



# City of Santa Barbara California

## PLANNING COMMISSION STAFF REPORT

**REPORT DATE:** August 27, 2015  
**AGENDA DATE:** September 3, 2015  
**PROJECT ADDRESS:** 301 E. Yanonali Street (MST2012-00494)

**TO:** Planning Commission

**FROM:** Planning Division, (805) 564-5470, extension 4552  
 Beatriz Gularte, Senior Planner *BEG*  
 Allison De Busk, Project Planner *ALD*

### I. PROJECT DESCRIPTION

The project consists of the construction of a new 44,398 net square foot two-story commercial building at the northeast corner of Garden and Yanonali Streets. Proposed use of the building would be retail on the first floor (7,050 net square feet) and a market on the second floor (37,348 net square feet). A 5,182 square foot roof deck is also proposed. A total of 193 parking spaces are proposed; 124 spaces would be uncovered and 70 would be covered by the second floor of the building. Access would be provided from two driveways on Yanonali Street. A 25-foot setback from the top-of-bank of Laguna Channel is proposed, along with a habitat enhancement plan.

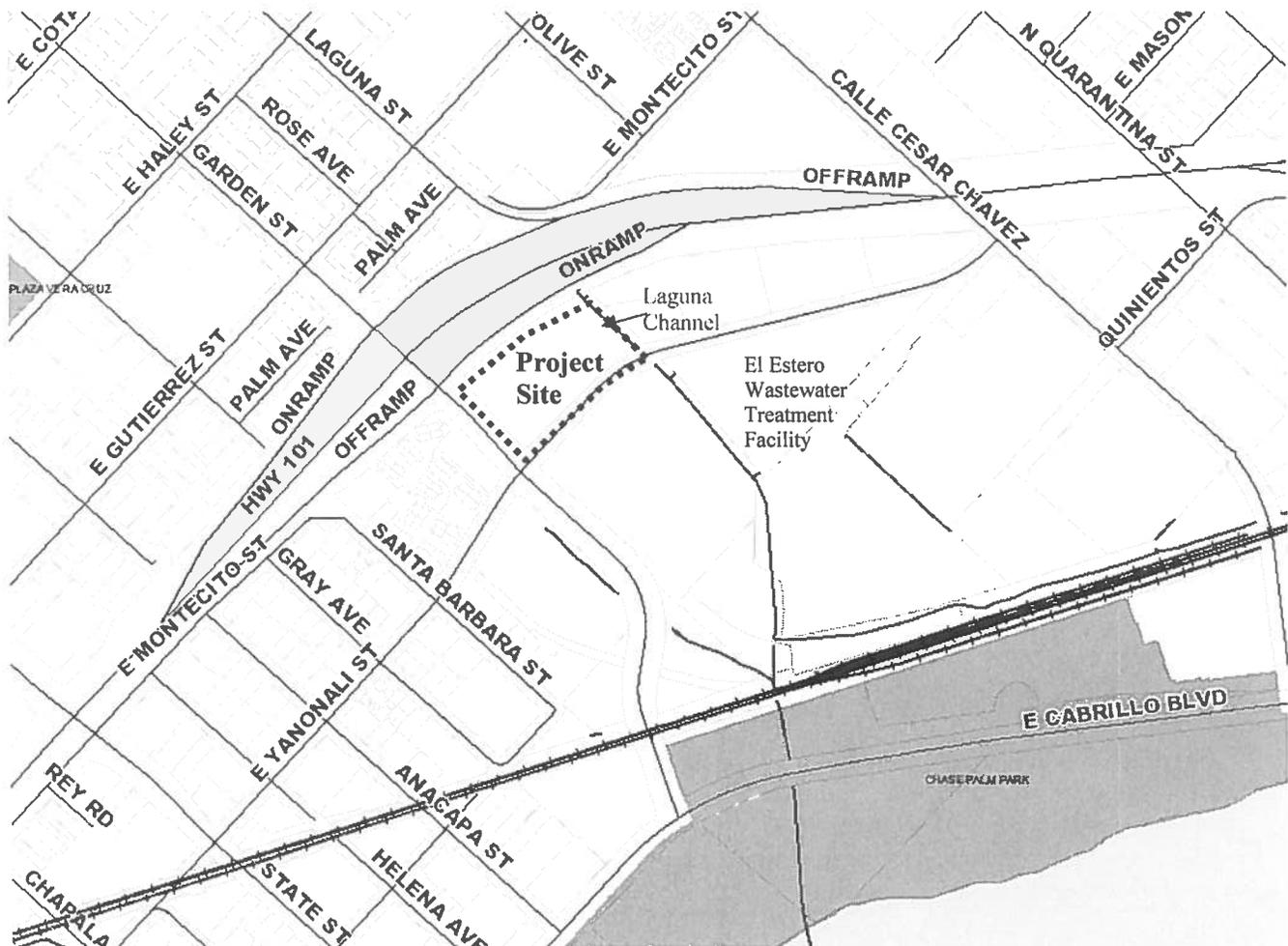
The purpose of the concept review is to allow the Planning Commission and the public an opportunity to review the proposed project at a conceptual level and provide the applicant and staff with feedback and direction regarding the proposed site plan, land use, design, and General Plan and Local Coastal Plan (LCP) consistency. **The project is being presented to the Planning Commission for concept review and comments only.** A formal application has not yet been submitted to the City for review of the project, and no environmental review has occurred.

As currently designed, the project would require the following discretionary approvals from the Planning Commission:

1. A Coastal Development Permit to allow the proposed development in the Appealable/ Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060); and
2. A Development Plan to allow the construction of approximately 44,398 square feet of nonresidential floor area (SBMC §28.85.030).

Staff recommends that the Planning Commission review the proposed project, consider the issues outlined in this report and the attached Pre-Application Review Team (PRT) letter (Exhibit A), and provide comments regarding the proposed site plan and project improvements, and the project's consistency with the City's General Plan and LCP. The applicant has

specifically requested feedback on the proposed creek setback. Refer to the Applicant Letter (Exhibit B) for additional information.



Vicinity Map – 301 E. Yanonali Street

## II. ISSUES

The applicant requested a concept review hearing primarily to get feedback on the proposed 25-foot setback from Laguna Channel. A Sensitive Species and Habitat Report (Exhibit C) was prepared for the project to analyze potential impacts on species and habitats associated with this reach of Laguna Channel. As identified in the PRT letter (Exhibit A), Planning Division staff has concerns that a 25-foot setback is inconsistent with new General Plan policies related to creek setbacks (see Exhibit A, Attachment 1), and is recommending a larger setback. Creeks Division staff is recommending a 100-foot setback. It should be noted that, as part of the Implementation of the City's LCP (certified by the Coastal Commission in 1986), Creek Guidelines were adopted that identify a 25-foot setback from Laguna Channel ("Central Drainage") (Exhibit D). Although adopted by the Coastal Commission, these Guidelines are almost 30 years old, and do not reflect current guidance from the Coastal Commission related

to creek setbacks. The City is in the process of updating its LCP, and we anticipate changes to LCP policies related to creeks as part of that process.

Staff and the applicant would also appreciate feedback from the Commission on the project’s circulation and site planning, as well as visual resource protection. Specifically, comments on massing from the Garden/Yanonali intersection, impacts to mountain views, proposed delivery/loading areas and vehicle and pedestrian circulation would be appreciated.

To assist the Commission, the findings required to approve a Coastal Development Permit and Development Plan are attached as Exhibit G.

**III. BACKGROUND**

The subject parcel is part of the Cabrillo Plaza Specific Plan (SP-2). SP-2 was adopted by the City in 1983 and governs the development of several parcels located along Garden Street between Highway 101 and the railroad tracks. The subject parcel is referenced as Area D in SP-2 and the allowed uses are per the M-1 Zone, with a limit of 45,150 square feet (25% office) and two stories.

A prior project (“Paseo de la Playa”) that included the subject parcel was reviewed conceptually by the Planning Commission in 2008 as part of an environmental scoping hearing (refer to Exhibit E - Planning Commission Minutes). The project proposed on the subject parcel (referred to as Site 3) was similar to the current proposal in that it included construction of an approximately 45,000 square foot building with a similar footprint and a 25-foot creek setback (refer to Exhibit F). However, it included a 1,600 square foot third floor manager’s unit and all parking (140 spaces) was uncovered. Proposed uses were a market, retail space, a restaurant, office space, mini-storage units, and a manager’s office and apartment.

The Initial Study prepared for the project identified the following potentially significant environmental impacts associated with development of the project site:

- traffic/circulation;
- public services (sewer);
- hazards;
- archaeological resources; and
- visual/aesthetic impacts.

The Paseo de la Playa Project was put on hold before the Environmental Impact Report for the project was prepared, so no additional analysis or review of the project occurred.

**IV. SITE INFORMATION**

<b>Applicant:</b>	Trish Allen, Suzanne Elledge Planning and Permitting Services		
<b>Property Owner:</b>	Wright Partners		
<b>Site Information</b>			
<b>Parcel Number:</b>	017-630-005	<b>Lot Area:</b>	3.16 acres
<b>General Plan:</b>	Industrial	<b>Zoning:</b>	M-1 (Light Manufacturing) / SP-2 (Cabrillo Plaza Specific Plan) / SD-3 (Coastal Overlay)
<b>Local Coastal Plan:</b>	Industrial		

<b>Existing Use:</b> landscape storage yard	<b>Topography:</b> relatively flat, except for creek
<b>Adjacent Land Uses</b>	
<b>North</b> – Highway 101	<b>East</b> – City Service Yard
<b>South</b> – Yanonali Street and industrial uses	<b>West</b> – Garden Street and vacant lot

**V. ZONING CONSISTENCY ANALYSIS**

Standard	Requirement/ Allowance	Proposed
<b>Setbacks</b> -Front -Interior	20' (building), 10' (parking) 10' or ½ the height of the building, whichever is greater	20' (building), 10' (parking) 33'-3" (building), 10' (parking)
<b>Building Height</b>	30' (2-stories) or 45' (3 stories) with provision of a height setback relation study showing maximized view protection from Cabrillo Blvd.	40'-6" (two stories) (plus elevator tower to 46'-9" that is not included in building height definition)
<b>Building Size</b>	45,150 square feet	44,398 square feet
<b>Parking</b>	178 spaces (1 space per 250 sf)	193 spaces*
<b>Lot Coverage</b> -Building -Paving -Landscaping	N/A N/A N/A	34,042 sf 24.7% 65,209 sf 47.3% 38,565 sf 28.0%

\*Note that some of these spaces do not comply with City standards. Refer to Transportation Division comments in the PRT letter.

**VI. DESIGN REVIEW**

This project was reviewed by the HLC on January 16, 2013 (meeting minutes are attached as Exhibit H). The HLC was generally supportive of the proposed design and scale of the project.

Exhibits:

- A. Pre-Application Review Team Letter (with Attachments) dated July 21, 2015
- B. Applicant's letter dated June 15, 2015
- C. Sensitive Species and Habitat Report, prepared by Arcadis and dated March 2015 (available electronically, upon request)
- D. LCP Creek Guidelines
- E. Planning Commission Minutes, February 7, 2008
- F. Site Plan and Elevations, February 7, 2008
- G. Findings Required for a Coastal Development Permit and Development Plan
- H. HLC Minutes, January 16, 2013



# City of Santa Barbara Planning Division

## PRE-APPLICATION REVIEW TEAM COMMENTS

July 21, 2015

Trish Allen  
Suzanne Elledge Planning & Permitting Services, Inc.  
1625 State Street, Ste 1  
Santa Barbara, CA 93101

**SUBJECT: 301 E. YANONALI STREET, MST2012-00494, APN: 017-630-005**

**PRT MEETING DATE: TUESDAY, JULY 28, 2015 FROM 1:15 P.M. TO 2:00 P.M.,  
630 GARDEN STREET, CD 2<sup>ND</sup> FLOOR CONFERENCE ROOM.**

Dear Ms. Allen:

### I. INTRODUCTION/PROJECT DESCRIPTION

The purpose of this review is to assist you with the City's review process including Development Application Review Team (DART) application requirements, and to identify significant issues relevant to the project. This letter will outline our preliminary comments on your proposal. Please review this letter carefully prior to our scheduled meeting date; we will answer your questions at that time. The specificity of our comments varies depending on the amount of information available at this time. In many cases, more issues arise at later steps in the process. However, our intent is to provide applicants with as much feedback and direction as possible at this pre-application step in the process.

Staff from various City Departments/Divisions have reviewed your conceptual plans and correspondence for the subject project, including a Sensitive Species and Habitat Report prepared by Arcadis and dated March 2015.

The project consists of the construction of a new 44,398 net square foot two-story commercial building at the northeast corner of Garden and Yanonali Streets. Proposed use of the building would be retail on the first floor (7,050 net square feet) and a market on the second floor (37,348 net square feet). A total of 193 parking spaces are proposed, along with two driveways accessing the site from Yanonali Street.

A prior, similar version of the project was reviewed by the City's Pre-Application Review Team, and a letter dated April 25, 2013 was provided to the Applicant. Additionally, a similar project was reviewed by the City as part of the "Paseo de la Playa" Project reviewed under MST2006-00210.

### II. COMMENTS AND ISSUES

#### A. Planning Division

1. **Staff supportability.** Staff does not support the project site plan as currently designed. Based on General Plan and Local Coastal Plan policies related to the

630 Garden Street, P.O. Box 1990, Santa Barbara, CA 93102 [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)

EXHIBIT A

creek and related biological habitat on site, particularly considering the cumulative effect on riparian and Pacific pond turtle habitat, we recommend a creek setback/buffer of substantially more than 25 feet. Please see additional discussion below. Additionally, staff has concerns about the loading area and its functionality.

2. **Laguna Channel.** The City's General Plan includes several policies aimed at improving creek resources, biological habitat and water quality, as well as protection against hazards, including flooding and erosion. Refer to Environmental Resources Element policies ER12 (Implementation Actions ER12.4 and 12.5), ER15, ER16 (Implementation Action ER16.1), ER17 (Implementation Actions ER17.1 and 17.2).

The City's Local Coastal Plan also includes several policies related to creeks, including 6.1, 6.8 and 6.10<sup>1</sup>.

Per the City's Master Environmental Assessment, the project site contains several mapped habitat areas, including freshwater marsh, eucalyptus grove, and ruderal riparian, plus it is an identified wildlife movement corridor and is located approximately 340 feet north of previously identified breeding location for southwestern pond turtles (federal and California species of special concern) and approximately 850 feet north of tidewater goby (federally endangered species and California species of special concern) habitat.

Section 30240 of the Coastal Act provides additional regulatory oversight of environmentally sensitive habitat. Section 30240 states:

- a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat recreation areas.

Given this policy guidance, particularly the City's General Plan policies that recommend creek setbacks of more than 25 feet, staff recommends revising the project to provide a creek setback greater than the currently proposed 25 feet.

The final creek setback will be determined based on environmental review and policy analysis of the setback/buffer adequacy with respect to biological resources, flooding, water quality, erosion, and sea level rise.

3. **Pacific Pond Turtle.** The Sensitive Species and Habitat Report prepared by Arcadis identifies "basking sites" as a critical feature within Pacific pond turtle habitat areas. According to the Report, the Pacific pond turtle may occur on the site, at least periodically. The Report concludes that planned restoration of the site is designed to improve suitable long-term habitat for the Pacific pond turtle. However, 25 feet, as is currently identified as the creek setback/buffer area,

---

<sup>1</sup> Please note that the City is currently in the process of updating its Local Coastal Plan, and new or revised policies and guidance related to creeks is likely.

represents a relatively limited area for these basking sites, particularly given the steep creek banks.

4. **Vehicle Overhang.**

(a) Parking must adhere to the minimum 10-foot zoning setback along all property lines. This includes ALL portions of the vehicle, which means that the vehicle may not overhang into the setback. As currently designed, vehicles along the north and south property line setbacks would overhang into the setback. A setback modification would be required for the project as currently designed, and staff would not be supportive of such a modification request.

(b) Additionally, staff does not support any vehicle overhang into the creek setback/buffer area. As currently designed, many of the parking stalls have a two-foot overhang into the proposed 25-foot wide creek setback area.

5. **Trash and Recycling.** The market and retail uses will require trash and recycling containers. The market and any other food-serving or food-producing businesses will also require foodscraps containers.

6. **LID.** Because the project includes a relatively large parking lot, and is located adjacent to Laguna Channel, staff recommends utilizing low impact development (LID) techniques in the design of the parking lot. This will also help in addressing the Storm Water Management Plan requirements of the site. Additional information is available on the City's website:

<http://www.santabarbaraca.gov/gov/depts/parksrec/creeks/outreach/do/develop.asp>

7. **Parking Lot Landscaping.** Per SBMC §28.90.050.7, one tree shall be planted for every five parking spaces, with at least two-thirds of the trees at 15 gallon size or larger. It is not clear if the project complies with this requirement, since tree quantities were not provided.

8. **Bike Parking.** Per SBMC §28.90.100.L, one bicycle parking space is required for every seven vehicle parking spaces. The project does not appear to include enough bike parking to comply with this requirement.

9. **Water Use.** The Cabrillo Plaza Specific Plan limits water consumption to 2.46 acre feet per year, per acre. Therefore, water use on the subject parcel (Area D of the Specific Plan), should be limited to 7.77 acre feet per year. Based on the City's current Water Demand Factors, the proposed development would use approximately 3.3 acre feet per year, which is well below this limit.

10. **Tree Removal.** SBMC Chapter 15.24 (Preservation of Trees) regulates tree removal and the degree of pruning allowed for privately-owned trees. The removal of trees in a required front setback requires approval from the Community Development Department, and potentially the applicable design review board, prior to application completeness.

11. **Storm Water Management Program (SWMP).** This project must comply with the City's Tier 3 post-construction storm water requirements, because more than 500 sq. ft. of new/replaced impervious area is proposed. Tier 3 projects are

required to construct storm water Best Management Practices (BMPs) onsite that will meet the treatment, peak runoff discharge rate, and volume reduction requirements for the entire project site (i.e. parcel). See Chapter 6 of the Storm Water BMP Guidance Manual for more information about meeting Tier 3 project requirements. The Guidance Manual can be found here:

<http://www.santabarbaraca.gov/gov/depts/parksrec/creeks/quality/storm.asp>

12. **Nonresidential Growth Management Program (GMP).** Effective April 11, 2013, until December 31, 2033, the amount of new nonresidential floor area available for specified nonresidential construction projects shall be restricted to no more than one-million three-hundred fifty thousand (1,350,000) square feet. SBMC Chapter 28.85 implements the GMP and provides details on the allocation of nonresidential square footage each year, categories of nonresidential square footage and development areas.

Pursuant to the GMP, the subject parcel is part of a Prior-Approved Specific Plan Project and is therefore excluded from the development limit identified herein (SBMC §28.85.010.B).

The project site is located in Downtown Development Area relative to the GMP Traffic Management Strategy.

13. **Sea Level Rise.** This project site is located in an area that may be affected by sea level rise (SLR) over the life of the project, due primarily to impacts related to flooding. Analysis of SLR is considered as part of policy and CEQA environmental impact analysis, and the project should propose measures to address the issue.

Based on staff's preliminary analysis, using the high end of current federal and state projections for SLR (57-66 inches) for a project with an anticipated life span of approximately 75-85 years, some portions of the proposed project's finished grade elevation would be below the elevation of this highest projected sea level rise.

Therefore, additional information will be required so that staff can review and assess these potential impacts and/or adaptation strategies as part of the review of the Coastal Development Permit. Draft guidance on analyzing SLR is provided in the Coastal Commission's *Sea Level Rise Policy Guidance* document (latest draft dated May 27, 2015):

<http://www.coastal.ca.gov/climate/slrguidance.html>

Refer specifically to Chapter 6 "Addressing Sea Level Rise in Coastal Development Permits" which outlines the process for analyzing sea level rise, as well as Chapters 7 "Adaptation Strategies" and 8 "Legal Context of Adaptation Planning." Ensure that other technical reports, including storm water management, geotechnical and biological, address potential impacts resulting from SLR.

Additionally, Santa Barbara County is working on a Coastal Resiliency Study, which includes sea level rise modeling and may help inform your analysis through more detailed and localized information.

14. **Alternative Energy.** The City of Santa Barbara supports use of alternative energy sources (non petroleum based) to conserve energy resources and reduce carbon emissions that contribute to climate change.

- a. Solar Energy. Installation of solar photo-voltaic arrays as part of new construction, redevelopment, and significant remodel projects should be provided in accordance with General Plan Policy ER6 and the City of Santa Barbara Solar Energy System Design Guidelines.

Commercial and industrial projects require provision of a minimum of 5 watts of photovoltaic panel systems for every net new square foot of building floor area; or a photovoltaic system sized to meet a minimum of 30% of the average projected energy demand for the structure, whichever is lower.

- b. Electric Vehicle Charging. Project applicants are encouraged to pre-wire developments to facilitate electric vehicle charging. This may be accomplished in a variety of ways depending on the scope of the project. Please discuss options with Planning and Building & Safety staff and refer to the Central Coast Plug-In Electric Vehicle Readiness Plan and the City Climate Action Plan Policy 20.

Given the scope and type of project proposed, staff recommends you consider actual charging stations rather than simply pre-wiring the site.

15. **Adaptation Measures.** Staff recommends that that the project incorporate design measures (e.g. finished grade and finished floor elevations, flood-proofing) to address the effects of long-term sea level rise and short-term flooding.

16. **Stage Three Drought.** The City's Water Shortage Contingency Plan states that the City Council should consider regulations of water use and suspension of permit approvals during Stage Two and Stage Three Drought Conditions. The City is currently in a Stage Three Drought Emergency condition, with some water use regulations and development restrictions in effect that restrict how water can be used during the drought. For more information, visit [www.SantaBarbaraCA.gov/Drought](http://www.SantaBarbaraCA.gov/Drought).

Currently, irrigation with potable water of landscapes outside of newly constructed homes and buildings must be accomplished in a manner consistent with regulations and other requirements established by the California Building Standards Commission and the Department of Housing and Community Development. We recommend designing your landscape/irrigation to comply with this requirement, rather than revising it later or having to postpone installation.

Additionally, a Staff team has been considering possible development restrictions in order to appropriately manage this critical water shortage while balancing possible effects on the local economy. These restrictions, as well as additional water use regulations, could be implemented by City Council as part of a phased approach. Potential development restrictions could include, but are not limited to, mandatory landscape deferral, suspension of building permits for

new pools, and suspension of building permits for projects that result in net new water use (generally, an increase in number of units or commercial floor area). These actions could be implemented as part of future phases of the Stage Three Drought Emergency. Staff anticipates that the City Council may consider implementation of additional regulations and/or restrictions in October 2015, depending on the drought condition at that time.

17. **Fees.** Please note that because this project is very similar to a previous project that was reviewed by the City for this site (MST2006-00210), staff can credit the fees previously paid for that prior application toward the current application. On June 28, 2006, fees were paid for a Coastal Development Permit (\$5,135.00) and a Development Plan (\$9,000.00) on the project site. Those fees will be credited toward the current fees for a Coastal Development Permit and Development Plan for this project. Refer to Fees section below.
18. **Pending Project.** There is currently a pending project (MST2006-00210) that includes development on the project site. That project was put on hold prior to preparation of an Environmental Impact Report for the proposed development. That project would need to be officially withdrawn as part of any future approval of the current project on the subject site.
19. **Pedestrian Connection.** Planning staff appreciates the inclusion of a pedestrian connection near the corner of Garden and Yanonali Street in order to provide easier access from the sidewalk to the commercial space (market).
20. **Planning Commission Concept Review.** Staff recommends that you take advantage of the opportunity for a concept review hearing with the Planning Commission in order to get early feedback on the creek setback, creek restoration, overall site planning and potential view impacts.

B. Creeks Division

Given the information provided below, the City's Creeks Division believes a minimum setback of 100 feet from the top of bank is warranted.

The City's Creek Development Standards report developed in 2003 included an extensive literature survey of studies and standards regarding creek development setbacks. The report concluded that "The general buffer recommendations in the literature range from 50 feet to 326 feet from each side of a stream (City of Portland, 2001), although 100-foot buffers are most frequently recommended for urban streams (Castelle, et. al, 1994, Schueler, 1995) Pollock and Kennard (1998) recommend buffers of 250 feet if they are necessary to protect all of the riparian functions of important salmonid streams in forested areas. Knutson and Naef (1997) recommended buffers of 150 feet for small or seasonal salmonid streams in Washington with low erosion potential, and 200 feet for larger salmonid streams. FEMAT (1993) recommended a buffer range of 150 feet to 300 feet to protect key riparian functions.

A more recent literature survey entitled: Streamside Forest Buffers Width Needed to Protect Stream Water Quality, Habitat and Organisms: A Literature Review, June 2014; recommends that buffers of 30 M(100 feet) or greater are needed to protect the physical, chemical, and biological integrity of small streams.

The riparian zones are one of the most environmentally sensitive areas within the City and therefore development setbacks are needed in order to effectively protect these important resources. Laguna Channel has year round water and potential habitat for a number of aquatic species including the endangered tidewater goby and special status species Southwestern Pond Turtle. A minimum 100 foot buffer helps mitigate impacts from commercial development and prevents further degradation of habitat and water quality.

A 100 foot setback is also consistent with the Plan Santa Barbara General Plan update. As recognized in the Plan Santa Barbara Final EIR (September 2010), and corresponding General Plan policy language, a 25 foot setback is insufficient to protect water quality and creek resources.

In addition, pursuant to the California Coastal Commission Procedural Guidelines For The Review Of Wetland Projects In California's Coastal Zone (June 1994), Chapter 1 and Appendix A, the development setback for the proposed project should be a minimum of 100 feet from the top of bank. Refer to Attachment 1.

C. Engineering Division

The following comments are based upon the information provided with the PRT application, and limited research conducted independently in City records by Public Works.

1. Water Distribution: Recycled water is to be used for irrigation of landscaping. The site shall comply with Title 22 rules regarding installation standards and materials, watering times, signage and inspection requirements.
2. The property owner should dedicate an easement to the City for public flood control and creek maintenance purposes (as needed and determined by the City) along the creek with dimension to be determined.
3. The property owner should be conditioned to restore the banks and maintain the restoration in perpetuity. This maintenance would address habitat, plant life, periodical removal of invasive species, irrigation system, irrigation and maintaining permits to perform the maintenance in the creek area.
4. The owner should obtain a Minor Encroachment Permit (MEP) to provide for the bank restoration and maintenance of the creek in the City easement in accordance with the City requirements for habitat, bank restoration and maintenance requirements, and flood control requirements.
5. The City will grant a license to the property owner for access to the creek from adjacent City property (APN 017-540-006) from time to time as required by the MEP.
6. Engineering Division encourages and may require the use of recycled water for vegetation installed with the creek bank restoration and maintenance plan between the water edge and top of bank.
7. The recycled water main should be shown as extended on Yanonali Street to property boundary.

