Attachment 9: Biological Resources Assessment, Habitat Protection Plan, Wildlife Movement Plan, and Tree Protection Plan

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REVISED BIOLOGICAL RESOURCES ASSESSMENT FOR THE CREEKSIDE BLOOMS NURSERY, LLC MIXED-LIGHT CANNABIS CULTIVATION PROJECT (19CDP-00000-00027, 19DVP-00000-00020) 3508 VIA REAL (APN 005-280-025), CARPINTERIA, CALIFORNIA

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1.0 INTRODUCTION

This Revised Biological Resources Assessment (Revised Assessment) was prepared in support of a Coastal Development Permit and Development Plan application (19CDP-00000-00027, 19DVP-00000-00020) from the County of Santa Barbara (County) for the Creekside Blooms Nursery, LLC (Applicant) Mixed-Light Cannabis Cultivation Project (Project), located at 3508 Via Real (APN 005-280-025), Carpinteria, California.

This Revised Assessment has been prepared in compliance with County Ordinance 5027 and the corresponding requirements of Land Use Development Code (LUDC) §35.42.075 (Cannabis Regulations) and is also applicable to the requirements by other California resources agencies (e.g., California Department of Fish and Wildlife, Regional Water Quality Control Board) pursuant to the California Environmental Quality Act (CEQA). The investigation was completed by Storrer Environmental Services, LLC (SES).

The objectives and scope of this Revised Assessment are to 1) identify the nature and extent of biological resources present within and in proximity to the cannabis cultivation area, with focus on native habitats and/or species afforded special protection by federal, state, and/or local policies and regulations; 2) recommend measures to minimize project-related impacts to Environmentally Sensitive Habitat (ESH); 3) include a Wildlife Movement Plan per the County's LUDC; ad, 4) determine whether there are any site-specific impacts not generally assessed in the County's Final Environmental Impact Report (FEIR) for the Cannabis Land Use Ordinance and Licensing Program (County 2017).

1.1 PROJECT LOCATION

The Project Site is 8.96 acres located at 3508 Via Real, approximately 0.6-mile west of the City of Carpinteria, within the Carpinteria Agricultural Overlay District (CCC 2015) (Latitude 34.414047°, Longitude -119.556086°) (Figure 1 – Site Vicinity Map). Arroyo Paredon Creek runs along the northern Project Site boundary.

1.2 PROJECT DESCRIPTION

The Project is an application for a Coastal Development Permit and Development Plan pursuant to the County's Coastal Zoning Ordinance for mixed light cannabis cultivation and associated uses in existing greenhouses and structures. There is no change of use from the current agricultural operations on site. The Project includes propagation of immature plants (nursery) and cultivation in 172,660 square feet of greenhouse and 17,441 square feet of agricultural accessory structure space that support the cultivation activities. The Project includes the demolition of 43,640 square feet of existing permitted and unpermitted greenhouse and accessory structure area for conformity with permit history and for compliance with building and fire safety codes. The Project includes a total of eight (8) water tanks, seven (7) existing/as built and one proposed tank, and a request to increase the height of the existing 15-foot-tall greenhouses to 22-feet for improved airflow circulation and humidity controls.

In addition, the Project proposes to relocate a portion of the security fencing and dirt access road away from the Arroyo Paredon Creek corridor and restore 35,718 square feet (0.82-acre) of native habitat along Arroyo Paredon Creek (Figure 3a – Arroyo Paredon Creek Native Enhancement

Plan), as well as installation of 18,845 square feet (0.43-acre) of native landscaping within the permitted operations area that falls within the County-prescribed ESH Buffer (Figure 3b – Creekside Blooms Native Landscaping Plan).

1.2.1 Proposed Native Habitat Enhancement and Native Landscaping

As mentioned above, native habitat enhancement and native landscaping are proposed as part of the Project. The proposed Native Habitat Enhancement Area is 0.82-acre adjacent to Arroyo Paredon Creek. Existing chain-link security fencing along the top-of-bank (TOB) of Arroyo Paredon Creek will be replaced with barb wire fence to allow for wildlife passage and the Native Habitat Enhancement Area will be separated and protected from the permitted operations area by the relocated security fencing (Figure 2c – Fencing and Security Plan; Figure 3a – Arroyo Paredon Creek Native Enhancement Plan). Further, 0.43-acre of native landscaping is proposed in the permitted operations area, within the security fencing, in disturbed areas and locations where demolition is planned (Figure 3b – Creekside Blooms Native Landscaping Plan).

The existing security fence and dirt access road in the northeast corner of the Project Site will be relocated away from the TOB of Arroyo Paredon Creek, while still allowing for fire department access if necessary (Figure 2c – Fencing and Security Plan; Figure 3a – Arroyo Paredon Creek Native Enhancement Plan). The remainder of the access road on the north side of the property is permitted and will remain in place.

1.2.1.1 Native Habitat Enhancement Goals & Objectives

The objective of the planting design is to enhance the riparian habitat associated with Carpinteria Creek in the northern portion of the Project Site. This would be accomplished by planting a variety of regionally endemic riparian shrubs and herbaceous plants that will improve ecosystem functions, support a wider diversity of wildlife, and be compatible with existing riparian habitat.

Specific restoration goals and objectives include the following:

- restore native vegetation and establish self-sustaining native plant communities.
- manage non-native, invasive vegetation.
- restrict human entry.
- increase native plant diversity.
- improve ecosystem functions and services; and,
- improve wildlife and pollinator habitat.

1.2.1.2 Planting Palette for Native Habitat Enhancement Area

A combination of plugs, 4-inch pots, 1-gallon, and 15-gallon container plantings will be used to establish native vegetation. The objective of the planting design is to enhance the habitat in the northern portion of the Project Site, adjacent to the riparian corridor of Arroyo Paredon Creek. A variety of regionally appropriate shrubs and herbs will be planted to improve ecosystem functions, support a wider diversity of wildlife, and be compatible with existing riparian habitat. All recommended shrubs and herbaceous plant species are native to the south coast of Santa Barbara County. Planting palettes are summarized in Table 1 and Figures 3a and 3b.

Table 1 – Proposed Planting Palette for the Arroyo Paredon Creek Native Habitat Enhancement Area

Scientific Name	Common Name	Container Size	Quantity
Shrubs			
Acmispon glaber (*Lotus scoparius*)	deer weed	1 gallon	33
Artemisia californica	California sagebrush	1 gallon	127
Baccharis salicifolia	mulefat	1 gallon	32
Encelia californica	bush sunflower	1 gallon	124
Eriophyllum confertiflorum	Golden yarrow	1 gallon	56
Frangula californica	California coffeeberry	5 gallon	17
Heteromeles arbutifolia	toyon	5 gallon	41
Isocoma menziesii var. *menziesii*	coastal goldenbush	1 gallon	42
Malosma laurina	laurel sumac	1 gallon	52
Rosa californica	California rose	1 gallon	81
Rubus ursinus	California blackberry	1 gallon	55
Sambucus nigra ssp. *caerulea*	blue elderberry	1 gallon	57
Scrophularia californica	California figwort	1 gallon	56
Venegasia carpesioides	Canyon sunflower	1 gallon	93
Vines			
Calystegia macrostegia ssp. *cyclostegia*	chaparral morning-glory	1 gallon	8
Clematis ligusticifolia	creek clematis	1 gallon	8
Perennial Herbs			
Artemisia douglasiana	mugwort	1 gallon	61
Asclepias fascicularis	narrow-leaf milkweed	1 gallon	159
Eriophyllum confertiflorum	golden yarrow	1 gallon	43
Sisyrinchium bellum	blue-eyed grass	1 gallon	28
Perennial Grasses/Sedges			
Bromus carinatus	California brome	4-inch	114
Elymus triticoides	alkali rye	1 gallon	68
Muhlenbergia rigens	deer grass	1 gallon	44
Stipa [Nassella] pulchra	purple needlegrass	1 gallon	90

Container plants will be acquired from and/or contract collected and grown by a local wholesale California native seed distributer and/or plant nursery. Using plants grown from locally sourced seed will take advantage of the local genetic adaptations of these species. All plants shall be propagated from material (seed or cuttings) collected from local south coast watersheds from

Gaviota to Rincon. Following installation of container plants, a 4- to 6-inch layer of mulch should be applied around the base of each plant to a radius of 3 feet. Mulch should be placed a minimum of 3 inches from the plant stem to avoid the risk of moisture or fungus damage. Mulch used in the restoration areas should be free of invasive plant species seed and plant material, including eucalyptus bark.

1.2.1.3 Irrigation

A temporary drip irrigation system will be used during the first and second years of restoration to ensure successful germination and plant establishment. The drip tubing should be installed after planting and prior to mulch application around each container plant. Frequency of irrigation will depend on water availability, climatic conditions, and soil moisture, and may be adjusted as needed by the biologist. The drip irrigation should utilize a programmable irrigation controller with a flow sensor to detect leaks.

New plantings will be watered two to three times a week for the first three months after installation. After the initial three-month period, watering frequency should be reduced to one to two times per week or until seasonal rainfall provides sufficient moisture. Watering will be gradually decreased the second year after planting at the discretion of the biologist. Irrigation may continue in the third year after planting if drought conditions exist or if otherwise determined necessary.

1.2.1.4 Maintenance

Maintenance performed in the Arroyo Paredon Creek Native Habitat Enhancement Area will include weed eradication, repair of the irrigation system (as necessary), and trash removal. The primary maintenance activity in the Native Habitat Enhancement Area will be the control of non-native, invasive plant species. Invasive plant species should regularly managed by manual/mechanical treatments (e.g., hand pulling, weed whipping). Although hand pulling is the environmentally preferred method for weed management, this technique may not be feasible for some deep-rooted and rhizotomous weeds or for large patches of broadleaf species. If herbicides are to be used in the native habitat enhancement area, they must be suitable for use near aquatic environments, such as *Aquamaster* and/or *Rodeo*, and will not be used within 72 hours of a rain event. All herbicide use conditions for mixing, application and clean-up shall conform to all applicable federal, state, and local regulations. No herbicides shall be used where threatened or endangered species occur, when wind velocities are above 5 miles per hour, or when nesting birds could be exposed.

1.2.1.5 Monitoring Methods

A qualified biologist will oversee the monitoring and reporting program throughout the 5-year maintenance period or until success criteria have been satisfied and the restoration is considered complete. The monitoring program will include oversight during the demolition, site preparation, seeding/planting, and maintenance phases of the restoration. A combination of quantitative and qualitative methods will be used to evaluate progress toward attainment of habitat restoration goals and objectives.

The following criteria will be used to evaluate progress during regular qualitative surveys:

- Native plant diversity.

- Mortality of native plantings (quantitative).
- Health and vigor of native plantings (qualitative).
- Size of native plantings (quantitative).
- Percent cover native and non-native vegetative cover (determined through annual quantitative surveys)
- Percent of bare ground (determined through annual quantitative surveys)
- Evidence of native plant recruitment.
- Evidence of erosion.
- Evidence of wildlife usage.
- Need for implementation of adaptive management strategies (e.g., plant protection, erosion control, reseeding, additional planting, and additional weed control).

Annual quantitative surveys will include identification of approximate percent cover of vegetation within the restoration areas utilizing vegetation relevés following CNPS protocol (CNPS 2016) and/or a line-transect method with a one-meter squared quadrat or point-intercept sampling technique (as described in *A Manual of California Vegetation*, Sawyer and Keeler-Wolf, 1995). Quantitative sampling should be completed in late-spring or early summer (April-June) when annual species are identifiable.

Monitoring and maintenance frequency should include weekly site inspections by on-site personnel and monthly inspections by the qualified biologist during the first year. Inspections for Years 2 and 3 should be a minimum of once per month for on-site personnel and quarterly for the qualified biologist. Inspections for Years 4 and 5 will be performed as needed. Monitoring and maintenance frequency may be adjusted, as necessary, by the qualified biologist to ensure the restoration success criteria are achieved.

1.2.1.6 Reporting Requirements

Annual reports will be prepared and submitted to the County for review. Annual reports will summarize maintenance activities performed, provide results of monitoring surveys, and describe progress with habitat restoration for each year. The annual reports describing the work completed to-date and the monitoring results will be submitted to the regulatory agencies by January 31 for each year of the Project (up to five annual reports).

Photographs will be taken from established photo-points during each phase of restoration (e.g., site preparation, planting, maintenance). Photo-points will be noted on graphics submitted with the annual reports.

1.2.1.7 Success Criteria

The qualitative and quantitative monitoring methods described above will be used to evaluate progress toward attainment of the restoration goals and objectives. Success criteria are designed to measure progress toward this goal. Non-native annual grasses that are listed as naturalized by the Jepson Herbarium E-flora (Jepson 2020) and not ranked as highly invasive by the California Invasive Plant Council (Cal-IPC 2020) will not be considered in the total weed cover (e.g., *Avena* sp., *Bromus diandrus*, *Hordeum* sp.).

Success criteria for the Native Habitat Enhancement Area include the following:

- Relative cover of native/naturalized species shall be 20% by Year 2, 30% by Year 3, 50% by Year 4, and 80% by Year 5 or shall be greater than or equal to the relative native plant cover in a comparable reference site.
- Cover by targeted invasive plant species shall be less than 10% by the end of Year 5.
- Soil is stable, erosion control BMPs are in place, no sedimentation into Arroyo Paredon Creek.

2.0 ENVIRONMENTAL SETTING

The Project Site is located in the Coastal Zone, approximately 0.6-mile south of foothills of the Santa Ynez Mountains and 0.13-mile northeast of the Pacific Ocean (Figure 1 – Site Vicinity Map). Surrounding land use is predominantly agriculture, with residential neighborhoods to the north and west.

The parcel is zoned agriculture (AG-1-10) and the entire Project Site is currently in agricultural production (Figure 2a – Site Plan). Arroyo Paredon Creek runs along the northern Project Site boundary. An existing chain-link fence parallels the TOB of the creek. Agricultural use on the property consists entirely of indoor greenhouses and support structures (e.g., equipment storage areas, boiler room, processing areas, etc.).

Approximately 40,400 square feet of the unpermitted greenhouses and support structures encroach into the County-prescribed 100-foot ESH buffer and will be demolished as part of the Project. The area where these support structures are situated is characterized as ruderal. Historically, this area has been used as a 25-foot-wide graded access road and included accessory structures as early as 1978.

The property slopes gently to the northwest, toward Arroyo Paredon Creek and Via Real, and ranges in elevation from 35 feet above mean sea level (msl) at the southeast corner to approximately 14 feet above msl at the site entrance off of Via Real. Based on review of the Web Soil Survey of the of Santa Barbara County, California, South Coastal Part the following two soil units are mapped in the Project Site:

- Camarillo fine sandy loam (Cb), fine substratum. The western half of the Project Site is comprised of the Cb soil type. Camarillo fine sandy loam is a poorly drained soil that forms in floodplains. Cb parent material is alluvium derived from calcareous sedimentary rock. Camarillo fine sandy loam is considered farmland of statewide importance (NRCS 2021); and,
- Elder sandy loam (EaA), 0 to 2 percent slopes. The eastern half of the Project Site is comprised of the EaA soil type. Elder sandy loam is a well-drained soil that forms on alluvial fans and floodplains. The parent material consists of mixed alluvium. Elder sandy loam is considered prime farmland if irrigated (NRCS 2021).

3.0 REGULATORY FRAMEWORK

Sensitive biological resources, including special-status plant and wildlife species, unique plant communities, wildlife corridors, nesting birds, and jurisdictional waters and wetlands, are

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 on the property.

3.1 FEDERAL REGULATIONS

3.1.1 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. "Take" as defined by the ESA, "means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." This can also include the modification of a species' habitat. 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.

3.1.2 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.

3.1.3 Waters of the U.S.

On April 21, 2020, the EPA and USACE published the Navigable Waters Protection Rule (2020 Rule) that defines waters of the U.S. and clarifies the limits of federal jurisdiction over wetlands, streams, and ditches under the CWA. The 2020 Rule became effective on June 22, 2020.

3.1.3.1 Jurisdictional Waters

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:

(1) The territorial seas, and waters which are 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) Tributaries.

(3) Lakes and ponds, and impoundments of jurisdictional waters; and,

(4) Adjacent wetlands.

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 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.

The term adjacent wetlands applies to wetlands that:

(i) Abut, meaning to touch at least at one point or side of, a water identified in paragraphs (1), (2), or (3) of this section.

(ii) Are inundated by flooding from a water identified in paragraphs (1), (2), or (3) of this section in a typical year.

(iii) Are physically separated from a water identified in paragraph (1), (2), or (3) of this section only by a natural berm, bank, dune, or similar natural feature; or

(iv) Are physically separated from a water identified in paragraph (1), (2), or (3) of this section only by an artificial dike, barrier, or similar artificial structure so long as that structure allows for a direct hydrologic surface connection between the wetlands and the water identified in paragraph (1), (2), or (3) of this section in a typical year, such as through a culvert, flood or tide gate, pump, or similar artificial feature. An adjacent wetland is jurisdictional in its entirety when a road or similar artificial structure divides the wetland, as long as the structure allows for a direct hydrologic surface connection through or over that structure in a typical year.

The term "lakes and ponds, and impoundments of jurisdictional waters" means:

> Standing bodies of open water that contribute surface water flow to a water identified in paragraph (1) of this section in a typical year either directly or through one or more waters identified in paragraph (2), (3), or (4) of this section. A lake, pond, or impoundment of a jurisdictional water does not lose its jurisdictional status if it contributes surface water flow to a downstream jurisdictional water in a typical year through a channelized non-jurisdictional surface water feature, through a culvert, dike, spillway, or similar artificial feature, or through a debris pile, boulder field, or similar natural feature. A lake or pond, or impoundment of a jurisdictional water is also jurisdictional if it is inundated by flooding from a water identified in paragraph (1), (2), or (3) of this section in a typical year.

3.1.3.2 Non-jurisdictional Waters

Per the 2020 Rule, the following are not "waters of the U.S.":

(1) Waters or water features that are not identified in paragraphs (1), (2), (3), or (4) of the previous section.

(2) Groundwater, including groundwater drained through subsurface drainage systems.

(3) Ephemeral features, including ephemeral streams, swales, gullies, rills, and pools.

(4) Diffuse stormwater run-off and directional sheet flow over upland.

(5) Ditches that are not waters identified in paragraphs (1) or (2) of the previous section, and those portions of ditches constructed in waters identified in paragraph (4) of the previous section that do not satisfy the definitions of adjacent wetlands.

(6) Prior converted cropland.

(7) Artificially irrigated areas, including fields flooded for agricultural production, that would revert to upland should application of irrigation water to that area cease.

(8) Artificial lakes and ponds, including water storage reservoirs and farm, irrigation, stock watering, and log cleaning ponds, constructed or excavated in upland or in non-jurisdictional waters, so long as those artificial lakes and ponds are not impoundments of jurisdictional waters.

(9) Water-filled depressions constructed or excavated in upland or in non-jurisdictional waters incidental to mining or construction activity, and pits excavated in upland or in non-jurisdictional waters for the purpose of obtaining fill, sand, or gravel.

