum five-year period to accommodate this requirement for success of plantings for a minimum period of one year after cessation of supplemental irrigation.
d. The creek area shall be fenced (or other method acceptable to the County) at the limits of disturbance during grading and construction activities and shall be

protected to the extent necessary (as determined by the County and the plan biologist during restoration activities to ensure success of the restoration plan).

e. If it becomes necessary (as authorized by the County) to disturb or remove any plants w/in the habitat area, a County approved biologist shall monitor and direct the work. Where feasible, specimens shall be boxed and replanted. If a County-approved biologist certifies that it is not feasible to replant, plants shall be replaced at a minimum using the standards of the County's standard Habitat Restoration Plan and under direction of the County-approved biologist.

f. A plan shall be included for removal of non-native invasive species in the buffer area between the project development and the creek.

BIO-11 **Use Natives.** Landscaping between Orcutt Creek and the project development, within the parking areas, and along the access road shall be with native plants. Plantings within 100 feet of Orcutt Creek shall be plants or seed stocks from locally obtained sources. Compatible, non-invasive drought tolerant plant species may be used in the lawn area to the west of the proposed buildings and adjacent to structures.

BIO-12 **Equipment Washout-Construction.** The Owner/Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site at intervals sufficient to ensure adequate capacity is maintained onsite. The areas shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

BIO-13 **Special Trails.** Design of the Orcutt Creek Trail (including Class I Bikeway) shall be designed to minimize removal of native vegetation and to minimize erosion that could impact Orcutt Creek water quality or the creek banks. In addition, either the trail or the Project layout shall be revised to accommodate restoration plantings between the trail/bikeway and Orcutt Creek consistent with OCP DevStd BIO-O-5.3 and DevStd KS 18-4. Prior to approving the final trail alignment, the proposed trail route shall be surveyed by a qualified botanist. The botanist in consultation with the County, shall reroute the trail/bikeway alignment to avoid sensitive species where feasible. The final trail/bikeway alignment shall be approved by the County and the Community Services Department, Parks Division prior to issuance of Zoning Clearance. Signage shall be included in the trail design, providing educational and interpretive information.

BIO-14 **Fence Design.** Project fencing for accessory components (i.e. roads, trail, etc.) shall be designed to minimize impacts to wildlife. Fencing shall not block wildlife movement. Where fencing is required for public safety concerns, the fence shall be designed to permit wildlife movement by incorporating design features such as:

a. A minimum 18 inches between the ground and the bottom of the fence to provide clearance for small animals;

b. A minimum 12 inches between the top two wires, or top the fence with a wooden rail, mesh, or chain link instead of wire to prevent animals from becoming entangled; and

c. If privacy fencing is required near open space areas, openings at the bottom of the fence measure at least 16 inches in diameter shall be installed at reasonable intervals to allow wildlife movement.

BIO-15 **Lighting Plan.** The applicant shall develop a lighting plan for the entire development that shall reduce light pollution in open space habitat areas. All exterior lighting features within 100 feet of open space shall include installation of hoods to prevent "spill-over" into adjacent habitat. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. Excessive night lighting shall not be permitted within 100 feet of open space areas. No lighting shall be permitted along the multi-use trail along Orcutt Creek, unless required by the County for safety purposes and any required trail/bikeway lighting shall include the minimum number of locations, height, intensity, and extent of illumination deemed necessary by the County for safety purposes. Use of high-intensity floodlights onsite including but not limited to floodlights, shall be prohibited onsite and dark sky fixtures shall be specified on the lighting plan.

BIO-16 **Fish and Wildlife.** No alteration to stream channels or banks shall be permitted (no Zoning Clearance shall be issued) until the Owner/Applicant demonstrates receipt of all authorizations from the USACE, California Department of Fish and Wildlife, Regional Water Quality Control Board and/or federal agencies for any planned alteration to stream channels or banks.

BIO-17 **Threatened and Endangered Species Approvals.** The permittee shall obtain all necessary approvals from the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and/or National Marine Fisheries Service, including an Incidental Take Permit and/or Habitat Conservation Plan for Crotch's bumble bee, California red-legged frog, western spadefoot, and/or southwestern pond turtle, if required, prior to Zoning Clearance.

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FIGURES

Legend:

- Survey Area
- Project Parcels
- Key Site 18
- Culverts
- National Hydrography Flowline

Project Site & Vicinity

Figure: 1

Biological Resources Assessment - New Orcutt Library Project

Client: County of Santa Barbara

Approved: J.C.