8. The application shall grant a public easement for sewer purposes 35 feet in width along the creek setback area to Yananoli Street for sewer replacement, installation, maintenance and operations.

D. Transportation Division

1. **Traffic Management Strategy.** The project will need to comply with Resolution No. 13-010 of the City of Santa Barbara, the City Traffic Management Strategy (TMS). The project is located within the Downtown area as defined in the TMS, which means that, *if* the project has a project-specific traffic impact, it *could* be approved by the Planning Commission following the adoption of a Statement of Overriding Considerations in the manner authorized by CEQA.
2. **Traffic Impacts.** Transportation Staff performed a preliminary trip generation and distribution analysis for the proposed project. Hundreds of a.m. and p.m. peak hour trips are anticipated to be generated by the project. When these trips are added to the existing street network, they will likely result in project-specific impacts at the intersections of Garden Street with the northbound and southbound Highway 101 on-ramps and Gutierrez Street. Project-specific traffic impacts are anticipated as a result of the proposed project due to the size of the project, its land use and its location. The project will need to have a traffic analysis performed by way of a traffic distribution model run, which is done by the City's consultant and paid for by the applicant.
3. **Pedestrian Master Plan.** New nonresidential development projects typically include pedestrian improvements in the public right-of-way, and are subject to the guidelines and policies of the Pedestrian Master Plan ([http://www.santabarbaraca.gov/gov/depts/pw/transpark/master\\_plans.asp](http://www.santabarbaraca.gov/gov/depts/pw/transpark/master_plans.asp)).  

In order to comply with the policies of the Pedestrian Master Plan, the project shall provide a six foot wide sidewalk with a four foot wide area for parkway and curb. A dedication of land adjacent the current right-of-way may be required. Such a dedication could result in the property and, consequently, setback lines moving, as identified on the plans.
4. **Standards for Parking Design.** For all development, parking shall meet the Standards for Parking Design, which can be found on the City's website at: [http://www.santabarbaraca.gov/gov/depts/pw/transpark/project\\_review.asp](http://www.santabarbaraca.gov/gov/depts/pw/transpark/project_review.asp)
5. **Left Turn Lane.** The project will necessitate the creation of a two-way left turn lane on Yanonali Street. Add this to future plans.
6. **Site Plan.** In order to evaluate the plan for access and circulation purposes, please include the entire street, including striping, and driveway information for the properties across the street.
7. **Bike Parking.** Provide long-term (employee) and short-term (customer) bicycle parking.
  - (a) Short-term bicycle parking shall be near the entrances and attractive to customers of the site. Therefore, bicyclists will want to park closest to

the door of the business entrances. Please see the City of Santa Barbara Standards for Parking Design for minimum dimensions.

- (b) Long-term bicycle parking shall be covered and protected. We suggest that you explore a bicycle room for all of the employees of the site.
- (c) All bicycle parking shall provide two places for locking the bicycle to the rack.

8. **Loading/Deliveries.**

- (a) We have reviewed the proposed loading plan and auto turn diagrams. It appears that the truck movements would need to go through buildings and other obstructions. We cannot support this plan. Provide sufficient room for the truck turning movements.
- (b) Provide Auto Turn movements for the retail space loading dock.
- (c) Provide a plan of the projected delivery schedule and the associated parking etc. Include a plan for the multitude of smaller delivery vehicles as well as the large semi trucks.

9. **Driveways.** Extend the throat depth of the driveways. Forty to sixty feet in length is more appropriate.

10. **Parking Lot Design.** Transportation staff will not support any dead-end areas in the parking lot. Please revise the plans to avoid this configuration.

11. **Shopping Cart Returns.** Provide shopping cart return areas in the parking lot.

12. **Excess Parking.** The City's General Plan, Circulation Element policies do not support parking spaces in excess of the parking demand. As the current proposal includes parking in excess of ordinance requirements, please provide supporting evidence for the demand for additional parking. We anticipate design changes that will reduce the parking numbers based on Staff comments in this letter.

13. **Parking Space Dimensions.** Widen the first parking spaces to 12 feet wide, per the Parking Standards.

14. **Invalid Parking Spaces.** After review of the plans, it appears that the following parking spaces will not work:

- 11 interferes with back up for spaces 9 and 10
- 37 – 41 are located in a dead end.
- 174 – 177 are part of the turning area for semi trucks
- 187 – 192 are blocked by the loading operation

15. **Shared Parking.** Because the parking will be shared among businesses within the project site, no reservation or assignment of parking spaces will be allowed.

16. **Pedestrian Circulation.** Provide a pedestrian circulation plan for the parking lot. Some of the parking spaces near the loading dock could be very far from the entrances. These spaces may be more likely used by employees.

E. Building & Safety Division

1. This project is in a Special Flood Hazard Area and is subject to both FEMA construction standards and National Flood Insurance Program (NFIP) criteria. An Estimated Base Flood Elevation for this site is on file dated April 25, 2006. Please contact current Floodplain Coordinator, Curtis Harrison to obtain a copy and additional construction criteria.
2. The plans provided do not have sufficient code information to comment upon, but that is not necessary for this PRT review. Necessary during the DART process will be a soils report (including a liquefaction study), a complete code analysis and floor plans.

III. APPLICATIONS REQUIRED

Based on the information submitted, the required applications would be:

A. Planning Division

1. A Coastal Development Permit to allow the proposed development in the Appealable/Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
2. A Development Plan to allow the construction of approximately 44,398 square feet of nonresidential floor area (SBMC §28.85.030); and
3. Historic Landmarks Commission review and approval of the project design (SBMC §22.22.130).

B. Engineering Division

Public Works applications may include the following:

1. Application for dedication such as easements.
2. Application for Minor Encroachment Permit.
3. Application for Public Improvement Plans review and inspection.
4. Application for Permit to Construct (including haul routes and traffic control)

IV. REQUIRED ADDITIONAL INFORMATION FOR APPLICATION SUBMITTAL

Staff has identified the following additional information as necessary in order to adequately review the proposed development project. Please ensure that your formal application submittal contains at least the following:

A. Planning Division

1. **Application Letter.** Your formal application letter should be addressed to the Planning Commission and should clearly identify what you are proposing, why you are making the proposal, and what permits/approvals you are seeking. The letter should specifically address how the project is consistent with the findings required for the requested approvals (e.g., coastal development permit and development plan). This letter becomes a main attachment to the Planning Commission Staff Report.

2. **PRT Comments.** Provide a separate letter to staff that describes how the comments contained in this PRT letter have been addressed.
3. **CDP Application.** A Coastal Development Permit (CDP) application (available on the City's website) must be completed and included in the formal submittal packet. Mailing labels for tenants within 100 feet of the subject lot and a Certified Residential Tenants List Affidavit must be included with the application packet.
4. **Submittal Information.** Please see the DART Submittal Packet (available on the City's website) for information required upon submittal of the formal Planning Commission application. *Please ensure that all applicable information outlined in that Packet is included in the application letter and on the project plans.* Some specific items include, but are not limited to:
  - (a) Site plan that identifies the actual and calculated (per SBMC §28.87.350) top of bank of Laguna Channel (both sides).
  - (b) Identify the floodway and the floodplain on the site plan.
  - (c) Complete Floor Plans.
  - (d) Elevations of all four sides of the property.
  - (e) Landscape Plan.
  - (f) Building section(s) as appropriate based on the design.
  - (g) Provide information on proposed fencing/walls and removal of any existing fencing/walls.
5. **Sensitive Species and Habitat Report.** Page 29 of the Report refers to a public access trail (last sentence under Creek protection measures). Is a public trail proposed along the creek? If so, provide details and include it on the plans.
6. **Creek Bank.** An updated map of the creek should be submitted, which should indicate the existing and calculated top of bank and the edge of riparian canopy. Cross sections shall also be provided.
7. **Restoration Plan.** Please provide a restoration and maintenance plan for the buffer area and channel banks. A qualified restoration biologist should develop the plan. The restoration plan should include removal of non-natives on the creek banks and replacement with native species. The plan should include measures for removing existing non-native vegetation and preparing the soil and creek bank for revegetation. The plan should also assess bank stability and provide erosion control measures, and address any existing or proposed fencing. The quantity and species of vegetation to be planted within the creek buffer should be included in the plan. Only native plant species of local genetic stock should be used for revegetating the riparian buffer. The plan should include provisions for on-going maintenance as well as success criteria for vegetation establishment. Any incorporated recommendations of the biological assessment should be identified.
8. **Visual.** The project site is located within an area of visual sensitivity relative to mountain views. In order to evaluate potential impacts to visual resources, photo simulations of project buildout are required. Specifically, you will need to have

an architect, designer, or other qualified individual prepare photo simulations of the existing visual condition and the proposed project's visual condition as viewed from surrounding public viewpoints at pedestrian height. The viewpoints utilized for the photo simulations prepared by interacta (March 26, 2008) for the prior version of the project would still be appropriate. Views of the site looking toward the mountains from the Garden / Yanonali intersection are required.

The photo-simulations should contain current color photographs of the site, the project address, parameters of simulated building design (e.g., net floor area, height, number of stories, etc.), a description of the relationship of the photograph to the project site, a map showing locations of where the photographs were taken, and composition panoramic views of the site showing how future development would be seen as viewed from the above locations. The number of photo simulations is dependent upon the visibility of the project site from surrounding public viewpoints. Enough photo simulations are to be submitted to, as closely as possible, replicate the view experience that a person would have as they pass by the project site from various public viewpoints.

9. **Archaeological Resources.** A Phase 1 Archaeological Resources Study (Applied Earthworks, 1998) was previously prepared as part of a prior project, and included the project site. That Phase 1 Study was prepared prior to the City's adoption of *Guidelines for Archaeological Resources and Historic Structures and Sites (January 2002)*, and recommended a Phase 1a testing program for the site. The elements of the Phase 1a study are very similar to the City's current Phase 1 requirements. Therefore, a Phase 1 Archaeological Resources Report is required to assess prehistoric archaeological resources potentially located on the project site. Additional study shall include subsurface investigations that would result in a reasonable level of assurance that archaeological resources will not be impacted by the project, or propose appropriate mitigation for impacts. The Phase 1 Report should also address the specific requirements listed in the prior Phase 1 Study and should focus on the approximate location of footings for the proposed structure. Depth of study should correspond to the geotechnical recommendations for building construction.  
  
Staff recommends that this Phase 1 Report be coordinated with the Phase II Environmental Site Assessment (see below).
10. **Phase II Environmental Site Assessment.** Based on conclusions of the Phase I Environmental Site Assessment prepared by Rincon Consultants, Inc. and dated July 29, 2003, the project site has a potential recognized environmental condition based on the site being built on debris from the 1925 earthquake. The earthquake debris could include a variety of contaminants. If the project includes excavation of building debris, which is anticipated by City staff based on the extent of the proposed project and the prior Geotechnical Engineering Report, a Phase II Environmental Site Assessment will be required.
11. **Air Quality.** The project size exceeds that identified in the Air Pollution Control District's Screening Table for Projects with Potentially Significant Emissions. Therefore, a more in-depth analysis of long-term air quality impacts is required. Please provide emissions estimates (including all input assumptions) for the

project using the latest California Emission Estimator Model (CalEEMod), available at <http://www.caleemod.com/>. Also, be sure any construction-related data matches the construction information that you submit to the City (see requirement below).

12. **Construction Information.** In order to evaluate short-term construction-related traffic, parking, air quality and noise impacts, provide a construction plan for each phase of construction that delineates the following:
  - (a) Amount of grading (cut and fill, including recompaction),
  - (b) Assess the need for dewatering and provide information on the proposed process,
  - (c) Anticipated start date,
  - (d) Estimated duration of demolition,
  - (e) Estimated number of truck trips,
  - (f) Estimated duration of grading,
  - (g) Estimated duration of construction activity including hours per day and total days,
  - (h) Identify the number of workers, type of equipment necessary for each phase of demolition, grading and construction including hours per day and total days, and
  - (i) Identify staging areas for construction equipment and materials.

Note: If pile driving is anticipated, a bioacoustics study will be required to analyze potential noise and vibration impacts on sensitive species in the area, primarily tidewater goby.
13. **Sea Level Rise.** Please provide a Sea Level Rise Analysis (refer to Chapter 6 of the most recent California Coastal Commission Sea Level Rise Policy Guidance document). Required submittal information is included in Attachment 3.
14. **Geotechnical Study.** Staff has reviewed the Geotechnical Study prepared by Earth Systems for the Paseo de la Playa project (February 28, 2007), and determined that it addresses applicable issue areas. Please provide a brief addendum to the study confirming that it remains applicable for the current project proposal, or identifying any changes that may affect the project site layout or design.
15. **Deck.** Please provide additional information (e.g. proposed use, hours of use, lighting, etc.) on the proposed use of the roof deck.
16. **Phasing.** As identified in the Specific Plan, phasing of development is permitted if a phasing plan is reviewed and approved by the Planning Commission as part of the Development Plan Approval of development for one or more parcels. Please submit a Phasing Plan.
17. **OPA.** Please submit a copy of the Owner Participation Agreement (OPA) for the development.

18. **Fire, Security and Safety Protection.** In accordance with the requirements of the Specific Plan, please provide a complete disaster evacuation and safety plan.

B. Creeks Division

1. **Storm Water Management Program.** Please submit a hydrology/storm water report that demonstrates how the project meets Tier 3 requirements onsite.

The hydrology/storm water report items should include:

- (a) A description of the existing site and proposed project (map optional).
  - (b) Site assessment (see Chapter 2 of the BMP Guidance Manual).
  - (c) BMP Selection, including the 24-hour treatment capacities of each BMP (see Appendix C and Appendix D of BMP Guidance Manual for sizing methodologies and worksheets) and the amount of storm water tributary to each BMP in a 1", 24-hour storm (suggest table format and color coded exhibit indicating impervious area treated by each BMP).
  - (d) Soil report including infiltration testing results (see Chapter 3 of the BMP Guidance Manual for methodology)
  - (e) Storm Water Calculations (including narrative summary discussing calculated results and addressing how each of the three Tier 3 components (treatment requirement (1", 24-hr. storm), peak runoff discharge rate, and volume reduction requirements for the entire project site) will be met). For the volume reduction requirement make sure results for both the volume difference between the pre- and post-conditions for the 25-year, 24-hour design storm (for redevelopment, the pre-condition is the predevelopment condition) and the volume difference between the pre- and post-conditions generated from a one-inch, 24-hour storm event are included. See Appendix C in the Guidance Manual.
  - (f) Summary and Conclusions (must include confirmation that total BMP capacities meet/exceed the post-development runoff requirements, e.g. "1 inch, 24-hour storm required BMP capacity = 2,000 cu. ft., permeable paver 24-hour treatment capacity provided = 3,000 cu. ft.").
3. Proposed BMPs must comply with specifications described in Chapter 6 of the BMP Guidance Manual. Include cross-section details of all proposed BMPs that demonstrate compliance with these requirements.
  4. Tier 3 projects must indicate where storm water from all proposed hardscape will flow (i.e. clearly show how all hardscape will be treated by proposed BMPs).
  5. For the permeable paver BMPs, provide a cross-section detail that is consistent with the schematic on page 6-119 of the Guidance Manual and ICPI specifications. Also, include a note on the permeable paver cross-section detail that the subbase #2 stone layer will be compacted in 4-6" lifts.
  6. Include detailed construction notes for the permeable pavers that are consistent with ICPI specifications to make sure the pavers will be installed properly and

perform as intended. These specifications can be found here:  
<http://www.icpi.org/node/721>.

7. Include the make and model of pavers that will be installed. Make sure to select a type designed for permeable installations.
8. The planting plan for the vegetated swale areas must indicate the location, types, and quantity of plants proposed for installation. Also, the planting plan for the vegetated swale should indicate that plants will cover 90% of the swale bottom once mature (see page 6-54 of the Storm Water BMP Guidance Manual).
9. All storm water directed to vegetated swales for treatment must travel at least 100 feet to meet the water quality treatment requirements. See page 6-35 of the Guidance Manual. If 100 feet of flow is not possible, if appropriate, you might consider bioretention systems instead (see chapter 6.6 of the Guidance Manual for requirements).
10. Before the Building Inspector will grant Certificate of Occupancy and finalize the building permit, the project Civil Engineer that designed the post-construction BMPs must submit a stamped letter verifying that all post-construction BMPs were installed as approved and that they comply with the City's Tier 3 storm water requirements. Alternatively, you may choose to have the Building and Safety Division certify compliance on behalf of the City.
11. Please provide a landscape plan, and a restoration and maintenance plan for the creek bank and buffer area. The restoration plan for the buffer area should include the creek bank between the water's edge and the top of bank. A qualified restoration biologist or landscape architect should develop the restoration plan. The plan should include measures for removing existing non-native vegetation and preparing the soil and creek bank for revegetation. The plan should also provide erosion control measures for the creek bank including drainage swales. The quantity and species of vegetation to be planted within the creek buffer should be included in the plan. Only native plant species of local genetic stock should be used for revegetating the creek bank and buffer area. The restoration plan should aim for a high level of diversity of species for trees and understory.

C. Fire Department

1. Fire hydrants shall be located within 300 feet of all exterior walls by way of access. The hydrants shall be equipped with one (1) four inch (4") and two (2) two and a half inch (2 ½") outlets and flow a minimum of 1,250 gallons per minute. Please show all existing and proposed hydrants on the site plans and include identification numbers for existing hydrants and flow data.
2. Driveway access for emergency vehicles shall be constructed of all weather concrete, asphalt pavement or similar material capable of supporting 60,000 pounds. The access shall be a minimum of 20 feet wide to within 150 feet of all exterior walls of the proposed structure. Please clearly show emergency access on the site plan meeting these requirements.

3. An automatic fire sprinkler system is required for this project. Please note on the plans the fire sprinkler system shall be submitted under a separate permit in accordance with NFPA 13.
4. A fire alarm monitoring system is required for this project. Please note on the plans the fire alarm monitoring system shall be submitted under a separate permit on the plans.

**V. ENVIRONMENTAL REVIEW:**

Determining the level of environmental review is dependent on a thorough project description in the applicant letter that provides information about the existing setting (e.g. size of the parcel, amount of development, use of buildings, natural habitat on site, easements, etc.) and the proposed project (e.g. demolition of structures, grading, habitat removal, uses of the site, restoration or structures and/or natural habitat, etc.), along with providing information to address the issues identified above.

Staff anticipates that once the necessary information is submitted and the formal application is deemed complete, an Initial Study will need to be prepared to determine the appropriate level of environmental review (i.e., Negative Declaration or Environmental Impact Report).

**VI. FEES**

Please be informed that fees are subject to change at a minimum annually (on July 1<sup>st</sup>). Additionally, any fees required following Staff Hearing Officer/Planning Commission Approval will be assessed during the Building Plan Check phase and shall be paid prior to issuance of the building permit. Based on the information submitted, the subject project requires the following additional fees for the following reasons:

**A. Planning Division**

*Prior to the application being deemed complete:*

Planning Commission Concept Review Fee.....	PAID
Development Plan Fee <sup>2</sup> .....	\$12,575.00
Coastal Development Permit Fee <sup>2</sup> .....	\$5,445.00
Environmental Review Fee (Initial Study preparation only) <sup>3</sup> .....	\$9,735.00
Design Review Fee <sup>4</sup> .....	\$5,795.00
Mailing List Service Fee.....	\$130.00

*Following Planning Commission approval:*

LDT Recovery Fee .....	30% of all Planning Fees
Fee.....	TBD

**B. Engineering Division**

*Following Planning Commission approval:*

Improvement Plan Check Fee.....	TBD
Improvement Inspection Fee .....	TBD

<sup>2</sup> This represents the current fee less credit for the fee paid under MST2006-00210

<sup>3</sup> Additional fees will be required for preparation of a Negative Declaration or Environmental Impact Report.

<sup>4</sup> This represents the current fee less \$500.00 credited from payment of Concept Review Hearing fee.

Minor Encroachment Permits .....	\$2,072.00
Sewer Buy-In Fee .....	TBD
Water Buy-In Fee .....	TBD

C. Transportation Division

*Prior to the Model Run and Planning Commission approval:*

Traffic Distribution Model Run Fee .....	\$5,835.00
--	------------

*Following Planning Commission approval:*

Fee.....	TBD
----------	-----

D. Building & Safety Division

*Following Planning Commission approval:*

Plan Check Fee .....	TBD
----------------------	-----

VII. NEXT STEPS:

1. Planning Commission Concept Review (optional)
2. HLC Concept Review
3. Make an appointment with the case planner to submit a DART application at the Planning & Zoning Counter.
4. DART application submitted for completeness review.
5. DART application reviewed for completeness by City staff.
6. Determination of Environmental Review process. This may include the preparation of an Initial Study and a determination as to whether a Mitigated Negative Declaration or an Environmental Impact Report would be required.
7. Planning Commission review.
8. ABR/HLC Project Design and Final Approvals

*Please Note: The Staff Hearing Officer/Planning Commission conducts regular site visits to project sites, generally the Tuesday morning prior to the scheduled hearing date. The Commission has requested that markers be provided on the site for all projects that may have size, bulk and scale, visual impacts or view issues, to provide a basic visual representation of project size and scale.*

*Please be sure to place stakes at the corners of the proposed new buildings/additions and story poles located at the roof ridge line (the highest point of the roof) and the eave. Any large trees to be protected/removed should also be identified.*

*Also note that you will also be required to post the public notice on the site in accordance to current noticing requirements.*

VIII. CONTACTS

The following is a list of the contact personnel for the various City departments and/or divisions working on the processing of your application:

Planning Division, 564-5470, ext. 4552 .....Allison DeBusk, Project Planner  
Fire Department, 564-5702.....Amber Anderson, Fire Inspector I

Engineering Division, 564-5363.....Mark Wilde, Supervising Civil Engineer or Tom Scott, Project Engineer II  
Transportation Division, 564-5385.....Steve Foley, Supervising Transportation Planner or Stacey Wilson, Associate Transportation Planner  
Building & Safety Division, 564-5485 .....Chris Short, Senior Plans Examiner

**IX. CONCLUSIONS/GENERAL COMMENTS**

These comments constitute your PRT review. The project is scheduled for review at a meeting on **July 28, 2015** from **1:15 p.m. to 2:00 p.m.**, with staff from the Planning, Transportation, Engineering, Building & Safety Divisions and the Fire Department. Please review this letter carefully prior to our scheduled meeting date. We will answer your questions on the PRT comments at that time. If you do not feel it is necessary to meet with Staff to discuss the contents of the letter or the project, please call me at (805) 564-5470 by July 20, 2015. If we do not hear from you by this date, we will assume that you will be attending the scheduled meeting.

Prior to submitting a formal DART application, please make an appointment with me to review the materials and ensure that all of the required items are included in the application package. If you have any general or process questions, please feel free to contact me.

Sincerely,



Allison DeBusk,  
Project Planner

Attachments:

1. Applicable General Plan and Local Coastal Plan Policies
2. Excerpt from California Coastal Commission Procedural Guidelines For The Review Of Wetland Projects In California's Coastal Zone
3. Sea Level Rise Analysis Checklist

cc: (w/o attachments)  
The Wright Partners, 130 Garden Street, Santa Barbara, CA 93101  
Planning File  
Steven Greer, Environmental Analyst  
David Rowell, Project Planner  
Mark Wilde, Supervising Civil Engineer  
Tom Scott, Project Engineer II  
Karen Gumtow, Environmental Services Specialist  
Joe Poire, Fire Battalion Chief  
Amber Anderson, Fire Inspector I  
Steve Foley, Supervising Transportation Planner  
Stacey Wilson, Associate Transportation Planner

PRE-APPLICATION REVIEW TEAM COMMENTS  
301 E. YANONALI STREET (MST2012-00494)  
JULY 21, 2015  
PAGE 19 OF 19

Derrick Bailey, Supervising Transportation Engineer  
Chris Short, Senior Plans Examiner  
George Johnson, Creeks Supervisor  
Jim Rumbley, Water Resources Specialist  
Maggi Heinrich, Water Reclamation Assistant



**Applicable Local Coastal Plan Policies**

301 E. Yanonali St.

**RECREATION**

**LCP Policy 3.13.** Developers shall be required to provide on-site recreational open space and parking for new users generated by any development of vacant or underdeveloped properties inland of Cabrillo Boulevard.

**VISITOR SERVING USES**

**LCP Policy 4.2.** New visitor-serving development permitted pursuant to Policy 4.1 shall be:

- (1) Reviewed by the Architectural Board of Review or the Historic Landmarks Commission for compatible architectural design;
- (2) Be consistent with the adopted LCP Visual Quality Policies;
- (3) Provide to the maximum extent feasible, public view corridors, open spaces, and pedestrian (and/or bicycle) walkways and facilities;
- (4) Provide adequate off-street parking to serve the needs generated by the development; and
- (5) Provide measures to mitigate circulation impacts associated with the project, including but not limited to coordination with the Redevelopment Agency's Transportation Plans for the area, provision of in-lieu fees, provision of bicycle facilities, or other appropriate means of mitigation.

**WATER AND MARINE ENVIRONMENTS**

**LCP Policy 6.1.** The city, through ordinance, resolutions, and development controls, shall protect, preserve, and, where feasible, restore the biotic communities designated in the City's Conservation Element of the General Plan and any future annexations to the City, consistent with PRC Section 30240.

**LCP Policy 6.2.** The City will support and encourage the enforcement of all laws enacted for the purposes of preserving and protecting marine resources, maintaining optimum populations of marine organisms and maintaining the quality of the marine environment for the protection of human health.

**LCP Policy 6.8.** The riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, enhanced, and, where feasible, restored.

**LCP Policy 6.9.** The City shall support the programs, plans, and policies of all governmental agencies, including those of the Regional Water Quality Control Board with respect to best management practices for Santa Barbara's watersheds and urban areas.

**LCP Policy 6.10.** The City shall require a setback buffer for native vegetation between the top of the bank and any proposed project. This setback will vary depending upon the conditions of the site and the environmental impact of the proposed project.

## **VISUAL QUALITY**

**LCP Policy 9.1.** The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced. This may be accomplished by one or more of the following:

- (1) Acquisition of land for parks and open space;
- (2) Requiring view easements or corridors in new development;
- (3) Specific development restrictions such as additional height limits, building orientation, and setback requirements for new development; or
- (4) Developing a system to evaluate view impairment of new development in the review process.