(10) Stormwater control features constructed or excavated in upland or in non-jurisdictional waters to convey, treat, infiltrate, or store stormwater run-off.

(11) Groundwater recharge, water reuse, and wastewater recycling structures, including detention, retention, and infiltration basins and ponds, constructed or excavated in upland or in non-jurisdictional waters; and,

(12) Waste treatment systems.

3.2 STATE REGULATIONS

3.2.1 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.

3.2.2 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.

3.2.3 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.

3.2.3.1 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."

Because the interpretation of waters of the U.S. in place at the time section 3831(w) was adopted was broader than subsequent definitions (including the 2020 Rule) that incorporated more limitations into the scope of federal jurisdiction, it is consistent with the SWRCB's intent to include both historic and current definitions of waters of the U.S. into the SWRCB's wetland jurisdictional framework. Further, a wetland will continue to be protected when it has been regulated in the past as a water of the U.S. regardless of any subsequent changes in federal regulations. The inclusion of both current and historic definitions of "waters of the U.S." will help ensure some regulatory stability in an area that has otherwise been in flux. Like the other categories of the SWRCB's wetland jurisdictional framework, the status as a water of the U. S. may only be used to establish that a wetland qualifies as a water of the state; it cannot be used to exclude a wetland from qualifying as a water of the state. In other words, wetlands that are categorically excluded from qualifying as a water of the U.S. may nevertheless qualify as waters of the state under another jurisdictional category.

The SWRCB generally excludes certain areas and activities from the application procedures in order to better align the SWRCB's dredge or fill program with the federal CWA section 404 program. Activities and areas excluded from the procedures include:

(1) Normal farming, ranching, and silviculture activities; constructing and maintaining stock or farm ponds and irrigation ditches; constructing or maintaining farm, forest, or mining roads; maintaining or reconstructing structures that are currently serviceable; and constructing temporary sediment basins for construction.

(2) Suction dredge mining.

(3) Routine emergency operation and maintenance activities.

(4) Prior converted cropland that was cleared, drained, or otherwise manipulated for cropland use prior to December 23, 1985.

(5) Fields used for rice cultivation; and,

(6) Features used for agricultural purposes (e.g., stock ponds, irrigation ditches, etc.).

3.2.4 SWRCB Cannabis Cultivation Policy – Principles and Guidelines for Cannabis Cultivation (Attachment A)

The SWRCB has adopted "General Requirements and Prohibitions" with respect to cannabis cultivation. Among these are "minimum riparian setbacks" measured from the edge of the wetland as determined by a qualified professional familiar with the USACE Wetlands Delineation Manual. Prescribed setbacks for cannabis cultivation and support facilities (e.g., materials/vehicle storage, pumps, water storage tanks) are as follows:

- Perennial watercourses (e.g. lakes, ponds, springs): 150 feet;
- Intermittent watercourses or wetlands: 100 feet;
- Ephemeral watercourses: 50 feet; and,
- Man-made irrigation canals and reservoirs: limits of riparian vegetation zone.

The SWRCB guidelines also include requirements for cleanup, restoration, and mitigation for impacts to riparian vegetation and/or oak trees. A revegetation plan may be required for impacts to these habitat types resulting from cannabis operations.

3.2.5 California Code of Regulations, Title 14, Section 722 – General Lake or Streambed Alteration Agreement or Activities Related to Cannabis Cultivation (General Agreement)

The California Department of Fish and Wildlife (CDFW) requires a General Agreement under the referenced statute for "construction, reconstruction or repair of stream crossings in the form of a bridge, culvert, or rock ford, and water diversion on non-finfish revers streams and lakes that are used or will be used for he used for the purpose of cannabis cultivation, each a "covered activity"".

3.3 LOCAL LAND USE POLICIES

3.3.1 County Stream and Riparian Habitat Protection

The Environmental Thresholds and Guidelines Manual (County 2008) 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 50 feet in urban areas, and 100 feet in rural areas. Intrusion within the buffer areas for riparian habitats and streams may be considered significant.

3.3.2 Oak Tree Protection

The County's Standard Conditions and Mitigation Measures (County 2011) require that grading, trenching, ground disturbance, construction activities and structural development occur beyond six feet of the dripline of all oak trees. Mitigation for impacted coast live oak trees requires posting of a performance security and tree replacement at a 10:1 ratio, preferably on-site (County 2019).

3.3.3 California Environmental Quality Act (CEQA)

This Revised Assessment is intended to support County review of the proposed Project. The adopted County-wide Programmatic FEIR for the Cannabis Land Use Ordinance and Licensing Program (County 2017) generally covers individual cannabis projects when the EIR CEQA analysis applies. The guidelines for determining CEQA significance are followed in this Revised Assessment. The following threshold criteria, as defined by the CEQA Guidelines Appendix G Initial Study Checklist, were used to evaluate potential effects to biological resources. Based on these criteria, the proposed Project would have a significant effect on biological resources if it would:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS.

c) Have a substantial adverse effect on State or federally protected wetlands (including marsh, vernal pool, and coastal areas) through direct removal, filling, hydrological interruption, or other means.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

f) Conflict with the provisions of an adopted habitat Conservation plan, natural community conservation Plan, or other approved local, regional or state habitat conservation plan.

In addition, based on the following County-adopted CEQA thresholds from the County's Environmental Thresholds and Guidelines Manual (County 2008) the Project would have a significant effect on biological resources if it would:

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

3.3.4 County Land Use Development Code (LUDC) §35.42.075

The County LUDC provides development standards, permit requirements, and procedures for commercial cannabis activities (County 2019). As summarized in Appendix J: Cannabis Activities Additional Standards of the LUDC, the following measures are to be implemented to protect biological resources, if present.

A. Tree Protection Plan

A.1. The Applicant for a land use entitlement for a commercial cannabis activity that would involve pruning, damage, or removal of a native tree, shall prepare and submit to the County Planning and Development Department (Department) a Tree Protection Plan prepared by a Department-approved arborist designed to determine whether avoidance, minimization, or compensatory measures are necessary.

B. Habitat Protection Plan

B.1. The Applicant for a land use entitlement for a cannabis activity that would involve clearing of native vegetation or other sensitive vegetation in an area that has been identified as having a medium to high potential of being occupied by a special-status wildlife species, nesting bird, or a Federal or State-listed special-status plant species, shall prepare and submit a Habitat Protection Plan prepared by a Department-approved biologist, in coordination with the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) as required for State or Federal permits and State or Federally listed species, designed to determine whether avoidance, minimization, or compensatory measures are necessary.

B.3. If the project site is located within the known habitat of a species listed as rare, threatened, or endangered by the USFWS and/or CDFW, the issuance of a permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the Endangered Species Act or any other law.

C. Wildlife Movement Plan

C.1. The Applicant shall prepare a Wildlife Movement Plan for all commercial cannabis activities proposed in or near wildlife movement areas for the Department's review and approval. A Department-approved biologist shall review the Plan and confirm the

adequacy of design for passage of smaller wildlife and safe prevention of entry by larger mammals, such as deer. The Applicant shall demonstrate to the Department that all perimeter fencing requirements are in place as required prior to commencement of cannabis activities.

4.0 METHODS

4.1 BACKGROUND REVIEW

Public domain information was reviewed prior to field work, including the NRCS Web Soil Survey of Santa Barbara County, California, South Coastal Part (NRCS 2021), USGS Carpinteria CA 7.5-minute quadrangle map, the National Hydrography Dataset (NHD) (USGS 2021), National Wetlands Inventory (NWI) (USFWS 2021), California Natural Diversity Data Base (CNDDB) (CDFW 2021), and weather data. The CNDDB query provided locations of special-status plant populations, sensitive natural communities, and special-status wildlife documented within a 5-mile radius of the Project Site.

4.2 FIELD METHODOLOGY

Biological field investigations included pedestrian surveys of the Project Site to facilitate mapping of primary vegetation types, documentation of dominant plant species and wildlife, delineation of the limits of ESH, and spring botanical surveys. Mapping of jurisdictional limits and the vegetation sampling points were performed in the field using an iPad tablet with ArcCollector and an EOS Arrow 100 Global Navigation Satellite System (GNSS) receiver. Table 2 provides a summary of survey types, dates, and field personnel.

Table 2 – Biological Surveys Conducted in 2019 and 2020

Type of Survey	Date	Field Personnel	Area Surveyed
Botanical Survey Wildlife Survey ESH/Vegetation Mapping	February 27, 2019	Jessica Peak Justine Cooper	Entire parcel
Botanical Survey Wildlife Survey ESH/Vegetation Mapping	March 13, 2019	Jessica Peak Justine Cooper	Entire parcel & Arroyo Paredon Creek Corridor
Spring Botanical Survey Wildlife Survey CNPS Vegetation Rapid Assessment of Riparian Habitat	May 7, 2020	Jessica Peak	Entire parcel & Arroyo Paredon Creek Corridor

4.2.1 Botanical Surveys

The field investigations included mapping and documentation of primary vegetation types using CDFW-CNPS protocol for Vegetation Rapid Assessment, when applicable (Appendix B – CNPS Vegetation Rapid Assessment Forms). 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 2021a). Nomenclature for plant species follows *The Jepson Manual, Second Edition* (Baldwin et al. 2012). Vegetation Rapid Assessment was performed at two locations, one in the riparian habitat along Arroyo Paredon Creek and one in the ruderal habitat in the proposed native habitat enhancement area (Figure 4 – Vegetation

Communities & Land Use Types). The ornamental trees/landscape plantings land use type on the perimeter of the Project Site was not sampled using the CNPS Vegetation Rapid Assessment Form because it does not fall within the MV-II classification system. Vegetation communities and land use types are discussed in detail in Section 5.2 below.

The March and May botanical surveys were conducted during the appropriate blooming period to detect and identify special-status plant species that have the potential to occur in the Project Site (e.g., umbrella larkspur, Santa Barbara honeysuckle, Nuttall's scrub oak, etc.). The spring survey was performed by walking through the vegetated areas of the Project Site and Arroyo Paredon Creek to determine whether sensitive plants are present.

4.2.2 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 Project 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.

4.2.3 Delineation of ESH and Jurisdictional Limits

The extent of ESH and jurisdictional limits were documented during field surveys. The ESH boundary (i.e., edge of riparian canopy) along Arroyo Paredon Creek was mapped using an iPad tablet with ArcCollector and an EOS Arrow 100 High Accuracy Global Navigation Satellite System (GNSS) receiver (Figures 4 and 5).

4.2.3.1 Waters of the U.S.

Arroyo Paredon Creek is adjacent to the Project Site and is depicted as an intermittent blue-line stream in the USGS's National Hydrography Dataset (USGS 2019) and National Wetlands Inventory (NWI) (USFWS 2019).

Pursuant to Section 401 of the Clean Water Act (CWA), the limit of U.S. army Corps of Engineers (USACE) jurisdiction in non-tidal waters extends to the OHWM and includes all adjacent wetlands. The OHWM is an element used to identify the lateral limits of non-wetland waters based on stream geomorphology and vegetation response to the dominant stream discharge (Lichvar and McColley 2008). The OHWM was not mapped as part of this Assessment; however, the OHWM is within the mapped riparian area, below TOB, and Arroyo Paredon Creek is assumed to be under USACE jurisdiction.

4.2.3.2 CDFW & County Streams

Pursuant to Section 1600 *et seq*. of the California Fish and Game code, the extent of California Department of Fish and Wildlife (CDFW) jurisdiction was determined based on presence of a defined physical bed, bank, and channel. CDFW jurisdiction extends to the TOB or the edge of riparian vegetation, whichever is further. County jurisdiction along streams corresponds to the extent of CDFW jurisdiction.

The TOB of Arroyo Paredon Creek and the extent of the associated riparian habitat was mapped using an iPad tablet with ArcCollector and an EOS Arrow 100 GPS receiver (Figure 4 – Sensitive Biological Resources).

5.0 RESULTS

5.1 HYDROLOGY

Arroyo Paredon Creek flows from east to west along northern boundary of the Project Site, continues under Via Real and Highway 101, and outlets to the Pacific Ocean approximately 900 feet downstream of the property. The existing fence line along the parcel boundary parallels the creek, ranging from 2 to 15 feet from the TOB.

At the time of the March 2019 surveys, the Carpinteria area had received 16.54 inches rain during the 2019 water year (September 1 – August 31) (County 2019). Surface flow in Arroyo Paredon Creek varied from 2 to 12 inches deep and 5 to 20 feet wide, with limited small pools (see Site Photographs). In May 2020, there was minimal surface flow in the creek, averaging one inch in depth and 2 to 5 feet wide (Appendix A – Site Photographs). The channel bottom consists of sand and cobble.

There are two culverts in the Project Site that convey stormwater runoff to Arroyo Paredon Creek (Figure 4 – Vegetation Communities & Land Use Types). All water used in agricultural production on the Project Site is captured, purified, and reused.

Arroyo Paredon Creek is U.S. Fish and Wildlife Service (USFWS)-designated critical habitat for southern California steelhead trout and tidewater goby and is under USACE, CDFW, RWQCB, CCC, and County jurisdiction. The portion of Arroyo Paredon Creek adjacent to the Project Site is regularly maintained (i.e., cleared of vegetation and debris) by the County Flood Control District.

5.2 VEGETATION COMMUNITIES & LAND USE TYPES

There are three vegetation communities/land use types present in the Project Site: western sycamore-arroyo willow woodland, ornamental trees/landscaping plantings, and ruderal/developed. Vegetation communities were mapped based on field observations using aerial imagery. Descriptions of vegetation communities are provided below. Vegetation communities and land use types present in the Project Site are summarized in Table 3 and the distribution of these communities is illustrated in Figure 4 – Vegetation Communities & Land Use Types.

Table 3 – Summary of Vegetation Communities/Land Use Types in the Project Site

Vegetation Alliance/Land Use Type[1]	Vegetation Association[1]	Rarity Ranking[3]	Area in Project Site (acres)
Sensitive Vegetation and Native Trees			
Western Sycamore-Arroyo Willow Woodland	*Platanus racemosa-Quercus agrifolia-Salix lasiolepis*	G3, S3	2.61
Individual Coast Live Oak	N/A	Protected by County/State policies	0.03

Other Land Use Types			
Ornamental Trees/Landscape Plantings[2]	N/A	N/A	0.40
Ruderal/Developed[2]	N/A	N/A	7.32

[1] Vegetation Alliances and Associations follow *A Manual of California Vegetation, Second Edition* (MV-II) (Sawyer et al. 2009), where applicable.
[2] Not a recognized community in MV-II.
[3] Global/State rarity rankings follow the CDFW California Natural Communities List (CDFW 2019). Natural communities with ranks 1-3 are considered sensitive.
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.

5.2.1 Western Sycamore-Arroyo Willow Woodland (*Platanus racemosa-Quercus agrifolia-Salix lasiolepis* Association)

The riparian habitat associated with Arroyo Paredon Creek consists of western sycamore-arroyo willow woodland. This vegetation community most closely aligns with the Western Sycamore Woodland Alliance and *Platanus racemosa-Quercus agrifolia-Salix lasiolepis* Association in MV-II (Sawyer et al. 2009) (Appendix B – CNPS Vegetation Rapid Assessment Form VEG-01). This habitat type consists of a mixed tree canopy dominated by arroyo willow (*Salix lasiolepis*) and western sycamore (*Platanus racemosa*), with scattered coast live oaks along the upper banks. The understory is comprised primarily of non-native plant species including garden nasturtium (*Tropaeolum majus*), cape ivy (*Delairea odorata*), poison hemlock (*Conium maculatum*), tree tobacco (*Nicotiana glauca*), giant reed (*Arundo donax*), smilo grass (*Stipa miliaceum*), and sticky snakeroot (*Ageratina adenophora*) (Appendix A – Site Photographs). Native riparian species observed in the understory included creek clematis (*Clematis ligusticifolia*), coast morning glory (*Calystegia macrostegia* ssp. *cyclostegia*), canyon sunflower (*Venegasia carpesioides*), mugwort (*Artemisia douglasiana*), California man-root (*Marah fabacea*), Douglas' nightshade (*Solanum douglasii*), and California figwort (*Scrophularia californica*). Western sycamore-coast live oak woodlands are designated as ESH by the County and CCC.

5.2.2 Ornamental Trees/Landscape Plantings

There is one citrus tree located in the northeast corner of the Project Site and ornamental and fruit trees are planted along the eastern perimeter of the parcel, on the neighboring property (Appendix A – Site Photographs). This vegetation type is not a recognized community in MV-II, as it consists of species not native to the region that have been planted and/or exotic species that typically don't occur in the natural landscape outside of urban areas. Ornamental and fruit tree species observed include Italian stone pine (*Pinus pinea*), myoporum (*Myoporum laetum*), avocado (*Persea americana*), and lemon (*Citrus limon*).

5.2.3 Ruderal/Developed

The entire parcel is developed with greenhouses, associated structures/supplies, water tanks, and access roads. Ruderal (i.e., disturbance adapted) plant species including poison hemlock, garden nasturtium, smilo grass, cheeseweed (*Malva parviflora*), lamb's quarters (*Chenopodium album*), lesser swine cress (*Lepidium didymum*), prickly sow thistle (*Sonchus asper*), and mustards (*Brassica nigra, Hirschfeldia incana*) were observed within the Project Site along the fence lines and in between greenhouses and structures (Appendix A – Site Photographs) (Appendix B – CNPS Vegetation Rapid Assessment Form VEG-02).

5.3 General Wildlife Habitat

The field survey enabled a characterization of habitat quality and assessment of potential for occurrence of special-status wildlife species within and surrounding the Project Site. Because the Project Site is currently used for agricultural purposes and contains structural features like greenhouses, containers, and buildings, it has limited habitat value for wildlife. These developed areas are regularly managed and maintained, which precludes use by most wildlife species.

During field surveys, wildlife was only observed or detected near the northern perimeter of the Project Site or within Arroyo Paredon Creek. Bird species observed include California towhee (*Pipilo crissalis*), acorn woodpecker (*Melanerpes formicivorus*), American crow (*Corvus brachyrhynchos*), yellow-rumped warbler (*Setophaga coronata*), Anna's hummingbird (*Calypte anna*), lesser goldfinch (*Spinus psaltria*), wrentit (*Chamaea fasciata*), oak titmouse (*Baeolophus inornatus*), pacific slope flycatcher (*Empidonax difficilis*), red-tailed hawk (*Buteo jamaicensis*), and red-shouldered hawk (*Buteo lineatus*). Other wildlife observed/detected included western fence lizard (*Sceloporus occidentalis*), Baja California treefrogs (*Pseudacris hypochondriaca*) vocalizing in the creek, and numerous raccoon (*Procyon lotor*) tracks in the sediment deposits along the creek banks. No tadpoles were observed in the creek channel during any of the field surveys in 2019 and 2020.

Arroyo Paredon Creek functions as a dispersal and migration corridor for upland and aquatic wildlife. The continuous band of riparian habitat allows wildlife movement across a landscape that is fragmented by agricultural and urban development, and enables passage from upland to lowlands and facilitates genetic exchange within populations. Mature sycamore, willow, and oak trees along Arroyo Paredon Creek provide suitable nesting habitat for raptors and other bird species.

