

BIOLOGICAL RESOURCE ASSESSMENT and JURISDICTIONAL DETERMINATION REPORT

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CITY OF SOLVANG
PLANNING & BUILDING

**Wildwood
Alamo Pintado and Old Mission Drive
Solvang, California 93463**

Prepared for:

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**BIOLOGICAL RESOURCE ASSESSMENT AND
JURISDICTIONAL DETERMINATION REPORT
Corner of Alamo Pintado Road & Old Mission Drive
Solvang, California**

1.0 INTRODUCTION

Langan CA, Inc. (Langan) has prepared this *Biological Resource Assessment and Jurisdictional Determination Report* for the properties located at the northwest corner of Alamo Pintado Road and Old Mission Drive in Solvang, Santa Barbara County, California (the Site; see **Figures 1 and 2**). The Site consists of two legal parcels totaling approx. 5.45 acres (APN 139-530-001 & 002) and a 60-foot-wide appurtenant easement (approximately 1.32 acres) running along the entire western boundary of the Site. The assessment of biological resources and suitable habitats within the approximate survey area (**Figure 3**) was performed on behalf of Lots on Alamo Pintado, LLC (the User), in support of the Users' proposed development of the Site.

The User informed Langan that Wildwood proposes construction of 100 residential apartments on the Site, 20 of which will be designated as affordable units. The buildings are proposed to be constructed on three buildings pads that will be approximately evenly distributed across the Site. The buildings will surround parking lots that will service the residents on each building pad. The design includes a bypass basin in the northwest corner of the Site that is intended to collect historic pattern run-on stormwater from the adjacent housing development Mission Oaks, which will in turn be piped into the City's storm drain. The bypass basin is not intended to infiltrate water from the site. It is anticipated that only in extreme rain events will standing water remain in the bypass basin. In such event, the standing water is not anticipated to remain in the basin for more than 24 hours. Stormwater generated on the Site itself will be treated in several infiltration basins distributed across the Site. The landscape design for the project proposes planting native oak trees (*Quercus* spp.), sycamores (*Platanus* spp.), and smaller native trees and shrubs.

1.1 Project Location and Survey Area

The survey area included the entire approximate site boundary comprised of approximately 5.45 acres and the 60-foot-wide easement (approximately 1.32 acres) running along the entire western boundary of the parcels.

1.2 Existing Land Use and General Plan Land Use Designations

The Site is comprised of Santa Barbara County Assessor Parcel Numbers (APNs) 139-530-001 and 139-530-002. Most of the Site is undeveloped land that is not currently in use. The southwest portion of the site has a developed road (Hillside Drive) which is flanked by landscaping. The Site is accessed from Alamo Pintado Road from the west, Old Mission Drive from the south, and Hillside Drive to the southwest. On the western boundary of the Site there is an existing appurtenant easement in favor of the Site that allows for installation of public utilities, ingress and egress, parking, landscaping, drainage, and retaining walls. The Site is designated within the City of Solvang as 20-R-1: Residential – 20,000 square feet (**Figure 3**). According to the Draft 2045 City of Solvang General Plan Land Use Element (LU-7) the site is designated as High Density Residential (HDR). Adjoining and surrounding property use is summarized in **Table 1**.

Table 1: Surrounding Property Uses

Direction	APN	Surrounding Properties Use
North	139-370-CA1	The northern section of the Site is adjoined by a residential community.
East	139-530-005, 139-530-008, 139-530-006	The eastern portion of the Site is adjoined by a paved and utilized street (Alamo Pintado Road). East of the street is a retail shopping center, residential community and professional offices.
South	139-530-066	The southern portion of the Site is adjoined by a paved and utilized street (Old Mission Drive). South of the street is a commercial retail shopping center.
West	139-420-CA1 and 139-460-CA1	The western section of the Site is adjoined by the residential community called Mission Oaks.

1.3 Physical Setting Sources

1.3.1 Existing development

Hillside Drive traverses the southwest corner of the project site and includes a paved roadway, sidewalk, and curb and gutter construction. Landscape improvements along the flanks of Hillside Drive include native tree and shrub species. The remaining Site is undeveloped land.

1.3.2 Topography

The Site appears on the 2021 United States Geological Survey (USGS) 7.5-minute series topographic quadrangle map for Solvang, California. According to the 2021 USGS quadrangle map, the elevation of the Site ranges from 465 to 530 feet above mean sea level (AMSL). Based on observations and the topographic quadrangle map, the site is characterized by a topographic gradient to the southeast.

2.0 REGULATORY SETTING

The Project is subject to regulations and policies administered by federal, state, and local agencies. These regulations are outlined in the sections below.