Date Exported: May 21, 2026

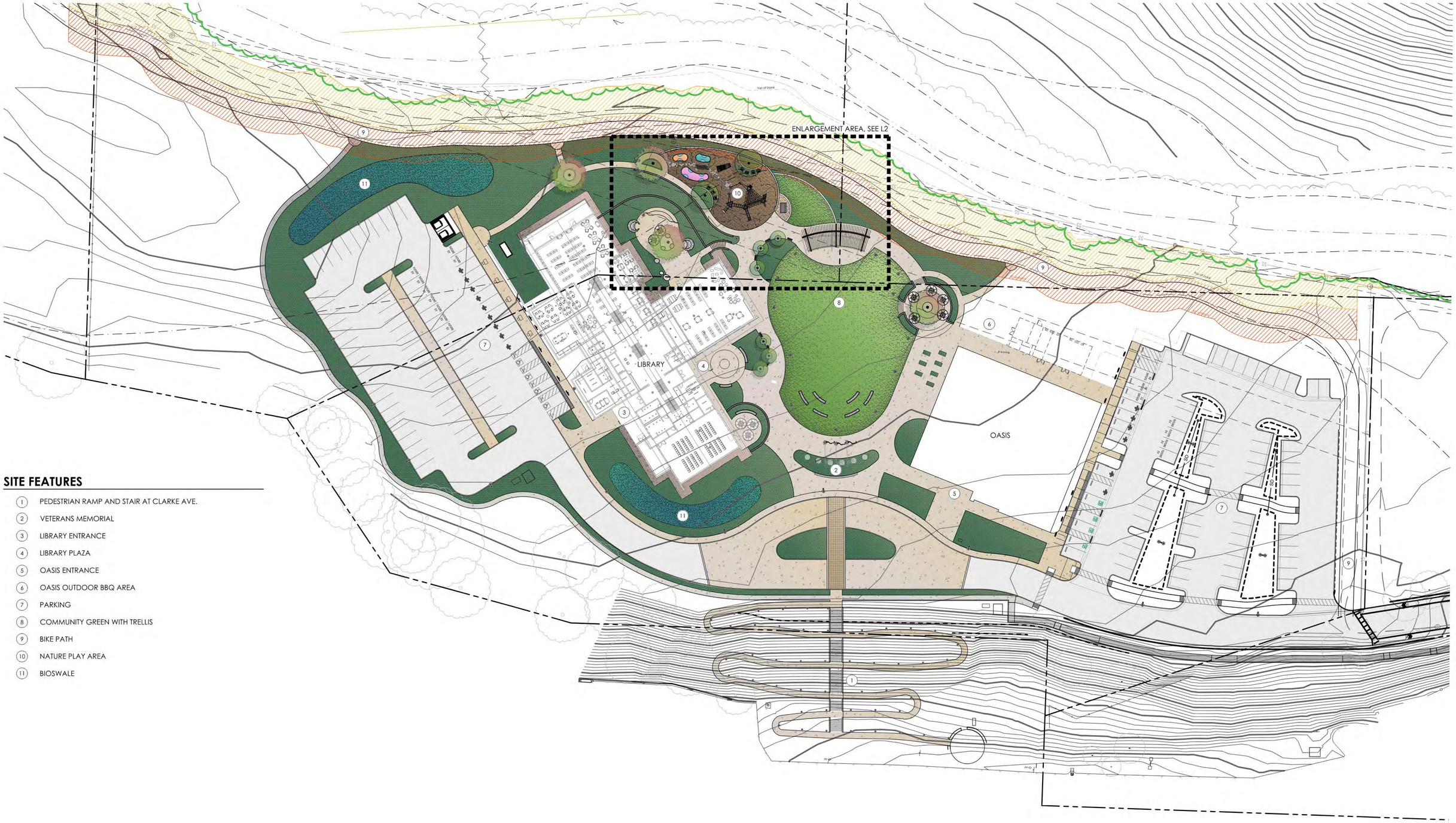
N

0 300 600 Feet

0 100 200 Meters

Coordinate System: WGS 1984
UTM Zone 11N

Storrer Environmental Services



SITE FEATURES

1. PEDESTRIAN RAMP AND STAIR AT CLARKE AVE.
2. VETERANS MEMORIAL
3. LIBRARY ENTRANCE
4. LIBRARY PLAZA
5. OASIS ENTRANCE
6. OASIS OUTDOOR BBQ AREA
7. PARKING
8. COMMUNITY GREEN WITH TRELLIS
9. BIKE PATH
10. NATURE PLAY AREA
11. BIOSWALE

Preliminary Site Plan

Figure: 2

Biological Resources Assessment - New Orcutt Library Project

Client: **County of Santa Barbara**

Approved: J.C.

Date Exported: June 9, 2026

N

0 300 600 Feet

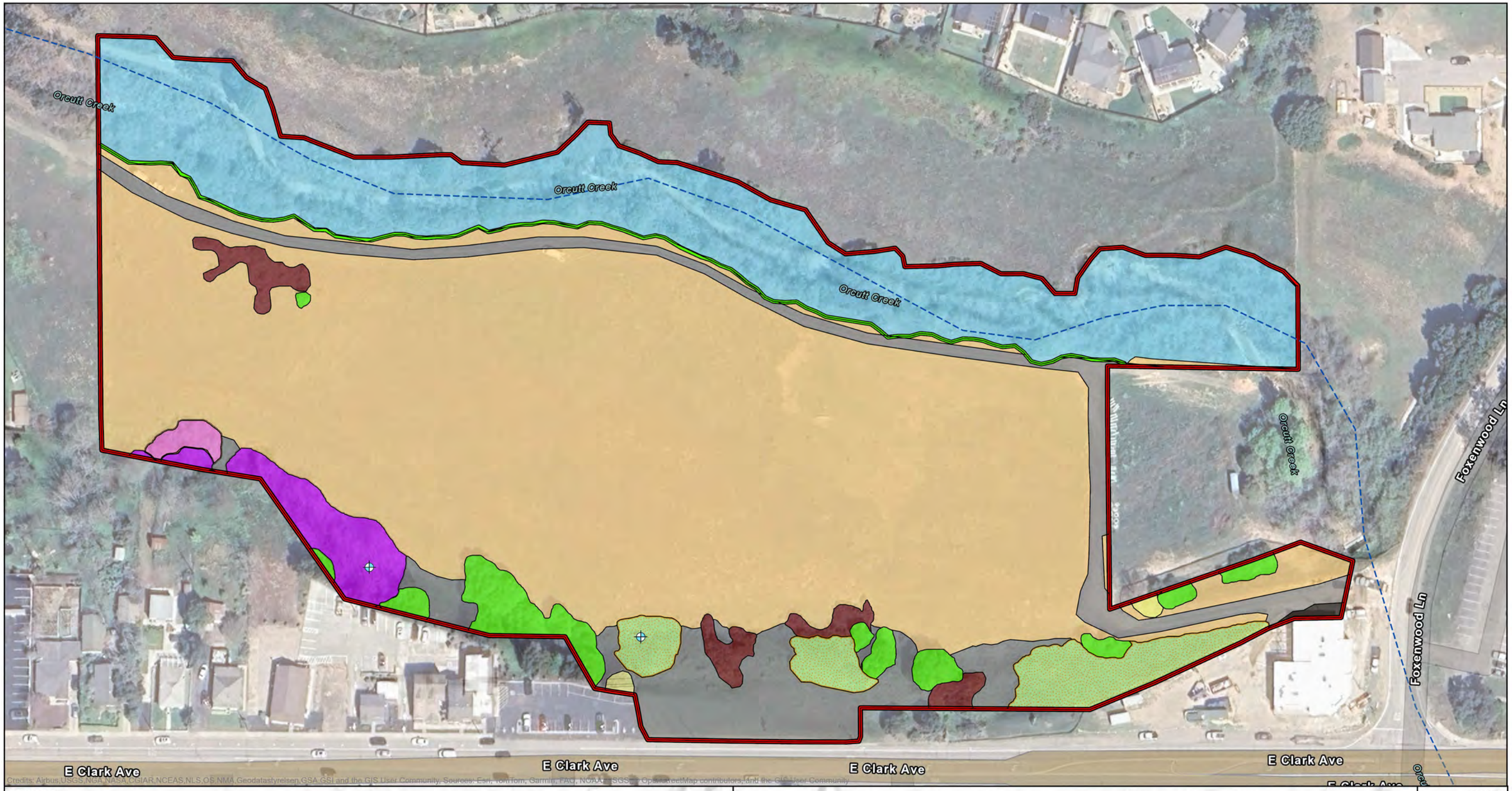
0 100 200 Meters

Coordinate System: WGS 1984
UTM Zone 11N

STORRER ENVIRONMENTAL SERVICES

JUNE ##, 2026
3976-01-PS25

L1



Legend:

- Survey Area
- Culverts
- National Hydrography Flowline

Native Vegetation Communities

- Arroyo Willow – Narrowleaf Willow – Fremont Cottonwood Thickets
- Coyote Brush Scrub
- Edge of Riparian Canopy

Protected Native Trees

- Arroyo Willow Thicket
- Individual California Sycamore
- Individual Coast Live Oak Trees

Non-native Vegetation Communities & Other Land Use Types

- Wild Oats – Annual Brome Grassland
- Developed
- Ruderal/Disturbed

Ornamental Trees/Landscape Plantings

- Black Locust Trees
- Iceplant
- Ornamental Tree

Vegetation Communities & Land Use Types

Figure: 3

Biological Resources Assessment - New Orcutt Library Project

Client: **County of Santa Barbara**

Approved: J.C.