As mentioned above, Arroyo Paredon Creek is USFWS-designated critical habitat for southern California steelhead and tidewater goby. There is a documented occurrence of tidewater goby near the western corner of the Project Site, where the creek flows under Via Real (CNDDB 2021). Arroyo Paredon Creek could also support other sensitive semi-aquatic wildlife species (e.g., California red-legged frog, two-striped garter snake), during periods of intermittent stream flow. Special-status wildlife species with the potential to occur are discussed in more detail in following the sections.

5.4 Special-status Plant and Wildlife Species and Sensitive Habitats

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 2021), CNPS Inventory of Rare and Endangered Vascular Plants of California (CNPS 2021), "*California Bird Species of Special Concern*" (Shuford and Gardali 2008), "*Amphibian and Reptile Species of Special Concern in California*" (Jennings and Hayes 1994), and "*Terrestrial Mammal Species of Special Concern in California*" (CDFG 1998).

Eleven (11) special-status plant species and fifteen (15) special-status wildlife species are documented (i.e., are tracked by the CNDDB) within a 5-mile radius of the Project Site. The likelihood for these special-status plant and wildlife species to occur within the habitats present in the Project Site was evaluated as part of this Revised Assessment.

Plant and wildlife species dependent on coastal salt marsh, beach, dune, or vernal pool communities (e.g., Coulter's saltbush, salt marsh bird's beak, Coulter's goldfields, western snowy plover, light-footed Ridgway's rail, Belding's savannah sparrow, sandy beach tiger beetle, globose dune beetle, and wandering (=saltmarsh) skipper) are excluded from consideration in Table 4 due to the lack of suitable habitat.

Table 4 lists special status plants and animals that have a reasonable possibility to 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 Project Site. The likelihood for special-status species to occur within the property was assessed using information from the various listed sources and wildlife and botanical surveys. Narratives are provided for species for which there are land use planning and regulatory implications.

Table 4 – Special-status Plant and Wildlife Species Occurrences Documented within the Vicinity of the Project Site

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within the Project Site**
Plants[1]				
Late-flowered mariposa lily *Calochortus fimbriatus*	CRPR 1B.3 G3, S3	Dry, open coastal woodland and chaparral. Elevation range: 0 – 3,000 feet. Blooming period: July – August.	No	There is no dry, open coast live oak woodland or chaparral habitat in the Project Site to support late-flowered mariposa lily. The closest documented location of this species is approximately 2.5 miles northwest of the Project Site in sandstone substrate in chaparral habitat 0.5-mile northwest of Buell Reservoir. Late-flowered mariposa lily is not expected to occur in the Project Site.
Palmer's mariposa lily *Calochortus palmeri* var. *palmeri*	CRPR 1B.2 G3, S2	Meadows, vernally moist places in yellow-pine forest and chaparral. Elevation range: 3,900 – 7,200 feet. Blooming period: May – July.	No	There is no suitable mesic meadow, pine forest, or chaparral habitat in the Project Site to support Palmer's mariposa lily. In addition, this species generally occur at much higher elevations. Palmer's mariposa lily is not expected to occur in the Project Site.
Umbrella larkspur *Delphinium umbraculorum*	CRPR 1B.3 G3, S3	Oak woodland and chaparral, prefers moist locations. Elevation range: 1,320 – 5,300 feet. Blooming period: April – June.	Yes	Although there is mesic woodland habitat adjacent to the Project Site along Arroyo Paredon Creek that could support umbrella larkspur, the riparian corridor is highly degraded and dominated by invasive, non-native species. This species would have been in bloom at the time of the May 7, 2020 survey and was not observed. Umbrella larkspur is not expected to occur in or adjacent to the Project Site.
Ojai fritillary *Fritillaria ojaiensis*	CRPR 1B.2 G2, S2	Occurs on rocky slopes and in river basins. Known from mesic broadleaf upland forest, chaparral, and lower montane coniferous habitats. Elevation range: 990 – 1,650 feet. Blooming period: February – May.	No	Although Ojai fritillary can occur along creek corridors, it is generally at much higher elevations. This species would have been in bloom during both the March 2019 and May 2020 field surveys and was not observed. Ojai fritillary is not expected to occur in or adjacent to the Project Site.

Table 4 – Special-status Plant and Wildlife Species Occurrences Documented within the Vicinity of the Project Site

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within the Project Site**
Santa Barbara honeysuckle *Lonicera subspicata* var. *subspicata*	CRPR 1B.2 G5, S2	Chaparral, cismontane woodland, coastal scrub. Elevation range: 0 – 3,300 feet. Blooming period: April – May.	Yes	Although the riparian corridor adjacent to the Project Site contains western sycamore-arroyo willow woodland that could support Santa Barbara honeysuckle, this perennial species would have been detectable and/or in bloom during field surveys and was not observed. Santa Barbara honeysuckle does not occur in the Project Site.
White-veined monardella *Monardella hypoleuca* ssp. *hypoleuca*	CRPR 1B.3 G4, S3	Oak woodland and chaparral. Elevation range: 0 – 5,000 feet. Blooming period: May – October.	No	Oak woodland and chaparral suitable to support white-veined monardella are not present in or adjacent to the Project Site. This perennial species would have been in bloom during the May 7, 2020 survey and was not observed. White-veined monardella does not occur in the Project Site.
Nuttall's scrub oak *Quercus dumosa*	CRPR 1B.1 G3, S3	Generally sandy soils near the coast, sandstone, chaparral, coastal sage scrub. Elevation range: 0 – 600 feet. Blooming period: March – May.	No	Suitable scrub and chaparral habitats for Nuttall's scrub oak are not present in the Project Site. This perennial species would have been detectable during field surveys and was not observed. Nuttall's scrub oak does not occur in the Project Site.
Sonoran maiden fern *Thelypteris puberula* var. *sonorensis*	CRPR 2B.2 G5, S2	Meadow and seeps, found along streams and seepage areas. Elevation range: 160-1,800 feet. Blooming period: January – September.	Yes	There is suitable habitat along Arroyo Paredon Creek to support Sonoran maiden fern. This perennial species would have been detectable during field surveys and was not observed. Sonoran maiden fern does not occur in the Project Site.
Invertebrates				

Table 4 – Special-status Plant and Wildlife Species Occurrences Documented within the Vicinity of the Project Site

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within the Project Site**
Monarch butterfly *Danaus plexippus* (California overwintering population)	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	There are fifteen known monarch butterfly overwintering locations within five miles of the Project Site (CNDDB 2021). The closest occurrence is 0.6-mile to the west in a dense eucalyptus grove near Serena Park. The arroyo willow-western sycamore woodland associated with Arroyo Paredon Creek is not dense enough to provide an adequately wind-protected tree grove suitable for over-wintering aggregations. Monarch butterflies are not expected to use the habitat adjacent to the Project Site as an overwintering site.
Fish				
Tidewater goby *Eucyclogobius newberryi*	FE, SSC G3, S3	Occurs in fresh to brackish water in coastal lagoons, bays, and lower reaches of coastal streams, up to a mile upstream from the ocean. Prefers vegetated pools of slow (but not stagnant) areas of streams. Spawning occurs on coarse sand substrates.	Yes	Arroyo Paredon Creek is USFWS-designated critical habitat for tidewater goby. Tidewater goby was documented in the lower reach of Arroyo Paredon Creek, just south of the Project Site, in 2001 (CNDDB 2021). When water is present, Arroyo Paredon Creek provides suitable habitat for tidewater goby.
Southern California steelhead DPS *Oncorhynchus mykiss irideus*	FE, SSC G5, S1	Coastal streams less than 8,000 feet in elevation.	Yes	Arroyo Paredon Creek is USFWS-designated critical habitat for the Southern California Distinct Population Segment (DPS) of steelhead. There has been one contemporary (post-1980) documented occurrence of steelhead in Arroyo Paredon Creek (Stoecker 2002). When water is present, Arroyo Paredon Creek provides suitable habitat for steelhead.

Table 4 – Special-status Plant and Wildlife Species Occurrences Documented within the Vicinity of the Project Site

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within the Project Site**
Amphibians				
Foothill yellow-legged frog *Rana boylii*	SC, SSC G3, S3	Rocky streams and rivers in forests, chaparral, and woodlands. Sometimes found in isolated pools, vegetated backwaters, and deep, shaded, spring-fed pools. Elevation range: sea level to 6,000 feet.	Yes	Arroyo Paredon Creek offers suitable habitat for foothill yellow-legged frog. The documented occurrence is from 1966, approximately 4.0 miles north of the Project Site in the Santa Ynez River, and is believed that foothill yellow-legged frog was extirpated from here in 1975-1978 (CNDDB 2021). Santa Barbara County is at the southern end of the range of foothill yellow-legged frog. This frog originally ranged from northern Oregon west of the Cascades south along the coast ranges to the San Gabriel Mountains, and south along the foothills of the western side of the Sierra Nevada Mountains to the edge of the Tehachapi Mountains (Stebbins 2003). No occurrences of this species have been recorded in Santa Barbara County since the mid-1970s (pers. comm. Paul Collins 2016). The species is not expected to occur in the Project Site.
California red-legged frog (CRLF) *Rana draytonii*	FT, SSC G2, S2	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	There is one documented occurrence of CRLF in Arroyo Paredon Creek approximately 1.0-mile upstream of the Project Site (CNDDB 2021). The surface flow in Arroyo Paredon Creek varied from 2 to 12 inches deep and 5 to 20 feet wide, with limited small pools or vegetative cover that would support breeding habitat for CRLF. CRLF could occur within Arroyo Paredon Creek on a transitory basis.

Table 4 – Special-status Plant and Wildlife Species Occurrences Documented within the Vicinity of the Project Site

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within the Project Site**
Reptiles				
Northern (silvery) 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.	No	Although northern legless lizard was documented near the Project Site in 1983 from historical aerials in a U.S. Forest Service database (CNDDB 2021), the dense understory vegetation of Arroyo Paredon Creek does not provide suitable habitat for this species. Northern legless lizard is not expected to occur in the Project Site.
Two-striped garter snake *Thamnophis hammondii*	SSC G4, S3	Generally found around pools, creeks, cattle tanks, and other water sources. Often in rocky areas in oak woodland, chaparral, brushland and coniferous forests.	Yes	During periods of intermittent stream flow, Arroyo Paredon Creek could support two-striped garter snake, but there are no records for this species in the creek. The closest documented occurrences are approximately 5 miles to the northwest of the Project Site in San Ysidro Creek (Peak pers, obs. 2019). The likelihood of occurrence of two-striped garter snake in the Project Site is considered low.
Birds				

Table 4 – Special-status Plant and Wildlife Species Occurrences Documented within the Vicinity of the Project Site

Common Name ***Scientific Name*** ***(Arranged alphabetically by scientific name)***	**Listing Status***	**Habitat Requirements/Habitat Affinity**	**Suitable Habitat Present in Project Site (Y/N)**	**Likelihood for Occurrence within the Project Site**
Least Bell's vireo *Vireo bellii pusillus*	FE, SE G5, S2	Dense, willow-dominated riparian habitat with lush understory. Summer resident of Southern California low riparian in the vicinity of water or dry river bottoms.	No	The western sycamore-arroyo willow woodland associated with Arroyo Paredon Creek is not dense enough to provide suitable nesting habitat for Least Bell's vireo. The closest documented occurrence was in 1980, approximately 5 miles north of the Project Site on the Santa Ynez River (CNDDB 2021). Least Bell's vireo is not expected to occur in the Project Site.
Mammals				
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	Townsend's big-eared bat could utilize the riparian corridor of Arroyo Paredon Creek for foraging. The closest documented occurrence of this species is from near the Carpinteria Salt Marsh in 1941 (CNDDB 2021). The likelihood of occurrence of Townsend's big-eared bat outside of the creek corridor is considered low.

*Listing Status/ Rarity Ranking 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 Manual, Online Edition* 2021 and CNPS 2021.

5.4.1 Special-status Plant Species

No special-status plant species were observed during 2019 and 2020 field surveys and no special-status plant species are expected to occur in the Project Site or the adjacent riparian corridor along Arroyo Paredon Creek. The field surveys were conducted in February, March, and May, within the typical blooming season to detect/identify all of the special-status plant species that are known to occur in the Project vicinity.

5.4.2 Individual Native Trees

There are two native trees inside of the fence line in the northeast corner of the Project Site: one 24-inch coast live oak tree one 85-inch western sycamore. Both trees occur in ruderal habitat and will be incorporated into the proposed Native Habitat Enhancement Area (Figure 3a – Arroyo Paredon Creek Native Enhancement Plan; Figure 4 – Vegetation Communities & Land Use Types).

5.4.3 Special-status Wildlife Species

No special-status wildlife species were observed in the Project Site or creek corridor during field surveys. However, Arroyo Paredon Creek is USACE-designated critical habitat for tidewater goby and Southern California steelhead and generally provides moderate to high value upland and aquatic wildlife habitat. In addition to tidewater goby and Southern California steelhead, three (3) other special-status wildlife have a low to moderate potential to occur in Arroyo Paredon Creek or adjacent habitat: California red-legged frog, two-striped garter snake, and Townsend's big-eared bat. Sensitive wildlife species that were observed or have the potential to occur are discussed in detail below.

5.4.3.1 Tidewater Goby and Southern California Steelhead

As mentioned above, Arroyo Paredon Creek is USACE-designated critical habitat for tidewater goby and the Southern California Distinct Population Segment (DPS) of steelhead. Tidewater goby can be found up to a mile upstream from the ocean. Steelhead are anadromous, born in freshwater streams, and they migrate to the ocean and remain pelagic until returning to freshwater to spawn.

Tidewater goby was most recently documented in the lower reach of Arroyo Paredon Creek, under the Highway 101 bridge and downstream, in 2001 (CNDDB 2021). There has been one contemporary (post-1980) documented occurrence of steelhead in Arroyo Paredon Creek (Stoecker 2002). When water is present, Arroyo Paredon Creek provides suitable habitat for both tidewater goby and Southern California steelhead.

5.4.3.2 California Red-legged Frog

California red-legged frog (CRLF) typically occur in ponds, slow-flowing stream reaches, or deep pools within a stream with riparian or emergent vegetation. There is one documented occurrence of CRLF in Arroyo Paredon Creek, approximately 0.9-mile upstream of the Project Site (CNDDB 2021).

The surface flow in Arroyo Paredon Creek varied from 2 to 12 inches deep and 5 to 20 feet wide, with limited small pools or vegetative cover that would support breeding habitat for CRLF. Due to the lack of pools and short duration of the hydroperiod in the creek, CRLF breeding in the vicinity of the Project Site is considered unlikely. Upland CRLF dispersal and migration occur under wet conditions during fall and winter. If CRLF utilize the habitat near the Project Site, it would likely be on a transient basis only and they would be expected to remain largely within the riparian habitat along Arroyo Paredon Creek.

5.4.3.3 Two-Striped Garter Snake

Two-striped garter snakes are typically found in segments of streams and rivers sustaining prolonged surface flow or standing pools that afford cover and food resources. When water is present, Arroyo Paredon Creek provides habitat for two-striped garter snake. However, there are no pools near the Project Site and there are no documented occurrences of this species in Arroyo Paredon Creek. The closest occurrence of two-striped garter snake is in San Ysidro Creek, approximately 5 miles northwest of the Project Site (Peak pers. obs. 2019). Two-striped garter snake is unlikely to inhabit the degraded understory along the creek banks near the Project Site, but could occur in the creek during dispersal upstream/downstream.

5.4.3.4 Townsend's Big-eared Bat

Townsend's big-eared bat could utilize the riparian corridor of Arroyo Paredon Creek and the western sycamore-arroyo willow woodland habitat for foraging and roosting. There is no suitable habitat for this species in the remainder of the Project Site.

5.5 JURISDICTIONAL WATERS AND ESH

Arroyo Paredon Creek is considered ESH by the County and is regulated by the USACE, CDFW, RWQCB, and CCC. The County-prescribed setback (i.e., buffer area) from the edge of the western sycamore-arroyo willow woodland (i.e., riparian vegetation), is 100 feet within the Carpinteria Agricultural Overlay District (CCC 2015). Individual native trees inside of the property fence line (i.e., coast live oak and western sycamore) are also considered sensitive under County policies.

6.0 IMPACT DISCUSSION

The following impact discussion is based on existing conditions within the Project Site and the sections below describe the potential impacts of the proposed Project to biological resources. Consistent with the County's Environmental Thresholds and Guidelines Manual (County 2008) and the County-wide FEIR for the Cannabis Land Use Ordinance and Licensing Program (County 2017), the impacts on biological resources are considered significant if a proposed Project:

- Has a substantial adverse effect, either directly or through habitat modifications, on any on any sensitive natural community or plant or wildlife species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.
- Has a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

- Interferes substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- Conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

6.1 SUMMARY OF PROJECT IMPACTS

Direct impacts from the Project will only occur in ruderal habitat or developed areas that already contain existing infrastructure. All unpermitted non-conforming greenhouses and structures that extend under the riparian canopy and into the ESH Buffer will be removed as part of the Project and the chain-link security fencing and access road will be relocated away from the TOB of Arroyo Paredon Creek. Disturbed areas along the creek and in the permitted operations area will be restored with native vegetation (Figure 3a – Arroyo Paredon Creek Native Enhancement Plan; Figure 3b – Creekside Blooms Native Landscaping Plan).

Temporary/indirect impacts (e.g., noise, dust) to native habitat along Arroyo Paredon Creek could result from demolition of non-conforming greenhouses/structures and restoration implementation in the Native Habitat Enhancement Area. Project impacts are summarized in Table 5 below.

Table 5 – Summary of Project Impacts (Conversion of Existing Use)

Project Component	Habitat Impacted	Total Area of Impact	Area to Remain in ESH Buffer	Area in ESH	Type of Impact[1]
Demolition of As-built Greenhouses	Ruderal/Developed	35,750 sq. ft. (0.82-acre)	0	0	Temporary
Demolition of Permitted Greenhouse	Ruderal/Developed	3,240 sq. ft.	0	0	Temporary
Demolition of As-built Boiler and Processing Room	Ruderal/Developed	3,663 sq. ft.	0.	0	Temporary
Demolition of As-built Water Tank	Ruderal/Developed	661 sq. ft.	0	0	Temporary
Demolition of As-built Storage Containers	Ruderal/Developed	236 sq. ft.	0	0	Temporary
Installation of Underground Stormwater Detention Basin	Ruderal/Developed	1,800 sq. ft.	0	0	Temporary
Arroyo Paredon Creek Native Habitat Enhancement Area	Ruderal/Disturbed	35,718 sq. ft. (0.82-acre)	0.82-acre	0	Beneficial/ Temporary
Native Landscaping in Permitted Operations Area	Ruderal/Disturbed	18,845 sq. ft. (0.43-acre)	0.43-acre	0	Beneficial/ Temporary

[1] With implementation of the recommended avoidance and minimization measures, Project impacts would be considered less than significant.