**LCP Policy 9.2.** A special design district in the waterfront area, excluding the area mentioned in Policy 9.4, shall have area-wide architecture design standards developed by the Architectural Board of Review for their use in their design review of new development.

**LCP Policy 9.3.** All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered high priority.

**LCP Policy 9.5.** All parking facilities shall be screened from public view in a method suggested in the City's Scenic Highways Element of the General Plan.

**LCP Policy 9.8.** The City shall seek to preserve the unique scenic and aesthetic quality of Highway 101.

## **PUBLIC SERVICES**

### **Parking**

**LCP Policy 11.5.** All new development in the waterfront area, excepting Stearns Wharf, shall provide adequate off-street parking to fully meet their peak needs. Parking needs for individual developments shall be evaluated on a site-specific basis and at minimum be consistent with City Ordinance requirements.

**LCP Policy 11.15.** Pedestrian movement and safety should be encouraged and provided for throughout the area.

**LCP Policy 11.16.** In order to encourage walking as an alternative to travel by automobile, the City shall protect existing pedestrian access to coastal areas from areas north of Highway 101 and strongly encourage the development of new pedestrian accessways.

## **LAND USE**

**LCP Policy 12.2.** New developments within the City's Waterfront Area shall be evaluated as to a project's impact upon the area's:

1. Openness;
2. Lack of Congestion;
3. Naturalness; and
4. Rhythm.



## Applicable General Plan Policies

301 E. Yanonali St.

### LAND USE ELEMENT

**LG2. Limit Non-Residential Growth.** Establish the net new non-residential square-foot limitations through the year 2030 at 1.35 million square feet, and assess the need for increases in non-residential square footage based on availability of resources, and on economic and community need through a comprehensive Adaptive Management Program.

The 1.35 million square feet of non-residential development potential shall be allocated to the three following categories:

<u>Category</u>	<u>Square Footage</u>
Small Additions	400,000
Vacant	350,000
Community Benefit	600,000

Non-residential square footage associated with Minor Additions, demolition and replacement of existing square-footage on-site, projects that are pending and approved as of time of ordinance adoption, government buildings, and sphere of influence annexations with existing development are not included in the 1.35 million square feet established above.

Existing permitted square footage not in the City, but in the sphere of influence, that is part of an annexation shall not count as new square footage necessitating a growth management allocation. However, once annexed, all development or developable parcels that propose net new square footage are subject to the limitations of the City's growth management ordinance.

**LG3. Live Within Our Resources.** New development shall be monitored to ensure that we are living within our resources through a comprehensive Adaptive Management Program.

**LG4. Principles for Development.** Establish the following Principles for Development to focus growth, encourage a mix of land uses, strengthen mobility options and promote healthy active living.

- Focus Growth. Encourage workforce and affordable housing within a quarter mile of frequent transit service and commercial services through smaller units and increased density, transit resources, parking demand standards, targeted infrastructure improvements, and increased public areas and open space. Incorporate ideas as a result of an employee survey.
- Mix of Land Uses. Encourage a mix of land uses, particularly in the Downtown to maintain its strength as a viable commercial center, to include

retail, office, restaurant, residential, institutional, financial and cultural arts, encourage easy access to basic needs such as groceries, drug stores, community services, recreation, and public space.

- Mobility and Active Living. Link mixed-use development with main transit lines; promote active living by encouraging compact, vibrant, walkable places; encourage the use of bicycles; and reduce the need for residential parking.

LG8. **Manufacturing Uses.** Preserve and encourage the long-term integrity of light manufacturing uses.

LG11. **Healthy Urban Environment.** Consider health in land use, circulation and park and recreation decisions.

ER1. **Climate Change.** As applicable, private development and public facilities and services may be required to incorporate measures to minimize contributions to climate change and to adapt to climate changes anticipated to occur within the life of each project.

ER4. **Incorporation of Adaptation in Development.** New public and private development or substantial redevelopment or reuse projects shall estimate the useful life of proposed structures, and, in conjunction with available information about established hazard potential attributable to climate change, incorporate adaptation measures in the design, siting and location of the structures.

ER5. **Energy Efficiency and Conservation.** As part of the City's strategy for addressing climate change, minimizing pollution of air and water, depleting nonrenewable resources and insulating from volatility of fossil fuel prices, dependence on energy derived from fossil fuels shall be reduced through increased efficiency, conservation, and conversion to renewable energy sources when practicable and financially warranted.

ER12. **Wildlife, Coastal and Native Plant Habitat Protection and Enhancement.** Protect, maintain, and to the extent reasonably possible, expand the City's remaining diverse native plant and wildlife habitats, including ocean, wetland, coastal, creek, foothill, and urban-adapted habitats.

ER19. **Creek Resources and Water Quality.** Encourage development and infrastructure that is consistent with City policies and programs for comprehensive watershed planning, creeks restoration, water quality protection, open space enhancement, storm water management, and public creek and water awareness programs.

ER21. **Creek Setbacks, Protection, and Restoration.** Protection and restoration of creeks and their riparian corridors is a priority for improving biological values, water quality, open space and flood control in conjunction with adaptation planning for climate change.

*Possible Implementation Actions to be Considered*

ER21.1 Creek Setback Standards. Establish updated creek setback and restoration standards for new development and redevelopment along all creeks, and prepare or update guidelines for restoration, increase of pervious surfaces and appropriate land uses within designated creek side buffers.

- a. Develop setback standards of greater than 25 feet from the top of bank for new structures and hard surfaces adjacent to creeks and wetlands.
- b. At a given site, creek buffers should be adequate for protection from flood, erosion, and geologic hazards, and to provide habitat support.
- c. In developing creek setback and restoration standards, consider applicable creek standards in surrounding jurisdictions and the Santa Barbara County Flood Control District general recommendation for new development setbacks of 50 feet from the top of bank of major creeks with natural creek banks, with a reduction up to 25 feet where "hard bank" protection is present.
- d. For new development that is closer than 50 feet to the top of the bank of any major stream, creek bank stabilization shall be provided through planting of native trees and shrubs on creek banks and along the top of banks to minimize erosion and the potential for bank failure.
- e. When the City determines that a structure must be constructed within proposed creek setbacks or where a project would be exposed to unusually high risk of bank erosion or collapse, non-intrusive bank stabilization methods such as bio-engineering techniques (e.g. revegetation, tree revetment, native material revetment, etc.) shall be used where feasible rather than hard bank solutions such as rip-rap or concrete.

ER21.2 Creekside Development Guidelines. Establish design guidelines for development and redevelopment near creeks, such as measures to orient development toward creeks, and better incorporate creeks as part of landscape and open space design. Utilize native riparian palettes for landscaping along creeks, and prohibit the use of non-native invasive plants. Encourage public creekside pedestrian paths where appropriate to increase connectivity and provide pocket parks and signage to improve public awareness and enjoyment of the City's creeks.

**ER29. Visual Resources Protection.** New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.

*Possible Implementation Actions to be Considered*

ER29.1 Document Public Views. Conduct a study to identify and document important public views of the ocean, the mountains or other highly-valued views, establish a list of important public view points, and provide a photo record. Prepare related development standards to protect the views seen from the public view points.

ER29.2 Evaluation Criteria. In evaluating public scenic views and development impacts at a particular location, the City shall consider:

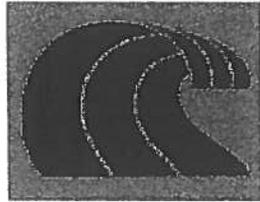
- a. The importance of the existing view (i.e., whether a view contains one or more important visual resources, has scenic qualities, and is viewed from a heavily used public viewpoint, such as public gathering area, major public transportation corridor or area of intensive pedestrian and bicycle use);
- b. Whether a proposed change in the existing view would be individually or cumulatively significant (i.e., substantially degrade or obstruct existing important public scenic views, or impair the visual context of the Waterfront area or designated historic resource);
- c. Whether changes in the proposed action could be avoided or adequately reduced through project design changes (such as site layout, building design, and landscape design).

ER29.5 Scenic View Protection. Further protect public scenic views of the coast, hillsides, open spaces, creeks and historic resources by incorporating visual guidelines as part of project design guidelines and environmental review guidelines.

ER30. **Enhance Visual Quality.** Not only retain, but improve visual quality of the city wherever practicable.

California Coastal Commission

PROCEDURAL GUIDANCE FOR THE REVIEW OF WETLAND PROJECTS IN  
CALIFORNIA'S COASTAL ZONE



June 15, 1994



---

CHAPTER ONE

COASTAL DEVELOPMENT PERMIT REVIEW PROCESS

**V. Establishing Buffer Areas:**

Buffer areas are undeveloped lands surrounding wetlands. These areas act to protect the wetland from the direct effects of nearby disturbance (both acute and chronic), and provide necessary habitat for organisms that spend only a portion of their life in the wetland such as amphibians, reptiles, birds, and mammals. A buffer area should be an integral component of any proposed development project located within or adjacent to a wetland. Buffers should have all of the following characteristics:

- 1) Buffer width should be a minimum of 100 feet (CCC, 1981)<sup>13</sup>. In some cases, such as when a species requires habitat adjacent to a wetland for part of its life or when nearby development poses increased hazards to a wetland or wetland species, larger buffer areas should be considered.
- 2) Buffers should work to minimize the disturbance to a wetland from adjacent development. If the adjacent development includes residential areas, the buffer must include a fence and/or a natural (e.g., vegetation or water) barrier to control the entry of domestic animals and humans into the wetland. The buffer should also provide for visual screening in those cases where resident or migratory wetland species are particularly sensitive to human impacts. The use of walls, berms and other barriers should be considered where excessive artificial light or noise is a problem.

3) Buffers should be designed, where necessary, to help minimize the effects of erosion, sedimentation, and pollution arising from urban, industrial, and agricultural activities. However, to the extent possible, erosion, sedimentation, and pollution control problems should be dealt with at the source not in the wetland or buffer area. Sources of pollution include point and non-point source discharges into the watershed and air, domestic and industrial garbage and debris, and biological pollution arising from the introduction of exotic organisms. Regular maintenance must be provided for any devices (e.g., silt or grease traps) built in the buffer zone.

4) Buffers should provide habitat for species residing in the transitional zone between wetlands and uplands. All project designs should consider the movement of food and energy between habitats as well as the life cycles of organisms that feed or reproduce in the wetland but generally reside outside the wetland. Any revegetation work in the buffer area should use native species from local sources.

5) Buffers should allow for passive recreational uses within the area, only if it can be shown that these uses will not adversely impact the wetland ecosystem or the buffer's function as described in the above criteria. These uses should be limited to bird watching, walking, jogging, and bike riding, and may include the construction of paths and interpretive signs and displays. All paths should be constructed to minimize impact to plants and animals.

## **Appendix A**

### **Statewide Interpretive Guidelines For Wetlands And Other Wet Environmental Sensitive Habitat Areas**

Accordingly, the Commission may set limits and conditions to development adjacent to environmentally sensitive habitat area based upon any or all of the following sections of the Coastal Act: 30230, 30231; 30233; 30236; and 30240. The Commission has required the following types of mitigation measures: setbacks; buffer strips; noise barriers; landscape plans; pervious surfacing with drainage control measures to direct storm run-off away from environmentally sensitive habitat areas; buffer areas in permanent open space; land dedication for erosion control; and wetland restoration, including off-site drainage improvements. This section only discusses the requirements for establishing the width of buffer areas. It does not discuss any other measures as noted above which may also be necessary and more appropriate to ensure that the development is compatible with the continuance of the habitat area.

#### **a. Criteria for Establishing Buffer Area**

A buffer area provides essential open space between the development and the environmentally sensitive habitat area. The existence of this open space ensures that the type and scale of development proposed will not significantly degrade the habitat area (as required by Section 30240). Therefore, development allowed in a buffer area is limited to access paths, fences necessary to protect the habitat area, and similar uses which have either beneficial effects or at least no significant adverse effects on the environmentally sensitive habitat area. A buffer area is not itself a part of the environmentally sensitive

habitat area, but a “buffer” or “screen” that protects the habitat area from adverse environmental impacts caused by the development.

A buffer area should be established for each development adjacent to environmentally sensitive habitat areas based on the standards enumerated below. The width of a buffer area will vary depending upon the analysis. The buffer area should be a minimum of 100 feet for small projects on existing lots (such as one single family home or one commercial office building) unless the applicant can demonstrate that 100 feet is unnecessary to protect the resources of the habitat area. If the project involves substantial improvements or increased human impacts, such as a subdivision, a much wider buffer area should be required. For this reason the guideline does not recommend a uniform width. The appropriate width will vary with the analysis based upon the standards.

For a wetland, the buffer area should be measured from the landward edge of the wetland (Appendix D). For a stream or river, the buffer area should be measured landward from the landward edge of riparian vegetation or from the top edge of the bank (e.g., in channalized streams). Maps and supplemental information may be required to determine these boundaries. Standards for determining the appropriate width of the buffer area are as follows:

1. Biological significance of adjacent lands. Lands adjacent to a wetland, stream, or riparian habitat area vary in the degree to which they are functionally related to these habitat areas. That is, functional relationships may exist if species associated with such areas spend a significant portion of their life cycle on adjacent lands. The degree of significance would depend upon the habitat requirements of the species in the habitat area (e.g., nesting, feeding, breeding or resting). This determination requires the expertise of an ecologist, wildlife biologist, ornithologist or botanist who is familiar with the particular type of habitat involved. Where a significant functional relationship exists, the land supporting this relationship should also be considered to be part of the environmentally sensitive habitat area, and the buffer area should be measured from the edge of these lands and be sufficiently wide to protect these functional relationships. Where no significant functional relationships exist, the buffer should be extended from the edge of the wetland, stream or riparian habitat (for example) which is adjacent to the proposed development (as opposed to the adjacent area which is significantly related ecologically).
2. Sensitivity of species to disturbance. The width of the buffer area should be based, in part, on the distance necessary to ensure that the most sensitive species of plants and animals will not be disturbed significantly by the permitted development. Such a determination should be based on the following:
  - a. Nesting, feeding, breeding, resting or other habitat requirements of both resident and migratory fish and wildlife species.
  - b. An assessment of the short-term and long-term adaptability of various species to human disturbance.

3. Susceptibility of parcel to erosion. The width of the buffer area should be based, in part, on an assessment of the slope, soils, impervious surface coverage, runoff characteristics, and vegetative cover of the parcel and to what degree the development will change the potential for erosion. A sufficient buffer to allow for the interception of any additional material eroded as a result of the proposed development should be provided.
4. Use of natural topographic features to locate development. Hills and bluffs adjacent to environmentally sensitive habitat areas should be used, where feasible, to buffer habitat areas. Where otherwise permitted, development should be located on the sides of hills away from environmentally sensitive habitat areas. Similarly, bluff faces should not be developed, but should be included in the buffer area.
5. Use of existing cultural features to locate buffer zones. Cultural features, (e.g., roads and dikes) should be used, where feasible, to buffer habitat areas. Where feasible, development should be located on the side of roads, dikes, irrigation canals, flood control channels, etc., away from the environmentally sensitive habitat area.

**Suggested Filing Checklist for Sea Level Rise Analysis**

- Proposed/Expected Project Life
- Sea Level Rise Projections used in Impacts Analyses
- Impacts Analyses (possibly from Vulnerability Assessment)
  - Structural and Geologic Stability
    - Identify current tidal datum
    - Perform Geotechnical Report and Erosion Analysis
    - Identify blufftop setback and safe building area
    - Show setback, safe building area and proposed project footprint (site maps)
  - Erosion Amount over Expected Project Life
    - Perform Coastal Processes Study and Erosion Analysis
    - Quantify total erosion amount for proposed project site
    - Show retreat along with proposed project footprint (site maps)
  - Flooding and Inundation Risks
    - Perform Coastal Processes Study and Wave Runup Analysis
    - Quantify flood elevation and flooding extent
    - Show flood extent with proposed project footprint (site map)
    - Show flood elevation on site profile, with proposed project elevation
    - Provide Flood Certificate if in FEMA designated 100-year Flood Zone
  - Tipping points for sea level rise impacts, specific to proposed project site
- Impacts to coastal resources (possibly from Environmental Assessment) for current conditions and changes due to sea level rise and related impacts
  - Public Access and Recreation
    - Show access resources and future changes (site maps)
  - Water Quality, surface and groundwater
    - Provide surface drainage patterns and runoff and future changes (site maps)
    - Provide zone of groundwater elevation
  - Coastal Habitats
    - Provide wetland delineation, ESHA determination, if appropriate
    - Provide boundary determinations or State Lands review, if appropriate
    - Show all coastal habitats and future changes (site maps)
  - Agricultural Resources
    - Show agricultural resources and future changes (site maps)
  - Natural Landforms
    - Show all natural landforms and future changes (site maps)
  - Scenic Resources
    - Show views from public access and future changes due to access changes
  - Overlay all coastal resources to establish areas suitable for development (site maps)
- Analysis of Proposed Project and Alternatives
  - Provide amount(s) of sea level rise used in project planning and design
  - Provide analysis of the proposed project and alternatives
  - Identify proposed current and future adaptation strategies
  - Show avoidance efforts (site map)
  - Identify hazard minimization efforts that avoid resource impacts (site maps)





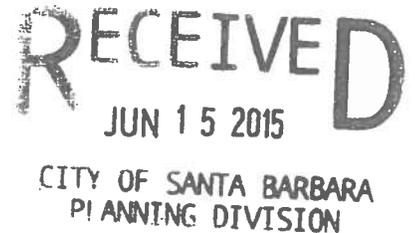
**SUZANNE ELLEDGE**

PLANNING & PERMITTING  
SERVICES, INC.

15 June 2015

Planning Commission  
City of Santa Barbara  
630 Garden Street  
Santa Barbara, CA 93101

**RE: Garden Street Market**  
**301 E. Yanonali Street; MST2012-00494; APN 017-630-005**  
**Project Description – Concept Review**



Dear Commissioners:

On behalf of the owners, the Wright Partners LP, we are pleased to submit this project description letter as part of our concept review for the proposed Garden Street Market. The purpose of the concept review hearing is to obtain early feedback from the Commission regarding the following:

- The proposed Laguna Channel setback and restoration;
- Site layout; and,
- Visual resource protection.

Existing Setting

The project site is located at 301 E. Yanonali Street, on the northeast corner of the Garden Street and Yanonali Street intersection and adjacent to Highway 101 and the southbound onramp. Surrounding land uses include industrial/commercial/storage to the south, storage and residential condominiums located to the west (on the west side of Garden Street), the Laguna Channel and the City Maintenance Yard located to the east. The project site is approximately 3.16 acres in size and has a zoning designation of M-1 Light Manufacturing/SP-2 Specific Plan No. 2 (Cabrillo Plaza Project)/SD-3 Coastal Overlay Zone.

Cabrillo Plaza Specific Plan (SP-2)

Development on the subject property is regulated by the Cabrillo Plaza Specific Plan or SP-2. On September 27, 1983 the City Council adopted Resolution No. 83-155, which was the formal action to adopt SP-2, finding SP-2 consistent with both the Land Use Plan of the Local Coastal Plan and the California Coastal Act.

SP-2 established four distinct development zones: A, B, C and D. The owner's request with the Garden Street Market is to initiate the build-out of Area "D" of SP-2 which allows for uses permitted in the M-1, Light Manufacturing Zones to include a 45,150 square feet structure.

**EXHIBIT B**

PRINCIPAL PLANNERS: SUZANNE ELLEDGE • LAUREL F. PEREZ

MAIL: PO BOX 21522, SANTA BARBARA, CA 93121 • OFFICE: 1625 STATE ST., SUITE 1, SANTA BARBARA, CA 93101 • TEL: 805 966-2758 • FAX: 805 966-2759

Proposed Project

The proposed commercial building will include a market and retail spaces constructed as a podium with 70 covered spaces below and 124 surface parking spaces on the 3.16 acre lot. The subject property is located in the Appeals Jurisdiction of the Coastal Zone with an underlying zoning designation of M-1, Light Manufacturing, and is also within the El Pueblo Viejo design district. The current uses which include contractor material supply and storage services will be removed and/or relocated to develop the proposed project. The project statistics are summarized in the table below.

<b>Summary Statistics</b>			
<b>SITE AREA:</b>		<b>137,816 SF (3.16 acres)</b>	
<b>SITE SLOPE:</b>		<b>0% - 2%</b>	
<b>Site Coverage Statistics:</b>		<b>Proposed Net Building Areas:</b>	
<b>Building Footprint:</b>	<b>34,042 SF/24.7%</b>	<b>Retail 1<sup>st</sup> Floor:</b>	<b>7,050 SF</b>
<b>Landscaping:</b>	<b>38,565 SF/28%</b>	<b>Market 2<sup>nd</sup> floor</b>	<b>37,348 SF</b>
<b>Paved Areas:</b>	<b>65,209 SF/47.3%</b>	<b>New Net Square Footage:</b>	<b>44,398 SF</b>
<b>Total:</b>	<b>137,816 SF/100%SF</b>		
<b>Proposed Parking:</b>		<b>Covered: 70 spaces</b>	
		<b>Surface: 123 spaces</b>	
<b>Total Parking Spaces Provided:</b>		<b>193 spaces</b>	

Additional project components include the following:

- A landscape plan that incorporates Low Impact Development (LID) techniques including permeable pavers at the surface parking stalls, walkways, and entries, a green roof, vegetated bioswales to achieve stormwater infiltration, treatment and conveyance. The proposed landscape plan includes a wide range of native/drought tolerant species in addition to numbers vertical accent trees.
- A habitat protection and enhancement plan to improve the existing degraded condition of the banks along the Laguna Channel; the restoration area plants will be derived from local genetic stock.
- A Stormwater Management Plan that will maintain post-development runoff at predevelopment levels.
- Pedestrian improvements consistent with the Pedestrian Master plan to widen the existing sidewalk two (2) feet, to install a four (4) foot wide parkway, and to construct a courtyard plaza at the corner of Yanonali and Garden Streets to create a pedestrian link onto the property.

### Laguna Channel

The Laguna Channel runs along the east side of the subject property; it is a remnant of a large estuarine area that was originally located on the east side of downtown Santa Barbara. The channel is man-made; most of the runoff that enters the channel is conveyed from underground storm drains from the City's east side. The man made channel that was created extends from Highway 101 to the outflow at the beach. As part of the Phase II Implementation of the Local Coastal Plan guidelines, the recommended top of bank setback for Laguna Channel (or Central Drainage Channel) was identified to be 25 feet.

The project proposes a 25 foot top of bank setback from the channel as well as a habitat enhancement plan that includes removal of existing invasive non-native plant species and installation of native species, slope stabilization, as well as features to provide Pacific pond turtle basking areas. Refer to the *Sensitive Species and Habitat Report, dated March 2015, prepared by Arcadis* for additional detail regarding the existing site conditions and project impact avoidance and minimization measures. The report concludes that the project will result in a number of environmental benefits to improve the existing degraded condition of the channel.

### Site Layout/Architectural Concept

The site layout was developed to present the predominant building mass at the Garden and Yanonali Street intersection, to provide sufficient and visible parking for customers and visitors while focusing the commercial activity away from Laguna Channel. Consistent with EPV Guidelines, the building has been designed in the Monterey architectural style featuring simple forms, deeply recessed openings and balconies. The project concept was presented to the Historic Landmarks Commission (HLC) on January 16, 2013. The HLC provided general positive comments including an appreciation for the enhanced Monterey Revival style, the appropriate scale of the building, and general support for the conceptual design.

Following HLC review, the project has been revised to increase market floor area, eliminate the proposed office space, and provide adequate truck access and loading operations at the rear of the structure. In order to maintain sufficient off street parking to meet the needs of the market and due to the ground water depth, encountered at 6 - 8 feet below grade, the building has been designed as a podium structure over parking. The architecture will be further developed and refined and then presented to HLC to conduct the project compatibility analysis.

### Visual Resources

The City's Local Coastal Plan and General Plan policies contained in the Conservation Element speak to protection of public scenic views, to, from, and along the ocean and scenic coastal areas. Additionally, the Cabrillo Plaza Specific Plan includes standards to maximize and protect views from Cabrillo Boulevard and the beach. The proposed

project has been designed with these visual resource protections in mind. The photo simulations that have been prepared to illustrate the project's visual change reveal that views toward the Riviera neighborhood and Santa Ynez Mountains are predominately intact and that as one travels closer to and/or directly opposite the project site, these views become somewhat obscured. However, the significant public vantage points from Cabrillo Boulevard and the beach looking toward the Riviera neighborhood and Santa Ynez Mountains will remain.

#### Discretionary Applications

The project requires the following discretionary applications for consideration:

1. A Coastal Development Permit to allow the proposed development in the appealable jurisdiction of the City's Coastal Zone (SBMC §28.44.150);
2. Development Plan approval for 44,398 square feet of non-residential development from the Cabrillo Plaza Specific Plan area (SBMC §28.85.060);
3. Design Review by the HLC (SBMC §22.22.100).

#### Project Justification

The project site is located on a prime corner for the proposed commercial uses. Given its proximity to the Highway 101 interchange, nearby residential uses and the Funk Zone, there is both a local and transient customer base readily available. The project has the potential to make a positive and vibrant contribution to our community's Waterfront area. Further, the existing industrial/open yard areas that flank an important gateway to the Waterfront area will be replaced with commercial uses in beautifully designed buildings. We feel that the proposed project will significantly improve the surrounding neighborhood in a prominent location.

Please feel free to contact me should you have any questions regarding this application.