2.1 Federal

2.1.1 Federal Endangered Species Act

The purpose of the Endangered Species Act (ESA) is to protect and recover imperiled species and the ecosystems upon which they depend. It is administered by the United States (U.S.) Fish and Wildlife Service (USFWS) and the Commerce Department's National Marine Fisheries Service (NMFS). The USFWS has the primary responsibility for terrestrial and freshwater organisms while NMFS is charged with protection of marine life including marine mammals and anadromous fish.

Under the ESA, species can be listed as either endangered or threatened. "Endangered" means a species is in danger of extinction throughout all or a significant portion of its range. "Threatened" means a species is likely to become endangered in the foreseeable future. All species of plants and animals, except pest insects, are eligible for listing. Additionally, the ESA provides protection for species that have been proposed for listing. The USFWS also maintains a list of Birds of Conservation Concern (BCC), which include bird species of highest conservation priorities.

Critical Habitat is designated by the USFWS under the ESA to provide management of listed species. Critical Habitat are the specific areas within a geographic region occupied by the species at the time of listing and contain the physical and biological features that are essential for the conservation of endangered and threatened species. Critical Habitat may need special management or protection. Critical Habitat may also include habitat that was not occupied by the species at the time of listing but are essential to its future conservation.

2.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) makes it illegal for anyone to take, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird, or its parts, nests, or eggs of such bird except under terms of a valid permit issued by USFWS. The migratory bird species protected by the MBTA are listed in 50 CFR 10.13.

2.1.3 Clean Water Act – Section 404

Pursuant to Section 404 of the Clean Water Act (CWA), the U.S. Army Corps of Engineers (USACE) regulates the discharge of dredge and/or fill material into waters of the U.S., including wetlands. Projects proposing any activity that would discharge these materials must first obtain a Section 404 Permit from the USACE. The CWA states that the USACE may not issue a Section 404 Permit if the proposed activity would be contrary to the public interest, if the proposed activity would cause substantial degradation of the nation’s waters, or if a less environmentally damaging practicable alternative exists.

Waters of the U.S. generally include navigable waters and their adjacent wetlands, as well as relatively permanent tributaries. Additional waters, such as ephemeral tributaries and wetlands adjacent to non-navigable tributaries, may also be waters of the U.S. but are evaluated on a case-by-case basis. Regulatory definitions of wetlands and waters of the U.S., as well as recent Supreme Court decisions and agency guidance affecting the interpretation of those definitions, are discussed in Section 2.1.3.2 below.

2.1.3.1 Waters of the United States

Current USACE and USEPA regulations, reflecting of the January 2023 definition as modified by the September 2023 Conforming Rule, define “waters of the United States” as follows (33 CFR 328.3; see also 88 FR 61964-61969):

- 1) Waters which are:
 - a) Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
 - b) The territorial seas; or
 - c) Interstate waters.
- 2) Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (5) of this section;
- 3) Tributaries of waters identified in paragraphs (1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
- 4) Wetlands adjacent to the following waters:

- a) Waters identified in paragraph (a)(1) of this section; or
 - b) Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (2) or (3) of this section and with a continuous surface connection to those waters;
- 5) Intrastate lakes and ponds, not identified in paragraphs (1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraphs (1) or (3) of this section.

The definition specifies that the following features are not “waters of the United States” even where they otherwise meet the terms of provisions (2) through (5) above:

- (1) Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;
- (2) Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with EPA;
- (3) Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;
- (4) Artificially irrigated areas that would revert to dry land if the irrigation ceased;
- (5) Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;
- (6) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;
- (7) Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and
- (8) Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.

Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with the USEPA.

Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA are not waters of the United States.

The lateral limits of USACE jurisdiction in non-tidal waters is defined by the "ordinary high-water mark" (OHWM) unless adjacent wetlands are present. The OHWM is a line on the shore or edge of a channel established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed upon the bank, shelving, changes in the character of soil, destruction of vegetation, or the presence of debris (33 CFR 328.3(e)). As such, waters are recognized in the field by the presence of a defined watercourse with appropriate physical and topographic features. If wetlands occur within, or adjacent to, waters of the United States, the lateral limits of USACE jurisdiction extend beyond the OHWM to the outer edge of the wetlands (33 CFR 328.4 (c)). The upstream limit of jurisdiction in the absence of adjacent wetlands is the point beyond which the OHWM is no longer perceptible (33 CFR 328.4; see also 51 FR 41217).

2.1.3.2 Limitations on Jurisdiction based on Sackett v. USEPA Supreme Court

On May 25, 2023, the Supreme Court issued its decision on the petition from the Sacketts, a family in Idaho that was subject to a compliance order from the USEPA for backfilling their lot near Priest Lake, which the USEPA claimed contained federally regulated wetlands. The wetlands in question were adjacent to a ditch that fed a creek that ultimately drained into Priest Lake, a navigable water body. The USEPA asserted that the Sacketts had violated the law by filling the wetlands on their property without a permit. The Court's decision addressed controversy over whether, and under what conditions, the CWA reaches navigable waters' tributaries or adjacent wetlands. The Supreme Court's decision in Sackett provides definitive guidance to the agencies in determining the limits of their Clean Water Act authority. Major tenets of the decision have been incorporated into the agencies' current regulations through the September 2023 Conforming Rule.