6.2 IMPACTS TO ESH AND ESH BUFFER

No adverse direct impacts to Arroyo Paredon Creek or the associated western sycamore-arroyo willow woodland are expected as part of the proposed Project. All non-conforming greenhouses and accessory structures that extend under the riparian canopy and are in the ESH Buffer will be removed as part of the Project and disturbed areas will be restored. As described above, only permitted features (e.g., greenhouses, access road), native landscaping, and the Native Habitat Enhancement Area will remain in the ESH Buffer (Figure 3a – Arroyo Paredon Creek Native Enhancement Plan). Installation of the stormwater detention basin and new septic system will occur in ruderal/developed areas, outside of the ESH buffer (Figure 2b – Wastewater Treatment System).

The access road and chain-link security fencing in the northeast corner of the Project Site will be relocated away from the TOB of Arroyo Paredon Creek and replaced with a barb wire fence that will allow for wildlife passage. The relocated security fencing and access road have been situated to allow for fire department access, if necessary (Figure 2c – Fencing and Security Plan). The remainder of the permitted access road in the ESH buffer, that extends to the site entrance, will continue to be used for operational purposes and native landscaping will be installed on both sides of the road (Figure 3b – Creekside Blooms Native Landscaping Plan).

The proposed demolition of non-conforming structures and restoration of 0.82-acre of the ESH buffer will improve the ecosystem functions and value of the riparian habitat along Arroyo Paredon Creek through implementation of the following:

- removal of structural features from within the riparian buffer.
- removal of invasive species (e.g., Cape ivy, garden nasturtium, poison hemlock) and management of non-native vegetation in the ESH Buffer.
- restoration of native vegetation and establishment of a self-sustaining riparian plant community in the ESH Buffer.
- increasing native plant diversity; and,
- improving wildlife habitat.

The existing and relocated security fence line will prevent intrusion into the Native Habitat Enhancement Area and the riparian corridor of Arroyo Paredon Creek. In addition, replacing the fence on the TOB of the creek with barb wire will allow wildlife to access the restored area. Additional avoidance and minimization measures to prevent impacts to ESH and native trees during demolition are outlined below. Prior to the start of demolition, sediment controls (e.g., fiber rolls, silt fence) will be installed along the TOB of the creek to prevent sediment from entering the riparian habitat. Protective fencing will also be installed around the western sycamore tree and coast live oak tree that are inside the fence to prevent inadvertent impacts during demolition.

Implementation of avoidance and minimization measures would reduce the potential for incidental impacts to sensitive wildlife (e.g., sedimentation) to a less than significant level. In addition, recommended measures would ensure that temporary/indirect impacts (i.e., noise, dust) to Arroyo Paredon Creek and riparian habitat are less than significant.

6.3 IMPACTS TO NATIVE TREES

No native trees will be removed as part of the proposed Project. The coast live oak and western sycamore trees in the Project Site will be incorporated in the Native Habitat Enhancement Area. Protective fencing will be installed around these trees prior to demolition and will remain until demolition is complete. With implementation of the recommended avoidance and minimization measures outlined below, no impacts to native trees are expected.

6.4 IMPACTS TO SPECIAL-STATUS PLANTS

No special-status plant species are present in or adjacent to the Project Site. No special-status plants were observed in the riparian habitat along Arroyo Paredon Creek during field surveys conducted in February, March, and May and there is no suitable habitat in the remainder of the Project Site to support sensitive plant species.

6.5 IMPACTS TO WILDLIFE MOVEMENT

No impacts to wildlife corridors will occur as a result of the Project. Conversion to cannabis cultivation within permitted greenhouses will not result in an impediment or obstruction to wildlife movement. The existing fence line does not impede wildlife passage within Arroyo Paredon Creek up- or downstream of the property.

As part of the Native Habitat Enhancement Plan, the chain-link security fence in the northeast corner of the property will be relocated as far as possible from the TOB of Arroyo Paredon Creek, while still allowing for fire department access. In its place, a barb wire fence will be installed along the property line at the TOB of the creek that will allow wildlife to access the restored riparian habitat. The security fence to remain around permitted features in the ESH Buffer prevents intrusion into the adjacent riparian corridor from Project activities and it prevents wildlife movement into the operations area, where animals could be subject to injury or mortality (i.e., trampled, crushed, etc.). Measures to prevent impacts to wildlife, should they happen to occur in the cultivation area, are provided in the Wildlife Movement Plan (Appendix C).

6.6 IMPACTS TO SPECIAL-STATUS WILDLIFE

Five special-status wildlife species have the potential to occur in Arroyo Paredon Creek or the associated riparian habitat. These species are discussed in detail below.

Proposed lighting adjacent to Arroyo Paredon Creek is ‘dark sky’ compliant (i.e., hooded, faced downward) and is motion activated to reduce impacts to wildlife using the creek corridor and adjacent habitats. The existing light shielding systems (blackout shades) will be maintained and utilized in all greenhouse structures at night to prevent light trespass.

Conversion to cannabis cultivation within permitted greenhouses will not result in impacts to special-status wildlife. Restoration of 0.82-acre of the ESH buffer and allowing wildlife access to the northeast corner of the Project Site will improve the value and extent of native habitat along Arroyo Paredon Creek.

6.6.1 Aquatic and Semi-aquatic Species

When water is present, Arroyo Paredon Creek provides suitable habitat to support tidewater goby, Southern California steelhead, CRLF, and two-striped garter snake. Due to the intermittent nature of Arroyo Paredon Creek and lack of pools, the likelihood for sensitive fish species (i.e., tidewater goby, Southern California steelhead) near the Project Site is considered low. Because water used in agricultural production on the Project Site is captured, purified, and reused, flow into the creek from the Project Site is limited to surface stormwater runoff and is not expected to result in impacts to fish.

The semi-aquatic CRLF and two-striped garter snake could migrate outside of the creek channel during wet conditions in the breeding season (i.e., fall and winter). However, the likelihood of these species occurring outside of the riparian corridor is considered low. The proposed Native Habitat Enhancement Area will provide additional refuge habitat for CRLF and two-striped garter snake adjacent to the creek.

The Project does not impede wildlife passage within the creek corridor up- or downstream of the property and the proposed barb wire fence in the northeastern corner of the Project Site allows for wildlife movement into the northeast side of the property. The existing and relocated security fence will prevent wildlife from entering the active operations areas, where they could be incidentally harmed. With implementation of the recommended avoidance and minimization measures (e.g., fiber rolls, silt fence), potential impacts to special-status fish and semi-aquatic amphibian and reptile species would be reduced to less than significant.

6.6.2 Sensitive Raptors and Nesting Birds

The riparian habitat along Arroyo Paredon Creek provides suitable nesting habitat for a wide variety of birds and nesting birds are likely to occur adjacent to the Project Site.

Indirect impacts to nesting birds could occur during the proposed demolition and habitat restoration. Impacts to nesting birds can be mitigated through implementation of the avoidance and minimization measures outlined below.

7.0 RECOMMENDED AVOIDANCE AND MINIMIZATION MEASURES

The following avoidance and minimization measures are recommended to reduce impacts to biological resources that might result from the Project. Recommended species-specific and sensitive habitat protection measures are listed first, followed by general construction measures and standard Best Management Practices (BMPs).

7.1 SPECIES-SPECIFIC AND ESH AVOIDANCE AND MINIMIZATION MEASURES

1. A worker environmental awareness training pamphlet will be prepared and available on-site for all employees (including site supervisors, equipment operators, and laborers). The training will emphasize the sensitivity of the riparian habitat, native trees, and presence of special-status species within Arroyo Paredon Creek (e.g., steelhead, tidewater goby, CRLF, two-striped garter snake), 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. The training will also

emphasize that if listed species are observed within or near the cultivation area, work will be suspended, the species are not be touched or moved, and the CDFW and USFWS should be notified immediately.

2. If the demolition or restoration is implemented during the bird nesting season (February 1 to August 31), a County-approved biologist shall conduct a pre-construction survey of the areas adjacent to Arroyo Paredon Creek within 7 days of construction commencement (i.e., mobilization, staging, vegetation clearing, or demolition) to avoid impacts to nesting raptors and other birds. Surveys shall be conducted along the length of the creek adjacent to the Project Site and in the Native Habitat Enhabncement Area. If breeding birds with active nests are found, a County-approved biologist shall oversee the establishment of a buffer (prescriptively 300 feet for passerines and 500 feet for raptors) around the nest. No activities will be allowed within the buffer(s) until the young have fledged from the nest or the nest fails.
3. A County-approved biologist shall conduct a pre-construction survey of the demolition and Native Habitat Enhancement Area for special-status wildlife that have the potential to occur (e.g., CRLF, coast range newt, two-striped garter snake). Wildlife observed within work areas will be captured and relocated to suitable habitat outside the construction zone. Incidental take permits are not being requested, so no handling (i.e., capture and relocation) of state- and/or federally-listed species is not proposed. If listed species are observed within or near the work area, work will be suspended and the CDFW and USFWS notified.
4. A County-approved biologist shall monitor all demolition adjacent to native trees, removal of invasive species along the riparian corridor of Arroyo Paredon Creek, and restoration implementation. The monitor will document demolition and restoration activites, any damage to native trees, and provide documentation of impact avoidance and monitoring results to the County within 30 days of the completion of demolition and restoration activities.
5. Prior to demolition, fiber rolls and/or silt fencing shall be installed along the existing fence line, between work areas and the riparian habitat along Arroyo Paredon Creek, to prevent impacts to ESH and special-status species that have the potential to occur in or adjacent to Arroyo Paredon Creek.
6. Prior to demolition, protective fencing shall be installed around the dripline plus 6 feet, where feasible, of the western sycamore and coast live oak trees that are present in within the property fence line.
7. Oak trees, and other native tree species, should be protected consistent with County policies and guidelines. No grading or cultivation should occur within 6 feet of the dripline of native trees. If incidental damage occurs to native trees (e.g., removal, broken limbs, impacts to critical root zones) the trees should be examined by a County-approved arborist or biologist to determine whether compensatory measures are necessary.
8. Measures provided in the Wildlife Movement Plan shall be implemented to ensure there are no impacts to wildlife traversing the northern portion property.

7.2 GENERAL CONSTRUCTION AVOIDANCE AND MINIMIZATION MEASURES

9. All staged supplies, temporary storage trailers, etc. should maintain a minimum 100-foot setback from the ESH boundary of Arroyo Paredon Creek, except in the permitted access road and ruderal/disturbed habitat outside of the Native Habitat Enhancement Area.
10. Precautions shall be taken to prevent sediment transport into Arroyo Paredon Creek and downstream locations. Erosion control measures (e.g., silt fencing, fiber rolls, etc.) shall be used throughout all phases of demolition and restoration where sediment runoff from exposed areas could enter the creek. All erosion control materials shall be free from plastic to prevent entanglement of wildlife. Temporary BMPs (such as protective fencing, silt fencing, and fiber rolls) must be maintained regularly to ensure effectiveness. BMPs shall be removed following installation/implementation of the Native Habitat Enhancement Plan.
11. Prior to planting within the Native Habitat Enhancement Area, site preparation should include removal of invasive species within the planting areas. Non-native and invasive plant species should be removed from the Native Habitat Enhancement Area on a regular basis to ensure natives become established.
12. Any herbicide use within the creek restoration area shall not be conducted within 72 hours of a predicted rain event. Only herbicides suitable for use near aquatic environments, such as *Aquamaster* and/or *Rodeo* shall be used. Herbicide application will be performed using a hand-held or backpack sprayer, under the supervision of a licensed applicator.

8.0 CONCLUSIONS

Conversion to cannabis cultivation in permitted greenhouses will not result in significant, adverse effects to plants, wildlife, or sensitive vegetation. The proposed Project does not result in impacts to native trees or vegetation and therefore, there would be no need for a Tree Protection Plan or Habitat Protection Plan per the County LUDC. Per the recommended avoidance and minimization measures, coast live oak and western sycamore trees within the perimeter fence line will be protected prior to demolition, consistent with County policies.

The Project does not impede wildlife passage within the Arroyo Paredon Creek corridor up- or downstream of the property. As part of the Native Habitat Enhancement Plan, the chain-link security fence in the northeast corner of the property will be relocated as far as possible from the TOB of Arroyo Paredon Creek, while still allowing for fire department access. In its place, a barb wire fence will be installed along the property line at the TOB of the creek that will allow wildlife to access the restored riparian habitat. The security fence to remain around permitted features in the ESH Buffer prevents intrusion into the adjacent riparian corridor from Project activities and it prevents wildlife movement into the operations area, where animals could be subject to injury or mortality (i.e., trampled, crushed, etc.).

Erosion/sedimentation/stormwater impacts to Arroyo Paredon Creek are not anticipated due to the RWQCB-required implementation, maintenance, and monitoring of BMPs. In addition, erosion controls (i.e., fiber rolls, silt fence) are proposed to be installed between work areas and Arroyo Paredon Creek prior to demolition and restoration activities as part of avoidance and minimization measures.

Aquatic and semi-aquatic special-status wildlife species that are present or have the potential to occur in Arroyo Paredon Creek (i.e., Southern California steelhead, tidewater goby, CRLF, and two-striped garter snake) are not expected to occur in the operations area, with the exception of a possible transient CRLF during dispersal/migration. Recommended avoidance and minimization measures to reduce the likelihood of impacts to wildlife have been included in this Revised Assessment and the Wildlife Movement Plan (Appendix C).

Proposed native habitat enhancement will improve the habitat value for birds and native pollinators along Arroyo Paredon Creek, stabilize soils along the creek bank, and decrease sedimentation to the creek from stormwater runoff.

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FIGURES

R:\Projects\Storrer\Creekside Floral\Figures\Bio Report\V3\a-creekside-floral-figure1-site-vicinity.mxd

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

Site Vicinity Map
Revised Biological Resources Assessment
Creekside Blooms Nursery, LLC
Cannabis Cultivation Project
3508 Via Real, Carpinteria, CA

Figure 1

November 22, 2021

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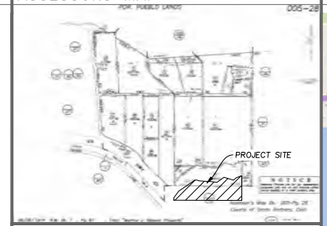
LEGEND

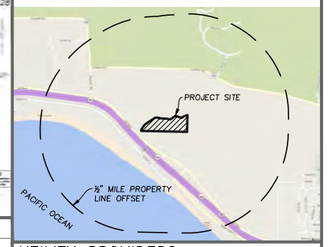
- PROPERTY LINE
- PAVED ROAD (AC)
- PAVED ROAD (CONCRETE)
- DIRT/BASE ACCESS ROAD
- EX. FENCE
- PROPOSED FENCE
- PROPOSED BARBED WIRE FENCE
- 26 FLOOD ZONE "AE" BORDER
- BASE FLOOD ELEVATION
- 50' ESH SETBACK
- 100' ESH SETBACK
- TOP OF BANK
- ENVIRONMENTALLY SENSITIVE HABITAT (ESH)
- STRUCTURE TO BE REMOVED
- 20–30% SLOPE
- > 30% SLOPE
- TRAFFIC FLOW DIRECTION

ASSESSORS MAP



VICINITY MAP

N.T.S.



MAPPING NOTES

1. PROJECT BOUNDARIES ARE BASED ON A FIELD SURVEY BY GARY SALMEN PERFORMED MARCH 12, 2020.

2. CONTOUR DATA IS BASED ON 2018 COUNTY OF SANTA BARBARA FLOOD CONTROL LIDAR INFORMATION.

3. BUILDING AREAS ARE DEPICTED USING GEOREFERENCED DRONE AERIAL IMAGERY PROVIDED BY CLIENT AND SUPPLEMENTED USING COUNTY OF SANTA BARBARA FLOOD CONTROL MAPPING. AREAS MEASURED ARE OUTSIDE OF BUILDING DIMENSIONS. ACTUAL AREAS MAY DIFFER AS DETERMINED BY A GROUND SURVEY OR INTERIOR BUILDING MEASUREMENT.

UTILITY PROVIDERS

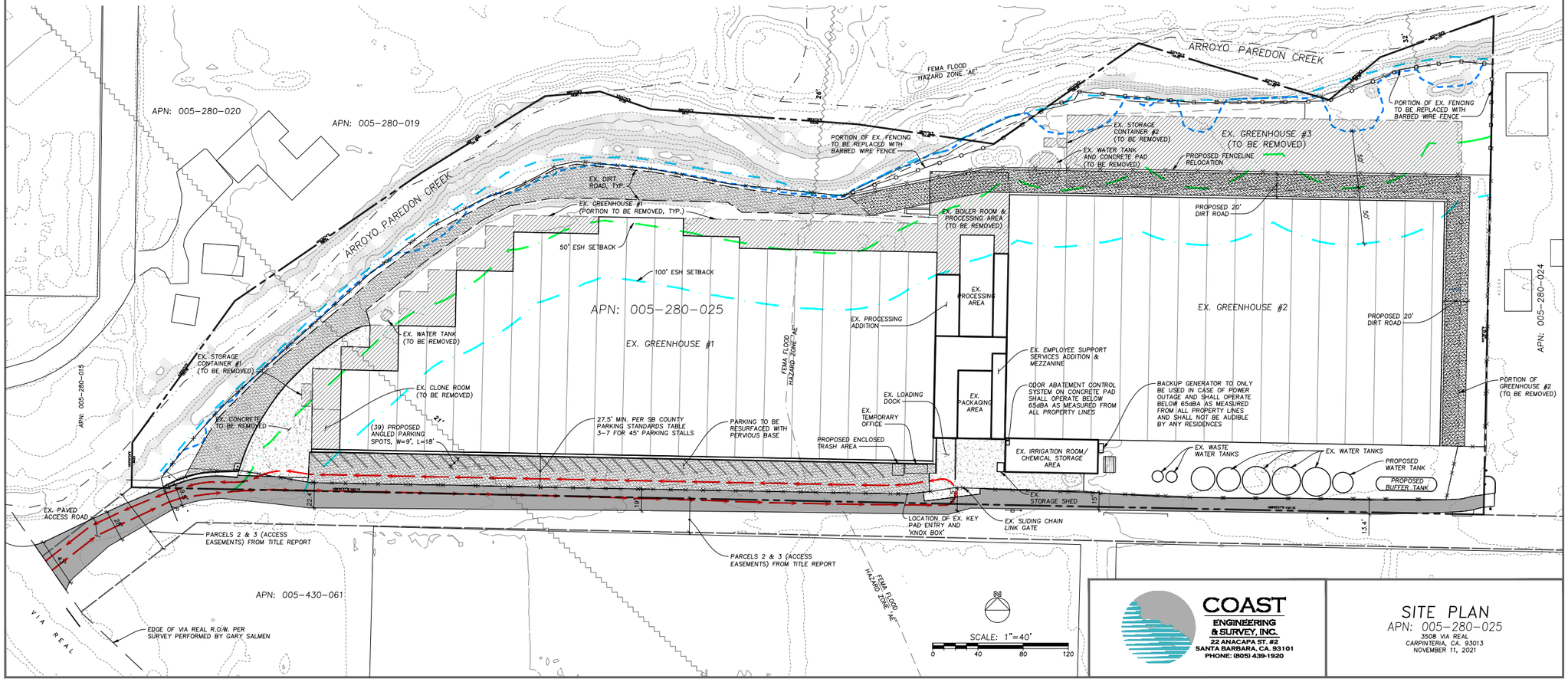
SANITARY SEWER	– ONSITE SEPTIC SYSTEM
WATER	– CARPINTERIA VALLEY WATER DISTRICT
GAS	– SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	– SO. CAL. EDISON COMPANY
CABLE COMMUNICATIONS	– COX COMMUICATIONS
TELEPHONE COMMUNICATIONS	– VERIZON CALIFORNIA INC.