Sincerely,  
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES**



Trish Allen, AICP  
Senior Planner

**Garden Street Market  
Sensitive Species and Habitat  
Report  
Santa Barbara, California**

**March, 2015**

**RECEIVED**  
JUN 15 2015  
CITY OF SANTA BARBARA  
PLANNING DIVISION



---

Greg McGowan  
Principal Ecologist

---

Mary Carroll  
Senior Ecologist

---

Wayne Ferren  
Project Ecologist

---

Mitch Siemens  
Wildlife Biologist

## Sensitive Species and Habitat Report

Garden Street Market, Santa  
Barbara, California

Prepared for:  
Suzanne Elledge Planning & Permitting

Prepared by:  
ARCADIS U.S., Inc.  
735 Tank Farm Road  
Suite 150  
San Luis Obispo  
California 94301  
Tel 805.706.2805

Our Ref.:  
GARDENST.0001

Date:  
March 2015

*This document is intended only for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this document is strictly prohibited.*

<b>Acronyms and Abbreviations</b>	<b>iii</b>
<b>1 Executive Summary</b>	<b>1</b>
<b>2 Introduction</b>	<b>2</b>
<b>3 Project Description and Regulatory Context</b>	<b>3</b>
<b>4 Methods</b>	<b>7</b>
<b>5 Ecological Site Characteristics</b>	<b>8</b>
5.1 Site Description	9
5.2 Upland Vegetation Types	11
5.2.1 Cultivated (Planted) Trees and Shrubs	11
5.2.2 Ruderal/Grassland	12
5.2.3 Quailbush Scrub ( <i>Atriplex lentiformis</i> Shrubland Alliance)	13
5.3 Wetland Communities	13
5.3.1 Coastal and Valley Freshwater Marsh (California Bulrush Marsh [ <i>Schoenoplectus californicus</i> Herbaceous Alliance])	14
5.4 Potentially Jurisdictional Waters	15
5.5 Weeds	16
<b>6 Findings</b>	<b>16</b>
6.1 Sensitive Habitats	16
6.2 Sensitive Plants	17
6.3 Sensitive Wildlife	17
6.3.1 Sensitive Wildlife Species	18
<b>7 Project Impacts</b>	<b>25</b>
7.1 Indirect Impacts to Vegetation and Wildlife Habitat	26
7.2 Wildlife Impacts	27
<b>8 Potential Impact Avoidance and Minimization Measures</b>	<b>27</b>
8.1 Avoidance and Minimization Measures	27

8.2	Enhancement Measures	30
<b>9</b>	<b>Conclusions</b>	<b>30</b>
<b>10</b>	<b>References</b>	<b>32</b>

**Tables**

1	Observed Plant Species at Garden Street Market
2	Observed Wildlife Species at Garden Street Market
3	Garden Street Market Sensitive Species
4	Garden Street Market Invasive Plant Species

**Figures**

1	Project Location
2	The Site
3	Existing Vegetation
4	Sensitive Resources

**Appendices**

A	Site Photographs
---	------------------

**Acronyms and Abbreviations**

ARCADIS	ARCADIS U.S., Inc.
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CDP	Coastal Development Permit
CE	California Endangered species
CEQA	California Environmental Quality Act
cm	centimeter
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
Corps	Army Corps of Engineers
CRLF	California red-legged frog
CSC	California Special Concern Species
CT	California Threatened Species
°F	degrees Fahrenheit
FACU	facultative upland plants
FACW	facultative wetland plants
FE	Federally Endangered Species
FSC	Federal Special Concern Species
FT	Federally Threatened Species
ha	hectare
HLC	Historic Landmarks Commission
LP	Limited Partnership
MBTA	Migratory Bird Treaty Act
mm	millimeter
msl	mean sea level

OBL	obligate wetland species
OHWM	Ordinary High Water Mark
PPT	parts per thousand
RWQCB	California Regional Water Quality Control Board
SBMNH	Santa Barbara Museum of Natural History
SE	State Endangered Species
ST	State Threatened Species
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey

## 1 Executive Summary

This report presents the findings of the Sensitive Species and Habitat Survey for a portion of the Laguna Channel corridor associated with the Garden Street Market Project, which is a commercial development proposed within the City of Santa Barbara and located at the intersection of Garden and Yanonali Streets in Santa Barbara County, California (the Site, Figure 1). The Site consists of approximately 0.37 acres (0.15 hectares [ha]) of undeveloped land and water proposed for preservation and restoration as part of the larger development plan totaling 3.16 acres (1.28 hectares [ha]); this portion of the subject property supports planted, ruderal, and non-native upland habitats along both banks above the wetland and open water areas of the uppermost reach of Laguna Channel, a perennial stream that drains southward to the Pacific Ocean.

A major focus of the conservation effort associated with the commercial development plan includes environmental improvements that protect and enhance the habitat for two sensitive wildlife species. The Laguna Channel is known to support the federally-listed endangered tidewater goby (*Eucyclogobius newberryi*). Presence of this species in the project area is unknown, but is considered potential. In addition, the Laguna Channel is known to support a population of Pacific pond turtle (*Actinemys marmorata*). During the 2014 survey, ARCADIS assessed the Site for sensitive botanical and wildlife resources, sensitive habitats, and other environmental issues of concern. No state or federally listed threatened or endangered species were observed at the Site during the fall survey. However, one turtle was observed but could not be identified due to the brief and obscured sighting. California bulrush marsh (*Schoenoplectus californicus* Herbaceous Alliance) dominates the wetted Laguna Channel habitat and is a type of environmentally sensitive habitat within the coastal zone of the City of Santa Barbara.

No direct impacts are identified in association with the implementation of the proposed Conceptual Site Plan for the Garden Street Market Project, described herein. However, a number of indirect impacts are identified that may affect the sensitive resources of Laguna Channel. The Garden Street Market Project proposes to include a series of avoidance and minimization measures associated with the commercial development to protect ecological resources associated with this portion of the Laguna Channel corridor, both on the project property and also on adjacent land owned by the City of Santa Barbara. These measures will be employed during the construction and operation phases of the project. The Garden Street Market Project also proposes important enhancement measures (including restoration of the Laguna Channel corridor) to reduce residual impacts resulting from the project, to enhance site aesthetics, and to provide public access and educational values associated with the proximity of Laguna Channel to the commercial development and beach district. The combination of proposed impact avoidance and minimization measures combined with active habitat enhancement measures is consistent with the City of Santa Barbara's General Plan and Local Coastal Plan policies and implementation actions, and are anticipated to

reduce the identified potential impacts to Laguna Channel and its sensitive resources to a less than significant level.

## **2 Introduction**

This report presents the findings of the Sensitive Species and Habitat Survey for the eastern portion of the Site 3 Commercial Property, also known as the Garden Street Market Development, located at 301 E. Yanonali Street at the intersection of Garden and Yanonali Streets in the City of Santa Barbara, California. The property covers 3.16 acres (1.28 hectares [ha]) and is bounded on the north by the Garden Street onramp, on the south by Yanonali Street, on the east by Laguna Channel and a small parcel owned by the City of Santa Barbara, and on the west by Garden Street (Figures 1 and 2). In particular, this report focuses on the biological resources located within 0.37 acres (0.15 ha) of the property including the Laguna Channel and its banks (the Site), which flows from the property to the Pacific Ocean, located approximately 0.38 miles (0.61 kilometers [km]) from the Site. Downstream it joins El Estero, a coastal wetland, which together with Laguna Channel is separated from direct oceanic influence most of the year by tide gates. Laguna Channel and El Estero were once located within a large estuarine ecosystem known as El Estero de Santa Barbara, which was filled in as a result of urban expansion during the past 150 years, except for these contiguous remnant wetlands.

In addition to the commercial development, the Garden Street Market Project also proposes;

- (1) To enhance and restore the Laguna Channel and adjacent upland habitats within the property boundary;
- (2) To provide a 25 foot (7.62 meter [m]) buffer between the top-of-bank on the west side of Laguna Channel and the development portion of the project (SAIC, 2007; Cearnal , 2013); and
- (3) To provide interpretive signage regarding the site's history, habitat values, or other features along the western margin of the 25-foot buffer adjacent to proposed parking for the commercial development.

The City of Santa Barbara has determined creeks, riparian corridors, and freshwater wetlands to be among those habitats of ecological importance and worthy of protection and enhancement. In the Conservation Element (Natural Resources Element) of the General Plan (City of Santa Barbara, 1979 & 2014), the City emphasizes the following:

*Riparian Woodlands and Creeks:* Water is the major limiting factor to the abundance and diversity of terrestrial organisms, and, within the City, the creeks are the major natural supply of readily available water. Because of this, riparian areas are very important as they provide water to wildlife from several communities. Riparian woodlands provide a balanced

combination of the four basic needs in a terrestrial habitat, but these areas are now limited to the upper portions of Mission and Sycamore Creeks and most of Arroyo Burro....Urban development has encroached on City creeks, substantially altering the creek environment. This has caused increased bank erosion coupled with downstream siltation, abundant growth of noxious algae, and loss of many organisms formally associated with the creeks, such as steelhead trout. Continued streamside development will further damage this resource.

*Freshwater Marsh.* Vegetation in this community is composed of floating, emergent, and submerged herbaceous perennials with little or no woody tissue. Most of the wildlife associated with this community are ultimately dependent on water, with many species having aquatic larval forms. The only extensive freshwater marsh in the City is contained in the upper end of Goleta Slough, though elements of the community are found in reservoirs, creeks, and ditches throughout the City. Such is the case on the Site, where the freshwater marsh vegetation is located within the wetted channel of the Laguna Channel.

The purpose of the analysis presented herein is to identify sensitive botanical and wildlife resources, sensitive habitats, and other environmental issues of concern occurring or potentially occurring on the Site, particularly as they relate to the proposed commercial development. This report also identifies potential ecological impacts associated with the development and restoration of the Site, and proposes feasible measures that should be considered to avoid, minimize, and mitigate potential project impacts.

### **3 Project Description and Regulatory Context**

The Proposed Site 3 Commercial Property, currently referred to as the Garden Street Market Conceptual Site Plan (Cearnal Andrulaitas, 2013), covers 3.16 acres (1.28 ha) of intensively used light manufacturing and landscaping activities. Garden Street Market will include 45,034 sq. ft. of gross square footage building areas and 193 parking spaces. As noted above, the property owners and project proponents and applicants (Wright Partners LP) also propose as part of the development plan the restoration of the Laguna Channel corridor..

The project is will be consistent with stormwater Best Management Practices (BMPs) and includes a drainage system with vegetated swales, permeable pavement and green roof for infiltration, and biofiltration. The project design is intended to maintain post-development runoff at predevelopment levels. Construction of all project-related stormwater features will be located outside of the riparian corridor and adjacent buffer zone.

Impacts to sensitive resources associated with Laguna Channel have received preliminary assessment in past years (e.g., SAIC 2007). The ARCADIS site evaluation, impact assessment, and



## Sensitive Species and Habitat Report

Garden Street Market,  
Santa Barbara, California

avoidance, minimization, and enhancement measures presented herein update and extend this initial effort.

The applicants will request the following discretionary applications, which are important to the scope of this sensitive resources investigation, as identified on the Schematic Site Plan (Cearnal Andrulaitas, 2013):

- A Coastal Development Permit to allow the proposed development in the appealable jurisdiction of the City's Coastal Zone;
- Development Plan approval for 45,034 sq. ft. of net non-residential development from the Cabrillo Plaza Specific Plan area; and
- Design review by the Santa Barbara Historic Landmarks Commission (HLC).

In the City of Santa Barbara Planning Division Pre-application Review Team Comments (2013), a series of preliminary comments were provided regarding the natural resources associated with the Site. These included comments related to the City's Planning and Creeks Divisions as relevant to the proposed project. The following paragraphs summarize the policies, issues, and comments.

In January 2014, the City of Santa Barbara adopted the revised Conservation Element of the General Plan (City of Santa Barbara (2011) under the name *Environmental Resources Element* (City of Santa Barbara, 2014). The following Biological Resources Policies and Implementation Actions are representative of those policies and actions directly relevant in regards to potential impacts to Laguna Channel.

*ER12. Wildlife, Coastal, and Native Plant Habitat Protection and Enhancement.* Protect, maintain, and to the extent reasonably possible, expand the City's remaining diverse native plant and wildlife habitats, including ocean, wetland, coastal, creek, foothill, and urban-adapted habitats.

*ER 12.2. Multi-Use Plan for Coastal and Native Habitat Restoration.* Develop updated multi-use plans and monitoring guidelines for publicly owned beaches and other coastal areas to protect for both recreational uses and protection of coastal habitats and wildlife/native plant species. Incorporate as part of the Multi-Use Plan, a Waterfront habitat and wildlife management program that provides measures to improve the extent and quality of native coastal habitats within the City Waterfront, with the following goals:

- a. Restoration and enhancement of the estuaries of Mission and Sycamore creeks, and the Laguna Channel, including appropriate revegetation and removal and control of invasive species.

*ER 12.4 Native Species Habitat Planning.* Protect and restore habitat areas for native flora and fauna, and wildlife corridors within the City, including for chaparral, oak woodland, and riparian areas. In particular, provide land use/design guidelines to:

- a. Require buildings and other elements of the built environment, and landscaping, to be designed to enhance the wildlife corridor network as habitat.
- b. Ensure that the City and new development preserve existing trees within identified wildlife corridors, and promote planting new trees, and installing and maintaining appropriate native landscaping in new developments within or adjacent to important wildlife corridors and all streams, Ensure that efforts are made to minimize disturbance to understory vegetation, soils, and any aquatic habitats that are present below the trees in order to provide movement of species that utilize the habitat.
- c. Ensure that new development and redevelopment projects will not result in a new reduction or loss in size and value of native riparian habitats.
- d. Increase riparian habitat within the City and/or its sphere of influence by 20 acres or more, and 1 linear mile or more, over the 20 year life of Plan Santa Barbara. Priorities for restoration include perennial reaches of the major streams, reaches of creek on publically-owned land, and degraded areas of the City's three major creeks.

*ER 12.5 Riparian Woodland Protection.* Site new development outside of riparian woodlands, to the extent feasible. Within and adjacent to riparian woodlands:

- a. Avoid removal of mature native trees;
- b. Preserve and protect native tree saplings and understory vegetation;
- c. Provide landscaping within creek setbacks compatible with the continuation and enhancement of the habitat area, consisting primarily of appropriate native species and excluding use of invasive non-native species;
- d. Include water quality protection and enhancement measures consistent with the adopted City Storm Water Management Plan.

*ER 15. Creek Resources and Water Quality.* Encourage development and infrastructure that is consistent with City policies and programs for comprehensive watershed planning, creeks restoration, water quality protection, open space enhancement, storm water management, and public creek and water awareness programs.

*ER 16. Storm Water Management Policies.* The City's Storm Water Management Program's policies, standards, and other requirements for low impact development to reduce storm water run-off, volumes, rates, and water pollutants are hereby incorporated into the General Plan Environmental Resources Element.

*ER 17. Creek Setbacks, Protection, and Restoration.* Protection and restoration of creeks and their riparian corridors is a priority for improving biological values, water quality, open space and flood control in conjunction with adaptation planning for climate change.

Because the Garden Street Market is within the Coastal Zone, the City's Local Coastal Program (City of Santa Barbara 2004) has important relevant policies associated with the California Coast Act of 1976. These policies include but may not be restricted to the following:

*General Biotic Policy 6.1:* The City, through ordinance, resolutions, and development controls, shall protect, preserve, and, where feasible, restore the biotic communities designated in the City Conservation Element of the General Plan....

*Creek Environments Policy 6.8:* The riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, enhanced, and, where feasible, restored.

*Creek Environments Policy 6.10:* The City shall require setback buffers for native vegetation between the top of bank and any proposed project. This setback will vary depending upon the conditions of the site and the environmental impacts of the proposed project.

The City's Creeks Division includes oversight of the City's Stormwater Management Program. The project must incorporate design solutions to meet the City's storm water requirements for water quality treatment, peak runoff discharge rate, and volume reduction for the entire site (City of Santa Barbara 2013). The City's Creek Division recommends passive/natural capture and filtration design options, which have been incorporated into the project (CJM-LA 2015). Also, development setbacks should respect riparian and wetland standards and a restoration plan for the riparian corridor should include the creek bank between the water's edge and top of bank. These features are included in the project description.

It is also relevant to consider the City's Zoning Ordinance for project consistency. For a project such as the Garden Street Market within the Coastal Overlay Zone S-D-3 designation, the Santa Barbara Municipal Code, Section 28.44.060, states that any development not subject to exclusions or exemptions specified in the code requires a coastal development permit (CDP). Because a portion of the project is within 50 feet of the Laguna Channel, a standard applied to other recent projects

such as the El Estero Wastewater Treatment Plant Improvements Project, also adjacent to the Laguna Channel in the S-D-3 zone, a CDP permit may be required.

The ARCADIS staff has taken into account the City's various General Plan and Local Coastal Plan policies and Zoning Ordinances while conducting the field work and environmental analyses and determining the report conclusions.

#### **4 Methods**

Prior to performing the fieldwork, ARCADIS conducted a review of documents concerning the Site and the surrounding areas, including a search of the California Natural Diversity Database (CNDDDB; California Department of Fish and Wildlife [CDFW], 2014) for the U.S. Geological Survey (USGS) 7.5-minute series Santa Barbara, Goleta, Carpinteria, San Marcos Pass, Little Pine Mountain, and Hildreth Peak topographic quadrangles. The California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Vascular (CNPS, 2014) also was queried for appropriate sensitive plant species within the Santa Barbara Quadrangle and adjacent quadrangles

Other resources utilized for this assessment included various county, state, and federal regulations, review of other recent ecological reports completed in and around the Site, and ARCADIS' direct experience in the region.

ARCADIS conducted fall sensitive species and habitat surveys on October 30 and November 4, 2014. The personnel conducting the surveys include ARCADIS Project Ecologist Wayne Ferren and ARCADIS Wildlife Biologist Mitch Siemens. ARCADIS Senior Ecologist Mary Carroll also visited the Site on several occasions. The ARCADIS surveys focused primarily on the existing Laguna Channel and proposed adjacent 25 or greater foot buffers, within the project area and within adjacent City land east of the channel.

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

All plant species found to be in a recognizable condition during the ARCADIS surveys were recorded and are listed in Table 1. Nomenclature follows the *Jepson Manual: Vascular Plants of*

*California*, Second Edition (Baldwin et al. 2012). In addition, pertinent volumes of the *Flora of North America* (Flora of North America Editorial Committee, eds. 1993+) were also utilized for plant identification. Plant community classifications follow Holland (1986), Sawyer, Keeler-Wolfe, and Evens (2009), and the California Natural Diversity Database (CNDDDB, 2014). Surveys were completed during the appropriate season for most species to be recognizable. As with any Site, it is important to note that the list of vascular plant species on the Site presented in this report may not be comprehensive and additional species may be found during future visits.

Sensitive wildlife species observed at the Site are discussed in Section 7.3. All wildlife species observed or assumed present from signs (e.g., tracks, burrows, scat, and nests) during the surveys are listed in Table 2. ARCADIS wildlife surveys are intended to identify all wildlife utilizing a Site or as many species as can be inferred from direct observation or from various sign (prints, sounds, burrows, trails, nests, prey remains, foraging and other impacts to vegetation, etc.). Wildlife surveys emphasize the characterization of existing habitat in terms of suitability and value for both known and potentially occurring sensitive wildlife species and seek to determine the extent to which wildlife species utilize existing habitat for different life cycle and behavioral needs (e.g., breeding, foraging, dispersal, and cover). Although all wildlife species observed or indicated in the field during surveys are recorded; a primary focus of the wildlife surveys is to determine the presence or potential for the presence of sensitive and rare species. As with any Site, the list of wildlife species presented in this report may not be comprehensive and additional species may be recorded during future visits.

Observed and mapped vegetation types are illustrated on Figure 3. Potentially occurring sensitive ecological resources identified during the database and background search are listed in Table 3. California bulrush marsh, a type of wetland habitat, was identified within the Laguna Channel within the wetted channel area (Figure 4). No sensitive species were observed on the Site, but an unidentified turtle was observed in the channel, which may have been a Pacific pond turtle, a sensitive species known to occur within Laguna Channel waters and wetlands. Non-native plants observed on the Site, including planted and invasive species, are listed in Table 4.

## **5 Ecological Site Characteristics**

Santa Barbara occurs in an important biological transition zone between the relatively moist communities of central and northern California and the more arid communities of southern California. North of this region, the Coast Ranges extend from San Luis Obispo to Alaska. At Point Conception, the California coastline turns eastward, reflecting the east-west orientation of the Transverse Ranges, resulting in a major geologic and climatic transition zone, with cooler, windier, and moister conditions along the unprotected coast north of Point Conception, and drier and warmer conditions to the south (Ferren et al., 1984).

General Site characteristics and vegetation communities are described below.

### **5.1 Site Description**

Generally speaking, the Laguna Creek corridor area encompasses a 0.37 acre (0.15 ha) portion of the proposed Garden Street Market Project area that totals 3.16 acres (1.28 ha) and is located within the City of Santa Barbara, northeast of the intersection of Garden and Yanonali Streets. The Site is situated along the south coast of Santa Barbara County, with the Pacific Ocean to the south and the Santa Ynez Mountains to the north, a unique geographic alignment found in few places in North America (Norris and Webb, 1990). Physiographically, the Site occurs in the western portion of the Transverse Range Province, a conspicuously east-west trending series of ranges that extend from Santa Barbara County (Point Arguello) eastward to San Bernardino County, and only as far south as northern Orange and Riverside Counties.

The Santa Ynez Mountains extend from Point Conception into western Ventura County; high peaks include La Cumbre Peak at 3,995 feet msl (1,218 m) above Mission Canyon and Divide Peak at 4,787 feet msl (1460 m) close to the Santa Barbara-Ventura County line. Elevations exceed 2,500 feet (762 m) north of the Site at the crest of the Santa Ynez Mountains and the headwaters of San Jose Creek. Most canyons on the south side of these mountains drain southward to the Pacific Ocean.

The Laguna Channel corridor consists of a man-made, open drainage from U.S. Highway 101 to the Pacific Ocean within the City of Santa Barbara. Immediately north of the Site, the drainage is contained underground in a concrete culvert that extends under U.S. Highway 101. Laguna Channel represents the remnants of Laguna Creek and a historic estuary, and drains the 2,020-acre (817 ha) Laguna Creek watershed, which extends from the Santa Barbara Riviera to the north and south to the Pacific Ocean between State Street on the west and Quarantina Street on the east (Questa, 2005). Laguna Creek originally drained into a large estuary (El Estero de Santa Barbara) in which portions of downtown Santa Barbara and areas to the east were constructed over the past 160 years. The channel is earthen from Highway 101 to Cabrillo Boulevard and completely lined in concrete downstream of Cabrillo Boulevard to the beach. During fall and winter rains, Laguna Channel flows directly into the ocean. In the summer, sand deposition on the beach creates a natural berm that blocks water in the creek from reaching the ocean and tide gates prevent ocean water from entering the system to a significant degree. When the sand berm forms along the beach, the Laguna Channel lagoon often merges with the lagoon of Mission Creek.

The top-of-bank on the west side of the channel is within the project area and approximates the existing fence line. The top-of-bank on the east side is within the City's property (Figures 2 – 4). Each bank has an elevation of approximately nine feet (3 m). The top of bank on the west side is

marked by a fence that separates the slope to the channel bottom from light manufacturing and related uses to the west; and on the east side within the City's property includes a relatively flat bench providing access from a locked gate on Yanonali Street, and an adjacent fence that separates the bench from adjacent land uses to the east, associated with the El Estero Wastewater Treatment Facility (Figure 2 and photos in Appendix A).

The toe-of-slope for each of the banks sloping to Laguna Channel has an elevation that is just above sea level. The portion of Laguna Channel on the Site flows from north to south, from a double box-culvert under U.S Highway 101 to under the bridge over Yanonali Street, a distance of approximately 200 feet (61 m). During site visits in October and November 2014, water was observed flowing within the channel, and the relatively healthy status of the emergent wetland vegetation (California Bulrush Marsh) suggests this portion of the Laguna Channel is likely perennial, perhaps due in part from groundwater within the channel bottom as well as urban runoff within the Laguna Creek watershed. A stormwater outfall box toward the northeast corner of the channel (see photo in Appendix A) had no flows at the time onsite observations.

The geology of the general coastal area of Santa Barbara consists of Quaternary unconsolidated floodplain deposits of silt, sand, and gravel (Dibblee, 1986). Soils are mapped as Aquents, Fill Areas (Shipman, 1981), which consist of soils resulting from filling low, poorly drained areas, represent the material underlying the project site, the former location of the historic El Estero de Santa Barbara.

Temperatures in the Santa Barbara and Goleta region vary from average maximum July, August, and September temperatures of 73.2, 72.9, and 74.1 degrees Fahrenheit [<sup>o</sup>F], respectively, to an average January minimum temperature of 42.7<sup>o</sup>F. The mean annual temperature is 60.7<sup>o</sup>F, a temperature that belies the high temperatures that are sometimes reached in summer. The highest temperature ever recorded was 108<sup>o</sup>F in July 1937. Winter temperatures drop below freezing on an infrequent basis, averaging 2.6 days a year. The lowest temperature ever recorded was 20<sup>o</sup>F in January 1949 (Western Regional Climate Center, 2012).

Average yearly precipitation is estimated at 17.8 inches (45 cm), falling primarily between October and late April (Western Regional Climate Center, 2012). The local weather pattern of mild, wet winters and warm, dry summers is characteristic of Mediterranean-climate regions, and the effect of the dry summers on plants is ameliorated somewhat by cool temperatures, prevailing oceanic winds, and a marine layer.

Four vegetation types were identified at the Site during the October and November ARCADIS survey (Figure 3). These include the three upland plant communities (ruderal/grassland vegetation, non-native and native tree plantings), and one wetland type (California Bulrush Marsh

[*Schoenoplectus californicus* Alliance]). A total of 44 plant species were observed at the Site by ARCADIS in October and November 2014 including 9 native species and 35 non-native species.

General Site characteristics and vegetation types (Figures 1 - 3) are described below. Photographs in Appendix A provide views of the Site.

## **5.2 Upland Vegetation Types**

The Site supports a combination of weedy, planted, and native vegetation, mostly arranged parallel to the channel, that are described more fully in the ensuing sections. The distribution of vegetation types on the Site is determined by topography, soils, hydrology, slope exposure, climate, and land use history.

The upland communities are presented in order of acreage, with communities with the greatest number of acres on Site listed first.

A general overview of vegetation composition and related environmental features is provided for each vegetation type described below, with discussions of vegetation features observed onsite.

### **5.2.1 Cultivated (Planted) Trees and Shrubs**

Various trees and shrubs have been planted or are naturalized on the Site, including Canary Island date palm (*Phoenix canariensis*), giant yucca (*Yucca elephantipes*), shamel ash (*Fraxinus uhdei*), London plane tree (*Platanus acerifolia*), red river gum (*Eucalyptus camaldulensis*), and others. The combined canopy of the trees and large shrubs covers approximately 0.11 acres (0.05 ha), some of which extends over wetland vegetation within the channel. A variety of migratory and resident songbirds, as well as raptors such as turkey vultures and a variety of hawks are known to use non-native planted trees. However, overall wildlife habitat value for this community on the Site is low, in part because of the urban setting, the presence of the freeway, the very small area of vegetation, and poorly developed understory. The lack of understory tends to eliminate heavy use by amphibians, reptiles, and small mammals.