Date Exported: May 21, 2026

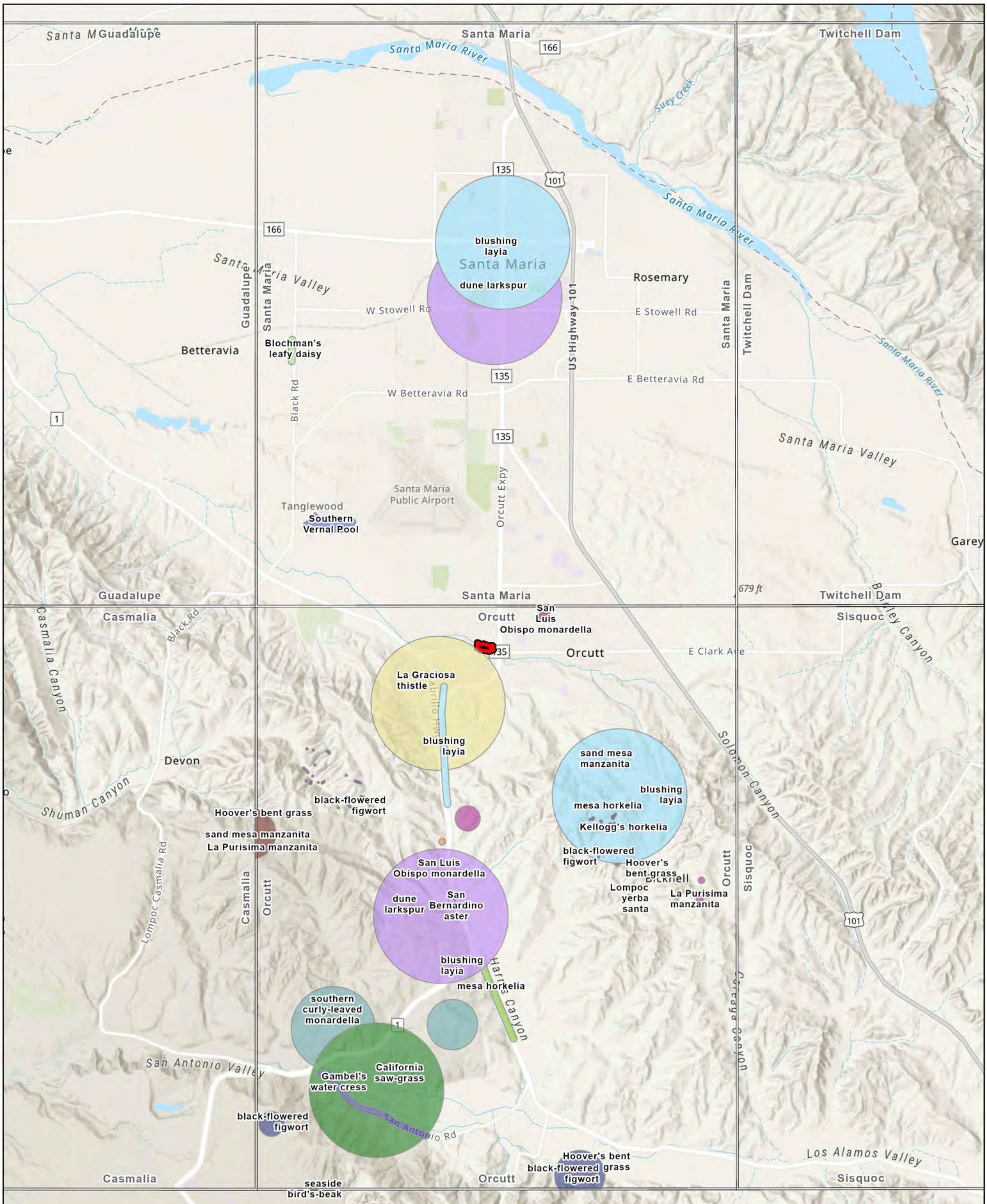
N

0 150 300 Feet

0 50 100 Meters

Coordinate System: WGS 1984
UTM Zone 11N

STORRER ENVIRONMENTAL SERVICES



Credits: Airbus,USGS,NGA,NASA,CGIAR,NCEAS,NLS,OS,NMA,Geodatastyrelsen,GSA,GSI and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO,

Legend:

- Survey Area
- USGS Quadrangles

CNDDB Plant Occurrences

- black-flowered figwort
- Blochman's leafy daisy
- blushing layia
- California saw-grass
- dune larkspur
- Gambel's water cress
- Hoover's bent grass
- Kellogg's horkelia
- La Graciosa thistle
- La Purisima manzanita
- Lompoc yerba santa
- mesa horkelia
- San Bernardino aster
- San Luis Obispo monardella
- sand mesa manzanita
- seaside bird's-beak
- southern curly-leaved monardella
- Southern Vernal Pool

CNDDB Plant Occurrences

Figure: **4**

Biological Resources Assessment - New Orcutt Library Project

Client: **County of Santa Barbara**

Approved: J.C.