LIGHTING NOTES

1. MECHANIZED BLACKOUT SCREEN SYSTEM WITHIN GROWING AREAS TO PREVENT INTERIOR NIGHT LIGHTING FROM BEING VISIBLE OUTSIDE THE STRUCTURE.

STRUCTURE NOTES

1. REFER TO ARCHITECTURAL PLANS BY AB DESIGN STUDIO FOR SITE COVERAGE AND STRUCTURE STATISTICS.



COAST ENGINEERING & SURVEY, INC.
22 ANACAPA ST. #2
SANTA BARBARA, CA. 93101
PHONE: (805) 439-1920

SITE PLAN
APN: 005-280-025
3508 VIA REAL
CARPINTERIA, CA. 93013
NOVEMBER 11, 2021

Terra Solutions
777 Mutsuhito Avenue
San Luis Obispo, CA. 93401
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Storrer Environmental Services
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Santa Barbara, CA. 93105
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Site Plan
Revised Biological Resources Assessment
Creekside Blooms Nursery, LLC
Cannabis Cultivation Project
3508 Via Real, Carpinteria, CA

Figure 2a

November 22, 2021

R:\Projects\Storrer\Creekside Floral\Figures\Bio Report\V3\b-creekside-floral-figure2b-siteplan.mxd

SEPTIC SYSTEM NOTES

1. ALL SEWER PIPES SHALL BE SDR 35 P.V.C. CONFORMING TO ASTM D-3034 OR EQUIVALENT UNLESS OTHERWISE NOTED.
2. TRENCHING, BEDDING, AND BACKFILL SHALL BE PER COUNTY OF SANTA BARBARA SPECIFICATIONS.
3. ALL SEWERS SHALL BE TESTED BY THE CONTRACTOR PER COUNTY OF SANTA BARBARA STANDARDS.
4. ALL SEWER IMPROVEMENTS AND DISPOSAL FIELDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY OF SANTA BARBARA ENVIRONMENTAL HEALTH SERVICES, CALIFORNIA PLUMBING CODE, AND THESE PLANS.
5. THE LOCATION OF SEPTIC TANKS, BOXES, AND DISPOSAL FIELDS SHALL BE STAKED PRIOR TO CONSTRUCTION TO COMPLY WITH SETBACK REQUIREMENTS.

	SEPTIC TANK	DISPOSAL
SETBACK TO PROPERTY LINE	5'	5'
SETBACK TO BUILDING	5'	8'
SETBACK TO PUBLIC WATER MAIN	10'	10'
SETBACK TO TOP OF CREEK BANK	100'	100'
SETBACK TO PRIVATE WATER WELL	100'	100'
SETBACK TO ADDITIONAL DISPOSAL FIELDS	5'	4'
SETBACK TO ONSITE WATER SERVICE LINE	5'	5'
HORIZONTAL DISTANCE FROM LEACHING SYSTEM TO GROUND SURFACE	15'	15'
SETBACK TO DISTRIBUTION BOX	–	5'

6. PER CPC – MINIMUM SPACING BETWEEN TRENCHES OR LEACHING BEDS SHALL BE FOUR (4) FEET PLUS TWO (2) FEET FOR EACH ADDITIONAL FOOT OF DEPTH IN EXCESS OF (1) FOOT BELOW THE BOTTOM OF THE DRAIN LINE.

PERCOLATION TESTS REPORT

REFERENCED PERCOLATION TESTS AND RESULTS GENERATED BY PACIFIC MATERIALS LABORATORY IN PERCOLATION TESTS REPORT DATED OCT. 21, 2019.

ENGINEERS NOTE

AS PER THE LAMP 18C-3(F)(2) THE DESIGNING ENGINEER SHOULD CONDUCT PERIODIC INSPECTIONS OF ONSITE WASTEWATER TREATMENT SYSTEMS AFTER EXCAVATION AND PRIOR TO THE PLACEMENT OF ANY ROCK OR FILL MATERIAL. PRIOR TO FINAL APPROVAL, A SIGNED REPORT SHALL BE SUBMITTED TO EHS CONFIRMING THAT THE OWTS INSTALLATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED DESIGN. THIS DOES NOT PRECLUDE THE NORMAL INSPECTION PROCESS ASSOCIATED WITH THE PERMIT TO CONSTRUCT.

OWTS STATISTICS

PARCEL SIZE:	8.96 ACRES
NUMBER OF EMPLOYEES	50
TYPICAL FLOW (INDUSTRIAL BLDG)	15 GPD/EMPLOYEE (PER EPA OWTS MANUAL TABLE 3-4 SEE DETAIL C, SHEET SS2)
FLOW RATE	750 GPD (50 EMP x 15 GPD/EMP)
LOADING RATE	0.184 GPD/SF (PER GEOTECH.)
REQUIRED LEACHING AREA	200% (COMMERCIAL)
ADVANCED TREATMENT	YES
DOSING	YES
REQ. ABSORPTION AREA (100%)	750 GPD/0.184 GPD/SF = 4,076 SF
REQ. ABSORPTION AREA (200%)	8,152 SF
LEACH FIELD ABSORPTION AREA	7 SF/LF
LEACH LENGTH REQ. (100%)	582 LF
LEACH LENGTH REQ. (200%)	1,165 LF
LEACH LINES (100%)	6
LEACH LINES (200%)	12
LEACH LINE LENGTH	100 LF
LEACH LENGTH PROVIDED (100%)	600 LF (>582 OK)
LEACH LENGTH PROVIDED (200%)	1,200 LF (>1,165 OK)
TRENCH WIDTH	3 FT

SEPTIC TANK SIZING
750 GPD x 3 DAYS = 2,250 GALLONS
USE 2,500 GALLON TRAFFIC RATED MIDSTATE CONCRETE SEPTIC TANK OR APPROVED EQUAL.

DISPOSAL NOTE: COMMERCIAL PROJECTS REQUIRE TWICE THE 100% DISPOSAL AREA TO BE INSTALLED WITH AN ADDITIONAL 100% HELD IN RESERVE.

EHS NOTE

SEPTIC SYSTEM INSTALLERS NEED TO WORK FROM THE EHS STAMPED APPROVED PLANS ONLY AND SHOULD NOT DIVERT FROM THE ENGINEERED DESIGN.

LEGEND

- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- SETBACK
- PROPERTY LINE
- EXISTING FENCE
- P6 / 60 MIN/IN / 0.2 GPD/SF – PERCOLATION TEST LOCATION; MEASURED PERCOLATION RATE, MIN/IN; ALLOWABLE LOADING RATE (PER LAMP REQUIREMENTS)

TOPOGRAPHIC INFORMATION:

SURVEY PREPARED BY:	RIGHT ANGLE LAND SURVEY – GARY SALMEN
DATE PERFORMED:	MARCH 12, 2020
VERTICAL DATUM:	NAVD88 FROM NGS OPUS USING GEOD 18
HORIZONTAL DATUM:	NAD83 SPC 0405 (2011)(EPOCH:2010.0000)

CONSULTANTS

FIRM:	COAST ENGINEERING AND SURVEY, INC.
CIVIL ENGINEER:	SCOTT SMITH, P.E. 74892
PH:	(805) 439-1920
GEOTECHNICAL ENGINEER:	PACIFIC MATERIALS LABORATORY
PH:	(805) 964-6901

SHEET INDEX

VICINITY MAP

N.T.S.

ASSESSORS PARCEL MAP

N.T.S.

SANTA BARBARA COUNTY
ENVIRONMENTAL HEALTH SERVICES

APPROVED DATE

COAST ENGINEERING & SURVEY, INC.
22 ANACAPA ST. #2
SANTA BARBARA, CA. 93101
PH: (805) 439-1920

REGISTERED PROFESSIONAL ENGINEER SCOTT T. SMITH No. 74892 CIVIL STATE OF CALIFORNIA

PRELIMINARY

REVISIONS: DATE: DESCRIPTION:

LOCATION: 3508 VIA REAL CARPINTERIA, CA. 93013
005-280-025
PROJECT NO. 19020
CLIENT IVAN VAN WINGERDEN
DRAWN DEA
CHECKED STS

3508 VIA REAL
ONSITE WASTEWATER TREATMENT SYSTEM DESIGN PLANS

TITLE SHEET, SITE PLAN

SHEET: SS1 OF: 3
DATE: JULY 8, 2020

NOT FOR CONSTRUCTION

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
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www.storrerenvironmental.com

Wastewater Treatment System
Revised Biological Resources Assessment
Creekside Blooms Nursery, LLC
Cannabis Cultivation Project
3508 Via Real, Carpinteria, CA

Figure 2b

November 22, 2021

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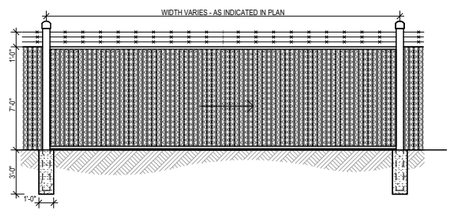
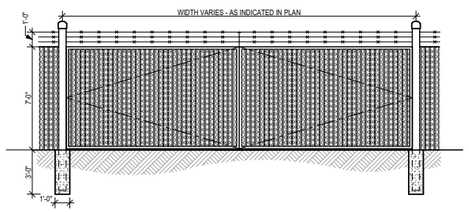
SECURITY CAMERA SPEC.



CHAIN LINK SLIDING GATE 3

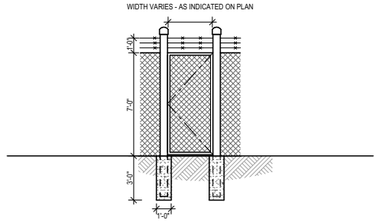


CHAIN LINK DBL. SWING GATE 4

TYP. CHAIN LINK FENCE

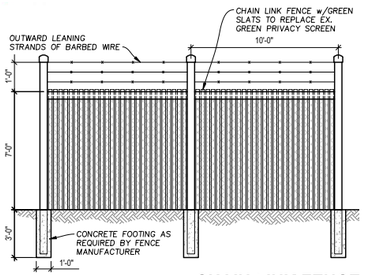
plan legend

- PROPERTY LINE
- 8' SCREENED CHAIN LINK SECURITY FENCE
- 6' BARBED WIRE FENCE
- PROPOSED SECURITY CAMERA (DETAIL THIS SHEET OR APPROVED EQUAL)



CHAIN LINK SWING GATE 2

BARBED WIRE FENCE



CHAIN LINK FENCE

FENCING AND SECURITY PLAN 1

N

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F X | 805.963.2300
420 E. HALEY STREET, SUITE A
SANTA BARBARA | CALIFORNIA 93101
www.abdesignstudioinc.com

project team

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[LAND-USE PLANNER]
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[BIOLOGIST]
JESSICA PEAK
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SANTA BARBARA, CA 93105
T: 805.234.2337

AB design studio, inc.
11/17/2021
plot stamp

print / revision

01.15.2020 PLANNING SUBMITTAL
05.26.2020 PLANNING RESUBMITTAL
07.08.2020 PLANNING RESUBMITTAL
08.05.2020 P+D REVISION
10.08.2020 PLANNING RESUBMITTAL
11.16.2021 PLANNING RESUBMITTAL

project info

[PROJECT 1902B.00]
CREEKSIDE BLOOMS NURSERY, LLC.
[PROJECT ADDRESS]
3508 VIA REAL
CARPINTERIA, CA
[OWNER CONTACT]
VWV, LLC.

A0.10
FENCING & SECURITY PLAN

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	**Fencing and Security Plan** **Revised Biological Resources Assessment** **Creekside Blooms Nursery, LLC** **Cannabis Cultivation Project** **3508 Via Real, Carpinteria, CA**	**Figure 2c**	November 22, 2021

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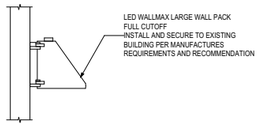
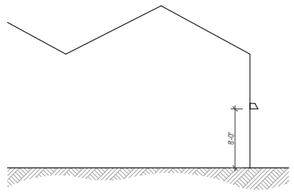


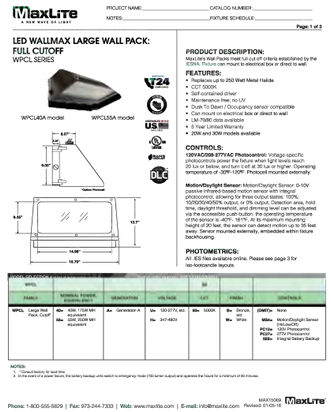
LIGHT MOUNTING DETAIL 4

SCALE: 1" = 1'-0"

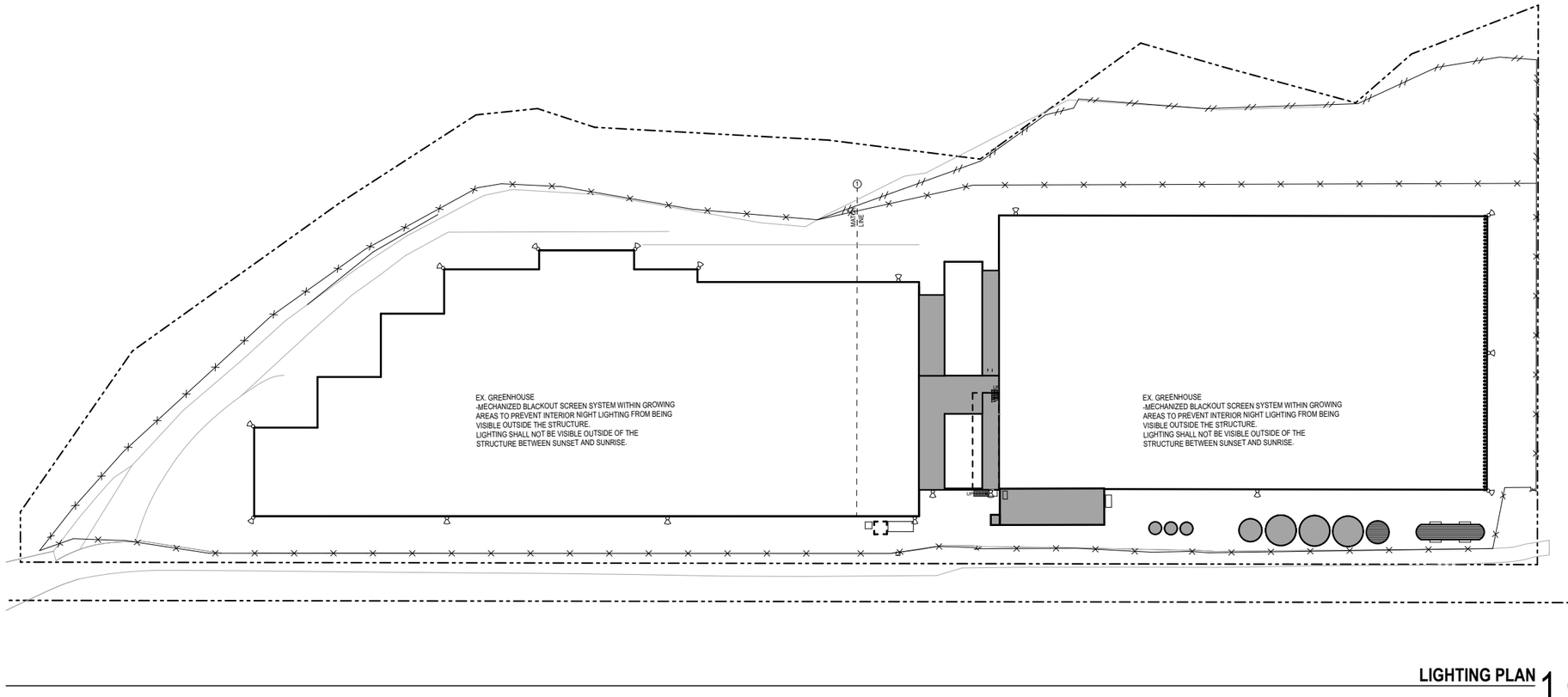


LIGHT MOUNTING HEIGHT DIAGRAM 3

SCALE: 1/8" = 1'-0"



LIGHT DETAIL - WALL MOUNT 2



LIGHTING PLAN 1

N

plan legend

- PROPERTY LINE
- FENCE
- DOWN POINTING LED FLOOD LIGHTS HOODED ON A TIMER OF MOTION SENSOR

general notes

1. PURSUANT TO ARTICLE II (SECTION 35-144U.C.4) OF THE SANTA BARBARA COUNTY COASTAL ZONING ORIDINACE, ANY OUTDOOR LIGHTING USE FOR THE ILLUMINATIN OF PARKING AREAS AND/OR LOADING AREAS, OR FOR SECURITY SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD. LIGHTING IS PROHIBITED IN HOOP STRUCTURES.
2. LIGHTING NECESSARY FOR SECURITY SHALL CONSIST SOLELY OF MOTION-SENSOR LIGHTS THAT DO NOT REMAIN ON LONGER TAHN 10 TO 12 MINUTES AFTER ACTIVATION.
3. LIGHTING HEIGHT 8'-0".

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420 E. HALEY STREET
SANTA BARBARA | CALIFORNIA 93101
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project team

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AB design studio, inc.

11/17/2021

plot stamp

print / revision

01.15.2020 PLANNING SUBMITTAL

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07.08.2020 PLANNING RESUBMITTAL

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10.09.2020 PLANNING RESUBMITTAL

11.16.2021 PLANNING RESUBMITTAL

project info

[PROJECT 19028.01]

CREEKSIDE BLOOMS NURSERY, LLC.

[PROJECT ADDRESS]
3508 VIA REAL
CARPINTERIA, CA

[OWNER CONTACT]
VWV, LLC.

A0.11

LIGHTING PLAN

R:\Projects\Storrer\Creekside Floral\Figures\Bio Report\V3\b-creekside-floral-figure3a-nativehabitat.mxd

Irrigation Notes:

Provide allowance in bid for up to (10) drip valves to irrigate all new plantings indicated on plan.

The irrigation system is temporary for California native plant establishment period only. The irrigation system will be turned off after a maximum of two years after plants are installed.

Install irrigation system per manufacturer's specifications, irrigation details, and local codes.

The irrigation system shall be zoned according to microclimatic setting and plant requirements.

Contractor to provide irrigation to ALL new plants. The contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas.

All piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve.

Do not trench within driplines of existing trees.

Adjust controller run times and emitters to eliminate all runoff.

Turn over all irrigation product manuals, irrigation product tools, and installation instructions to Owner at completion of project.

Contractor shall guarantee to the Owner that the irrigation system is free from defects in materials and workmanship for a period of (1) year from completion of project.

Test all pressure mainline under hydrostatic pressure of 150 pounds per square inch and prove watertight.