Several of the non-native trees can be invasive including red river gum, which in larger stands than on the Site, would be classified as *Eucalyptus camaldulensis* Semi-Natural Woodland Stands (eucalyptus groves) in the CNPS Manual of California Vegetation (Sawyer, Keeler-Wolf, and Evans 2009) and due to their invasiveness, have no rarity ranking. One native tree, western sycamore (*Platanus racemosa*), occurs as a few planted individuals and with possible hybrids with London plane tree, which also was planted on the Site. Naturally occurring stands, groves, and woodlands are classified as *Platanus racemosa* Woodland Alliance in the CNPS Manual of California

Vegetation (Sawyer, Keeler-Wolf, and Evans 2009) and can have various sensitivity rankings dependent on their location, such as in sensitive riparian zones, and the potential for impacts. Removal of the non-native trees and potential restoration actions to create riparian woodland of native trees and shrubs along this reach of Laguna Channel would substantially improve the environmental quality, functioning, and aesthetics of the Site, and would be consistent with the City's General Plan and Local Coastal Plan policies.

#### 5.2.2 Ruderal/Grassland

Ruderal vegetation is generally confined to continuously disturbed, compacted ground such as roadsides, margins of railroad tracks, vacant lots, and orchard areas, and is characterized by pioneering weedy herbaceous species that are readily able to become established in disturbed areas.

Much of the bank along the eastern side of Laguna Channel and the northwestern portion of the western side of Laguna Channel on the Site (totaling 0.05 acres [0.02 ha]) supports a form of non-native grassland characterized by invasive Mediterranean grasses such as the annual species rip-gut brome (*Bromus diandrus*) and foxtail barley (*Hordeum murinum* subsp. *leporinum*), and perennial weedy grasses such as Bermuda grass (*Cynodon dactylon*) and smilo grass (*Stipa miliacea*), which is dominant in some areas. Associated with these grasses are broad-leaved weeds such as cheeseweed (*Malva parviflora*), summer mustard (*Hirschfeldia incana*), and wild radish (*Raphanus sativus*), along with patches of fennel (*Foeniculum vulgare*) and castor-bean (*Ricinus communis*), both of which are the dominant species in these patches. Beyond the eastern boundary of the Site on adjacent City property, another 0.12 acres (0.05 ha) of ruderal and grassland habitat occurs within the area for proposed restoration activities.

Only two native species were observed in upland ruderal areas, pitseed goosefoot (*Chenopodium berlandieri*) and horseweed (*Erigeron canadensis*), which were present in small numbers.

In general, the ruderal/grassland areas would be classified as non-native grassland in the CNDDDB legacy community classification system (Holland, 1986). Ruderal vegetation typical of that observed on Site is not addressed in the CNPS Manual of California Vegetation classification (Sawyer, Keeler-Wolf and Evens 2009). Proposed restoration activities to create native plant communities along the banks of Laguna Channel would substantially improve the environmental quality, functioning, and aesthetics of the Site.

### 5.2.3 Quailbush Scrub (*Atriplex lentiformis* Shrubland Alliance)

*Atriplex lentiformis* (quailbush) is a fast-growing shrub that is the dominant species in Quailbush scrub that generally characterizes alkaline, saline, and disturbed upland and wetland soils in southern coastal, desert, and interior regions of California (Sawyer et al., 2009). In the coastal areas of Santa Barbara and Ventura counties, quailbush also has been planted along roadways and used in restoration projects, so some occurrences are of ambiguous origin. At the Site, quailbush scrub is situated on the northeast bank of Laguna Channel, where it occurs as one relatively large stand of several individuals, perhaps planted in a previous landscaping effort associated with bank stabilization and erosion control (old erosion control materials are exposed along the east bank). Nonetheless, it forms 100% cover in the stand and is adjacent to non-native grassland and a small stand of cultivated trees in the upland bank and buffer areas, and downslope with California bulrush marsh in the Laguna Channel. Approximately half of the stand (0.01 ac [0.004 ha]) occurs on the Site, whereas the other half (0.01 acres) occurs on the adjacent City property (Figure 3).

Quailbush scrub has a global rank of G4 (apparently globally secure, although it might be quite rare in parts of its range, especially at the periphery) and a state rank of S4 (apparently secure, but factors exist to cause some concern; i.e., there is some threat or somewhat narrow habitat), as listed in the CDFG Natural Communities Hierarchy and in CNDDDB (2014). This community could be enhanced through additional plantings of this quailbush, and other native shrubs of the coastal area of Santa Barbara, as part of the restoration effort on the east side of Laguna Channel within the property boundary.

## 5.3 Wetland Communities

Areas with standing or flowing water or with seasonally or permanently saturated soils commonly support wetland communities. Freshwater wetlands are complex and variable, and their species composition and overall structure are dependent on a number of factors. Water depth, seasonal fluctuations in water levels, rate of water movement, water and sediment chemistry (including salinity, pH, and quantity of organic matter), depth and texture of bottom sediments, amount of sunlight, and water and air temperatures are among the most important variables affecting overall wetland dynamics. Along rivers and streams, fine-grained alluvial soils settle in the bottom of the drainages, and annual inundation after rains provide a significant load of nutrients, soil, and new germination sites.

Wetland communities support an abundant variety of wildlife and often form the most productive habitats among the world's ecosystems. Numerous animal species depend on wetlands for critical parts of their life cycles. The wetland habitat and relatively narrow riparian corridor at the Site described in the following sections may provide potential nesting and foraging habitat for various

resident and migrating passerine birds and likely serves as a movement corridor for opossums, raccoons, skunks, and other common wildlife species. Wetland communities often represent important habitat for amphibians including but not limited to Pacific tree frogs (*Hyla regilla*) and western toads, and may provide protection and cover for fish species including steelhead trout (*Oncorhynchus mykiss*). Willow riparian corridors are commonly frequented by raptors including red-shouldered hawks (*Buteo lineatus*) and Cooper's hawks (*Accipiter cooperii*); depending upon the presence or absence of water and the degree of canopy cover, these corridors may also provide foraging opportunities for wading birds including great and snowy egrets (*Ardea alba* and *Egretta thula*, respectively) and great blue and green herons (*Ardea herodias* and *Butorides virescens*, respectively).

Portions of Laguna Channel are expected to be included in both the state limits of jurisdiction (Waters of the State as defined in Section 1602 of the California Fish and Game Code) and the federal limits of jurisdiction (Waters of the US as defined in Section 404 of the Federal Clean Water Act) as is discussed in Section 6.4 below.

### **5.3.1 Coastal and Valley Freshwater Marsh (California Bulrush Marsh [*Schoenoplectus californicus* Herbaceous Alliance])**

Laguna Channel supports a dense stand of California bulrush (*Schoenoplectus californicus*) that extends nearly the entire length of the saturated and inundated bottom habitats of the portion of Laguna Channel on the Site, and covers approximately 0.02 acres (0.08 ha) of wetland habitat, including habitat under the canopy of planted trees along the banks of the channel (Figure 3). Southern cattail (*Typha domingensis*), mostly in the form of hybrids with broadleaved cattail (*Typha latifolia*), which is a typical occurrence in disturbed and artificial situations, is scattered within the stand otherwise composed entirely of California bulrush. A few additional native species, such as stinging nettle (*Urtica dioica* subsp. *holosericea*) and American nightshade (*Solanum americanum*), and non-native species such as sticky snakeroot (*Ageratina adenophora*) and garden nasturtium (*Tropaeolum majus*) grow along the margins of the channel at the toe of the bank in transitional wetland habitats and adjacent uplands.

Of these plants, California bulrush and narrow-leaved cattail are obligate wetland species, meaning that they grow in wetland habitats almost always (99% of the time or more). Other plants such as stinging nettle are classified as FACW (facultative wetland indicators), usually found in wetlands between 34 to 66% of the time or FACU (facultative upland indicators) such as the non-native sticky snakeroot, usually found uplands but can occur in wetlands 1 to 33% of the time (USACE, 2012).

Such freshwater marsh habitats are classified as Palustrine Emergent-persistent Permanently-flooded to Saturated Canyon-Floodplain Wetland in Ferren et al. (1996). In the CNDDDB legacy

community classification system (Holland, 1986), marsh vegetation onsite is part of the Coastal and Valley Freshwater Marsh Community. In the CNPS *Manual of California Vegetation* (Sawyer, Keeler-Wolf, and Evans, 2009), the native freshwater marsh vegetation on Site would be classified as California bulrush marsh [*Schoenoplectus californicus* Herbaceous Alliance], which has a global rank of G5 (no threats globally) and a state rank of S4 (apparently secure, but factors exist to cause some concern; i.e., there is some threat or somewhat narrow habitat), as listed in the CDFG Natural Communities Hierarchy (2008) and in CNDDDB/CDFW (2014).

As treated herein, the freshwater marsh is part of the riparian corridor and hence is not treated separately from the requirement of a 25-foot set-back from the top of bank rather than the edge of the toe of slope and boundary of wetland vegetation.

#### **5.4 Potentially Jurisdictional Waters**

The Laguna Channel is a perennial stream that drains into the Pacific Ocean and is considered a non-navigable jurisdictional Water of the United States under the federal Clean Water Act. The nearest Traditional Navigable Water is the Pacific Ocean.

Any dredge or fill activities below the Ordinary High Water Mark (OHWM) of the Laguna Channel is regulated by the Army Corps of Engineers (Corps) under Section 404 of the Clean Water Act, and by the California Regional Water Quality Control Board (RWQCB) under Section 401 of the Clean Water Act.

The Laguna Channel is also considered a Water of the State, and impacts to the bed, bank, channel, or riparian corridor are regulated under Section 1602 of the California Fish and Game Code (Lake and Streambed Alteration Program) enacted by the California Department of Fish and Wildlife (CDFW). Any impacts to the feature within the limits of state jurisdiction (from top-of-bank to top-of-bank or from outer edge of riparian vegetation to the outer edge of riparian vegetation; whichever is wider) will require state permitting.

Both the state (Section 1602 Lake and Streambed Alteration Agreement) and the federal (Section 404 and 401 of the Clean water Act) permit applications may be necessary for restoration work associated with Laguna Channel depending on the level disturbance required to facilitate restoration. Even beneficial impacts require permitting. If work can be completed without requiring dredge or fill of the area below the OHWM (Ordinary High Water Mark), it would eliminate the need for Clean Water Act permitting.

## 5.5 Weeds

Sensitive species and habitats are subject to competition and/or displacement by aggressive non-native weeds. Seventeen weedy species found at the Site are listed by the California Invasive Plant Council as invasive weeds (California Invasive Plant Council, 2006) (see Table 4). Cape ivy (*Delairea odorata*) is the only plant on the Site rated as highly invasive, but is an isolated occurrence on the Site. In addition, there are 12 weeds categorized as moderate threats and four species that pose threats under certain environmental conditions (the limited category).

Because disturbance during construction including restoration activities can create optimal conditions for weed establishment, all development activities should explicitly include BMPs to avoid spread of weeds or weed establishment in disturbed areas on Site. Proposed restoration activities, however, would eliminate the non-native plants, including the invasive plant species, and improve the overall site conditions, reduce the spread of invasive species, and improve the site as habitat for native wildlife species.

## 6 Findings

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

### 6.1 Sensitive Habitats

None of the vegetation types observed on Site have a California state rarity ranking of S3 or higher (S1, S2), which are considered to be "threat" ranks by the CDFG Natural Diversity Database (CDFW 2014). The state ranking system for S3 and above includes the estimated number of existing acres for the sensitive habitat, as well as a threat ranking from .1 (very threatened) to .3 (no current threats known). Sensitive habitats for the purpose of this report are defined as S3.2 and above (S1.1, S1.2, S1.3, S2.1, S2.2, S2.3, S3.1, and S3.2) for habitats with an identified threat.

However, all wetland vegetation is protected as environmentally sensitive habitat in the California Coastal Zone and in the City of Santa Barbara. California bulrush marsh, which includes approximately 0.20 acres (0.08 ha) of wetland and waters habitat, dominates the channel habitat along the Laguna Channel corridor and potentially provides habitat for sensitive wildlife species such as tidewater goby, Pacific pond turtle, and other species. Proposed restoration activities on the Site would increase the quality, functioning, and aesthetics of the habitat. This wetland vegetation type is located within the riparian corridor of Laguna Channel and is treated as part of this regulated system rather than an individual wetland feature.

## 6.2 Sensitive Plants

No state or federally listed threatened or endangered plant species were observed at the Site during the ARCADIS October and November surveys. The CNDDDB and CNPS Electronic Inventory search encompasses plant species whose presence has been reported in the Santa Barbara and adjacent quadrangles, or that may potentially occur in the habitat present at the Site. All sensitive species that have been reported in the general area using the CNDDDB and CNPS Electronic Inventory search are included in Table 3. Due in part to ongoing disturbance at the Site over the past few decades or more, none of the plant species listed in Table 3 is expected to occur at the Site. Restoration activities proposed as part of the development project, however, is anticipated to result in improved environmental quality that could sustain sensitive plant species known for the Santa Barbara region.

## 6.3 Sensitive Wildlife

No state or federally-listed threatened or endangered wildlife species were observed or are anticipated to utilize the Site on a consistent basis. A turtle was briefly observed within the Laguna Channel during ARCADIS surveys but the view was obscured and the species was not identified. The Site and its proximity have been subject to routine human disturbance associated with urban development. Naturally occurring habitat at the Site is limited to small areas of wetland vegetation in the channel. However, the Site as a whole provides potentially suitable habitat for a variety of both common and sensitive wildlife species. Sensitive wildlife species potentially occurring on or near the Site are listed in Table 3 and are discussed individually below, notable species include tidewater goby (*Eucyclogobius newberryi*; federally-listed endangered), southwestern willow flycatcher (*Empidonax traillii extimus*; federally-listed endangered when nesting), California red-legged frog (*Rana draytonii*; CRLF; federally-listed threatened); Pacific pond turtle (*Actinemys marmorata*; Federal and California "Species of Special Concern"); and Cooper's Hawk (*Accipiter cooperii*; California "Species of Special Concern"). The Site also provides limited habitat, degraded to varying degrees, but potentially suitable for birds that favor grassland and ruderal vegetation for nesting, and for reptiles, amphibians, and other wildlife that use such corridors for dispersal, foraging, and cover. All of the above listed wildlife species are discussed in greater detail below.

Several raptor species may utilize the Site, the most likely species being the barn owl (*Tyto alba*) and Cooper's hawk. All raptors and their active nests are protected under the California Fish and Game Code (Section 3503.5) and the federal Migratory Bird Treaty Act (MBTA).

All birds included on the federal list of migratory non-game birds, and their active nests, are protected by law under the federal MBTA. This includes all of the birds observed on the Site and listed in Table 3, including those birds with active nests in non-native trees.

The Site offers suitable foraging habitat and potential roosting locations for bat species known to occur in the region, though none are known from the Site. Two sensitive bat species, the big free-tailed bat (*Nyctinomops macrotis*) and the western mastiff bat (*Eumops perotis californicus*), are recorded in the CNDDDB as occurring in the Santa Barbara or surrounding quadrangles. Any bat roosts or indications of concentrated bat activity on the Site should be reported to the CDFW and protected from disturbance until such time as procedures can be implemented that offer long term protection for these species.

Some of the sensitive species listed in the CNDDDB for the Santa Barbara and surrounding quadrangles are not discussed below due to the lack of species-specific habitat needs on the Site. Species such as the western snowy plover (*Charadrius alexandrinus nivosus*) and California condor (*Gymnogyps californianus*) are examples of species whose habitat requirements are not met by existing Site conditions.

The species accounts included in this section are a summary of listed or sensitive wildlife species known from the Santa Barbara quadrangle or neighboring quadrangles, and occurring or potentially occurring on the Site. The Pacific pond turtle is discussed first because of it know to occur in the Laguna Channel, followed by a discussion of other sensitive species prioritized according to their sensitivity status. The sensitivity status of each species is provided through the use of codes, defined as the following:

- United States Fish and Wildlife Service
  - FE – Federally Endangered Species
  - FT – Federally Threatened Species
  - FSC – Federal Special Concern Species
  
- California Department of Fish and Game
  - CE/SE – California/State Endangered Species
  - CT/ST – California/State Threatened Species
  - CSC – California Species of Concern

### **6.3.1 Sensitive Wildlife Species**

The following is a summary of sensitive wildlife species that occur or may potentially occur on the Site.

#### 6.3.1.1 Pacific Pond Turtle (*Actinemys marmorata*)

The Pacific pond turtle (*Actinemys marmorata*) is California's only native freshwater turtle and is listed as a federal and California "species of special concern." Pacific pond turtles inhabit a variety of aquatic habitats, and are found in rivers, streams, lakes, ponds, wetlands, reservoirs, and brackish estuarine waters. They primarily use aquatic habitats for foraging, avoidance of predators, and breeding. Aquatic habitats with access to areas of deep slow water with underwater refugia and emergent basking sites (i.e. rocks, logs, or emergent vegetation) are favored. Basking sites are a critical habitat feature within or proximate to these aquatic habitats and Pacific pond turtles have been observed to avoid sites lacking these features. Younger juvenile turtles appear to have more specialized aquatic habitat requirements than adult turtles. Hatchlings are relatively poor swimmers and tend to seek areas with slow, shallow, warmer water, often with emergent vegetation.

Mating, which commonly occurs in late April to early May, generally occurs underwater. Generally, females oviposit every other year during May and June. Nesting sites are commonly several hundred meters from water, usually outside of the floodplain, in habitats characterized by low lying vegetation (i.e., annual grasses and herbs), low slope angle (i.e., less than 15%), and well drained clay/silt soils. Spinks et al. (2003) notes that nesting sites often lack shrubs and trees and have good exposure to the sun.

Adult turtles are known to commonly leave the aquatic site to aestivate, and/or to overwinter. In lentic (lake-like) environments, turtles often over-winter underwater, buried in mud; however in lotic (flowing) environments, they will burrow shallowly in duff and/or soil (Reese, 1996; Goodman, 1997). Thus in lotic environments, turtles may spend upwards of half of the year on land.

Pacific pond turtles are omnivorous feeders, opportunistic predators, and occasional scavengers. Their diet consists of crustaceans and other aquatic invertebrates, but pond turtles also feed on small mammals, birds, reptiles, amphibians, fish carrion, and plant matter. Holland (1994) observed that post-partum females ingest large amounts of tule (*Schoenoplectus* sp.) and/or cattail roots (*Typha latifolia*) (Holland, 1994). Prey items are ingested in the water as it appears the turtle is unable to swallow in air (Holland, 1994).

Spinks et al. (2003) observed that the major challenge to the Pacific pond turtle in urban waterways, such as the Laguna Channel, is access to adequate basking sites. Consequently, turtles are forced to bask at sub-optimal sites, or at a few prime sites where competition is likely to occur. Thus, Spinks' key elements to urban restoration of turtle habitat include: (1) basking logs, and (2) appropriate nesting habitat that is protected from humans and other species. For the latter, they suggest non-irrigated land adjacent to waterways. Low, non-obtrusive fencing could be used to encourage nesting only in appropriate areas and exclude egg and turtle predators.

Specific site location information contained in the CNDDDB is kept confidential for the Pacific pond turtle. However, the species has been observed in creeks and streams within the Santa Barbara quadrangle. The Laguna channel is thought to support a breeding population of Pacific pond turtles.

**Potential Presence at the Site:** Based on the available information on foraging and nesting habits (as described above) and Site conditions (small size of the upland area), sustained turtle usage of the Site may be limited. However, because this reach of Laguna Channel is perennial and provides marsh and open water habitat, and because the Pacific pond turtle is known from elsewhere along Laguna Channel and is a relatively long-lived species (a maximum lifespan of 50 to 70 years), it is reasonable to assume this species may or is even likely to occur on the Site at least periodically.

The Pacific pond turtle was not positively observed during ARCADIS surveys, but an unidentified turtle was flushed, with only a brief observation, from habitat during the October survey. Planned restoration of the Site is designed to improve suitable long-term habitat for the Pacific pond turtle and the species is likely to occupy or continue to occupy the Site following completion of the restoration project.

#### 6.3.1.2 Tidewater goby (*Eucyclogobius newberryi*)

The tidewater goby is a federally endangered species and state species of special concern and is known to exist in the Laguna Channel (CNDDDB record in 1995). The tidewater goby is a small, elongate, grey-brown fish with dusky fins not exceeding 2 inches (5 cm). The lifespan of this species is short and thought to be contained within an annual cycle (Irwin and Soltz, 1984; Swift et al., 1997).

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

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

**Potential Presence at the Site:** Tidewater goby were not observed in Laguna Channel on the Site during the ARCADIS survey and it is not known if water in this part of the channel provides suitable conditions for the species. The only fish species observed were the non-native mosquito fish (*Gambusia affinis*). Tidewater goby are known to occur in Laguna Channel, further downstream toward the Pacific Ocean; as such its presence in the channel at the Site is possible at least periodically.

#### 6.3.1.3 *Steelhead Trout (Oncorhynchus mykiss)*

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

**Potential Presence at the Site:** No steelhead were observed in Laguna Channel during the ARCADIS site visits, there are no records of steelhead from Laguna Channel, and no suitable habitat is thought to be present due in part to the controlled mouth of the channel and relatively small scale of the drainage. Suitable habitat is present in the combined shoreline lagoons of Laguna Channel and Mission Creek, and Mission Creek is known to provide suitable habitat.

#### 6.3.1.4 *California Red-legged Frog (Rana draytonii)*

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

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

Breeding for the California red-legged frog takes place from late November to late April. Males usually show up at breeding pools two to four weeks ahead of females and commence

vocalizations. Egg masses containing from 2,000 to 5,000 dark, reddish brown eggs are laid in pools among emergent vegetation. Eggs hatch in 6 to 14 days and tadpoles metamorphose in 3.5 to 7 months. Juvenile frogs reach maturity in 3 to 4 years. California red-legged frogs may live up to 10 years (Storer, 1925; Jennings and Hayes, 1990).

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

**Potential Presence at the Site:** There are no records in the CNDDDB for California red-legged frog from the Laguna Channel. ARCADIS contacted Mr. Paul Collins, curator of vertebrate zoology at the Santa Barbara Natural History Museum (SBNHM) and his search for CRLF records in the SBNHM database from the Laguna Channel were also negative. The California red-legged frog was not observed by ARCADIS during wildlife surveys. Although there are no records for California red-legged frog from Laguna Channel, their potential use of the area cannot be ruled out.

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

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

The riparian habitat along the Laguna Channel is more likely to be used as a resting and foraging location during migration of the least Bell's vireo than as nesting habitat. The species typically nests in much more expansive and dense riparian habitats.

**Potential Presence at the Site:** The least Bell's vireo was not observed or heard during ARCADIS surveys. Limited and poor quality nesting habitat for the least Bell's vireo exists along the Laguna Channel, and the species is unlikely to nest there.

#### 6.3.1.6 *Southwestern Willow Flycatcher (Empidonax traillii subsp. extimus)*

The southwestern willow flycatcher (FE/CE) is a small, sparrow-sized bird with large eyes, prominent wing bars, and comparatively large head common to flycatchers. The willow flycatcher

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

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

**Potential Presence at the Site:** The southwestern willow flycatcher was not observed or heard during the ARCADIS survey that was conducted in October. Limited and poor quality nesting habitat for the southwestern willow flycatcher exists on the Site, because the species typically nests in much more expansive and dense riparian habitats. Based upon the absence of observations of breeding on the south coast of Santa Barbara County over the past twenty years, and the narrow extent of riparian habitat along the Laguna Channel, the degraded riparian habitat is more likely to be used as a resting and foraging location during migration than as nesting habitat, if used at all.

#### 6.3.1.7 *White-tailed Kite (Elanus leucurus)*

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

White-tailed kites are known to occur in neighboring open areas. Kites favor the open terrain of grassland, oak woodland, and coastal scrub. Habitat existing on the Site is considered potential although very limited foraging habitat for the white-tailed kite.

**Potential Presence at the Site:** The white-tailed kite was not observed on the Site during ARCADIS surveys. The Site has suitable but extremely limited grassland foraging habitat for the white-tailed kite.

#### 6.3.1.8 *Two-striped Garter Snake (Thamnophis hammondi)*

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

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

**Potential Presence at the Site:** The two-striped garter snake was not observed during ARCADIS surveys. Limited habitat for this species occurs on the Site.

#### 6.3.1.9 *Monarch Butterfly (Danaus plexippus)*

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

**Potential Presence at the Site:** Monarch butterflies were observed during the surveys conducted by ARCADIS. The Site has a few stands of suitable large trees that could provide potential roost Sites for wintering monarch butterflies, but the majority of the trees on the Site do not generally support roosts under the environmental conditions on the Site. No wintering roosts have been recorded along Laguna Channel. The Site may provide some habitat for foraging by this butterfly species.

#### 6.3.1.10 *Cooper's Hawk (Accipiter cooperii)*

The Cooper's hawk (CSC) is a crow-sized raptor with relatively short-rounded wings and a long tail. It feeds predominantly on small to medium sized birds, but will also take mammals such as wood

rats, small rabbits, and reptiles. The breeding season for the Cooper's hawk begins in mid-March to early April. Nests are typically built in the upper canopy of a dense stand of trees such as live oak or cottonwood. Nests are occasionally built atop a wood rat or squirrel nest (Meng & Rosenfield, 1988; Roberson and Tenney, 1993). The Cooper's hawk is generally considered a secretive species, but commonly breeds within urban settings.

**Presence on the Site:** The Cooper's hawk was observed on the Site during the survey by ARCADIS. The Site offers suitable but limited foraging habitat for the Cooper's hawk.

#### 6.3.1.11 *Western Burrowing Owl (Athene cunicularia subsp. hypugaea)*

The burrowing owl (CSC) inhabits open country of grasslands, prairies, and fields. It typically uses burrows of ground squirrels, prairie dogs, and other small mammals for hiding and nesting. The burrowing owl is dove-sized nocturnal raptor, but can often be observed roosting outside of burrow entrances during the day. The burrowing owl feeds mainly on insects, small mammals, and reptiles. Adult burrowing owls are heavily barred and spotted while the juveniles show more of a contiguous buffy pattern below. The burrowing owl's long legs separate it from all other owls of its size.

The presence of multiple burrow locations is a critical component of typical burrowing owl habitat. California ground squirrel burrows and other potential cover that could be utilized by burrowing owls were scarce on the Site.