The Court decided:

- "Adjacent wetlands" are WOTUS only if there is a continuous surface connection between the wetland and a navigable or relatively permanent water body, such that it is

difficult to determine the boundary between the wetland and the water body. The opinion notes that “temporary interruptions to surface connection may sometimes occur because of phenomena like low tides or dry spells.” The agencies addressed this element by defining the term “adjacent” to mean “having a continuous surface connection” in the Conforming Rule.

- The Significant Nexus Standard, introduced by the Court in prior decisions, is not mentioned in the Clean Water Act and should not be used. The Court determined that the standard applies ecological factors whose use in determining jurisdiction is not supported by the statute. The Conforming Rule removed significant nexus considerations from the definition.
- Although jurisdiction over tributaries was not addressed by the Court, the decision stated that “...the [Clean Water Act’s] use of “waters” encompasses only those relatively permanent, standing or continuously flowing bodies of water forming geographical features that are described in ordinary parlance as streams, oceans, rivers, and lakes.” The Conforming Rule makes clear that only relatively permanent tributaries qualify as “waters of the United States.”

2.1.3.3 Wetlands

Wetlands are defined in USACE regulations at 33 CFR 328.3(b) as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” In 1987, the USACE published the USACE Wetland Delineation Manual to guide its field personnel in determining jurisdictional wetland boundaries (Environmental Laboratory 1987). In 2008, the USACE published the Arid West Regional Supplement to the USACE Wetland Delineation Manual to complement the Wetland Delineation Manual in the southwestern U.S. The methods set forth in the Wetland Delineation Manual and the Arid West Regional Supplement involve the delineation of wetlands based on the presence of three wetland parameters: a predominance of hydrophytic vegetation; wetland hydrology; and hydric soils. These wetland parameters are discussed in greater detail below.

Hydrophytic Vegetation

A site is considered to have a “predominance of hydrophytic vegetation” when 50 percent or more of the dominant plant species are classified as Obligate Wetland, Facultative Wetland, or Facultative according to the National Wetland Plant List (USACE 2020). Hydrophytic vegetation

can also be demonstrated using a different mathematical equation called the “Prevalence Index,” as described in the Arid West Regional Supplement.

Hydric Soils

A hydric soil is defined by the National Technical Committee for Hydric Soils as “a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part” (USDA 1994). A hydric soil may be drained or undrained, and a drained hydric soil may not continue to support hydrophytic vegetation yet still retain the appearance of a hydric soil. The USACE Wetland Delineation Manual and Arid West Regional Supplement describe visual and textural indicators of hydric soils used in the field to determine the presence of hydric soils. In most situations, only one of these indicators is required to make a positive determination.

Wetland Hydrology

Wetlands are characterized by various hydrologic regimes that range from permanently inundated to irregularly inundated or saturated. In other words, some wetlands are always wet while other wetlands may contain water during only part of the year. For an area to have “wetland hydrology,” as defined in the USACE Wetland Delineation Manual, the area must be “inundated or saturated to the surface for at least five percent of the growing season in most years.” In the Arid West Regional Supplement, the minimum threshold for wetland hydrology under most circumstances is 14 or more consecutive days of flooding or ponding, or a water table 12 inches or less below the soil surface, during the growing season at a minimum frequency of 5 years in 10. The USACE Wetland Delineation Manual and Arid West Regional Supplement describe visual indicators of wetland hydrology used in the field to determine the presence of wetland hydrology. Where a single primary indicator or two secondary indicators are observed, a positive determination for wetland hydrology is made.

2.1.4 Clean Water Act – Section 401

Under Section 401 of the CWA, every federal permit or license applicant for any activity which may result in a discharge of dredge or fill material to a water body must obtain a state-issued Water Quality Certification that the proposed activity will comply with state water quality standards (i.e., beneficial uses, water quality objectives, and anti-degradation policy). In California, the State Water Resources Control Board (SWRCB) has delegated the responsibility for issuing Section 401 Certifications to the nine Regional Water Quality Control Boards (RWQCB) located

throughout the state. The Central Coast RWQCB issues Section 401 Certifications for projects within Santa Barbara County. A CWA Section 404 Permit is a federal permit subject to the terms of Section 401 as described above, and the USACE therefore cannot issue a Section 404 permit in the Project region until the permit applicant also receives a Section 401 Certification from the Central Coastal RWQCB. Because Section 401 of the CWA is restricted to activities requiring a federal license or permit, this section does not apply to activities affecting waters outside federal jurisdiction, such as isolated, intrastate waters or those excluded from federal jurisdiction.