Use Teflon tape for all threaded connections.

Irrigation controller run times shall be adjusted to not allow any irrigation water overspray onto paved surfaces.

State Model Water Efficient Landscape Ordinance Notes:

The irrigation system is for temporary irrigation only, therefore the requirements of section 429.7 of Chapter 2.7 of the Model Water Efficient Landscape Ordinance do not apply to this project.

I have complied with the criteria of the State of California Water Conservation in Landscaping (AB 1881) and applied them accordingly for the efficient use of water in the irrigation design plan.

I have complied with the criteria of the MWELO and applied them accordingly for the efficient use of water in the irrigation design plan.

Signature	Erin O Carroll Printed Name	2020.05.18 Date

All irrigation emission devices will meet the criteria as set forth in MWELO Section 492.7(a)(1)(M) and shall be installed and operated according to the manufacturer's instructions and recommendations.

Pressure regulating devices shall be installed where necessary to ensure that the dynamic pressure at each emission device is within manufacturer's recommended pressure range for optimal performance.

Slopes greater than 25% shall not be irrigated with an irrigation system with application rate exceeding 0.75 inches per hour unless an alternate technology is utilized and approved by the authority having jurisdiction.

Irrigation system design has incorporated drip irrigation, or other similar conditions where irrigation water flows onto non-targeted areas (e.g., adjacent property, non-irrigated areas, hardscapes, roadways or structures) in accordance with MWELO Sections 492.7(a)(1)(I) and 492.7(a)(1)(U).

Irrigation Equipment

Item	Manufacturer	Model	Notes
Backflow Device (install 1 at each point of connection)	Wilkins	975XL, 1-1/4" size	Install per manufacturer specifications.
Ball Valve	Spears	True Union I-2000, 1-1/4" size.	Match mainline size. Install in locking rectangular valve box with gravel fill.
Irrigation Valve and Solar Powered Controller.	D.I.G.	LEIT1-ILV-100 with PRF-25-100 filter pressure regulator combination.	
Dripline	Netafim	17mm TLCV blank tubing.	Install below bark mulch and stake every 6'.
Drip Emitters (pressure compensating)	Netafim	Techflow WPC 20-250, 2.0 GPH, Green color.	Install (1) per 1 gallon plant. Install (2) per 5 gallon plant. Install (4) per 15 gallon plant.
Drip Air Vacuum Relief Valve	Netafim	TLAVRV	Install in locking 6" round valve box at the high point of each planter.
Automatic Drip Flush Valve	Netafim	TLFV-1	Install in locking 6" round valve box with gravel fill.
Above Ground Lateral Line	Lasco or equal	Schedule 40 PVC UV Resistant Brownline ¾" size, typ.	Install on finish grade with rebar stakes.
Above Ground Mainline	Lasco or equal	Schedule 40 PVC UV Resistant Brownline , 1-1/4" size, typ.	Install on finish grade with rebar stakes.

Planting Notes:

Take one soil sample from the project site. Send soil sample to Wallace Labs Soil Testing Laboratory (310-615-0116) for testing of suitability for California native plantings. Request from soils lab that only only organic amendments and fertilizers are included in the recommendations. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable backfill mix for planting. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.

Contractor shall provide and install 3" min. depth shredded bark mulch (ES-2 mulch from Agromin). Contractor shall provide mulch samples for review and approval by Landscape Architect prior to ordering.

Plant material shall be planted per details and specifications. Soil preparation, weed removal and amendments shall be per the recommendations of the agronomic soils report.

Existing drainage patterns must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect. Contractor shall be responsible for fine grading required for surface drainage to the satisfaction of the Landscape Architect. advise Landscape Architect of drainage problems and make recommendations for solution.

Plant material may have to be contract grown to ensure plant availability for the project. Contact Landscape Architect if any plant sourcing difficulties arise.

Contractor shall verify planting installation date with Landscape Architect a minimum of (2) weeks prior to installation.

Contractor shall supply replacement plant material for any substandard or unhealthy plants at no additional cost to owner.

Contractor shall guarantee all plant material for a period of (1) year from date of final acceptance. Contractor shall replace dead and unhealthy plants without additional cost to Owner, as determined by Landscape Architect at the end of the (1) year period.

Contractor shall place all plant material in locations as indicated on the plans for review and approval by Landscape Architect prior to planting. Landscape Architect shall be notified 2 weeks in advance of plant placement.

Contractor shall verify quantity of plants listed on the plan. If discrepancies exist, consult Landscape Architect for clarification.

Contractor shall maintain all installed plants (on a weekly basis) for a period of (1) year from date of completion of installation. This period shall begin after installation and extend continuously for 365 days until final acceptance. Failure to eradicate weeds and maintain areas may result in an extension of the maintenance period.

In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.

Follow all recommendations in agronomic soil report. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.

The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.

Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.

Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect and project Biologist prior to planting.

Stake trees according to industry standards.

Plant backfill per planting specifications and agronomic soils report recommendations.

Preserve and protect all existing trees unless otherwise noted.

Completely eradicate all bermuda, kikuyu grass, other weed growth, and invasive weeds from areas within project limits prior to installing planting. DO NOT REMOVE ANY EXISTING NATIVE PLANTS.

Native Habitat Enhancement Area Plant Schedule:

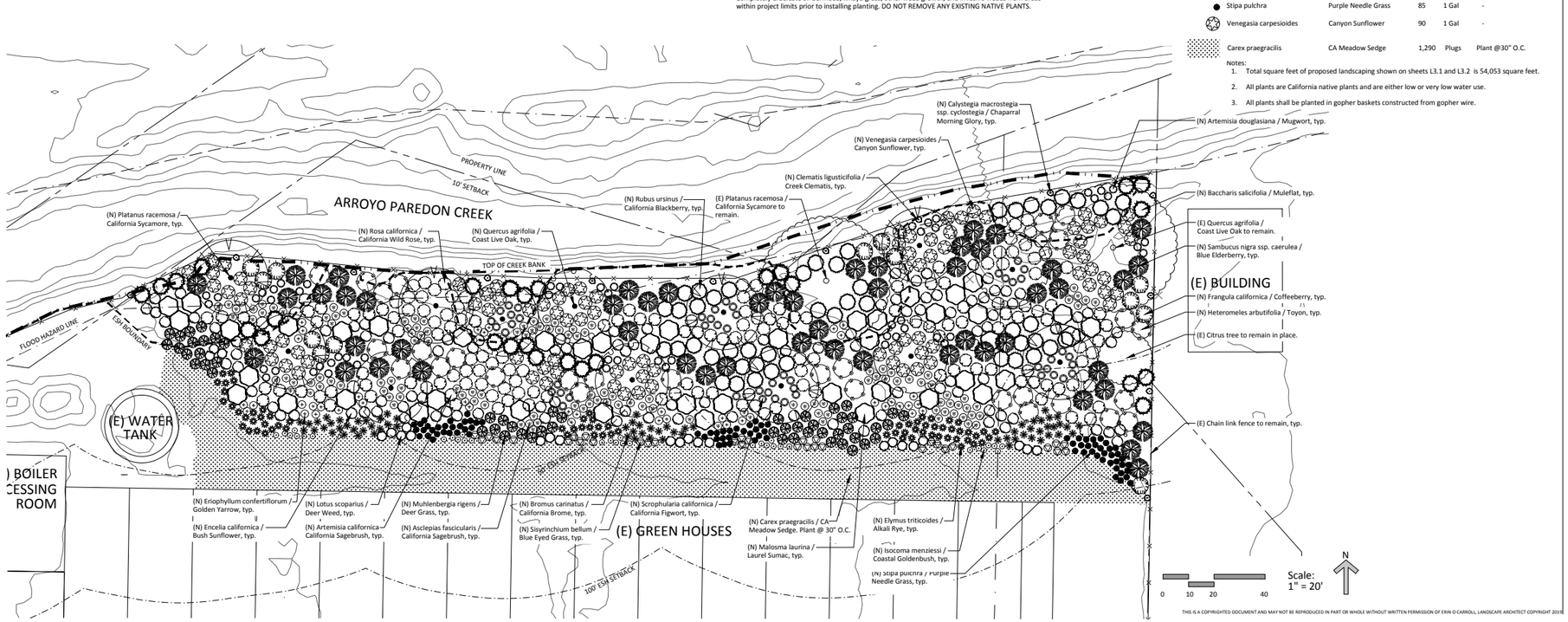
Trees

Botanical Name	Common Name	Quant.	Size	Notes
Platanus racemosa	California Sycamore	7	15 Gal	Natural form
Quercus agrifolia	Coast Live Oak	6	15 Gal	Natural form

Shrubs, Grasses, Groundcovers and Vines

Botanical Name	Common Name	Quant.	Size	Notes
Artemisia californica	California Sagebrush	101	1 Gal	-
Artemisia douglasiana	Mugwort	55	1 Gal	-
Asclepias fascicularis	Narrow Leaf Milkweed	123	1 Gal	-
Baccharis salicifolia	Muleflat	27	1 Gal	-
Bromus carinatus	California Brome	67	1 Gal	-
Calystegia macrostegia ssp. cyclostegia	Chaparral Morning Glory	7	1 Gal	Train to existing fence with nursery tape.
Clematis ligusticifolia	Creek Clematis	6	1 Gal	Train to existing fence with nursery tape.
Elymus triticoides	Alkali Rye	70	1 Gal	-
Encelia californica	Bush Sunflower	103	1 Gal	-
Eriophyllum confertiflorum	Golden Yarrow	43	1 Gal	-
Frangula californica	Coffeeberry	13	5 Gal	-
Heteromeles arbutifolia	Toyon	29	5 Gal	-
Isocoma menziessi	Coastal Goldenbush	33	1 Gal	-
Lotus scoparius	Deer Weed	24	1 Gal	-
Malosma laurina	Laurel Sumac	44	1 Gal	-
Muhlenbergia rigens	Deer Grass	54	1 Gal	-
Rosa californica	California Wild Rose	66	1 Gal	
Rubus ursinus	California Blackberry	48	1 Gal	-
Sambucus nigra ssp. caerulea	Blue Elderberry	52	1 Gal	-
Scrophularia californica	California Figwort	50	1 Gal	-
Sisyrinchium bellum	Blue Eyed Grass	33	1 Gal	-
Stipa pulchra	Purple Needle Grass	85	1 Gal	-
Venegasia carpesioides	Canyon Sunflower	90	1 Gal	-
Carex praegracilis	CA Meadow Sedge	1,290	Plugs	Plant @30" O.C.

Notes:
1. Total square feet of proposed landscaping shown on sheets L3.1 and L3.2 is 54,053 square feet.
2. All plants are California native plants and are either low or very low water use.
3. All plants shall be planted in gopher baskets constructed from gopher wire.



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REGISTERED LANDSCAPE ARCHITECT
ERIN O CARROLL
No. 5221
2020.05.18
EXP. 09/30/20
STATE OF CALIFORNIA

3508 VIA REAL
Carpinteria, CA 93013
APN# 005-280-025

NATIVE HABITAT ENHANCEMENT PLAN

Date/ Issue
2020.05.18

Sheet 1 of 2

L3.1

Drawing Name: C:\Users\erino\Desktop\In Progress Projects\3508 Via Real\Sheets\Construction Drawings\Planting Plan\L3.1 Native Habitat Enhancement Plan.dwg Plot date: 2020-05-18 8:49 AM

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

Arryoy Paredon Creek Native Habitat Enhancement Plan
Revised Biological Resources Assessment
Creekside Blooms Nursery, LLC
Cannabis Cultivation Project
3508 Via Real, Carpinteria, CA

Figure 3a

November 22, 2021

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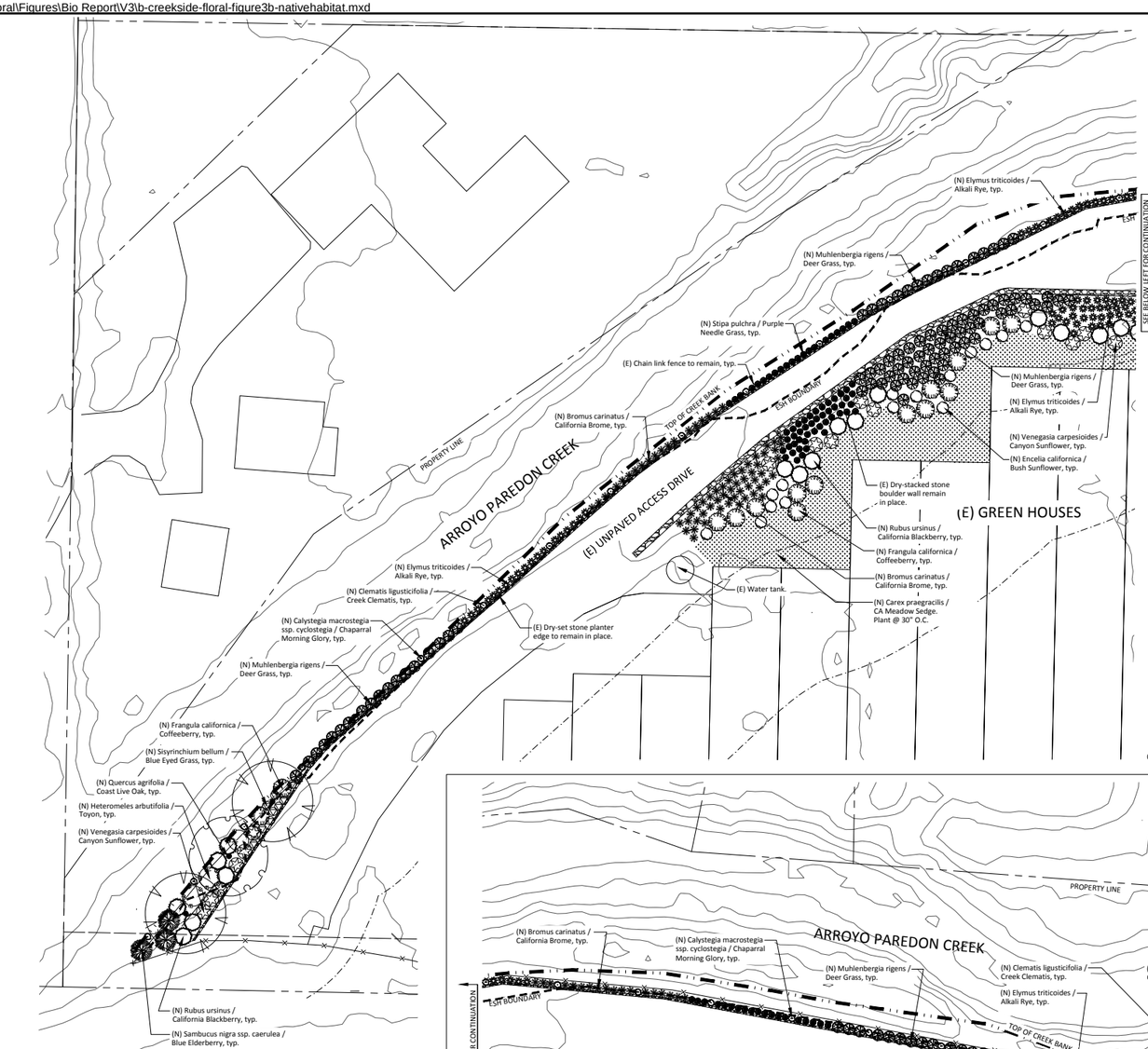


Creekside Planter Areas Plant Schedule:

Trees

Botanical Name	Common Name	Quant.	Size	Notes
Platanus racemosa	California Sycamore	3	15 Gal	Natural form
Quercus agrifolia	Coast Live Oak	1	15 Gal	Natural form

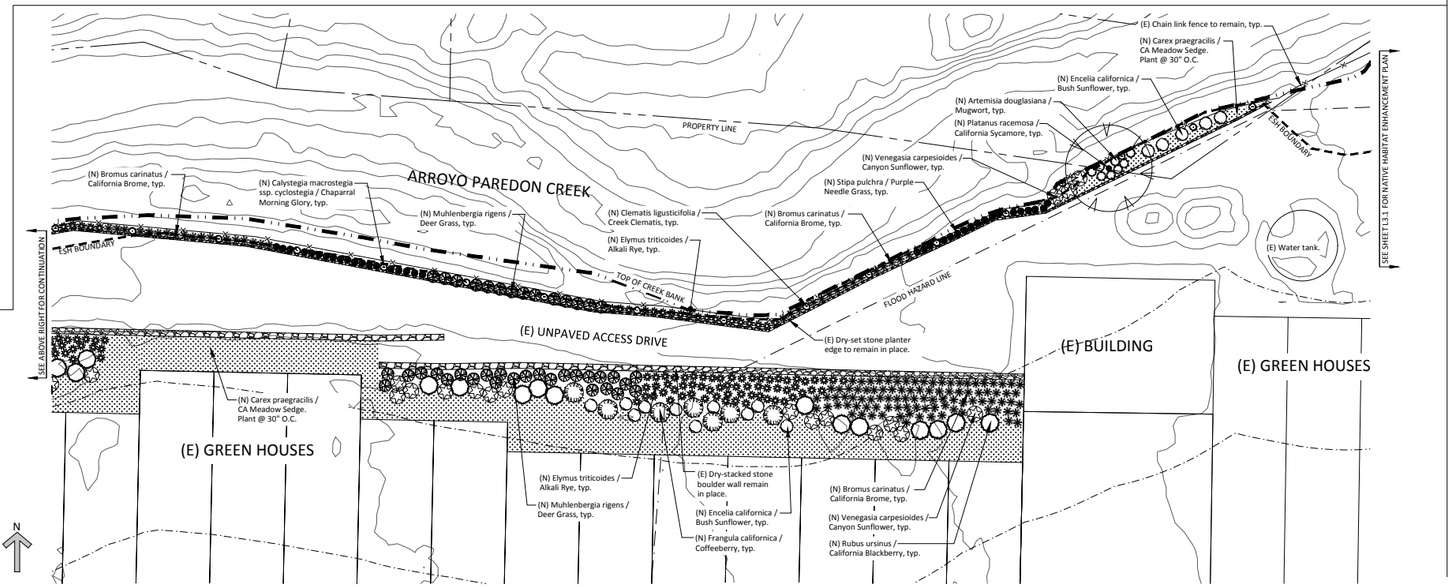
Shrubs and Groundcovers

Botanical Name	Common Name	Quant.	Size	Notes
Artemisia douglasiana	Mugwort	8	1 Gal	-
Bromus carinatus	California Brome	196	4" Pot	-
Calystegia macrostegia ssp. cyclostegia	Chaparral Morning Glory	16	1 Gal	Train to existing fence with nursery tape.
Clematis ligusticifolia	Creek Clematis	16	1 Gal	Train to existing fence with nursery tape.
Elymus triticoides	Alkali Rye	157	4" Pot	-
Encelia californica	Bush Sunflower	30	1 Gal	-
Frangula californica	Coffeeberry	22	5 Gal	-
Heteromeles arbutifolia	Toyon	3	5 Gal	-
Muhlenbergia rigens	Deer Grass	125	4" Pot	-
Rubus ursinus	California Blackberry	30	1 Gal	-
Sambucus nigra ssp. caerulea	Blue Elderberry	3	1 Gal	-
Sisyrinchium bellum	Blue Eyed Grass	9	1 Gal	-
Stipa pulchra	Purple Needle Grass	103	4" Pot	-
Venegasia carpesioides	Canyon Sunflower	34	1 Gal	-
Carex praegracilis	CA Meadow Sedge	1,115	4" Pot	Plant @30" O.C.