**Potential Presence at the Site:** The burrowing owl was not observed during ARCADIS surveys. The Site has very limited habitat for the western burrowing owl. Potential signs suggesting the presence of burrowing owls including molted feathers, prey remains, castings, and whitewash at burrow entrances were not observed at the Site during the survey.

## 7 Project Impacts

No direct impacts to state or federally-listed threatened or endangered species are anticipated as a result of this project. The proposed development site adjacent to and west of the Laguna Channel and its banks was not surveyed during the Site visits. However, extensive existing land uses of the area west of Laguna Channel corridor preclude use by sensitive species of the portion of the property proposed for the Garden Street Market Project. The sensitive wetland habitat and potential presence of sensitive wildlife species including Pacific pond turtle and tidewater goby in Laguna Channel warrant protective measures during design and implementation of the proposed Garden Street Market.

The following sections describe the general types of impacts to ecological resources potentially occurring in association with the proposed development of the Garden Street Market. Both potential impacts and potential impact avoidance, minimization, and mitigation measures are broadly discussed below. Additional survey work may be required to assess potential impacts based on the final limits of disturbance, post-project grades, buffer areas, stormwater runoff, and other potential issues if they are changed from what was studied for this report. However, for planning purposes, the potential impacts as well as potential impact avoidance, minimization, and mitigation measures are discussed in the sections that follow, and are considered applicable for implementation by the project as currently described. Previous reporting (e.g., SAIC, 2007) provides observations and measures that are appropriate and are incorporated here.

### **7.1 Indirect Impacts to Vegetation and Wildlife Habitat**

Indirect impacts such as increased noise, human activity, and increased vehicle and equipment traffic may occur during the proposed construction of the commercial development and proposed ecological restoration activities. Some of the potential impacts to the channel corridor from the development also are relevant to the operational phase of the proposed project. However, in this particular case, these impacts are not anticipated to have long-term significance because the Site is already disturbed and supports a combination of non-native, ruderal, and natural vegetation communities in a relatively small area that provide low habitat utilization for wildlife at this time. Additionally the beneficial measures proposed by the project will result in a net environmental improvement for the Site. It is the intent of this development project to increase appropriate native cover and forage opportunities for wildlife as a combination of impact avoidance and minimization measures, as well as habitat enhancements

Potential indirect impacts from the construction and operation of the commercial development adjacent to the west bank of Laguna Channel include, but may not be limited to, the following:

- Increase in vehicular activity adjacent to the Laguna Channel corridor.
- Increased noise and decrease in air quality including dust adjacent to the Laguna Channel corridor.
- Increase in human activity adjacent to the Laguna Channel corridor.
- Increase in domestic pet occurrences in the Laguna Creek corridor from visitors to the commercial development.
- Increase night lighting associated with the proposed parking lot immediately west of Laguna Channel.
- Increase in occurrences of non-native plant species from plant material associated with the proposed development.

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

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

These measures are discussed in Section 8.

## **7.2 Wildlife Impacts**

The proposed project is not anticipated to impact the Laguna Channel directly due to planned protective measures such as stormwater BMPs during construction and operation of the commercial development. However, the development may result in a number of indirect impacts, such as those listed above. The avoidance and minimization measures described in Section 8.1 facilitate avoidance of potential impacts to protected and sensitive species (e.g., tidewater goby and Pacific pond turtle) during construction, including implementation of restoration activities on the Site. The completed restoration of the Laguna Channel corridor portion of the project will result in the presence of improved riparian, marsh, and aquatic habitats for Pacific pond turtle and other wildlife species in the area.

## **8 Potential Impact Avoidance and Minimization Measures**

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

### **8.1 Avoidance and Minimization Measures**

Avoidance of impacts is always the preferred approach to decision-making during the development of any project. The following measures were considered and have been incorporated into project design to avoid impacts.

- Limit disturbance of riparian and other wetland habitats (Laguna Channel). This measure already has been incorporated into the project. The existing habitats will be avoided and the

development includes a setback buffer of 25 feet from the top of bank of the west side of the channel.

- Implement stormwater Best Management Practices (BMPs). Stormwater BMPs will be implemented during construction to ensure the protection of stormwater quality and to prevent degradation of Laguna Channel. A comprehensive stormwater management program for the completed development will ensure that potentially affected stormwater will be prevented from entering the Laguna Channel (MAC Design Associates, personal communication, 2015; CJM – LA 2015).
  - The existing storm drain system will be used for the proposed project.
  - The project will meet the City's Storm Water Management Program (SWMP) Tier 3 requirements. The existing condition of the project site is estimated to contain more impervious area than the proposed project; therefore storm water detention will not be required. Storm water treatment will comply with the SWMP by integrating the following measures (section numbers refer to the City of Santa Barbara's Storm Water BMP Guidance Manual):
    1. The use of permeable pavements (Section 6.8) in the parking areas of the site. Drive aisles will be an impermeable surface but parking areas will be permeable. The area required will be determined based on the final site design as all parking areas may not be needed to comply with the SWMP.
    2. The use of rainwater gardens (Section 5.5)/vegetated swale filter (Section 6.6.2) in the westerly and southerly portions of the site between Garden Street and the proposed building and between Yanonali Street and the proposed building and parking lot.
    3. The use of green roof (Section 6.9.3) for a portion of the building.

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

- Avoid impacts to nesting birds – Any disturbance activities in shrub and tree dominated areas should avoid the bird breeding season and potential migratory visits by listed species such as the willow flycatcher in the spring and fall (March 1 to August 15). If maintenance or other activities are proposed during this period, pre-construction nesting bird surveys of the Site

should be conducted two weeks prior to the start of the proposed activity. Construction activities that involve disturbances within 500 feet of an active raptor nest and/or 100 feet of an active passerine nest should be avoided or further evaluated by a qualified biologist to determine if the proposed activity may affect breeding behavior. Personnel, including those involving conservation activities and trash removal, should be aware of the importance of the Laguna Channel and the restored riparian areas because they represent sensitive resource areas potentially used for nesting purposes by many bird species and the wetlands and waters are potential habitat for tidewater goby and Pacific pond turtle.

- Creek protection measures - Any construction activities near the Laguna Channel should cease during rainy weather to avoid potential increased impacts to fish due to runoff and when amphibian species are more likely to be encountered during dispersal near aquatic habitats. Protective fencing coupled with other erosion control measures such as wattles, straw bales, and silt fences should be installed prior to and/or during project activities to prevent the migration of soil and stormwater. The fencing can also help prevent some reptiles and amphibians from entering the work area and delineate the work area for construction personnel. Existing fences may assist in identifying the sensitive areas, but on the west side of the project existing fences will be replaced as appropriate to separate the proposed public access trail from the remaining portion of the buffer and the Laguna Creek corridor.
- Restricted lighting – In recognition of the continued long-term use of the restored open space areas by wildlife, development restrictions should require screening of lights to prevent glare into natural areas. Motion sensor lights should only cover areas immediately adjacent to structures and should also be shielded from shining into open space areas.
- Landscaping - Landscaping within the commercial development should be restricted to locally native and non-invasive species, whenever feasible. Landscaping details are part of the project description (CJM – LA 2015).
- Invasive weeds - Invasive weeds (as listed in the California Invasive Plant Council, 2006) should be removed from surrounding areas to avoid spread onto the Site and should not be used in the proposed landscape plan. Restoration of the Laguna Creek corridor will result in eradication of invasive plant species on the Site.

## 8.2 Enhancement Measures

The project description includes additional features that provide an environmental and public benefit including improved ecological functions and value and public education opportunities about the native creek system and habitats. . These proposed measures include the following:

- (1) Enhance and restore the ecological health of the Laguna Channel corridor by:
  - a. Removing all non-native trees, shrubs, and herbaceous species within the Site;
  - b. Stabilizing the slopes adjacent to Laguna Channel within the Site;
  - c. Providing logs and other features as basking areas for Pacific pond turtles;
  - d. Planting native trees, shrubs, and herbaceous species representative of local riparian and marsh habitats within the Site, thereby restoring the creek environment.
  
- (2) Enhance aesthetic values and provide public access and interpretation:
  - a. By installing one or more interpretive panels along west margin of the riparian buffer to inform the public on the historical importance of the area and the ecological significance of Laguna Channel and the project-sponsored restoration project.

## 9 Conclusions

The Site (i.e., Laguna Channel and adjacent slopes and buffers) currently supports ruderal and non-native vegetation (including non-native and invasive plant species and planted trees and shrubs) in relatively poor condition, as well as sensitive wetland habitat that may support protected wildlife species including tidewater goby and Pacific pond turtle. There is no public access in adjacent areas with appealing views of the Site, and little if any public awareness of the history or importance of the Site. No direct impacts are identified in association with the implementation of the proposed Conceptual Site Plan for the Garden Street Market Project described herein. Indirect impacts are identified that may affect the sensitive resources of Laguna Channel without appropriate measures.



## **Sensitive Species and Habitat Report**

Garden Street Market,  
Santa Barbara, California

There are, however, a number of environmental benefits the Garden Street Market Project will provide that improve the current degraded condition of the Site. The Garden Street Market Project proposes a series of avoidance and minimization measures associated with the commercial development that will conserve the sensitive resources associated with the portion of the Laguna Channel corridor. These measures will be employed during the construction and operation phases of the project. The Garden Street Market Project also proposes two important enhancement measures (i.e., restoration of the Laguna Channel riparian corridor including the west and east banks and buffers, and interpretive signage adjacent to the west side of the creek to enhance environmental, aesthetic, and educational values associated with the proximity of Laguna Channel to the commercial development.

The combination of proposed avoidance, minimization, and enhancement measures are consistent with the City's General Plan and Local Coastal Plan policies and implementation actions, and are anticipated to reduce to insignificant the listed potential impacts to Laguna Channel and its sensitive resources.

## 10 References

- Baldwin, B. G., Goldman, D. H., Keil, D. J., Patterson, R., and Rosatti, T. I. (eds.) 2012. *The Jepson manual. Vascular plants of California. 2nd ed.* Univ. of Calif. Press, Berkeley, CA 1600 pp.
- California Invasive Plant Council. 2006. *California invasive plant inventory.* 39 pp.
- California Native Plant Society (CNPS). 2014. *Inventory of Rare and Endangered Plants (online edition).* Rare Plant Scientific Advisory Committee. California Native Plant Society. Sacramento, CA. WebSite: <http://www.cnps.org/inventory>
- CDFW/CNDDDB. 2014. *Natural Diversity Data Base RareFind Version 4.* Sacramento, California.
- California Native Plant Society (CNPS). 2014. *Inventory of Rare and Endangered Plants (online edition).* Rare Plant Scientific Advisory Committee. California Native Plant Society. Sacramento, CA. [www.cnps.org/inventory](http://www.cnps.org/inventory)
- Cearnal Andrulaitas. 2013. *Garden Street Market Schematic Site Plan.* Prepared for Wright Partners LP.
- City of Santa Barbara. 2004. Local Coastal Program 1981; Amended January 1994; Amended November 2004.
- City of Santa Barbara. 1979 and 2011. General Plan. (Plan Santa Barbara)
- City of Santa Barbara. 2013. Planning Division Pre-Application Review Team Comments. April 25, 2013.
- City of Santa Barbara. 2014. Natural Resources Element. General Plan Update.
- CJM – LA. 2015. Garden Market Preliminary Landscape & Hydrology Plan.
- Dibblee, Thomas W. Jr. 1986. *Geologic map of the Goleta quadrangle.* Dibblee Geological Foundation Map #DF-06.
- Dixon, J.B., R.E. Dixon, and J.E. Dixon. 1957. *Natural history of the White-tailed Kite in San Diego County, California.* Condor 59: 156-165. In Roberson D., and C. Tenney. 1993. Atlas of the Breeding Birds of Monterey County, California. Monterey Peninsula Audubon Society. Ryan Ranch Printers, Monterey, California. 438 pp.

- Ehrlich, P.R., D.S. Dobkin, and D. White. 1988. *The Birders Handbook: A Field Guide to the Natural History of North American Birds*. Simon & Schuster Inc. 785 p.
- Ferren, W. R. Jr., H.C. Forbes, D.A. Roberts, and D.M. Smith. 1984. *The Botanical Resources of La Purisima Mission State Historic Park, Santa Barbara County, California*. The Herbarium, Dept. of Biological Sciences, University of California, Santa Barbara. Publication No. 3.
- Ferren, W.R., Jr., P.L. Fiedler, R.A. Leidy, K.D. Lafferty, and L.A.K. Mertes. 1996. *Wetlands of California*. Madrono 43(1) 105-233.
- Flora of North America Editorial Committee, eds. 1993+. *Flora of North America North of Mexico*. 12+ vols. New York and Oxford. Vol. 1, 1993; vol. 2, 1993; vol. 3, 1997; vol. 4, 2003; vol. 5, 2005; vol. 19, 2006; vol. 20, 2006; vol. 21, 2006; vol. 22, 2000; vol. 23, 2002; vol. 25, 2003; vol. 26, 2002.
- Franzreb, K. E. 1987b. *Endangered status and strategies for conservation of the Least Bell's Vireo (Vireo bellii pusillus) in California*. W. Birds 18: 43-49. In Roberson D., and C. Tenney. 1993. Atlas of the Breeding Birds of Monterey County, California. Monterey Peninsula Audubon Society. Ryan Ranch Printers, Monterey, California. 438 pp.
- Goodman, R.H., Jr. 1997a. *The biology of the southwestern pond turtle (Clemmys marmorata pallida) in the Chino Hills State Park and the West Fork of the San Gabriel River*. Master's Thesis, California State Polytechnic University, Pomona.
- Hayes, M.P. and M.R. Jennings. 1988. *Habitat correlates of distribution of the California red-legged frog (Rana aurora draytonii) and the foothill yellow-legged frog (Rana boylei): Implications for management*. Pp. 144-158. In Proceedings of the symposium on the management of amphibians, reptiles, and small mammals in North America. R. Sarzo, K.E. Severso, and D.R. Patton, (technical coordinators). U.S.D.A. Forest Service General Technical Report RM-166.
- Holland, R.F. 1986. *Preliminary descriptions of the terrestrial natural communities of California*. Nongame-Heritage Program, The Resources Agency, California Department of Fish and Game. Sacramento, California. iii + 156 pp.
- Holland, D.C. 1994. *The western pond turtle: habitat and history*. U.S. Department of Energy, Bonneville Power Administration, Portland, Oregon. 11 chapters + appendices.

- Irwin, J.F., and D.L. Soltz. 1984. *The natural history of the tidewater goby, Eucyclogobius newberryi, in the San Antonio and Shuman Creek system, Santa Barbara County, California*. U.S. Fish and Wildlife Service, Sacramento Endangered Species Office Contract No. 11310-0215-2.
- Jennings, M.R. and M.P. Hayes. 1990. *Final report of the status of the California red-legged frog (Rana aurora draytonii) in the Pescadero Marsh Natural Preserve*. Prepared for the California Department of Parks and Recreation under contract No. 4-823-9018 with the California Academy of Sciences. 30 pp.
- Lehman, P. 1982. *The status and distribution of birds of Santa Barbara County, California*. M. A. thesis, geography dept., U.C. Santa Barbara. In Roberson D., and C. Tenney. 1993. *Atlas of the Breeding Birds of Monterey County, California*. Monterey Peninsula Audubon Society. Ryan Ranch Printers, Monterey, California. 438 pp.
- Lehman, P. 1994. *The Birds of Santa Barbara County, California*. Vertebrate Museum, University of California Santa Barbara.
- Meng, H.K., and R.N. Rosenfield. 1988. "Cooper's Hawk Reproduction" in *Handbook of North American Birds*, vol.4 (R.S. Palmer, ed.). Yale Univ. Press, New Haven, CT.
- Norris, R.M. and R.W. Webb. 1976. *Geology of California*. John Wiley & Sons, Inc., New York. 365 pp.+ indices.
- Questa Engineering Corporation. 2005. *Existing conditions of the Arroyo Burro, Mission, Sycamore Canyon and Laguna Creek Watersheds*. Draft, August 4, 2005.
- Reese, Devin A. 1996. *Comparative Demography and Habitat Use of Western Pond Turtles in Northern California: The Effects of Damming and Related Alterations*. Unpublished PhD Dissertation: University of California at Berkeley. 253 pp.
- Roberson D. and C. Tenney. 1993. *Atlas of the Breeding Birds of Monterey County, California*. Monterey Peninsula Audubon Society. Ryan Ranch Printers, Monterey, California. 438 pp.
- SAIC. 2007. *Revised Biological Analysis of the Proposed Site 3 Commercial Property Located at Garden and Yanonali Streets, Santa Barbara, California*. Letter Report to Susanne Elledge Planning and Permitting Services and Wright & Company. 19 pp.
- Sawyer, John O., Todd Keeler-Wolf, and Julie M. Evens. 2009. *Manual of California Vegetation*. California Native Plant Society. Sacramento, California. 1300 pp.

- Shipman, G. E. 1973. *Soil Survey of Santa Barbara County, California, South Coastal Part*. U.S. Department of Agriculture Soil Conservation Service. 182 pp plus maps.
- Spinks, P.Q., Paulya, G.B., Crayonc, J.J., and H. B. Shaffera. 2003. *Survival of the western pond turtle (Emys marmorata) in an urban California environment*. *Biological Conservation* 113 (2003) 257–267.
- Stebbins, R.C. 1985. *A field guide to reptiles and amphibians of western North America*, Second edition, Revised. Houghton Mifflin company, Boston
- Storer. 1925. *A synopsis of the amphibia of California*. *Univ. Calif. Publ. Zool.* 27: 1-342.
- Swenson, R.O. 1995. The reproductive behavior and ecology of the tidewater goby *Eucyclogobius newberryi* (Pisces: Gobiidae). Ph.D. Dissertation, University of California, Berkeley. 230 pp.
- Swift, C.C., P. Duangsitti, C. Clemente, K. Hasser, and L. Valle. 1997. Final report: biology and distribution of the tidewater goby, *Eucyclogobius newberryi*, on Vandenberg Air Force Base, Santa Barbara County, California.
- U.S. Army Corps of Engineers. 2012. National Wetland Plant List.  
[http://wetland\\_plants.usace.army.mil](http://wetland_plants.usace.army.mil)
- United States Fish and Wildlife Service (USFWS). 2000. Designation of Critical Habitat for the Tidewater Goby. *Federal Register/ Vol.65, No. 224, p 69693*.
- United States Fish and Wildlife Service (USFWS). 2000. *Draft Recovery Plan for the California Red-legged Frog (Rana aurora draytonii)*. U.S. Fish and Wildlife Service, Portland, Oregon. 258 pp.
- United States Fish and Wildlife Service (USFWS). 1999. Proposed Designation of Critical Habitat for the Tidewater Goby. *Federal Register / Vol. 148, p 42250*.
- Whitaker, J. 1996. *National Audubon Society Field Guide to North American Mammals*, Second Edition, Revised. A. Knopf, Inc., New York.
- Worcester, K.R. 1992. Habitat utilization in a central California coastal lagoon by the tidewater goby (*Eucyclogobius newberryi*). Master's thesis, California Polytechnic State University, San Luis Obispo. 218 + x pp.



## Tables

Table 1: Observed Vascular Plant Species  
 Garden Street Market, Laguna Channel  
 Santa Barbara, California

Scientific Name	Common Name
<b>TREES</b>	
<i>Eucalyptus camaldulensis</i>	river red gum
<i>Fraxinus uhdei</i>	shamel ash
<i>Koelreuteria paniculata</i>	goldenrain tree
<i>Phoenix canariensis</i>	Canary Island date palm
<i>Platanus acerifolia</i>	London plane tree
<b><i>Platanus racemosa</i> (&amp; hybrids)</b>	<b>western sycamore</b>
<i>Ulmus pumila</i> (?)	Siberian elm
<i>Washingtonia filifera</i>	California fan palm
<b>SHRUBS, SUBSHRUBS, WOODY VINES</b>	
<i>Araujia sericifera</i>	bladder flower
<b><i>Atriplex lentiformis</i></b>	<b>big saltbush</b>
<i>Callistemon viminalis</i>	weeping bottlebrush
<i>Nicotiana glauca</i>	tree tobacco
<i>Opuntia ficus-indica</i>	mission prickly-pear
<i>Ricinis communis</i>	castor bean
<b><i>Sambucus nigra</i> subsp. <i>caerulea</i></b>	<b>blue elderberry</b>
<i>Yucca elephantipes</i>	giant yucca
<b>HERBS (Annual and herbaceous perennial forbs and grasses)</b>	
<i>Ageratina adenophora</i>	crofton weed
<i>Atriplex prostrata</i>	fat-hen
<i>Bromus diandrus</i>	ripgut grass
<b><i>Chenopodium berlandieri</i></b>	<b>pitseed goosefoot</b>
<i>Chenopodium murale</i>	nettle-leaved goosefoot
<i>Cynodon dactylon</i>	Burmuda grass
<i>Delairea odorata</i>	cape-ivy
<i>Dysphania ambrosioides</i>	Mexican tea
<b><i>Erigeron canadensis</i></b>	<b>horseweed</b>
<i>Foeniculum vulgare</i>	sweet fennel
<i>Helminthotheca echioides</i>	ox-tongue
<i>Hirschfeldia incana</i>	summer mustard
<i>Hordeum murinum</i>	wall barley
<i>Malva parviflora</i>	cheeseweed
<i>Malva pseudolavatera</i>	Cretan mallow
<i>Melilotus albus</i>	white sweet-clover
<i>Pennisetum clandestinum</i>	kikuyu grass
<i>Plantago major</i>	common plantain
<i>Raphanus sativus</i>	wild radish
<i>Rumex crispus</i>	curly dock
<b><i>Schoenoplectus californicus</i></b>	<b>California bulrush</b>
<b><i>Solanum americanum</i></b>	<b>American nightshade</b>
<i>Sonchus asper</i>	sow-thistle
<i>Stipa miliacea</i> var. <i>miliacea</i>	smilo grass
<i>Taraxacum officinale</i>	common dandelion

Table 1: Observed Vascular Plant Species  
Garden Street Market, Laguna Channel  
Santa Barbara, California

Scientific Name	Common Name
<i>Tropaeolum majus</i>	garden nasturium
<b><i>Typha latifolia</i> X <i>T. domingensis</i></b>	<b>hybrid cattail</b>
<b><i>Urtica dioica</i> subsp. <i>holosericea</i></b>	<b>stinging nettle</b>

**Note:** native species are in **bold** print

Compiled from field observations Garden Street Market, Laguna Channel: October 30, 2014

**Table 2. Observed Wildlife Species  
Sensitive Species and Habitat Report  
Garden Street Market Site, Santa Barbara, California**

Scientific Name	Common Name
<b>MAMMALS</b>	
<i>Spermophilus beecheyi</i>	California ground squirrel
<i>Procyon Lotor</i>	Raccoon *
<i>Thomomys bottae</i>	Botta's pocket gopher *
<b>REPTILES AND AMPHIBIANS</b>	
Family <i>Emydidae</i>	Water or pond turtle (unidentified) **
<i>Sceloporus occidentalis</i>	Western fence lizard
<b>Fish</b>	
<i>Gambusia affinis</i>	Mosquito fish
<b>Invertebrates</b>	
<i>Danaus plexippus</i>	Monarch butterfly
<b>BIRDS</b>	
<i>Accipiter cooperii</i>	Cooper's hawk
<i>Calypte anna</i>	Anna's hummingbird
<i>Carpodacus mexicanus</i>	House finch
<i>Columba livia</i>	Rock dove
<i>Dendroica coronata</i>	Yellow-rumped warbler
<i>Geothlypis trichas</i>	Common yellowthroat
<i>Melospiza melodia</i>	Song sparrow
<i>Psaltiriparus minimus</i>	Bushtit
<i>Regulus calendula</i>	Ruby-crowned kinglet
<i>Sayornis nigricans</i>	Black phoebe
Notes:	
Compiled from Arcadis November 2014 field survey.	
* = species identified by sign (print, scat, burrow, feather, etc.)	
** = One individual inadvertently flushed from east bank of channel, positive I.D. to genus and species level not confirmed	

Table 3. Present or CNDDB Recorded Sensitive Elements of Biological Diversity for Site and Surrounding Areas  
 Sensitive Species and Habitat Report  
 Garden Street Market Project, Santa Barbara, California

Sensitive Species		Status (USFWS/CDFG/CNPS)	Habitat	Occurrence of Element on Project Site
Name	Common Name			
<b>Amphibians</b>				
<i>Bufo californicus</i>	Arroyo toad	FE / -	Semi-arid regions near washes, rivers and intermittent streams	Not observed; suitable freshwater habitat absent. Not reported in CNDDB from Santa Barbara quadrangle
<i>Rana boylei</i>	Foothill yellow-legged frog	- / CSC	Riparian, river and stream courses and adjacent areas	Not observed; suitable freshwater habitat absent. Nearest locations are from the north side of the Santa Ynez Mountains in the San Marcos Pass and Carpinteria quadrangles
<i>Rana draytonii</i>	California red-legged frog	FT / CSC	Ponds, streams, aquatic systems	Not observed; suitable freshwater aquatic habitat present in adjacent Laguna Channel. CNDDB lists nearest record from Cinquifolii Creek in Montecito approximately 3.0 Miles northeast of the Site
<b>Birds</b>				
<i>Accipiter cooperii</i>	Cooper's hawk	- / CSC	Oak woodland/ may utilize many habitat types	Not observed, suitable but limited foraging habitat present. Occurs throughout the year within Santa Barbara city limits
<i>Charadrius alexandrinus nivosus</i>	Western snowy plover	FT / CSC	Coastal shores, beaches, estuaries	Not observed; no suitable habitat present. Known from Santa Barbara beach. Human disturbance and activity has prevented nesting on the beach but the species still winters on Santa Barbara beaches
<i>Elianus leucurus</i> (nesting)	White-tailed kite	MNEMC / CSC, nesting (fully protected)	Oak woodland, coastal scrub, grasslands, open fields	Not observed, site conditions are not well suited for this species
<i>Empidonax traillii eximius</i> (nesting)	Southwestern willow flycatcher	FE / SE	Willow riparian and riparian systems	Not observed, limited and marginal to poor habitat present in adjacent Laguna Channel. Known from Sant Ynez River and Mono Creek campground area in Little Pine Mountain and Hildreth Peak quadrangles
<i>Gymnogyps californianus</i>	California condor	FE / SE	Utilizes a variety of habitats	Not observed, existing habitat is poorly suited for this species. Known from several quadrangles within Santa Barbara County including Little Pine Mountain
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	FE / SE	Coastal estuaries, bays	Not observed; no suitable habitat present. Known from the Goleta Slough and Carpinteria Salt Marsh
<i>Rallus longirostris levipes</i>	Light-footed clapper rail	FE / SE	Coastal estuaries, bays	Not observed; no suitable habitat present. Known from the Goleta Slough (1972) and Carpinteria Salt Marsh (2002)
<i>Riparia riparia</i>	Bank swallow	- / ST	Open areas near water	Not observed, limited foraging habitat present. Records in CNDDB are from egg collector accounts in early 1900's from Santa Barbara and Goleta quadrangles.