Date Exported: May 19, 2026

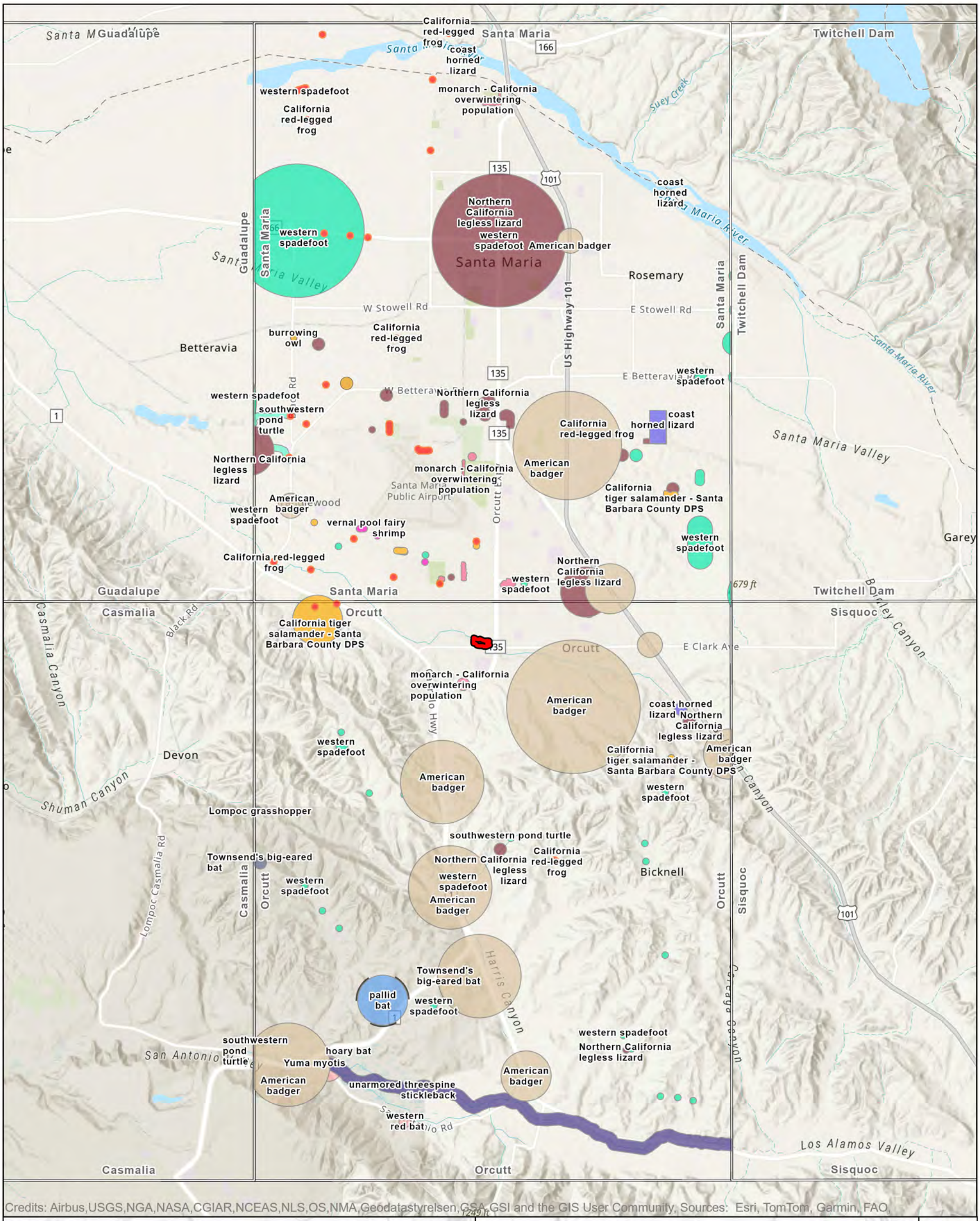
N

0 1.5 3 Miles

0 1.5 3 Kilometers

Coordinate System: WGS 1984
UTM Zone 11N

STORRER ENVIRONMENTAL SERVICES



Legend:

- Survey Area
- USGS Quadrangles

CNDDB Wildlife Occurrences

- American badger
- burrowing owl
- California red-legged frog
- California tiger salamander
- coast horned lizard
- hoary bat
- Lompoc grasshopper
- monarch - California overwintering population
- Northern California legless lizard
- pallid bat
- southwestern pond turtle
- Townsend's big-eared bat
- unarmored threespine stickleback
- vernal pool fairy shrimp
- western red bat
- western spadefoot
- Yuma myotis

CNDDB Wildlife Occurrences

Figure: **5**

Biological Resources Assessment - New Orcutt Library Project

Client:	Approved:	Date Exported:
County of Santa Barbara	J.C.	May 19, 2026

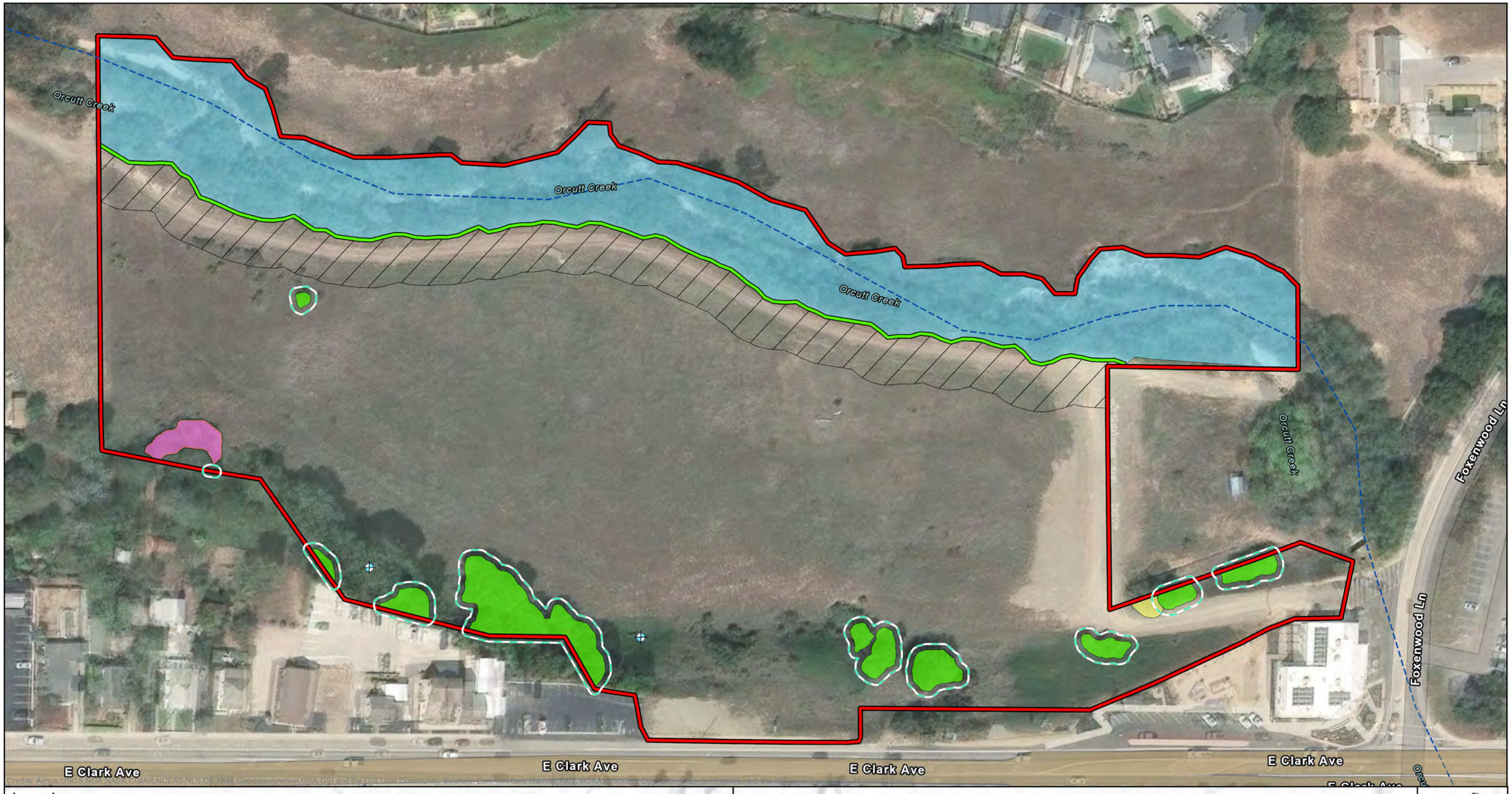
N

0 1.5 3 Miles

0 1.5 3 Kilometers

Coordinate System: WGS 1984
UTM Zone 11N

STORRER ENVIRONMENTAL SERVICES



Legend:

- Survey Area
- Culverts
- Edge of Riparian Canopy
- 50-foot setback from edge of riparian canopy

Native Vegetation Communities

- Arroyo Willow – Narrowleaf Willow – Fremont Cottonwood Thickets

Protected Native Trees

- Arroyo Willow Thicket
- Individual California Sycamore
- Individual Coast Live Oak Trees
- 6-foot Coast Live Oak Tree Buffer

Summary of Biological Constraints & Prescribed Setbacks

Figure: 6

Biological Resources Assessment - New Orcutt Library Project

Client: **County of Santa Barbara**

Approved: J.C.

Date Exported: June 9, 2026

N

0 150 300 Feet

0 50 100 Meters

Coordinate System: WGS 1984
UTM Zone 11N

STORRER ENVIRONMENTAL SERVICES

APPENDIX A

SITE PHOTOGRAPHS

(All photos taken February 27, 2026 unless stated otherwise)

Photo 1: Overview of Project Site from access easement off Foxenwood Lane (Aspect: Northwest). Photo taken on April 14, 2016.

Photo 2. Southern boundary of the Project Site, with oak live oak and ornamental trees along the slope in the background (Aspect: West). Photo taken on April 14, 2016.

Photo 3. Southern boundary of the Project Site, looking at the access easement from Foxenwood Lane (Aspect: East). Photo taken on April 14, 2016.