Notes:

1. All plants are California native plants and are either low or very low water use.
2. All plants shall be planted in gopher baskets constructed from gopher wire.

SEE SHEET L3.1 FOR IRRIGATION NOTES, IRRIGATION EQUIPMENT, PLANTING NOTES, AND STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE NOTES.



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REGISTERED LANDSCAPE ARCHITECT
ERIN O CARROLL
No. 5221
2020.05.18
EXP. 09/30/20
STATE OF CALIFORNIA

3508 VIA REAL
Carpinteria, CA 93013
APN# 005-280-025

CREEKSIDE AREA NATIVE PLANTING PLAN

Date/ Issue
2020.05.18

Sheet 2 of 2

L3.2

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Storrer Environmental Services
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www.storrerenvironmental.com

Creekside Blooms Native Landscaping Plan
Revised Biological Resources Assessment
Creekside Blooms Nursery, LLC
Cannabis Cultivation Project
3508 Via Real, Carpinteria, CA

Figure 3b

November 22, 2021

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Vegetation Communities and Land Use Types
Revised Biological Resources Assessment
Creekside Blooms Nursery, LLC
Cannabis Cultivation Project
3508 Via Real, Carpinteria, CA

Figure 4

November 22, 2021

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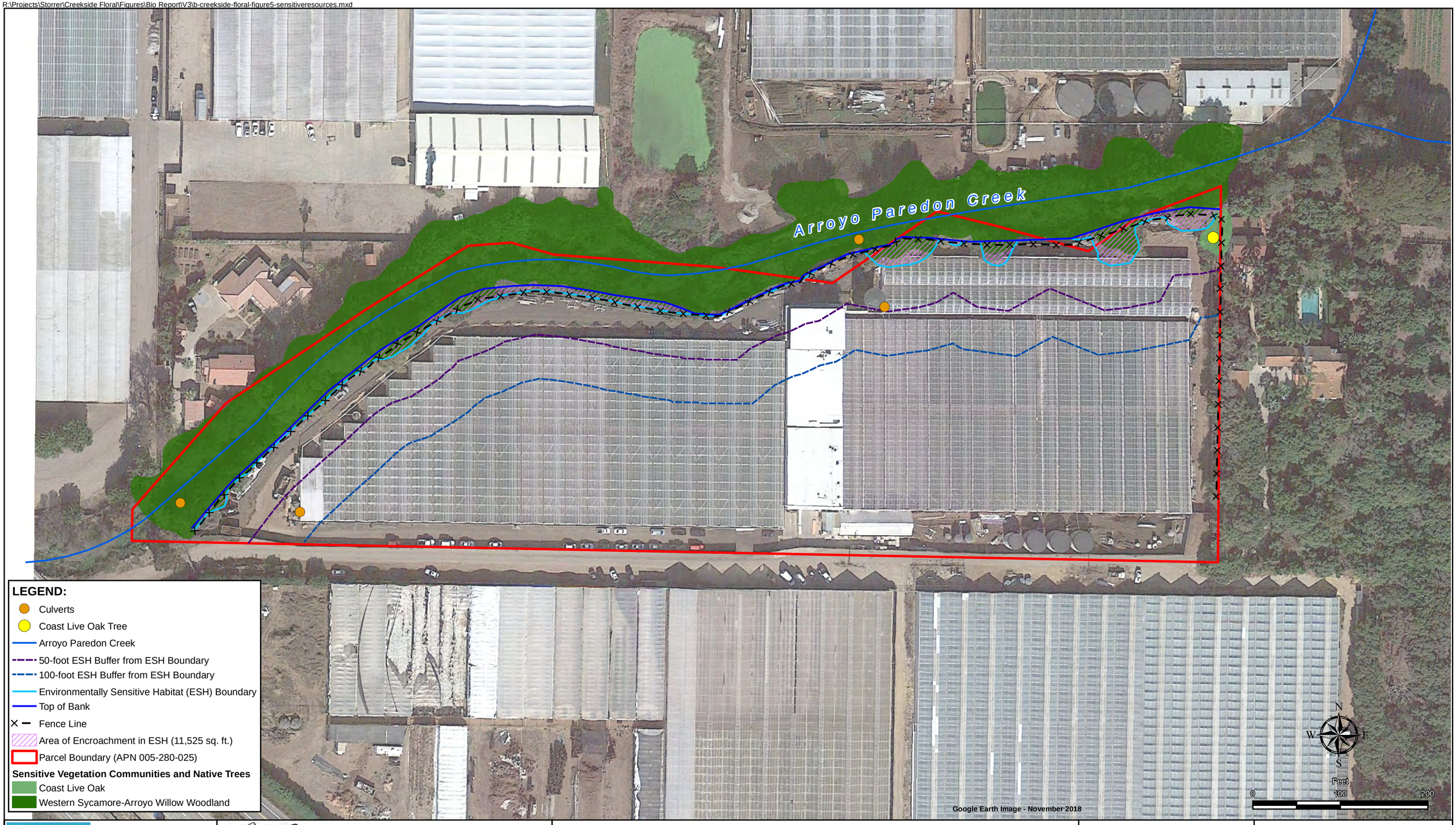

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Storrer Environmental Services
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Santa Barbara, CA. 93105
(805) 682-2065
www.storrerenvironmental.com

Sensitive Biological Resources
Revised Biological Resources Assessment
Creekside Blooms Nursery, LLC
Cannabis Cultivation Project
3508 Via Real, Carpinteria, CA

Figure 5

November 22, 2021

APPENDIX A

SITE PHOTOGRAPHS

Photo 1: Project Site entrance, ruderal habitat along existing fence to be landscaped with natives, and riparian corridor of Arroyo Paredon Creek (Aspect: West). Photo taken 5/7/2020.

Photo 1: Edges of greenhouses to be demolished, ruderal habitat to be landscaped with natives, and riparian corridor of Arroyo Paredon Creek (Aspect: East). Photo taken 5/7/2020.

Photo 1: Greenhouse and broiler to be demolished in ESH Buffer (Aspect: East). Photo taken 2/27/2019.

Photo 2: Water tank and greenhouse to be demolished in ESH Buffer (Aspect: East). Photo taken 2/27/2019.

Photo 3. Western sycamore, coast live oak, and Native Habitat Enhancement Area in northeast corner of Project Site (Aspect: West). Greenhouse will be demolished. Photo taken 5/7/2020.

Photo 4: East side of Project Site where underground stormwater detention basin will be located, outside of the ESH buffer (Aspect: North). Photo taken 5/7/2020.

Photo 5: Giant reed infestation along Arroyo Paredon Creek adjacent to the Project Site (Aspect: East). Photo taken 3/13/2020.

Photo 6. Arroyo Paredon Creek along northern boundary of Project Site (Aspect: West). Photo taken 5/7/2020.

Photo 7: Dense understory vegetation, comprised of non-native species, along the banks of Arroyo Paredon Creek (Aspect: South). Photo taken 5/7/2020.

Photo 8: Culvert behind the water tank that discharges stormwater into Arroyo Paredon Creek (Aspect: East).

APPENDIX B

CNPS VEGETATION RAPID ASSESSMENT FORM

Combined Vegetation Rapid Assessment and Relevé Field Form

(Revised April 28, 2016)

For Office Use:	Final database #:	Final vegetation type:	Alliance Association

I. LOCATIONAL/ENVIRONMENTAL DESCRIPTION — circle: Relevé or (RA)

Database #: VEG-01

Date: 5/7/2020

Name of recorder: Jessica Peak

Other surveyors:

Location Name: 3508 Via Real - Creekside Floral

GPS name: ipad/ARRow 100 Receiver — For Relevé only: **Bearing°**, left axis at ID point____ of **Long / Short** side

UTME _____ **UTMN** _____ **Zone: 11** (**NAD83**) **GPS error: ft./ m./ PDOP** 1.7 ft

Decimal degrees: **LAT** 34.414946 **LONG** -119.555204

GPS within stand? (**Yes**) / **No** If No, cite from GPS to stand: distance (m)____ bearing °____ inclination °____

and record: **Base point ID** _____ **Projected UTMs: UTME** _____ **UTMN** _____

Camera Name: JP **Cardinal photos at ID point:**

Other photos: Representative photos of habitat

Stand Size (acres): <1, (1-5), >5 | **Plot Size (m²):** 100 / _____ | **Plot Shape** ____ x ____ m | **RA Radius** 20 m

Exposure, Actual °: _____ NE NW SE SW (Flat) Variable | **Steepness, Actual °:** _____ (0°) (1-5°) >5-25° >25

Topography: Macro: top upper mid (lower) (bottom) | **Micro:** convex flat (concave) undulating

Geology code: _____ **Soil Texture code:** _____ | **Upland** or **Wetland/Riparian** (circle one)

% Surface cover: (Incl. outcrops) (>60cm diam) (25-60cm) (7.5-25cm) (2mm-7.5cm) (Incl sand, mud)

H_20: 2 **BA Stems:** 5 **Litter:** 3 **Bedrock:** 0 **Boulder:** 1 **Stone:** 3 **Cobble:** 10 **Gravel:** 10 **Fines:** 66 **=100%**

% Current year bioturbation 0 **Past bioturbation present?** Yes / (No) | **% Hoof punch** 0

Fire evidence: Yes / (No) (circle one) If yes, describe in Site history section, including date of fire, if known.

Site history, stand age, comments:

Sampling point representative of habitat along Arroyo Paredon Creek

- Non-native species extremely dense in understory (Garden nasturtium, giant reed)
- Flow in Arroyo Paredon Creek minimal; 1" deep, 2-5 ft wide
- section of creek regularly maintained by SB Flood control District

Disturbance code / Intensity (L,M,H): #, 01, 03, 05, 11, 65 **"Other"** _____ / ___

II. HABITAT DESCRIPTION

Tree DBH : **T1** (<1" dbh), **T2** (1-6" dbh), **T3** (6-11" dbh), **T4** (11-24" dbh), **T5** (>24" dbh), **T6** multi-layered (T3 or T4 layer under T5, >60% cover)

Shrub: **S1** seedling (<3 yr. old), **S2** young (<1% dead), **S3** mature (1-25% dead), **S4** decadent (>25% dead)

Herbaceous: **H1** (<12" plant ht.), **H2** (>12" ht.)

Desert Riparian Tree/Shrub: **1** (<2ft. stem ht.), **2** (2-10ft. ht.), **3** (10-20ft. ht.), **4** (>20ft. ht.)

Desert Palm/Joshua Tree: **1** (<1.5" base diameter), **2** (1.5-6" diam.), **3** (>6" diam.)

III. INTERPRETATION OF STAND

Field-assessed vegetation Alliance name: Platanus Racemosa Woodland Alliance

Field-assessed Association name (optional): Platanus Racemosa - Quercus agrifolia - Salix lasiolepis

Adjacent Alliances/direction: Ruderal/disturbed (S) _____ / _____

Confidence in Alliance identification: L M (H) **Explain:** _____

Phenology (E,P,L): **Herb** P **Shrub** P **Tree** P **Other identification or mapping information:**

Combined Vegetation Rapid Assessment and Relevé Field Form
(Revised April 28, 2016)
SPECIES SHEET

Database #: VEG-01

IV. VEGETATION DESCRIPTION

% NonVasc cover: 15 **Total % Vasc Veg cover:** 85

% Cover - Conifer tree / Hardwood tree: 0 / ___ Regenerating Tree: 0 Shrub: ___ Herbaceous: ___

Height Class - Conifer tree / Hardwood tree: 0 / 7 Regenerating Tree: 0 Shrub: 4 Herbaceous: 1 & 2

Height classes: 1=<1/2m, 2=1/2-1m, 3=1-2m, 4=2-5m, 5=5-10m, 6=10-15m, 7=15-20m, 8=20-35m, 9=35-50m, 10=>50m

Stratum categories: T=Tree, A = SApling, E = SEedling, S = Shrub, H= Herb, N= Non-vascular
% Cover Intervals for reference: r = trace, + = <1%, 1-5%, >5-15%, >15-25%, >25-50%, >50-75%, >75%

Stratum	Species	% cover	C	Final species determination
T	Platanus racemosa	25-50		
T	Quercus agrifolia	15-25		
S/T	Salix lasiolepis	25-50		
H	Tropaeolum majus	25-50		
H	Delairea odorata	25-50		
H	Arundo donax	15-25		
S	Rubus ursinus	5-15		
H	Raphanus sativus	1-5		
H	Nasturtium officinale	5-15		
H	Typha latifolia	5-15		
H	Ageratina adenophora	5-15		
H	Stipa miliacea	15-25		
H	Conium maculatum	5-15		
H	Lysimachia arvensis	1-5		
H	Equisetum arvensis	1-5		
H	Foeniculum vulgare	5-15		
H	Brassica nigra	1-5		
S	Vetiveria zizanioides	5-15		
H	Urtica dioica	1-5		
H	Rumex crispus	1-5		
H	Calystegia macrostegia	1-5		
H	Ricinus communis	5-15		
H	Rumex conglomeratus	1-5		
S	Solanum douglasii	5-15		
H	Artemisia douglasiana	1-5		
H	Scrophularia californica	+		
S	Toxicodendron diversilobum	1-5		
S	Baccharis pilularis	1-5		
S	Nicotiana glauca	1-5		
H	Clematis ligusticifolia	1-5		
S	Sambucus nigra caerulea	1-5		

Unusual species: Arundo donax infestation

Combined Vegetation Rapid Assessment and Relevé Field Form

(Revised April 28, 2016)

For Office Use: | **Final database #:** | **Final vegetation type:** Alliance _____ Association _____

I. LOCATIONAL/ENVIRONMENTAL DESCRIPTION | circle: Relevé or (RA)

Database #: VEGA-02

Date: 5/7/2020

Name of recorder: Jessica Peak

Other surveyors:

Location Name: 3508 Viareal - Creekside Floral

GPS name: iPad / ARPNW 100 Receiver For Relevé only: **Bearing°**, left axis at ID point ____ of **Long / Short** side

UTME _____ **UTMN** _____ **Zone: 11** (NAD83) GPS error: **ft./ m./ PDOP** 1.4ft

Decimal degrees: **LAT** 34.415068 **LONG** -119.552420

GPS within stand? (Yes) / **No** If No, cite from GPS to stand: distance (m) ____ bearing ° ____ inclination ° ____

and record: **Base point ID** _____ **Projected UTMs: UTME** _____ **UTMN** _____

Camera Name: JP **Cardinal photos at ID point:**

Other photos: Representative photos of habitat

Stand Size (acres): <1, (1-5), >5 | **Plot Size (m²):** 100 / _____ | **Plot Shape** ____ x ____ m | **RA Radius** 20 m

Exposure, Actual °: _____ NE NW SE SW (Flat) Variable | **Steepness, Actual °:** _____ 0° (1-5°) >5-25° >25

Topography: Macro: top upper (mid) (lower) bottom | **Micro:** convex (flat) concave undulating

Geology code: _____ **Soil Texture code:** _____ | (Upland) or **Wetland/Riparian** (circle one)

% Surface cover: (Incl. outcrops) (>60cm diam) (25-60cm) (7.5-25cm) (2mm-7.5cm) (Incl sand, mud)

H₂0: 0 **BA Stems:** | **Litter:** | **Bedrock:** 0 **Boulder:** 0 **Stone:** | **Cobble:** 10 **Gravel:** 40 **Fines:** 47 **=100%**

% Current year bioturbation 0 **Past bioturbation present?** Yes / (No) | **% Hoof punch** 0

Fire evidence: Yes / (No) (circle one) If yes, describe in Site history section, including date of fire, if known.

Site history, stand age, comments:

Ruderal/Disturbed habitat is present along existing roads, greenhouses, & adjacent to fenceline along Arroyo Paredon Creek, where restoration is proposed.

Disturbance code / Intensity (L,M,H): H / 01 / 03 / 05 / ___ / ___ **"Other"** _____ / ___

II. HABITAT DESCRIPTION

Tree DBH : T1 (<1" dbh), **T2** (1-6" dbh), **T3** (6-11" dbh), **T4** (11-24" dbh), **T5** (>24" dbh), **T6** multi-layered (T3 or T4 layer under T5, >60% cover)

Shrub: S1 seedling (<3 yr. old), **S2** young (<1% dead), **S3** mature (1-25% dead), **S4** decadent (>25% dead)

Herbaceous: H1 (<12" plant ht.), **H2** (>12" ht.)

Desert Riparian Tree/Shrub: 1 (<2ft. stem ht.), **2** (2-10ft. ht.), **3** (10-20ft. ht.), **4** (>20ft. ht.)

Desert Palm/Joshua Tree: 1 (<1.5" base diameter), **2** (1.5-6" diam.), **3** (>6" diam.)

III. INTERPRETATION OF STAND

Field-assessed vegetation Alliance name: Ruderal / disturbed (not recognized in MV-II)

Field-assessed Association name (optional): _____

Adjacent Alliances/direction: Western sycamore - arroyo willow woodland (N) / _____

Confidence in Alliance identification: L M (H) **Explain:** _____

Phenology (E,P,L): Herb P **Shrub** P **Tree** P **Other identification or mapping information:**

Combined Vegetation Rapid Assessment and Relevé Field Form
(Revised April 28, 2016)
SPECIES SHEET

Database #: VEG-02

IV. VEGETATION DESCRIPTION

% NonVasc cover: 60 **Total % Vasc Veg cover:** 40

% Cover - **Conifer tree / Hardwood tree:** 0 / 0 **Regenerating Tree:** 0 **Shrub:** ___ **Herbaceous:** 100

Height Class - Conifer tree / Hardwood tree: 0 / 0 **Regenerating Tree:** 0 **Shrub:** ___ **Herbaceous:** 1 & 2

Height classes: 1=<1/2m, 2=1/2-1m, 3=1-2m, 4=2-5m, 5=5-10m, 6=10-15m, 7=15-20m, 8=20-35m, 9=35-50m, 10=>50m

Stratum categories: T=Tree, A = SApling, E = SEedling, S = Shrub, H= Herb, N= Non-vascular
% Cover Intervals for reference: r = trace, + = <1%, 1-5%, >5-15%, >15-25%, >25-50%, >50-75%, >75%

Stratum	Species	% cover	C	Final species determination
H	Sonchus asper	5-15		
H	Tropaeolum majus	15-25		
H	Clematis ligusticifolia	1-5		
H	Conium maculatum	15-25		
H	Chenopodium album	5-15		
H	Stipa miliacea	15-25		
H	URtica dioica	1-5		
H	Lepidium didymum	5-15		
H	Malva parviflora	1-5		
H	Poa annua	+		
H	Bromus madritensis	1-5		
H	Polypogon monspelensis	5-15		
H	Erigeron canadensis	5-15		
H	Hordeum murinum	1-5		
H	Lysimachia arvensis	1-5		
H	Delairea odorata	1-5		
H	Equisetum arvense	1-5		
H	Brassica nigra	1-5		
H	Calystegia macrostegia	1-5		
H	Galium aparine	1-5		
H	Hirschfeldia incana	1-5		
H	Malva nicaeensis	1-5		
H	Stellaria media	1-5		
H	URtica urens	+		
H	Brachypodium dist.	+		
H	Sisymbrium irio	1-5		
H	Rumex crispus	+		
H	Polygonum aviculare	+		
S	Solanum douglasii	+		
H	Convolvulus arvensis	+		
H	Ricinus communis	1-5		
H	Oxalis pes-caprae	+		

Unusual species: _____

APPENDIX C

WILDLIFE MOVEMENT PLAN

WILDLIFE MOVEMENT PLAN
CREEKSIDE BLOOMS NURSERY, LLC
MIXED-LIGHT CANNABIS CULTIVATION PROJECT
(19CDP-00000-00027, 19DVP-00000-00020)
3508 VIA REAL (APN 005-280-025)
CARPINTERIA, CALIFORNIA

This Wildlife Movement Plan was prepared in support of an application for a Coastal Development Permit and Development Plan from the County of Santa Barbara (County) for the Coastal Blooms Nursery, LLC (Applicant) Mixed-Light Cannabis Cultivation Project (Project), located at 3508 Via Real (APN 005-280-025), Carpinteria, California. A CDP is necessary to be in compliance with County Ordinance 5027 and the corresponding requirements of Land Use Development Code (LUDC) §35.42.075 (Cannabis Regulations).