Table 3. Present or CNDDB Recorded Sensitive Elements of Biological Diversity for Site and Surrounding Areas  
 Sensitive Species and Habitat Report  
 Garden Street Market Project, Santa Barbara, California

Sensitive Species		Status (USEWS/CDFG/CNPS)	Habitat	Occurrence of Element on Project Site
Name	Common Name			
<i>Vireo bellii pusillus</i>	Least Bell's vireo	FE / SE	Willow riparian and riparian systems	Not observed; limited habitat present along the Laguna Channel. Closest CNDDB records are from Gibraltar Reservoir and Santa Ynez River areas
<b>Fish</b>				
<i>Eucyclogobius newberryi</i>	Tidewater goby	FE / CSC	Estuaries, brackish water locations	<b>Not observed; suitable habitat present nearby in Laguna Channel. CNDDB 1995 record from Laguna Channel</b>
<i>Oncorhynchus mykiss irideus</i>	Southern steelhead trout	FE / CSC	Rivers, streams	Not observed; no suitable aquatic habitat present on site. Potentially suitable habitat present in the Laguna/Mission lagoon. Known to occur within several freshwater streams along the Santa Barbara coast line
<b>Invertebrates</b>				
<i>Cicindela hirticollis gravida</i>	Sandy beach tiger beetle	- / FSC	Coastal beaches	Not observed, no suitable habitat present. Occurs in clean, dry, light colored sand of the upper dunes. Known from Coal Oil Point.
<i>Coelus globosus</i>	Globose dune beetle	- / FSC	Foredunes and sand hummocks	Not observed; no suitable habitat present. Known from sandy beach locations along the central and southern California coast line
<i>Danaus plexippus</i>	Monarch butterfly	- / -	Open fields, woodlands	Not known to winter on the Site but numerous wintering locations occur in Santa Barbara County
<b>Mammals</b>				
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	- / State candidate threatened	Occurs in a variety of habitat types	Not observed. Marginally suitable and limited foraging habitat may be present. CNDDB record in Santa Barbara quadrangle is from 1985
<i>Eumops perotis californicus</i>	Western mastiff bat	- / CSC	Coastal sage scrub, chaparral, grasslands, forests and woodlands	Not observed, marginally suited and limited foraging habitat present. Known from San Marcos Pass quadrangle "White Rock Recreation Area"
<i>Nyctinomops macrotis</i>	Big free-tailed bat	- / CSC	Rocky areas, cliffs	Not observed, marginally suitable and limited foraging habitat present. One CNDDB record from Santa Barbara quadrangle
<b>Reptiles</b>				
<i>Actinemys marmorata</i>	Pacific pond turtle	FSC / CSC	Ponds, lakes, streams	<b>Not observed; potentially suitable freshwater habitat present. Known to occur in the Laguna Channel. Species has been recorded near the Site</b>
<i>Thamnophis hammondi</i>	Two-striped garter snake	- / CSC	Ponds, lakes, streams	Not observed; potentially suitable but very limited freshwater habitat present in nearby Laguna Channel. CNDDB lists nearest record from Rattlesnake Canyon in Santa Barbara quadrangle, approximately 4.0 miles north of the Site.

Table 3. Present or CNDDB Recorded Sensitive Elements of Biological Diversity for Site and Surrounding Areas  
 Sensitive Species and Habitat Report  
 Garden Street Market Project, Santa Barbara, California

Sensitive Species		Status (USFWS/CDFG/CNPS)	Habitat	Occurrence of Element on Project Site
Name	Common Name			
<b>Plants</b>				
<i>Anomobryum julaceum</i>	slender silver moss	- / - / 2.2	Broadleaved forest, lower montane coniferous forest, North Coast coniferous forest	Not observed; suitable habitat absent.
<i>Arctostaphylos refugioensis</i>	Refugio manzanita	- / - / 1B.2	Chaparral	Not observed; suitable habitat absent. Mostly found at higher elevations in this region. Endemic to Santa Barbara County.
<i>Atriplex coulteri</i>	Couller's saltbush	- / - / 1B.2	Coastal bluff scrub, coastal scrub, coastal dunes, alkaline or clay grasslands	Not observed; potential suitable habitat present but highly disturbed. Reported more than 50 years ago near the Southern Pacific Railroad tracks by Oak Park, Santa Barbara and on an ocean bluff in Carpinteria and at UCSB (CNDDB 2012; Smith 1998)
<i>Atriplex serenana</i> var. <i>dauidsonii</i>	Davidson's saltscale	- / - / 1B.2	Coastal bluff scrub, coastal scrub	Not observed; potential suitable habitat present but highly disturbed. Reported more than 60 years ago near Hendry's Beach (CNDDB 2012; Smith 1998)
<i>Baccharis plummerae</i> subsp. <i>plummerae</i>	Plummer's baccharis	- / - / 4.3	Coastal scrub, chaparral, coastal woodlands	Not observed; potential suitable woodland and scrubland habitat present but highly disturbed and unlikely. Known elsewhere along South Coast.
<i>Calandrinia breweri</i>	Brewer's red maids	- / - / 4.2	Coastal sage scrub and chaparral, especially after burns	Not observed; potential suitable habitat absent.
<i>Calochortus catalinae</i>	Catalina mariposa lily	- / - / 4.3	Coastal scrub, chaparral, valley grassland, coastal woodlands	Not observed; potential suitable habitat absent.
<i>Calochortus fimbriatus</i>	Late-flowered mariposa-lily	- / - / 1B.2	Chaparral, woodlands, ultramafic substrates Cismontane woodland Ultramafic	Not observed; suitable habitat absent. Mostly found at higher elevations in this region. Regional endemic (San Luis Obispo, Santa Barbara, and Ventura Counties).
<i>Calochortus palmeri</i> var. <i>palmeri</i>	Palmer's mariposa-lily	- / - / 1B.2	Chaparral, lower montane coniferous forest, meadows and seeps	Not observed; potential suitable habitat absent.
<i>Calystegia sepium</i> subsp. <i>binghamiae</i>	Santa Barbara morning-glory	- / - / 1A	Coastal marshes and swamps	Not observed; presumed extinct until recent discovery in Orange County. Found nearby in 1886 at foot of Burton Mound just west of lower State Street, Santa Barbara, and Elwood area of Goleta.
<i>Centromadia parryi</i> subsp. <i>australis</i>	southern tarplant	- / - / 1B.1	Vernal pools, associated grassland, margins of estuarine marshy areas	Not observed; suitable vernal pool and other seasonal wetland habitat absent.
<i>Chloropyron maritimum</i> subsp. <i>maritimum</i>	Saltmarsh bird's-beak	FE/SE	Coastal dune wetlands, coastal s	Not observed; suitable salt marsh habitat absent.

Table 3. Present or CNDDB Recorded Sensitive Elements of Biological Diversity for Site and Surrounding Areas  
 Sensitive Species and Habitat Report  
 Garden Street Market Project, Santa Barbara, California

Sensitive Species		Status (USFWS/IDFG/CNPS)	Habitat	Occurrence of Element on Project Site
Name	Common Name			
<i>Delphinium umbraculorum</i>	umbrella larkspur	- / - / 1B.3	Woodlands	Not observed; suitable woodland habitats absent.
<i>Fritillaria ojaiensis</i>	Ojai fritillary	- / - / 1B.2	Chaparral, broadleaved forest, coniferous forest	Not observed; suitable habitat absent. Mostly found on north-facing slopes at higher elevations in this region. Regional endemic (San Luis Obispo, Santa Barbara, and Ventura Counties).
<i>Horkelia cuneata</i> subsp. <i>puberula</i>	mesa horkelia	- / - / 1B.1	Chaparral, coastal scrub, and woodlands, especially in sandy or gravelly soils	Not observed; suitable habitat absent. Regional endemic (San Luis Obispo County south to San Diego County).
<i>Juncus luciensis</i>	Santa Lucia dwarf rush	- / - / 1B.2	Meadows and seeps, vernal pools, chaparral, Great Basin scrub, lower montane coniferous forest	Not observed; potential suitable habitat absent.
<i>Lasthenia conjugens</i>	Contra Costa goldfields	FE / - / 1B.1	Vernal pools, associated grassland and woodlands, margins of estuarine marshy areas	Not observed; suitable vernal pool habitat absent. Known from Goleta area, including Isla Vista and Elwood in past.
<i>Lasthenia glabrata</i> subsp. <i>coulteri</i>	Coulter's goldfields	- / - / 1B.1	Estuary margins, associated grassland and playa areas.	Not observed; suitable estuary margins absent. Known from Goleta slough and Carpinteria Salt Marsh areas.
<i>Layia heterotricha</i>	Pale-yellow layia	- / - / 1B.1	Grasslands, coastal scrub, woodlands	Not observed; potential suitable habitat present, although highly disturbed.
<i>Lilium humboldtii</i> subsp. <i>ocellatum</i>	Ocellated Humboldt Lily	- / - / 4.2	Coastal chaparral, woodlands, Bishop pine forest, riparian habitats	Not observed; suitable habitat absent. Known from nearby canyons.
<i>Lonicera subspicata</i> var. <i>subspicata</i>	Santa Barbara honeysuckle	- / - / 1B.2	Coastal scrub, chaparral, woodlands	Not observed; suitable habitat absent. Known from nearby scrub and woodland areas.
<i>Malacothrix saxatilis</i> var. <i>arachnoidea</i>	Carmel Valley malacothrix	- / - / 1B.2	Coastal scrub, chaparral	Not observed; suitable habitat absent.
<i>Malacothrix saxatilis</i> subsp. <i>saxatilis</i>	Seacliff-aster	- / - / 4.2	Coastal bluff scrub, coastal scrub	Not observed; usually found on ocean-facing coastal bluffs.
<i>Monardella hypoleuca</i> subsp. <i>hypoleuca</i>	white-veined monardella	- / - / 1B.3'	Chaparral, cismontane woodland	Not observed; suitable oak woodland and chaparral habitat absent.
<i>Nasturtium gambelii</i>	Gambel's water cress	FE / ST	Brackish marsh, freshwater marsh	Not observed; suitable marsh habitat absent in Laguna Channel. Collected in 1876 "near the city of Santa Barbara" (CNDDB 2012; Smith 1998).

Table 3. Present or CNDDB Recorded Sensitive Elements of Biological Diversity for Site and Surrounding Areas  
Sensitive Species and Habitat Report  
Garden Street Market Project, Santa Barbara, California

Sensitive Species		Status (USFWS/CDFG/CNPS)	Habitat	Occurrence of Element on Project Site
Name	Common Name			
<i>Pleuridium mexicanum</i>	Mexican earthmoss	- / - / 2B.1*		Not observed; Santa Ynez Mountains only known location in the U.S., first reported in 2007.
<i>Quercus dumosa</i>	Nuttall's scrub oak	SOC / - / 1B.2	Coastal scrub, chaparral, woodlands, Bishop pine forest	Not observed; suitable foothill woodland and scrubland habitat absent.
<i>Scrophularia atrata</i>	black-flowered figwort	SOC / - / 1B.2	Coastal dunes, coastal scrub, chaparral, woodlands, Bishop pine forest	Not observed, known from region north of Gaviola, mostly on diatomaceous shales. Endemic to Central Coast (Santa Barbara and San Luis Obispo Counties).
<i>Suaeda esteroa</i>	Estuary seablite	- / - / 1B.2	Coastal salt marshes, estuaries, and swamps	Not observed; suitable coastal estuarine marsh habitat present nearby. Known historically from Goleta Slough.
<i>Thelypteris puberula</i> var. <i>sonorensis</i>	Sonoran maiden fern	- / - / 2.2	Streams and seeps, especially in shaded areas	Not observed; uncommon in region, known from perennial streams such as nearby Arroyo Hondo, Tajiguas, and Bartlett Canyons.
<i>Thermopsis macrophylla</i>	Santa Ynez false lupine	- / - / 1B.3	Chaparral, often in sandy or granitic soils	Not observed; suitable chaparral absent. Known from Santa Ynez Peak region. Endemic to Santa Barbara County.

Based on CNPS inventory of Rare and Endangered Plants (online edition, v7-10a; 2012) and CNDDB (2012) search results for the Santa Barbara, San Marcos Pass, Goleta, Carpinteria, Little Pine Mountain and Hildreth Peak quadrangles; and ARCADIS 2012 field surveys.

**Status Codes:**

**United States Fish and Wildlife Service (USFWS)**

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

**California Department of Fish and Game (CDFG)**

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

**California Native Plant Society (CNPS)**

- List 1: Plants Rare, Threatened, or Endangered in California and Elsewhere
  - List 2: Plants Rare, Threatened, or Endangered in California, but More Common Elsewhere
  - List 3: Plants about which More Information is Needed (Under Review)
  - List 4: Limited Distribution (Watch List)
- CNPS Category Extensions**
- .1 - Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
  - .2 - Fairly endangered in California (20-80% occurrences threatened)
  - .3 - Not very endangered in California (<20% of occurrences threatened or no current threats known)

Table 4: Observed Non-native Species and their Status in the California Invasive Plants Inventory (California Invasive Plant Council, Cal-IPC)  
 Garden Street Market  
 Santa Barbara, California

Scientific Name	Common Name	CAL-IPC Status		
		Rating	Impacts	Invasiveness   Distribution
<i>Ageratina adenophora</i>	croton weed	moderate	B	B
<i>Araujia serotifera</i>	bladder flower	watch list		
<i>Atriplex prostrata</i>	fat-hen	no listing		
<i>Bromus diandrus</i>	ripgut grass	moderate	B	A
<i>Callistemon viminalis</i>	weeping bottlebrush	no listing		
<i>Chenopodium murale</i>	nettle-leaved goosefoot	no listing		
<i>Cynodon dactylon</i>	Burmuda grass	moderate	B	B
<i>Delairea odorata</i>	cape-ivy	high	A	B
<i>Dysphania ambrosioides</i>	Mexican tea	no listing		
<i>Eucalyptus camaldulensis</i>	river red gum	limited	C	C
<i>Festuca myuros</i>	rattail fescue	moderate	B	A
<i>Foeniculum vulgare</i>	sweet fennel	high	A	A
<i>Fraxinus uhdei</i>	shamel ash	watch list		
<i>Hirschfeldia incana</i>	summer mustard	moderate	B	A
<i>Hordeum murinum</i>	wall barley	moderate	B	A
<i>Koeleria paniculata</i>	goldenrain tree	no listing		
<i>Malva parvifolia</i>	cheeseweed	no listing		
<i>Malva pseudolavatera</i>	Cretan mallow	no listing	B	A
<i>Melilotus albus</i>	white sweetclover	no listing		
<i>Nicotiana glauca</i>	tree tobacco	moderate	B	B
<i>Opuntia ficus-indica</i>	mission prickly-pear	no listing		
<i>Pennisetum clandestinum</i>	kikuyu grass	limited	C	B
<i>Phoenix canariensis</i>	Canary Island date palm	no listing		
<i>Plantago major</i>	common plantain	no listing		
<i>Platanus acerifolia</i>	London plane tree	watch list		
<i>Raphanus sativus</i>	wild radish	limited	C	B
<i>Ricinis communis</i>	castor bean	limited	C	B
<i>Rumex crispus</i>	curly dock	limited	C	A
<i>Sonchus asper</i>	sowthistle	limited	C	B
<i>Stipa miliacea</i> var. <i>miliacea</i>	smilo grass	limited		
<i>Tropaeolum majus</i>	garden nasturtium	watch list		
<i>Ulmus c.f. pumila</i>	Siberian elm	no listing		
<i>Washingtonia filifera</i>	California fan palm	no listing		
<i>Yucca elephantipes</i>	giant yucca	no listing		

**Cal-IPC ratings:**

- high – severe ecological impacts, high rates of dispersal and establishment.
- moderate – substantial and apparent ecological impacts, moderate to high rates of dispersal, may be locally persistent and problematic.
- limited – invasive but impacts not widespread statewide, low to moderate rates of dispersal, may be locally persistent and problematic.
- watch list – not yet listed, under review

**Rating**

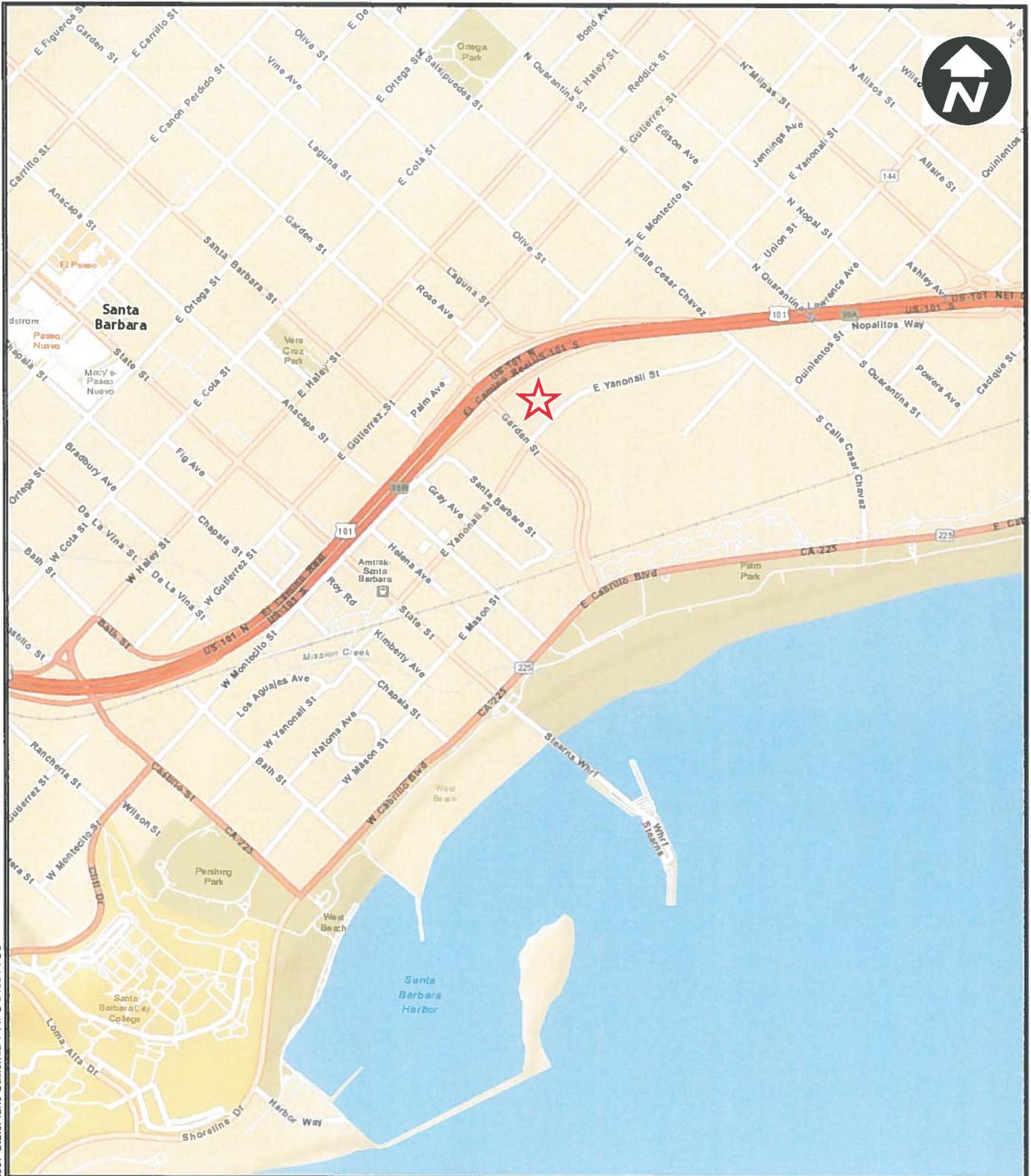
**Scores for Impacts, Invasiveness, and Distribution**

- A - severe
- B - moderate
- C - limited
- D - none
- not yet listed, under evaluation



**Figures**

ENV: San Luis Obispo \Incorporation\GIS\Projects\ENVEco\Team\Garden Street Market\GIS\Projects\Fig 1-PROJECT LOCATION.mxd 10/28/2014 dfische  
 Coordinate System: NAD 1983 NSRS2007 StatePlane California V FIPS 0405 FT US



Garden Street Market  
 Santa Barbara, CA

**PROJECT LOCATION**



FIGURE  
**1**



ENV: San Luis Obispo \corporate\gis\Data\ArcGisData\Z:\GIS\PROJECTS\_ENV\ENVEcoTeam\Garden Street Market\GIS\Projects\Fig 2-Site.mxd 12/1/2014 baldwinb  
Coordinate System: NAD 1983 NRS2007 StatePlane California V FIPS 0405 F U S

**LEGEND**

--- Property Boundary



Inset map from ESRI Online  
Aerial Photo from Microsoft, dated 5 May 2010



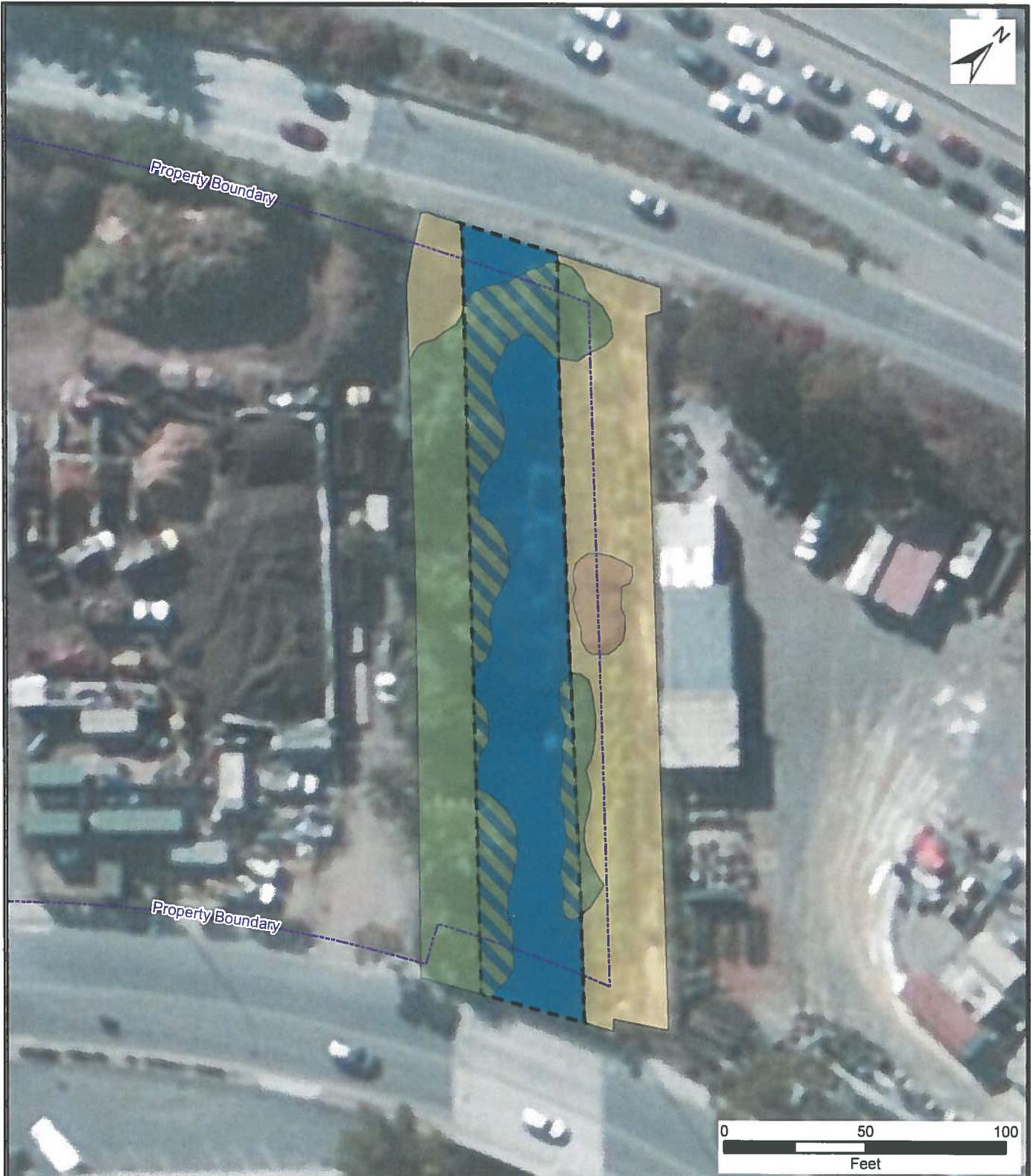
Garden Street Market  
Santa Barbara, CA

**SITE**



FIGURE

**2**



ENV: San Luis Obispo \corparcogis\Data\ArcGisData\Z:\GIS\PROJECTS\\_ENV\eco\Team\Garden Street Market\GIS\Projects\Fig 3--Existing Vegetation.mxd 12/1/2014 baldwinb  
Coordinate System: NAD 1983 NSRS2007 StatePlane California V FIPS 0405 FT US

**LEGEND**

-  Non-native Grassland
-  Quailbush Scrub
-  Cultivated Trees and Shrubs
-  California Bulrush Marsh
-  California Bulrush Marsh under Tree/shrub canopy

Inset map from ESRI Online  
Aerial Photo from Microsoft, dated 5 May 2010



Garden Street Market  
Santa Barbara, CA

**EXISTING VEGETATION**



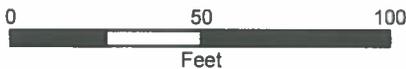
FIGURE  
**3**



ENV: San Luis Obispo \corparcgis\Data\ArcGisData\Z\GIS\PROJECTS\ENVI\ecot\Team\Garden Street Market\GIS\Projects\Fig 4-Sensitive Resources.mxd 12/1/2014 baldwinb  
Coordinate System: NAD 1983 NRSR2007 StatePlane California V FIPS 0405 F1 US

**LEGEND**

 California Bulrush Marsh



Inset map from ESRI Online  
Aerial Photo from Microsoft, dated 5 May 2010



Garden Street Market  
Santa Barbara, CA

**SENSITIVE RESOURCES**



FIGURE

**4**



## **Appendix A**

Site Photographs

Garden Street Market  
Sensitive Species and Habitats

ARCADIS-US



Garden Street Market:

View across Laguna Channel and California Bulrush Marsh vegetation, toward Mixed Cultivated Trees at eastern boundary of proposed development.