Photo 4: Southern boundary of the Project Site, looking at the access easement from Foxenwood Lane (Aspect: East).

Photo 5: Coyote brush scrub and coast live oak tree intermixed with ice plant on the east end of the slope along the southern property boundary (Aspect: Southeast).

Photo 6: Iceplant mat and culvert headwall on the slope along the southern property boundary (Aspect: South).

Photo 7: Culvert and headwall with surrounding ornamental trees and ruderal/disturbed understory in western portion of the Project Site (Aspect: South).

Photo 8: Arroyo willow trees at the western end of the Project Site (Aspect: Southeast).

Photo 9: Overview of the wild oats-annual brome grassland comprising the majority of the Project Site from the western end of the Project Site (Aspect: East).

Photo 10: Wild oats-annual brome grassland, coyote brush scrub, and riparian corridor of Orcutt Creek at the western extent of the Project Site (Aspect: North).

Photo 11: West end of the riparian corridor of Orcutt Creek in the Project Site with wild oats-annual brome grassland in the 50-foot setback from the creek (Aspect: East).

Photo 12: Condition of the Orcutt Creek channel at the time of the February 27, 2026 survey.

Photo 13: Condition of the Orcutt Creek channel at the time of the April 14, 2016 survey.

Photo 14: East end of the riparian corridor of Orcutt Creek in the Project Site with wild oats-annual brome grassland in the 50-foot setback from the creek (Aspect: West).

APPENDIX B
VASCULAR PLANT INVENTORY

Vascular Plant Species Observed within the Oasis Meeting Facility/Senior Center Orcutt Library Project Area (APN's 105-020-060, -061, -062, -063 and -064), Orcutt, Santa Barbara County, California

Family	*Scientific Name*	Common Name	Origin	Cal-IPC Rating
	GYMNOSPERMS			
Pinaceae				
	Pinus radiata	Monterey pine	O	
	ANGIOSPERMS - Dicots			
Aizoaceae				
	Carpobrotus chilensis	sea fig	I	Moderate
	Carpobrotus edulis	iceplant	I	High
Anacardiaceae				
	Schinus molle	Peruvian pepper tree	I	Limited
	Toxicodendron diversilobum	poison oak	N	
Apiaceae				
	Conium maculatum	poison hemlock	I	Moderate
	Foeniculum vulgare	sweet fennel	I	Moderate
Araliaceae				
	Hedera helix	Engilsh ivy	I	High
Asteraceae				
	Ambrosia psilostachya	western ragweed	N	
	Artemisia californica	California sagebrush	N	
	Artemisia douglasiana	mugwort	N	
	Baccharis pilularis	coyote brush	N	
	Baccharis salicifolia	mulefat	N	
	Centaurea melitensis	tocalote	I	Moderate
	Cirsium vulgare	bull thistle	I	Moderate
	Deinandra fasciculata	clustered tarplant	N	
	Heterotheca grandiflora	telegraph weed	N	
	Hypochaeris glabra	smooth cat's-ear	I	Limited
	Lactuca serriola	prickly wild lettuce	I	
	Silybum marianum	milk thistle	I	Limited
	Sonchus asper	spiny sowthistle	I	
	Sonchus oleraceus	common sowthistle	I	
Boraginaceae				
	Amsinkia intermedia	common fiddleneck	N	
	Cryptantha intermedia var. *intermedia*	common cryptantha	N	
	Pholistoma auritum var. *auritum*	fiesta flower	N	
Brassicaceae				
	Brassica nigra	black mustard	I	Moderate
	Hirschfeldia incana	summer mustard	I	Moderate
	Nasturtium officinale	watercress	N	
	Raphanus sativus	wild radish	I	Limited
	Sisymbrium officinale	hedge mustard	I	
Chenopodiaceae				
	Chenopodium album	lamb's quarters	I	
Cucurbitaceae				
	Marah fabacea	Californria man-root	N	
Euphorbiaceae				
	Croton californicus	California croton	N	
	Croton setiger	turkey mullein	N	
	Euphorbia peplus	petty spurge	I	
Fabaceae				
	Lathyrus latifolius	perennial sweet pea	I	High
	Lupinus arboreus	coastal bush lupine	N	
	Lupinus bicolor	miniature lupine	N	
	Lupinus succulentus	succulent lupine	N	
	Medicago polymorpha	burclover	I	Limited
	Robinia pseudoacacia	black locust	O/I	Limited
	Vicia sativa ssp. *sativa*	common vetch	I	
	Vicia villosa ssp. *villosa*	hairy vetch	I	
Fagaceae				
	Quercus agrifolia var. *agrifolia*	coast live oak	N	
Geraniaceae				
	Erodium botrys	broad-leaf filaree	I	
	Erodium cicutarium	redstem filaree	I	Limited
	Erodium moschatum	whitestem filaree	I	
Malvaceae				
	Malva parviflora	cheeseweed	I	
Montiaceae				
	Claytonia perfoliata ssp. *perfoliata*	miner's lettuce	N	
Myrsinaceae				
	Lysimachia arvensis	scarlet pimpernel	I	

Vascular Plant Species Observed within the Oasis Meeting Facility/Senior Center Orcutt Library Project Area (APN's 105-020-060, -061, -062, -063 and -064), Orcutt, Santa Barbara County, California

Myrtaceae				
	Eucalyptus globulus	blue gum	I	Limited
Onagraceae				
	Camissionia strigulosa	sandy soil suncup	N	
	Camissioniopsis micrantha	Spencer primrose	N	
	Clarkia purpurea ssp. *quadrivulnera*	four-spot	N	
Oxalidaceae				
	Oxalis pes-caprae	Bermuda buttercup	I	Moderate
Papaveraceae				
	Eschscholzia californica	California poppy	N	
Phyrmaceae				
	Diplacus aurantiacus	sticky monkeyflower	N	
Plantaginaceae				
	Nuttalanthus texanus	blue toadflax	N	
	Plantago coronopus	cut-leaft plantain	I	
	Plantago erecta	California plantain	N	
Platanaceae				
	Platanus racemosa	California sycamore	N	
Polygonaceae				
	Rumex acetosella	sheep sorrel	I	Moderate
	Rumex crispus	curly dock	I	Limited
Rhamnaceae				
	Frangula californica ssp. *californica*	California coffeeberry	N	
Rosaceae				
	Heteromeles arbutifolia	toyon	N	
	Rosa californica	California rose	N	
Rubiaceae				
	Galium aparine	goose grass	N	
Salicaceae				
	Populus fremontii ssp. *fremontii*	Fremont cottonwood	N	
	Salix exigua var. *exigua*	narrow-leaved willow	N	
	Salix laevigata	red willow	N	
	Salix lasiolepis	arroyo willow	N	
Solanaceae				
	Nicotiana glauca	tree tobacco	I	Moderate
	Solanum douglasii	Douglas' nightshade	N	
Tropaeolaceae				
	Tropaeolum majus	garden nasturtium	I	
Urticaceae				
	Urtica dioica ssp. *holosericea*	hoary nettle	N	
Viburnaceae				
	Sambucus mexicana	blue elderberry	N	
	ANGIOSPERMS- Monocots			
Alliaceae				
	Allium neapolitanum	white garlic	I	
Poaceae				
	Avena barbata	slender wild oats	I	Moderate
	Avena fatua	wild oats	I	Moderate
	Bromus diandrus	ripgut brome	I	Moderate
	Bromus hordeaceus	soft chess	I	Limited
	Bromus rubens	red brome	I	High
	Ehrharta calycina	veldt grass	I	High
	Festuca myuros	sixweeks rattail grass	I	Moderate
	Hordeum murinum ssp. *leporinum*	hare barley	I	Moderate
	Triticum aestivum	wheat	I	

NOTES

Scientific nomenclature follows: The Jepson Manual: Vascular Plants of California, Second Edition, Baldwin et al. (2012); Jepson Online Interchange (2026).