Measures described herein are intended to prevent incidental impacts to wildlife that have the potential to occur in the property and proposed cultivation area, including California red-legged frog (*Rana draytonii*) and two-striped garter snake (*Thamnophis hammondii*).

PROJECT LOCATION AND SETTING

The Project Site is approximately 8.96 acres located at 3508 Via Real, approximately 0.6-mile west of the City of Carpinteria, within the Carpinteria Agricultural Overlay District (CCC 2015) (Latitude 34.414047°, Longitude -119.556086°). The Project Site is in the Coastal Zone, approximately 0.6-mile south of foothills of the Santa Ynez Mountains and 0.13-mile northeast of the Pacific Ocean. Surrounding land use is predominantly agriculture, with residential neighborhoods to the north and west.

The parcel is zoned agriculture (AG-1-10) and the entire Project Site is currently in agricultural production. Arroyo Paredon Creek runs along the northern Project Site boundary. An existing chain-link perimeter fence parallels the TOB of the creek. Agricultural use on the property consists entirely of indoor greenhouses and support structures (e.g., equipment storage areas, boiler room, processing areas, etc.).

PROJECT DESCRIPTION

There is no change of use from the current agricultural operations on site. The Project includes propagation of immature plants (nursery) and cultivation in 172,660 square feet of greenhouse and 17,441 square feet of agricultural accessory structure space that support the cultivation activities. The Project includes the demolition of 43,640 square feet of existing permitted and unpermitted greenhouse and accessory structure area for conformity with permit history and for compliance with building and fire safety codes. The Project also includes a total of eight (8) water tanks (2,023 square feet), seven (7) existing/as built and one proposed tank, and a request to increase the height of the existing 15-foot-tall greenhouses to 22-feet for improved airflow circulation and humidity controls.

In addition, the Project proposes to relocate a portion of the security fencing and dirt access road away from the Arroyo Paredon Creek corridor and restore 35,718 square feet (0.82-acre) of native

habitat along Arroyo Paredon Creek, as well as installation of 18,845 square feet (0.43-acre) of native landscaping within the permitted operations area that falls within the County-prescribed ESH Buffer.

EXISTING WILDLIFE HABITAT

The Project Site has historically been used for agricultural purposes and the entire property contains structural features like greenhouses and buildings or roads that have limited habitat value for wildlife. These developed areas are regularly managed and maintained, which precludes use by most wildlife species.

Arroyo Paredon Creek functions as a dispersal and migration corridor for upland and semi-aquatic wildlife. The continuous band of riparian habitat along the northern property line allows for wildlife movement across a landscape that is fragmented by agricultural and urban development. This corridor enables passage from the east to west along the property and facilitates genetic exchange within populations. Mature sycamore, willow, and oak trees along Arroyo Paredon Creek and tributary provide suitable nesting habitat for raptors and other bird species.

Arroyo Paredon Creek is USFWS-designated critical habitat for southern California steelhead and tidewater goby. Arroyo Paredon Creek could also support other sensitive semi-aquatic wildlife species (e.g., California red-legged frog, two-striped garter snake), during periods of intermittent stream flow.

No special-status species were observed during 2019 and 2020 field surveys. Wildlife use detected or observed during the surveys include Baja California treefrogs (*Pseudacris hypochondriaca*) vocalizing in the creek and numerous raccoon (*Procyon lotor*) tracks in the sediment deposits in the riparian corridor. No tadpoles were observed in the creek channel.

WILDLIFE MOVEMENT

The lack of fences and structures within the Arroyo Paredon Creek riparian corridor permits wildlife movement upstream and downstream of the Project Site. As part of the Native Habitat Enhancement Plan, the chain-link security fence in the northeast corner of the property will be relocated as far as possible from the TOB of Arroyo Paredon Creek, while still allowing for fire department access. In its place, a barb wire fence will be installed along the property line at the TOB of the creek that will allow wildlife to access the restored riparian habitat. The security fence to remain around permitted features in the ESH Buffer prevents intrusion into the adjacent riparian corridor from Project activities and it prevents wildlife movement into the operations area, where animals could be subject to injury or mortality (i.e., trampled, crushed, etc.). Neither movement nor genetic exchange of animals would be significantly obstructed or impaired by security or barb wire fencing.

Generally, the riparian habitat within Arroyo Paredon Creek is dense and the channel is narrow, which limits access for large mammals but allows for small mammal passage (e.g., raccoon, brush rabbit). However, the channel is regularly managed with heavy equipment by the County Flood Control District, which removes large portions of riparian habitat and temporarily opens up/widens the creek channel.

The proposed barb wire fencing in the northeastern portion of the site will allow for wildlife access to the to the 0.82-acre of restored riparian vegetation along Arroyo Paredon Creek, which will provide additional foraging and refuge habitat for wildlife. Providing wildlife access to the northeastern corner of the property will be particularly important immediately following flood control maintenance in the creek corridor, which regularly eliminates wildlife forage and refuge opportunities.

Semi-aquatic sensitive wildlife such as California red-legged frog (CRLF) and two-striped garter snake are expected to remain largely within the creek and the associated riparian habitat, including the proposed Native Habitat Enhancement Area. These species would not be drawn to developed areas where there are limited food resources and poor sheltering habitat. Wildlife protection measures are recommended below in the event a CRLF or two-striped garter snake were to occur outside of the riparian corridor.

Smaller terrestrial wildlife species (e.g., lizards, gopher snakes) would also generally be expected to utilize the habitat in the creek and tributary for dispersal. However, small wildlife will be able to move through the barb wire and chain-link fence without harm and disperse across the northern side of the property and operations area if they so choose.

To further reduce potential for incidental impacts to CRLF and other wildlife species, workers will receive an environmental awareness pamphlet, emphasizing the special-status species within Arroyo Paredon Creek (e.g., steelhead, tidewater goby, CRLF, two-striped garter snake). The pamphlet will be posted on-site and will include photographs of sensitive species that have the potential to occur in or around the Project Site, will clearly show contact information for California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS), and will provide instructions what to do if a sensitive species is found. In addition, a qualified biologist will be present to oversee site preparation and non-native plant removal in the Native Habitat Enhancement Area to ensure there are no impacts to sensitive wildlife or native plant species.

WILDLIFE PROTECTION MEASURES

The following measures address both common and sensitive terrestrial and semi-aquatic wildlife species that have the potential to be impacted by Project-related activities as they move through the landscape, in or adjacent to the Project Site.

1. A worker environmental awareness training pamphlet will be prepared and posted on-site for all employees (including site supervisors, equipment operators, and laborers). The training will emphasize the presence of special-status species within Arroyo Paredon Creek (e.g., steelhead, tidewater goby, CRLF, two-striped garter snake), 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. The pamphlet will also emphasize that if listed species are observed within or near the cultivation area, work will be suspended, the species are not be touched or moved, and the CDFW and USFWS should be notified immediately.

2. A qualified biologist should be present to oversee demolition and site preparation (e.g., non-native plant removal) in the Native Habitat Enhancement Area to ensure there are no impacts to sensitive wildlife or native plant species.

3. On-going activities within the prescribed 100-foot ESH Buffer from Arroyo Paredon Creek will be limited to use of permitted greenhouses, the access/fire road, and implementation of native habitat enhancement/landscaping.

4. If listed wildlife species are observed, work will be suspended and the CDFW and USFWS (as applicable) will be notified immediately. Sensitive wildlife species may be moved from the work area by a qualified biologist holding the necessary permits.

5. All erosion control materials shall be free from plastic to prevent entanglement of wildlife.

6. Trash and food items will be placed in secured waste storage daily so as not to attract wildlife.

HABITAT PROTECTION PLAN
COASTAL BLOOMS NURSERY, LLC
MIXED-LIGHT CANNABIS CULTIVATION PROJECT
(19CDP-00000-00027, 19DVP-00000-00020)
3508 VIA REAL (APN 005-280-025)
CARPINTERIA, CALIFORNIA

This Habitat Protection Plan was prepared in support of an application for a Coastal Development Permit and Development Plan from the County of Santa Barbara (County) for the Coastal Blooms Nursery, LLC (Applicant) Mixed-Light Cannabis Cultivation Project (Project), located at 3508 Via Real (APN 005-280-025), Carpinteria, California. A CDP is necessary to be in compliance with County Ordinance 5027 and the corresponding requirements of Land Use Development Code (LUDC) §35.42.075 (Cannabis Regulations).

Measures described herein are intended to prevent incidental impacts to Environmentally Sensitive Habitat (ESH) (i.e., western sycamore-arroyo willow riparian woodland along Arroyo Paredon Creek) and ESH buffer areas that occur in or directly adjacent to the property and proposed cultivation area.

PROJECT LOCATION AND SETTING

The Project Site is approximately 8.96 acres located at 3508 Via Real, approximately 0.6-mile west of the City of Carpinteria, within the Carpinteria Agricultural Overlay District (CCC 2015) (Latitude 34.414047°, Longitude -119.556086°). The Project Site is in the Coastal Zone, approximately 0.6-mile south of foothills of the Santa Ynez Mountains and 0.13-mile northeast of the Pacific Ocean. Surrounding land use is predominantly agriculture, with residential neighborhoods to the north and west.

The parcel is zoned agriculture (AG-1-10) and the entire Project Site is currently in agricultural production. Arroyo Paredon Creek runs along the northern Project Site boundary. An existing chain-link perimeter fence parallels the TOB of the creek. Agricultural use on the property consists entirely of indoor greenhouses and support structures (e.g., equipment storage areas, boiler room, processing areas, etc.).

PROJECT DESCRIPTION

There is no change of use from the current agricultural operations on site. The Project includes propagation of immature plants (nursery) and cultivation in 172,660 square feet of greenhouse and 17,441 square feet of agricultural accessory structure space that support the cultivation activities. The Project includes the demolition of 43,640 square feet of existing permitted and unpermitted greenhouse and accessory structure area for conformity with permit history and for compliance with building and fire safety codes. The Project also includes a total of eight (8) water tanks (2,023 square feet), seven (7) existing/as built and one proposed tank, and a request to increase the height of the existing 15-foot-tall greenhouses to 22-feet for improved airflow circulation and humidity controls.

In addition, the Project proposes to relocate a portion of the security fencing and dirt access road away from the Arroyo Paredon Creek corridor and restore 35,718 square feet (0.82-acre) of native habitat along Arroyo Paredon Creek, as well as installation of 18,845 square feet (0.43-acre) of native landscaping within the permitted operations area that falls within the County-prescribed ESH buffer.

IMPACTS TO ESH AND ESH BUFFER

No adverse direct impacts to Arroyo Paredon Creek or the associated western sycamore-arroyo willow woodland are expected as part of the proposed Project. All non-conforming greenhouses and accessory structures that extend under the riparian canopy and are in the ESH buffer will be removed as part of the Project and disturbed areas will be restored. Only permitted features (e.g., greenhouses, access road), native landscaping, and the Native Habitat Enhancement Area will remain in the ESH buffer. Installation of the stormwater detention basin and new septic system will occur in ruderal/developed areas, outside of the ESH buffer.

The access road and chain-link security fencing in the northeast corner of the Project Site will be relocated away from the TOB of Arroyo Paredon Creek and replaced with a barb wire fence that will allow for wildlife passage. The relocated security fencing and access road have been situated to allow for fire department access, if necessary. The remainder of the permitted access road in the ESH buffer, that extends to the site entrance, will continue to be used for operational purposes and native landscaping will be installed on both sides of the road.

The proposed demolition of non-conforming structures and restoration of 0.82-acre of the ESH buffer will improve the ecosystem functions and value of the riparian habitat along Arroyo Paredon Creek through implementation of the following:

- removal of structural features from within the riparian buffer.
- removal of invasive species (e.g., Cape ivy, garden nasturtium, poison hemlock) and management of non-native vegetation in the ESH buffer.
- restoration of native vegetation and establishment of a self-sustaining riparian plant community in the ESH buffer.
- increasing native plant diversity; and,
- improving wildlife habitat.

The existing and relocated security fence line will prevent intrusion into the Native Habitat Enhancement Area and the riparian corridor of Arroyo Paredon Creek. In addition, replacing the fence on the top of bank (TOB) of the creek with barb wire will allow wildlife to access the restored area. Additional protection measures to prevent impacts to ESH and native trees during demolition are outlined below.

Prior to the start of demolition, sediment controls (e.g., fiber rolls, silt fence) will be installed along the TOB of the creek to prevent sediment from entering the riparian habitat. Protective fencing will also be installed around the western sycamore tree and coast live oak tree that are inside the fence to prevent inadvertent impacts during demolition.

Implementation of recommended protection measures would reduce the potential for incidental impacts to native trees, ESH, and ESH buffer areas (e.g., damage to trees, sediment deposition,

erosion) to a less than significant level. In addition, recommended measures would ensure that temporary/indirect impacts (i.e., noise, dust) to Arroyo Paredon Creek and riparian habitat are less than significant.

HABITAT PROTECTION MEASURES

The following protection measures are recommended to reduce potential impacts to ESH and ESH buffer areas that could result from the Project.

1. A worker environmental awareness training pamphlet will be prepared and posted on-site for all employees (including site supervisors, equipment operators, and laborers). The training will emphasize protection of native trees, sensitive habitat areas, and the presence of special-status species within Arroyo Paredon Creek (e.g., steelhead, tidewater goby, CRLF, two-striped garter snake).

2. Prior to demolition, fiber rolls and/or silt fencing shall be installed along the existing fence line, between work areas and the riparian habitat along Arroyo Paredon Creek, to prevent impacts to ESH and special-status species that have the potential to occur in or adjacent to Arroyo Paredon Creek.

3. On-going activities within the prescribed 100-foot ESH buffer from Arroyo Paredon Creek will be limited to use of permitted greenhouses, the access/fire road, and implementation of native habitat enhancement/landscaping.

TREE PROTECTION PLAN
COASTAL BLOOMS NURSERY, LLC
MIXED-LIGHT CANNABIS CULTIVATION PROJECT
(19CDP-00000-00027, 19DVP-00000-00020)
3508 VIA REAL (APN 005-280-025)
CARPINTERIA, CALIFORNIA

This Tree Protection Plan was prepared in support of an application for a Coastal Development Permit and Development Plan from the County of Santa Barbara (County) for the Coastal Blooms Nursery, LLC (Applicant) Mixed-Light Cannabis Cultivation Project (Project), located at 3508 Via Real (APN 005-280-025), Carpinteria, California. A CDP is necessary to be in compliance with County Ordinance 5027 and the corresponding requirements of Land Use Development Code (LUDC) §35.42.075 (Cannabis Regulations).

Measures described herein are intended to prevent incidental impacts to native trees (e.g., coast live oak and western sycamore) that are present adjacent to the proposed cultivation area and Native Habitat Enhancement Area.

PROJECT LOCATION AND SETTING

The Project Site is approximately 8.96 acres located at 3508 Via Real, approximately 0.6-mile west of the City of Carpinteria, within the Carpinteria Agricultural Overlay District (CCC 2015) (Latitude 34.414047°, Longitude -119.556086°). The Project Site is in the Coastal Zone, approximately 0.6-mile south of foothills of the Santa Ynez Mountains and 0.13-mile northeast of the Pacific Ocean. Surrounding land use is predominantly agriculture, with residential neighborhoods to the north and west.

The parcel is zoned agriculture (AG-1-10) and the entire Project Site is currently in agricultural production. Arroyo Paredon Creek runs along the northern Project Site boundary. An existing chain-link perimeter fence parallels the TOB of the creek. Agricultural use on the property consists entirely of indoor greenhouses and support structures (e.g., equipment storage areas, boiler room, processing areas, etc.).

PROJECT DESCRIPTION

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In addition, the Project proposes to relocate a portion of the security fencing and dirt access road away from the Arroyo Paredon Creek corridor and restore 35,718 square feet (0.82-acre) of native habitat along Arroyo Paredon Creek, as well as installation of 18,845 square feet (0.43-acre) of native landscaping within the permitted operations area that falls within the County-prescribed ESH buffer.

IMPACTS TO NATIVE TREES

No native trees will be removed as part of the proposed Project. The coast live oak and western sycamore trees in the Project Site will be incorporated in the Native Habitat Enhancement Area. Protective fencing will be installed around these trees prior to demolition and will remain until demolition is complete. With implementation of the recommended protection measures outlined below, no impacts to native trees are expected.

TREE PROTECTION MEASURES

The following protection measures are recommended to reduce potential impacts to native trees that could result from the Project.

1. A worker environmental awareness training pamphlet will be prepared and posted on-site for all employees (including site supervisors, equipment operators, and laborers). The training will emphasize protection of native trees, sensitive habitat areas, and the presence of special-status species within Arroyo Paredon Creek (e.g., steelhead, tidewater goby, CRLF, two-striped garter snake).

2. A County-approved biologist shall monitor all demolition adjacent to native trees, removal of invasive species along the riparian corridor of Arroyo Paredon Creek, and restoration implementation. The monitor will document demolition and restoration activities, any damage to native trees, and provide documentation of impact avoidance and monitoring results to the County within 30 days of the completion of demolition and restoration activities.

3. Prior to demolition, protective fencing shall be installed around the dripline plus 6 feet, where feasible, of the western sycamore and coast live oak trees that are present in within the property fence line.

4. Oak trees, and other native tree species, should be protected consistent with County policies and guidelines. No grading or cultivation should occur within 6 feet of the dripline of native trees. If incidental damage occurs to native trees (e.g., removal, broken limbs, impacts to critical root zones) the trees should be examined by a County-approved arborist or biologist to determine whether compensatory measures are necessary.