Looking west

10-30-2014

Photograph # 187



Garden Street Market:

View along western top-of-bank of Laguna Channel along fence at interface of vegetated channel and slope (right) and existing land uses (left) within the proposed channel buffer and development area.

Looking northwest

10-30-2014

Photograph # 074

Garden Street Market  
Sensitive Species and Habitats

ARCADIS-US



Garden Street Market:

View along east bank of Laguna Channel with Non-native Grassland (right) predominantly on Santa Barbara City property, adjacent to Freshwater Marsh vegetation (left) within Garden Street Market property.

Looking north

10-30-2014

Photograph # 078



Garden Street Market:

View of Non-native Grassland dominated by sweet fennel and including ruderal areas, along east boundary of the Santa Barbara City portion of proposed habitat restoration in buffer area to Laguna Channel.

Looking north

10-30-2014

Photograph # 090

Garden Street Market  
Sensitive Species and Habitats

ARCADIS-US



Garden Street Market:  
View across Laguna Channel and California Bulrush Marsh vegetation, toward Mixed Cultivated Trees at eastern boundary of proposed development.

Looking west

10-30-2014

Photograph # 095



Garden Street Market:  
View across northern portion of Laguna Channel to shamel ash trees and Canary Island date palm.

Looking northwest

10-30-2014

Photograph # 129

Garden Street Market  
Sensitive Species and Habitats

ARCADIS-US



Garden Street Market:

Stand of giant yucca on west slope of Laguna Channel below top-of-bank.

Looking northwest

10-30-2014

Photograph # 039



Garden Street Market:

Weeping bottlebrush among other cultivated shrubs and trees along the east bank of Laguna Channel.

Looking west

10-30-2014

Photograph # 105

Garden Street Market  
Sensitive Species and Habitats

ARCADIS-US



Garden Street Market:  
Quailbush Scrub along top-of-bank of east side of Laguna Channel on Santa Barbara City property.

Looking west

10-30-2014

Photograph # 103



Garden Street Market:  
California Bulrush Marsh vegetation and channel habitat in Laguna Channel.

Looking east

10-30-2014

Photograph # 153

Garden Street Market  
Sensitive Species and Habitats

ARCADIS-US



Garden Street Market:

View from west bank of Laguna Channel to California Bulrush Marsh vegetation (center) and Quailbush Scrub (background).

Looking east

10-30-2014

Photograph # 027



Garden Street Market:

In-flow double box culvert of Laguna Channel with California Bulrush Marsh vegetation and open water channel habitat.

Looking west

10-30-2014

Photograph # 145

Garden Street Market  
Sensitive Species and Habitats

ARCADIS-US



Garden Street Market:  
Stormwater drain inflow  
culvert along east bank of  
Laguna Channel.

Looking southeast

10-30-2014

Photograph # 157



Garden Street Market:  
Downstream limit of  
Laguna Channel within  
project area and view of  
Yananoli Street Bridge.

Looking southwest

10-30-2014

Photograph # 080

CITY OF SANTA BARBARA

MEMORANDUM

DATE: July 8, 1982  
TO: Planning Commission  
FROM: Planning Division DD/PS  
SUBJECT: Local Coastal Plan Phase III - Implementation  
Creek Guidelines

I. Coastal Policies:

Policy 6.1 of the City's LCP mandates the development of Creek Guidelines in order to "protect, preserve and where feasible restore the biotic communities designated in the City's Conservation Element...consistent with PRC Section 30240." Section 30240 states that development adjacent to environmentally sensitive habitat areas shall be planned to prevent impacts and provide for the continuance of such habitat areas. Policy 6.10 requires a setback buffer for native vegetation in all developments. Policy 6.11 and Section 30236 of the Coastal Act prohibit development within the stream channel except under very limited circumstances.

II. Creek Guidelines

The attached Creek Guidelines include standards which discuss setbacks, runoff and drainage, construction within the creek setback area, and landscaping. These standards pertain to each of the four creek channels within the Coastal Zone as follows;

A. Mission Creek:

The land along Mission Creek is almost totally built-out. Any new development along this creek will adhere to the twenty-five (25) foot setback established in the Mission Creek Ordinance, Section 28.87.250. The landscaping, runoff, and drainage standards contained herein will also apply.

B. Central Drainage Channel:

The Central Drainage Channel runs through some undeveloped and under-developed land located in the proposed OM-1 Zone, Ocean-Oriented Light Manufacturing Zone. The recommended setback for new development along this drainage channel has been twenty-five (25) feet. All other standards would apply to new development.

C. Arroyo Burro Creek:

A short section of Arroyo Burro Creek lies within the Coastal Zone near Arroyo Burro County Beach. This section of the creek is essentially in a native state. The approved tentative map for the Cypress Point Subdivision has provided for the protection and maintenance of a large portion of the creek which lies within the Coastal Zone. Any subsequent development adjacent to the creek will be assessed to determine the appropriate setback to prevent impacts and to provide for the continuance of the riparian habitat.

D. Sycamore Creek:

Sycamore Creek has been almost completely channelized within the Coastal Zone, with riparian vegetation having grown over much of the channel. Any subsequent development would be assessed as discussed above, under Arroyo Burro Creek.

III. Recommendation:

Planning Staff recommends that the Planning Commission recommend to City Council the adoption of the Creek Guidelines for use in the review of all development adjacent to creeks in the Coastal Zone.

/gw/cer

CITY OF SANTA BARBARA  
LOCAL COASTAL PLAN - PHASE III

CREEK GUIDELINES

I. INTRODUCTION

A. COASTAL POLICIES

The City's adopted Local Coastal Plan mandates the development and adoption of Creek Guidelines as follows:

Policy 6.1. "The City through ordinance, resolutions, and development controls shall protect, preserve and where feasible restore the biotic communities designated in the City's Conservation Element of the General Plan and any further annexations to the City, consistent with PRC Section 30240."

Section 30240 of the Coastal Act cited above gives priority to resource protection:

Section 30240. "Development in areas adjacent to environmentally sensitive habitat areas and park and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas."

Section 30231 of the Coastal Act states, in part:

Section 30231 (part). "The biological productivity and the quality of coastal waters, streams, .... appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through .... controlling run-off .... maintaining natural vegetation buffer areas that protect riparian habitats and minimizing alteration of natural streams."

Policy 6.10 addresses some of the issues raised in Section 30231:

Policy 6.10. The City shall require a setback buffer for native vegetation between the top of the bank and any proposed project. The setback will vary depending upon the conditions of the site and the environmental impact of the proposed project.

The Coastal Act recognized that some work may be necessary within creeks:

Section 30236/Policy 6.11. Channelizations, dams or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects; (2) flood control projects where no

other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or; (3) developments where the primary function is the improvement of fish and wildlife habitat.

B. EXISTING PLANS AND POLICIES:

Protection of creek environments is mandated in the Conservation and Open Space Elements of the General Plan. Those elements provide for visual, biological and water resource protection as well as the preservation of natural landforms and open areas for recreational purposes within the major drainage channels of the City.

The Mission Creek Ordinance (SBMC 28.87.250) is primarily concerned with protecting property and lives in the event of flood waters. That ordinance establishes a twenty-five (25) foot setback from the top of the creekbank for all structures. None of the other creeks have a specified setback requirement.

C. DESCRIPTION OF CREEKS:

There are three major creeks in the coastal zone: Mission, Sycamore and Arroyo Burro. Still largely natural in appearance, Arroyo Burro Creek provides for many biological habitats and recreational opportunities. Sycamore and Mission Creeks, on the other hand, are largely channelized within the coastal zone. The Central Drainage Channel, sometimes known as Laguna Creek, is largely developed and in an unnatural state.

II. CREEK GUIDELINES

A. PURPOSE AND INTENT

The following standards are intended to address coastal policies as they pertain to creeks within the coastal zone. The absence of creek management in the past has resulted in alteration of creek environments through practices directly related to development: channelization, elimination of riparian vegetation and dumping debris into creeks. As the remaining vacant land along creeks is developed, riparian habitat and vegetation is reduced and sometimes eliminated. The value of the creekside environment as a visual and biological resource is consequently reduced. Developments which back up to creeks are discouraged. Open space and dedications are encouraged.

These creek development guidelines should provide for the protection of the riparian environment and its biological components as well as provide safety from flooding and erosion for new and existing development.

The following standards will be used by the City in reviewing development proposals adjacent to creeks. Although these guidelines will apply to all creekside developments, each project must be evaluated on a site specific basis due to varying conditions of the site and the environmental impact of the proposed project. Easements and/or dedications of the creek setback area may be required.

B. STANDARDS/GUIDELINES

For the purposes of these guidelines, "top of bank" and "development" shall be as defined in the Mission Creek ordinance (SBMC 28.87.250).

1. Setbacks:

- a. Development shall not be permitted within twenty-five (25) feet of the top bank of Mission Creek pursuant to SBMC (28.87.250). The twenty-five (25) foot setback shall also apply to developments adjacent to the Central Drainage Channel.
- b. All applications for developments adjacent to Sycamore and Arroyo Burro Creeks shall be evaluated on a site specific basis to assess the existing riparian habitat and character. As a part of the Environmental Assessment process, the Initial Study shall include an analysis of the riparian environment and its biological components and make a recommendation on the appropriate setback. Development in areas adjacent to environmentally sensitive habitat areas and park and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.
- c. All applicants shall be referred to the Santa Barbara Flood Control and Water Conservation District and the City Public Works Department for review and comment. The appropriate structural setbacks will thus be determined, although a twenty-five (25) foot setback from the top of the bank is generally encouraged.
- d. The Planning Commission shall use the information provided under sections b and c above to determine the appropriate setback consistent with the adopted LCP policies.

2. Runoff and Drainage:

- a. Permeable and pervious surfaces are encouraged in all new developments to minimize additional surface runoff and to maintain groundwater recharge.

- b. Any drainage directed to the creek shall be in non-erosive devices with energy dissipators at creek outfall areas or similar treatment as deemed appropriate by the Chief of Building and Zoning.
  - c. The use of pesticides, herbicides or other pollutants adjacent to the creek or on property which drains into a creek is discouraged.
3. Construction within creek setback area:
- a. Developments which require retaining walls or other topographic modifications of the creek setback area shall not be permitted except if necessary to be consistent with sound flood control management and soil conservation techniques.
  - b. Natural building materials shall be used for flood control channels including stone, heavy timber, erosion control landscaping and wire revetments with plantings of native and naturalized flora wherever they provide a comparable degree of flood protection.
  - c. Development within the creek setback area shall not be permitted except where permitted in Policy 6.11. Flood Control projects within the creek setback area shall include an evaluation as to why the proposed alteration of the creek channel is the only method to achieve sufficient public safety.
4. Landscaping:
- a. A bond may be required by the Division of Land Use Controls in order to provide for the protection and maintenance of significant trees located within the creek setback area.
  - b. The following is subject to the review and approval of the Architectural Board of Review:
    - 1. Existing trees within the setback area shall be retained where possible. All trees shall be fenced during construction and grading to insure their survival.
    - 2. No construction of walks, patios, decks or other improvements or the raising or lowering of existing grade shall be permitted within the dripline of an existing significant tree within the creek setback area except with the express recommendation of a certified landscape architect or arborist.
    - 3. Construction within the dripline of any tree in the creek setback area should be done by hand as recommended by a certified landscape architect or arborist.

4. Any cut and fill slopes within the the stream channel or setback areas should be revegetated by a hydromulch technique with an appropriate seed mix and native plants as soon as possible after grading.
5. Any tree removed within the creek setback area shall be replaced on a two to one basis with an appropriate species except trees removed which are deemed a hazard by Flood Control do not have to be replaced.



**III. ENVIRONMENTAL HEARING:**

**ACTUAL TIME: 3:01 P.M.**

**APPLICATION OF SUZANNE ELLEDGE AND TRISH ALLEN, SUZANNE ELLEDGE, PLANNING AND PERMITTING SERVICES, AGENTS FOR WRIGHT FAMILY; 101 GARDEN, 222 SANTA BARBARA AND 301 E. YANONALI STREETS; "PASEO DE LA PLAYA PROJECT"; APN 017-630-008, -009, -018, -021, -024, -027; 017-021-007, -031; 017-630-005; HRC-2 / S-P-2 / S-D-3 AND OC / S-D-3 AND M-1 / S-P-2 / S-D-3 ZONES; GENERAL PLAN DESIGNATION: HOTEL AND RELATED COMMERCE II / RESIDENTIAL - 12 DU/AC, AND INDUSTRIAL (MST2006-0021)**

The Project consists of the development of three distinct sites, referred to as "Site 1", "Site 2" and "Site 3", located near the intersection of Garden and Yanonali Streets in the City of Santa Barbara. In total, the sites contain approximately 7.79 acres of land. The Project would result in a total of 108 residential units (17 apartments and 91 condominiums) and 44,558 square feet (net) of commercial development.

**Site 1** (4.52 acres), commonly referred to as 101 Garden Street, is located at the southwest corner of Garden and Yanonali Streets. Development on this Site includes 91 residential condominiums, a 672 square foot Community Center and a pool, and covered parking for 205 cars.

**Site 2** (0.23 acre), commonly referred to as 222 Santa Barbara Street, is located on Santa Barbara Street, between Highway 101 and Yanonali Street. Development on this Site includes 16 affordable rental units.

**Site 3** (3.04 acres), commonly referred to as 301 East Yanonali Street, is located at the northeast corner of Garden and Yanonali Streets. Development on this Site includes a 46,103 square foot commercial building and uncovered at-grade parking for 140 cars. Proposed building uses include a market, retail space, a restaurant, office space, mini-storage units, and a manager's office.

The purpose of the hearing is to receive comments on the proposed EIR scope of analysis. Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than Thursday, February 27, 2008 at 4:30 p.m.** Please send your written comments to the attention of Allison De Busk, Project Planner, at the City Planning Division.

Case Planner: Allison De Busk, Project Planner  
Email: [adebusk@SantaBarbaraCA.gov](mailto:adebusk@SantaBarbaraCA.gov)

Allison De Busk, Project Planner, gave the Staff presentation.

Staff acknowledged the Planning Commission's request for Union Pacific Rail Road's Master Plan for their tracks; and reported that no noise impacts were found to the outdoor living areas primarily due to the building design.

Suzanne Elledge, Suzanne Elledge Planning and Permitting Services (SEPPS), gave a history of the project and introduced the project team: Dave Davis, Consultant; Ann Munns, Archaeologist, Applied Earthworks; Lauren Brown, Biologist, SAIC; Darryl Nelson, ATE; Mike Cassese, Civil Engineer; Katie O'Reilly-Rogers, Landscape Architect; David Jones, Architect, Lenvik & Minor; and Detlev Piekert, Architect. Trish Allen, SEPPS, gave the Applicant presentation.

Staff informed the Commission that the Specific Plan was adopted in 1983 and included an Environmental Impact Report.

Ms. Allen responded to the Planning Commission's questions about the inclusion of photovoltaics; and the view concerns associated with the site design for Site 3.

David Jones responded to the Commission's questions about the evolution of Site 3's layout. Mr. Jones also addressed the Commission's questions about parking circulation, and affirmed that sidewalks and intersections would not change.

Chair Myers opened the public hearing at 3:39 P.M.

The following people gave comments to the Commission:

1. Linda Vine was concerned with the adequacy of 12 parking spaces for the 16 residential units and ownership of the rental units.
2. Aaron Goldschmidt commented on the project's short term impacts due to construction and found that the proposed duration of construction exceeds what is defined as 'short term' construction; suggested that the EIR use another term for the construction period. The Initial Study does not address the initial movement of people into the area; the area is not pedestrian friendly. There is a lot of traffic congestion and many near-misses. Suggested that turn lanes be included in the Yanonali corridor. Doesn't see this as having a mixed-use component; uses are segregated. Commented on shadowing in the courtyards and paseos at Site 2 due to its massing.

With no one else wishing to speak, the public hearing was closed at 3:48 P.M.

Commissioner's comments:

1. One Commissioner felt that the Initial Study was very thorough. Asked about the inclusion of photo-voltaics, consider aesthetic impacts and as a resource.
2. Parking in the area should be reviewed, especially in the area of Site 2; people are using commercial parking lots.
3. Some Commissioners were concerned with where all the current uses and containers that are in the open yard areas would go, and where the containers would be disposed.

4. One Commissioner was interested in circulation patterns; concerned with pedestrian and bicycle circulation, especially with adjacent truck use. Would like alternatives that improve traffic and the pedestrian experience (consider driveway cuts, pedestrian circulation, and pedestrian / automobile conflicts) in the EIR.
5. Several Commissioners believe views are a big issue and would like to see design alternatives at Site 3. Consider designs that shield noise.
6. Some Commissioners support the proposal for an open air market and would like to see the mountain views preserved.
7. Construction timing should be considered in the EIR.
8. One Commissioner would like to see a review of the environmental impacts that were analyzed in the 1980 report as compared to what is being proposed today.
9. The Specific Plan and Garden Street extension are pre-mitigation for the view and traffic issues; there are circulation related items that still need to be addressed with regard to ingress/egress.
10. Some Commissioners do not see Yanonali and Garden as an area to partake of views with proximity of freeway onramps and traffic. Would like to see alternatives to Site 3 and corner placement.
11. One Commissioner was concerned with the noise impacts on the aesthetics of Site 1. If units are too closed off for noise protection, it would make one wonder why anyone would want to live there.
12. Concern with Site 3 is that eventually there will be more development on the east side of Garden Street that will be impacted by the configurations of the buildings and suggested that the larger building be moved back to give a lower presence to the Garden and Yanonali corner and give back more parking in the back, or perhaps creating parking tiers.

**IV. RECOMMENDATION TO AMEND MUNICIPAL CODE:**

**ACTUAL TIME: 4:09 P.M.**

**MEDICAL MARIJUANA DISPENSARY PERMANENT ORDINANCE.**

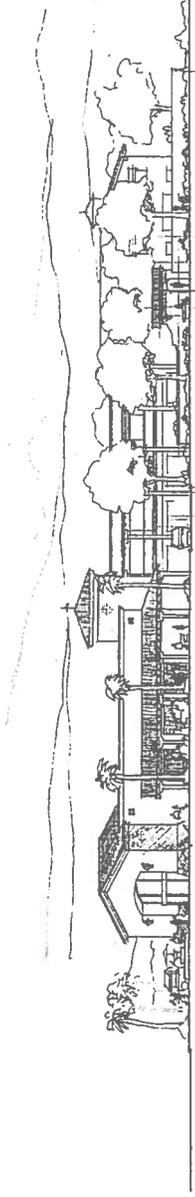
The Planning Commission will discuss an amendment to Title 28, The Zoning Ordinance, of the Santa Barbara Municipal Code which would place locational and operational requirements on medical marijuana dispensaries. The purpose of this meeting is for the Planning Commission to review a proposed ordinance, based on the direction given by the Ordinance Committee on December 4, 2007, and to make a recommendation to the Ordinance Committee. Next steps include public hearings by the Ordinance Committee and City Council.

Case Planner: Danny Kato, Senior Planner  
Email: dkato@santabarbaraca.gov

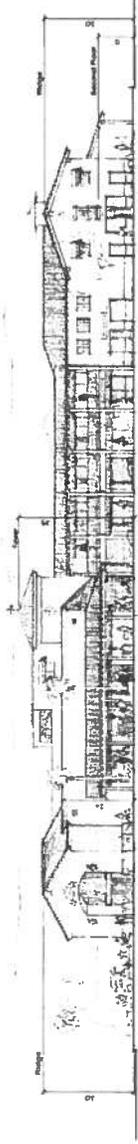




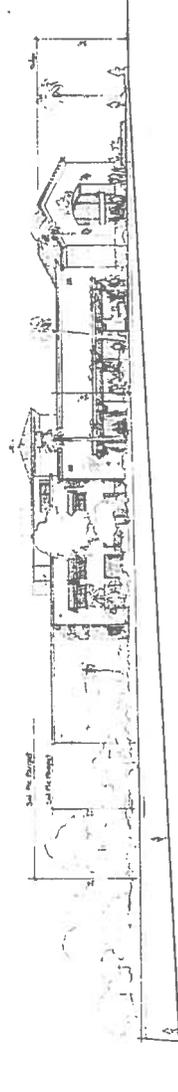
1. Materials  
 2. Window and door opening  
 3. Roof  
 4. Siding  
 5. Stair  
 6. Porch  
 7. Deck  
 8. Balcony  
 9. Terrace  
 10. Pool  
 11. Fencing  
 12. Landscaping  
 13. Site  
 14. Utility  
 15. Other



South Elevation @ Yanonali Street  
 1/4" = 1'-0"



South Elevation  
 1/4" = 1'-0"



West Elevation @ Garden Street  
 1/4" = 1'-0"

Exterior Elevations



**LENVIK & MINOR**  
 ARCHITECTS  
 315 West Main Street - Santa Barbara, CA 93101  
 Tel: (805) 963-2887 Fax: (805) 963-2792  
 1 California State License

**Wright & Company**  
 130 Garden Street  
 Santa Barbara, CA 93101

**Paseo de la Playa - Site 3**  
 301 East Yanonali Street  
 Santa Barbara, California 93101  
 May 15, 2007

A3.4

## **Findings Required for a Coastal Development Permit and Development Plan**

### **Coastal Development Permit Findings (SBMC §28.44.150)**

- A. The project is consistent with the policies of the California Coastal Act; and
- B. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.

### **Development Plan Findings (SBMC §28.85.040)**

- A. The proposed development complies with all provisions of this Title; and
- B. The proposed development is consistent with the principles of sound community planning; and
- C. The proposed development will not have a significant adverse impact upon the community's aesthetics or character in that the size, bulk or scale of the development will be compatible with the neighborhood based on the Project Compatibility Analysis criteria found in Sections 22.22.145 or 22.68.045 of this Code; and
- D. The proposed development is consistent with the policies of the City of Santa Barbara Traffic Management Strategy (as approved by City Resolution No. 13-010 dated as of March 12, 2013) as expressed in the allocation allowances specified in SBMC Section 28.85.050.



Actual time: 4:34 p.m.

Present: Thomas Ochsner, Architect, Tom Ochsner, Jr. AIA  
Derrick Eichelberger, Landscape Architect, Arcadia Studio

Public comment opened at 4:38 p.m. and, as no one wished to speak, it was closed.

**Motion: Continued indefinitely to the Staff Hearing Officer with positive comments and comments directed to the applicant:**

1. The Commission is in support of the modification for the pergola structure in that it is both temporary and sufficiently transparent to be an appropriate encroachment into the side yard setback.
2. Based on the location of the adjacent structures, the Commission is in support of the modification for the existing garage, its conversion, and minor addition into the back yard and side yard setbacks.
3. The applicant's effort to graph from the existing Olive tree is supportable.
4. The applicant is encouraged to pursue designation of the house as a historic resource.

Action: La Voie/Orias, 4/0/1. (Sharpe abstained. Murray stepped down. Boucher/Drury/Winick absent.) Motion carried.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

10. **301 E YANONALI ST**

M-1/SP-2/SD-3 Zone

(4:40)

Assessor's Parcel Number: 017-630-005

Application Number: MST2012-00494

Owner: The Wright Partners

Agent: Suzanne Elledge Planning & Permitting Services, Inc.

Architect: Cearnal Andrulaitis, LLP

(Concept review only. Proposal to construct a new 43,937 square foot two-story commercial building to include a market, offices, and retail spaces with 150 parking spaces on the 3.16 acre lot located in El Pueblo Viejo and the SP-2 Cabrillo Plaza Specific Plan area. Planning Commission review of a Coastal Development Permit and Development Plan square footage is requested.)

**(Initial Concept Review only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit and Development Plan.)**

Actual time: 4:43 p.m.

Present: Bill Wright, Owner  
Brian Cearnal, Architect, Cearnal Andrulaitis  
Trish Allen, Agent, SEPPS

Public comment opened at 4:54 p.m.

Susan Van Atta, business neighbor, commented on the Monterey Revival architectural style.

Public comment closed at 4:54 p.m.

**Motion: Continued indefinitely with comments:**

1. There is general support for the conceptual design.
2. Appreciation was expressed for the proposed enhanced Monterey Revival architectural style.
3. There is some support for the idea of and location of the water tower.
4. The scale of the proposed building appears appropriate.
5. Restudy the storefront articulation as it needs more work.
6. Suggested a large tree at the corner, such as a Moreton Bay Fig, Star Pine or Cedar.
7. Restudy design of balconies.

Action: Orías/Sharpe, 5/0/0. (Shallanberger stepped down. Boucher/Drury/Winick absent.)  
Motion carried.

**\*\* THE COMMISSION RECESSED FROM 5:06 P.M. TO 5:12 P.M. \*\***

**IN-PROGRESS REVIEW****11. 1130 N MILPAS ST**

E-1/R-3 Zone

(5:00) Assessor's Parcel Number: 029-201-004  
Application Number: MST2009-00551  
Owner: Santa Barbara Bowl Foundation  
Agent: Trish Allen, SEPPS, Inc.  
Architect: DesignARC

(Proposal to construct a new 2,210 net square foot one-story administration building, pedestrian plaza, and walkway for the Santa Barbara Bowl with approximately 2,700 cubic yards of excavation and 1,200 cubic yards of fill grading. Planning Commission review of a Conditional Use Permit and Modifications to allow encroachments into the required setbacks is requested. The project requires City Council approval for abandonment of a portion of Lowena Drive. Courtesy review by the Architectural Board of Review and the Planning Commission of associated improvements on the County-owned parcels is also requested.)

**(Second In-Progress Review of Rudolf C. Ziesenhenné Memorial Begonia Garden commemorative plaque to comply with Planning Commission Resolution No. 015-12 condition of approval. The Historic Resources Report was accepted August 29, 2012. Project was last reviewed on January 2, 2013.)**

Actual time: 5:12 p.m.

Present: Susan Van Atta, Landscape Architect, Van Atta Associates  
Trish Allen, Agent, SEPPS  
Fermina Murray, Historical Consultant

Public comment opened at 5:17 p.m. and, as no one wished to speak, it was closed.

**Motion: Final Approval of the commemorative plaque as presented.**

Action: Orías/Sharpe, 5/0/0. (Murray stepped down. Boucher/Drury/Winick absent.) Motion carried.