Origin Codes:

N = Native to California

I = Introduced to Region (Non-native species which have become naturalized or persist without cultivation).

O = Ornamental/Landscaping (Non-native species that have been planted or are escaped cultivars).

California Invasive Plant Council (Cal-IPC) Rating System:

High – Species that have severe ecological impacts. Moderate to high rates of dispersal and establishment. Most are widely distributed

Moderate – Species that have substantial and apparent-but generally not severe-ecological impacts. Moderate to high rates of dispersal,

Limited – Species that are invasive but their ecological impacts are minor on a statewide level or there was not enough information to

Alert – Species with High or Moderate impacts that have limited distribution in California, but may have the potential to spread much

Watch – These species have been assessed as posing a high risk of becoming invasive in the future in California

APPENDIX C
WILDLIFE INVENTORY

Wildlife Species Observed within the New Orcutt Library Project Site (APN's 105-020-060, -061, -062, -063, and -064), Orcutt, Santa Barbara County, California

Common Name	Scientific Name	Regulatory Status
Invertebrates		
Yellow-faced Bumble Bee	*Bombus vosnesenskii*	N/A
Reptiles		
Western Fence Lizard	*Sceloporus occidentalis*	N/A
Birds		
California Quail	*Callipepla californica*	MBTA
Eurasian Collared Dove	*Streptopelia decaoto*	N/A
Rock Dove	*Columba livia*	N/A
Mourning Dove	*Zenaida macroura*	MBTA
Anna's Hummingbird	*Calypte anna*	MBTA
Great Blue Heron	*Ardea herodias*	MBTA
Turkey Vulture	*Cathartes aura*	MBTA
Cooper's Hawk	*Accipiter cooperii*	MBTA
Red-shouldered Hawk	*Buteo lineatus*	MBTA
Red-tailed Hawk	*Buteo jamaicensis*	MBTA
Nuttall's Woodpecker	*Dryobates nuttallii*	MBTA
Downy Woodpecker	*Dryobates pubescens*	MBTA
Northern Flicker	*Colaptes auratus*	MBTA
Western Flycatcher	*Empidonax difficilis*	MBTA
Black Phoebe	*Sayornis nigricans*	MBTA
Western Warbling Vireo	*Vireo swainsoni*	MBTA
American Crow	*Corvus brachyrhycnchos*	MBTA
California Scrub-jay	*Aphelocoma californica*	MBTA
Oak Titmouse	*Baeolophus inornatus*	MBTA
Bushtit	*Psaltriparus minimus*	MBTA
Cedar Waxwing	*Bombycilla cedrorum*	MBTA
Bewick's Wren	*Thryomanes bewickii*	MBTA
Northern Mockingbird	*Mimus polyglottos*	MBTA
European Starling	*Sturnus vulgaris*	N/A
House Sparrow	*Passer domesticus*	N/A
House Finch	*Haemorhous mexicanus*	MBTA
Lesser Goldfinch	*Spinus psaltria*	MBTA
Song Sparrow	*Melospiza melodia*	MBTA
California Towhee	*Melozone crissalis*	MBTA
Spotted Towhee	*Pipilo maculatus*	MBTA
Yellow-throated Warbler	*Setophaga dominica*	MBTA
Wilson's Warbler	*Cardellina pusilla*	MBTA
Mammals		
Botta's Pocket Gopher	*Thomomys bottae*	N/A
California Ground Squirrel	*Spermophilus beecheyi*	N/A
Striped Skunk	*Mephitis mephitis*	N/A
Raccoon	*Procyon lotor*	N/A
Big-eared Woodrat	*Neotoma macrotis*	N/A
Coyote	*Canis latrans*	N/A

Regulatory Status Codes:
FE – Federal endangered species
FT -- Federal threatened species

FC – Federal candidate species
MBTA – Migratory Bird Treaty Act
SE – State endangered species
ST – State threatened species
CSC – California Species of Special Concern
CFP – California Fully Protected Species
MMPA - Marine Mammal Protection Act

APPENDIX D
LEAST BELL'S VIREO SURVEY RESULTS

STORRER
ENVIRONMENTAL
SERVICES

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Least Bell's Vireo (*Vireo bellii pusillus*) Survey Report
Key Site 18, APN's 105-020-063 and 105-020-064
Orcutt, Santa Barbara County, California

Prepared for: County of Santa Barbara
Planning & Development Department
Development Review Division
624 W. Foster Road, Suite C
Santa Maria, CA 93455

Submitted: August 29, 2016

Table of Contents

Figures

Tables

1.0 Introduction

Surveys for least Bell's vireo (LBVI – *Vireo bellii pusillus*) were conducted on eight (8) occasions on and adjacent to a 0.4-mile segment of Orcutt Creek, Orcutt, California (Figure 1 – Project Vicinity Map). The surveys were performed by John Storrer, Storrer Environmental Services LLC, under contract to the County of Santa Barbara Planning and Development Department.

2.0 Existing Conditions

The project site (Site) consists of two undeveloped parcels (APNs 105-020-063 and 105-020-064) comprising 5.28 acres. The Site is proposed for development of a meeting facility/senior center.

Orcutt Creek flows westward, paralleling the Site's northern boundary. Orcutt Creek is an intermittent tributary to the Santa Maria River. The confluence of these two drainages lies approximately 10.5 miles to the northwest.

Surrounding land uses are a mix of residential and commercial. Adjacent and nearby residential development is of moderate to high density, with associated infrastructure (e.g., streets, drainage improvements).

The Site is vegetated with a mix of annual grassland and ruderal plant species. Context and character suggest prior agricultural use.

The segment of Orcutt Creek paralleling the Site supports willow riparian woodland dominated by arroyo willow (*Salix lasiolepis*) and narrow-leaved willow (*S. exigua*). Fremont cottonwood (*Populus fremontii*) and coast live oak (*Quercus agrifolia*) are also present in modest abundance. The woodland overstory is complemented by a dense understory dominated by species such as poison oak (*Toxicodendron diversilobum*) and wild blackberry (*Rubus ursinus*). Stream flow is intermittent and seasonally variable in volume.

3.0 Assessment of Potential for LBVI

Background Review

Background research included a query of the California Natural Diversity Data Base (CNDDB 2016), review of unpublished survey reports (e.g., Stantec 2016), and consultation with local biologists familiar with LBVI occurrence and regional distribution (e.g., Kisner, 2016 personal communication). The CNDDB was queried for information on special-status species documented within a 5-mile radius of the Site.

Field Survey Method

Surveys for LBVI were conducted in accordance with protocols recommended by the U.S. Fish and Wildlife Service (USFWS 2001). They consisted of eight surveys during the period from April 10 to July 31. Surveys were scheduled a minimum of 10 days apart to maximize detection of early and late arrivals of both sexes. Surveys were conducted during

the morning hours under suitable weather conditions. Survey dates, intervals and weather conditions are summarized in Appendix A.

The survey area encompassed a 0.4-mile (approx.) reach of Orcutt Creek from the culvert beneath Foxenwood Lane downstream.

Survey method consisted of one observer walking within the streambed while searching the adjacent tree canopy and understory with the aid of 10-power binoculars. The observer paused periodically to listen for auditory clues. Observations were recorded in the form of field notes.

Field Survey Results

LBVI were not observed during any of the eight field surveys. A total of thirty bird species was recorded, as summarized in Appendix B.

4.0 Discussion

Lehman (2016) describes the LBVI as a "very local resident in District I" [District I = Interior Lowlands]. A breeding population of LBVI in the vicinity of Mono Creek/Gibralter Reservoir in the upper Santa Ynez River drainage was monitored during extensive field work in 1979-1983 and 1987-1993. That population suffered a precipitous decline following a fire in 1984 and has apparently not recovered. Records of LBVI in the past six decades have been very sporadic outside of the upper Santa Ynez River population. There is no documentation for LBVI nesting in Orcutt Creek. One of the most recent records for LBVI in the Santa Barbara Region was a singing male along the Santa Ynez River near Buellton in spring of 2016 (Kisner, 2016 personal communication). No evidence of nesting was confirmed and the bird was determined to be a transient individual.

5.0 Conclusions

Results of protocol-level field surveys for LBVI conducted in spring and summer of 2016 were negative. Based on these results and in consideration of documented regional occurrence it appears that LBVI do not presently use this portion of Orcutt Creek for breeding.

6.0 References

California Department of Fish and Game. 2016. Natural Diversity Data Base. Data base search April 2016.

Lehman, P.E. 2016. Birds of Santa Barbara County, California. Online edition, July, 2016.

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Stantec. 2016. Reference: Biological Constraints Analysis, Oasis Community Center Public Improvement Plan, Santa Barbara County, California. Letter report to T. Dougherty, Luis Oasis Senior Center. January 28.

United States Fish and Wildlife Services. 2001. Least Bell's Vireo Survey Guidelines. January 19.

Personal Communications

Kisner, David. Biologist, Kisner Restoration and Ecological Consulting. Personal communication with J. Storrer on July 26, 2016.

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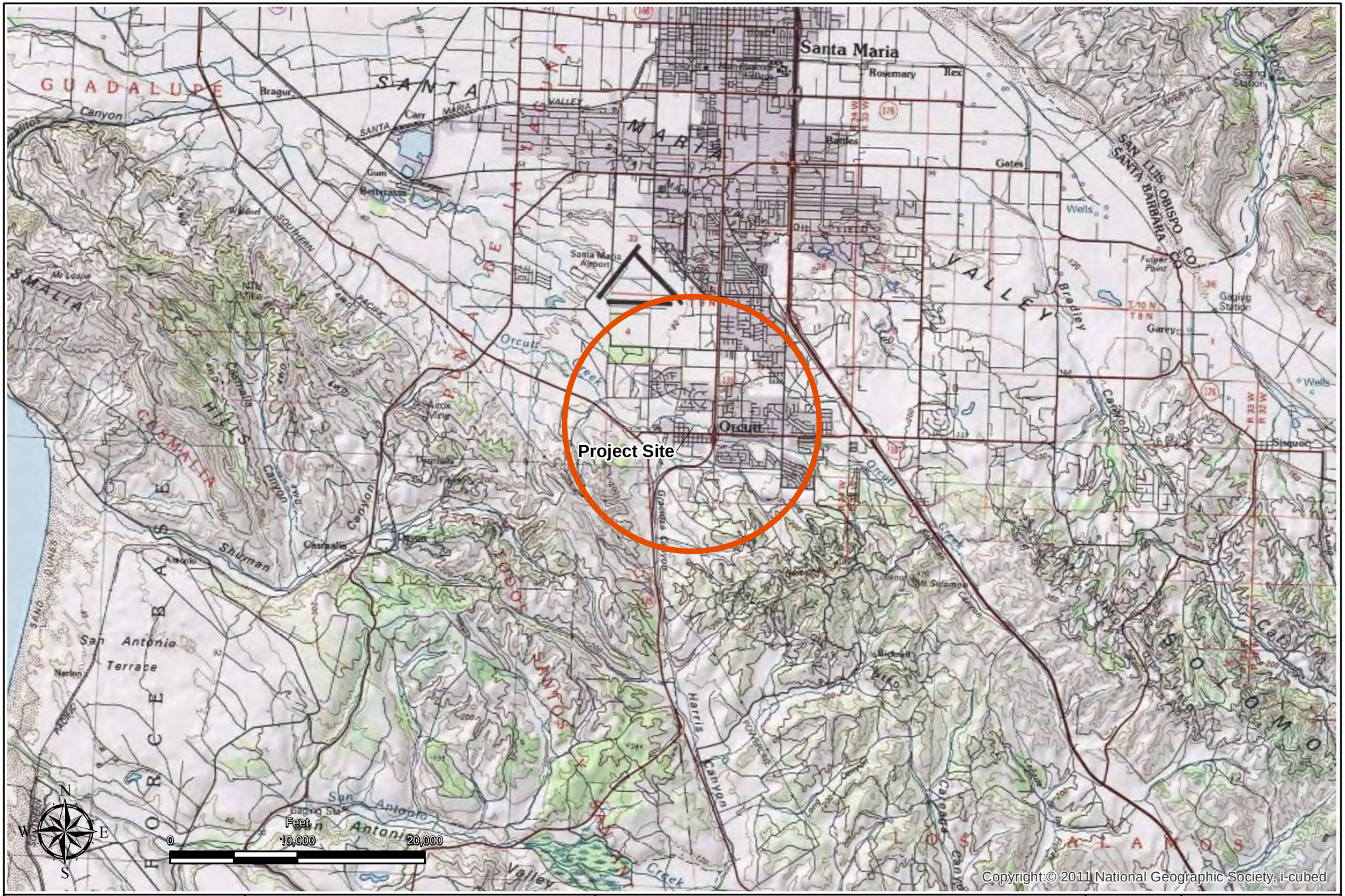

Terra Solutions 777 Mutsuhito Avenue San Luis Obispo, CA. 93401 (805) 782-0969	Storrer Environmental Services 2565 Puesta del Sol #3 Santa Barbara, CA. 93105 (805) 682-2065 www.storrerenvironmental.com	**Project Vicinity Map** **Oasis Meeting Facility/Senior Center** **Orcutt, Santa Barbara County, California**	**Figure 1**	August 9, 2016

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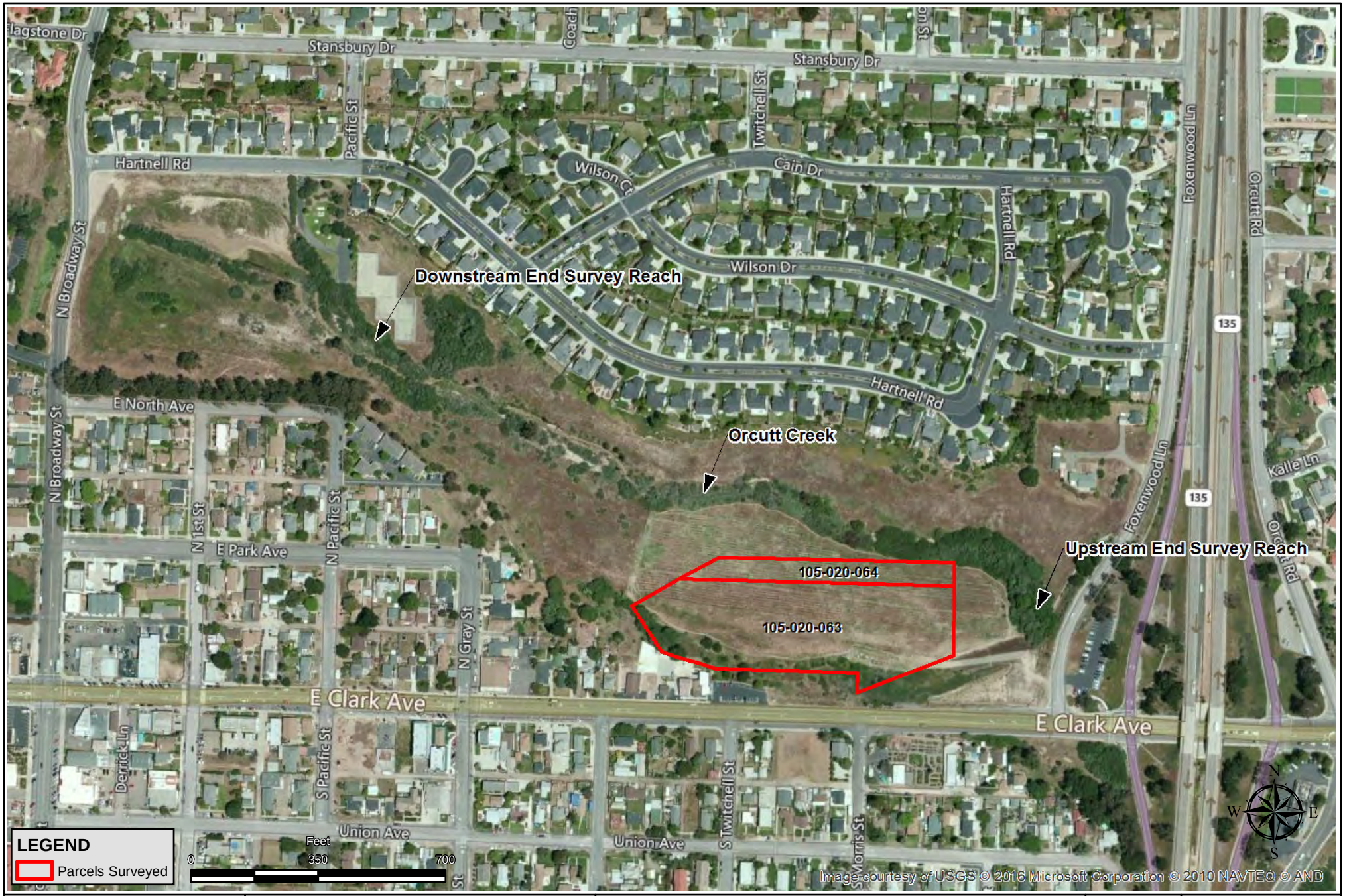

Terra Solutions 777 Mutsuhito Avenue San Luis Obispo, CA. 93401 (805) 782-0969	Storrer Environmental Services 2565 Puesta del Sol #3 Santa Barbara, CA. 93105 (805) 682-2065 www.storrerenvironmental.com	**Least Bell's Vireo (*Vireo bellii pusillus*) Survey Reach Orcutt Key Site 18 (APNs 105-020-063 and 105-020-064) Orcutt, Santa Barbara County, California**	**Figure 2**	August 22, 2016

APPENDIX A

Table 1. Summary of Survey Dates, Intervals and Weather Conditions

Survey Date/ Interval	Weather Conditions	Observer
14 April 2016 0900-1055	Clear (10% high cloud cover); NW breeze ~ 5mph; air temp. = 60° F.	J. Storrer
6 May 2016 0912-1105	Very large cumulus clouds (20% cover); no wind; air temperature = 72° F.	J. Storrer
17 May 2016 0900-1102	Overcast (marine layer); NW wind ~3 mph. air temperature = 57° F.	J. Storrer
1 June 2016 0933 - 1102	Clear – some lingering marine layer on distant hills; NW breeze 3-5 mph; air temperature = 75° F.	J. Storrer
14 June 2016 0810 – 0940	Clear and sunny (0% cloud cover); NW wind 5-10 mph. Air temperature = 65° F.	J. Storrer
28 June 2016 0940 – 1110	Sunny, high broken clouds (25% cover); NW breeze very light; air temperature = 72° F.	J. Storrer
13 July 2016 0920-1115	Clear – some lingering marine layer on distant hills; NW breeze 2-3 mph; air temperature = 74° F.	J. Storrer
27 July 2016 0906 - 1024	Clear and sunny (0% cloud cover); light NW breeze; air temperature = 72° F	J. Storrer

APPENDIX B

Table 2. Bird Species Observed at Key Site 18, Orcutt, California 2016

Common Name Scientific Name	Date of Survey							
	4/14	5/6	5/17	6/1	6/14	6/28	7/13	7/27
Great Blue Heron *Ardea herodias*	1							
Turkey Vulture *Cathartes aura*	6	1	2				1	
Red-shouldered Hawk *Buteo lineatus*	1	1				1	1	
Cooper's Hawk *Accipiter cooperii*				1				
California Quail *Callipepla californica*				1			7	
Eurasian Collared Dove *Streptopelia decaoto*								2
Mourning Dove *Zenaida macroura*	2	1	5	2	2	5	2	1
Anna's Hummingbird *Calypte anna*		2			3	3		2
Nuttall's Woodpecker *Picoides nuttallii*	1	1	1		1	2		2
Downy Woodpecker *Picoides pubescens*				1				
Pacific-slope Flycatcher *Empidonax difficilis*		3	1		1			
Black Phoebe *Sayornis nigricans*	1		1		1			
Scrub Jay *Aphelocoma coerulescens*	2		2	2	5	5	3	3
American Crow *Corvus brachyrhynchos*	1	4	7	5	5	3	2	
Oak Titmouse *Parus inornatus*	1						1	1
Bushtit *Psaltriparus minimus*	7	1	16	3		5		8
Bewick's Wren *Thryomanes bewickii*	1			1	2		5	2
Northern Mockingbird *Mimus polyglottos*		1	2	4	2	3	1	1
Cedar Waxwing *Bombycilla cedrorum*	12							
European Starling *Sturnus vulgarus*						1		1
Warbling Vireo *Vireo gilvus*			1					
YelloThirtw Warbler *Dendroica petechia*		2						
Wilson's Warbler *Wilsonia pussila*		1						
Spotted Towhee *Pipilo erythrophthalmus*	3	1	2		5	3	1	1

Common Name **Scientific Name**	**Date of Survey**							
	4/14	**5/6**	**5/17**	**6/1**	**6/14**	**6/28**	**7/13**	**7/27**
California Towhee *Pipilo crissalis)*		5	6	3	2	5	4	4
Song Sparrow *Melospiza melodia*			2		3			
House Finch *Carpodacus mexicanus*			1	2	16	6	7	1
Lesser Goldfinch *Carduelis psaltria*						7		
House Sparrow *Passer domesticus*							5	