2.2 State

2.2.1 California Fish and Game Code

Pursuant to Sections 1600-1616 of the California Fish and Game Code, the California Department of Fish and Wildlife (CDFW) regulates all diversions, obstructions, or substantial changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. In regulations promulgated by the CDFW at 14 CCR 1.72, a stream is defined as “a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation.” In practice, CDFW has interpreted the term “streambed” to encompass all portions of the bed, banks, and channel of any stream, including intermittent and ephemeral streams, extending laterally to the upland edge of riparian vegetation. In the case of watercourses with vegetated floodplains, this interpretation often results in a geographic jurisdictional area that is much wider than the active channel of the stream. The upstream limit of CDFW jurisdiction is the point upstream of which there is no evidence of a defined bed and bank, and riparian vegetation is not present.

Section 2050 of the California Fish and Game Code regulates the listing and take of listed species under the California Endangered Species Act of 1984. CDFW maintains a list of State Endangered and Threatened species as well as Candidate-Endangered and Candidate-Threatened Species. Candidate species are provided the same protection as fully listed species. In addition, CDFW maintains a list of Species of Special Concern (SSC) that are limited in distribution, declining in population size, have diminishing habitat, or have unusual scientific, recreational, or educational value. SSC are not provided the same protections as the listed and candidate species. Additionally, CDFW provides further protections to species under Section 3511 which designates species a Fully Protected Status.

CDFW also manages the California Native Plant Act of 1977 as outlined in Section 1900 of the California Fish and Game Code to identify, designate, and protect rare plants. This effort is completed in cooperation with the California Native Plant Society (CNPS) under a Memorandum of Understanding (MOU) with the CDFW.

2.2.2 Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act establishes a comprehensive program to protect water quality and the beneficial uses of water. It applies to surface waters, wetlands, and ground water, and to point and non-point sources of pollution. It mandates that the quality of all waters of the State be protected, that all activities and factors affecting the quality of water shall be regulated to attain the highest water quality with reason, and that the State must be prepared to exercise its full power and jurisdiction to protect quality of water in the State from degradation.

Section 401 of the CWA requires the State of California to issue a water quality certification prior to issuance of a Section 404 Permit. This process is regulated by the RWQCB. If a project does not impact Waters of the US but a discharge could affect water quality the RWQCB may issue a approval under the Waste Discharge Requirements Permitting process.

2.2.3 California Environmental Quality Act

The following threshold criteria, as defined within the California Environmental Quality Act (CEQA) Guidelines, Appendix G – Initial Study Checklist, are used as the basis to evaluate potential environmental effects. Centered on these criteria, a proposed project would have a significant effect on biological resources if it would:

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

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

2.3 Local Regulations

2.3.1 City of Solvang Code of Ordinances

The City of Solvang has protections for “City Trees” codified in the Solvang Municipal Code. The City of Solvang does not have additional protections for oak trees. A “City Tree” is defined in Title 5, Chapter 8, Section 1 as “any woody plant which will obtain a height of 15 feet or greater at maturity planted on city property or right-of-way”. Protections stated in Title 5, Chapter 8, Section 3 include that:

“No person shall plant, remove, transplant, injure, trim, top, cut, spray, root prune, fertilize, stake, guy rod, cable, or damage any city tree without first securing a written permit from the director of public works or designee.”

The Site contains no City Trees as that term is defined in the Solvang Municipal Code.

3.0 METHODS

The following sections describe the methods used to assess the potential impacts to jurisdictional areas and biological resources within the Site. Biological survey dates are provided in **Table 2**.

Table 2: Field Survey Efforts

Date	Surveyor	Survey Focus	Survey Area
February 20, 2024	Patrick Crooks, Vanessa Goodman	Biological assessment, Wetland Delineation, Arborist Survey, Aerial Drone Survey	Proposed housing development area and easement
March 15, 2024	Patrick Crooks	Arborist Survey	Proposed housing development area and easement

3.1 Literature Review

A desktop literature review was completed prior to visiting the Site to identify potential biological resources. The following data sources were reviewed:

- U.S. Geological Service (USGS) 7.5-minute quadrangle map for Solvang, CA (USGS 2021);
- U.S. Department of Agriculture (USDA) – Natural Resources Conservation Service Web Soil Mapper (USDA 2024);
- USGS National Hydrography Dataset (NHD) (USGS 2024);
- USFWS National Wetlands Inventory (USFWS 2024);
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB 2024); and,
- High quality aerial photograph of the Site and its surroundings.

3.2 Delineation of Waters of the United States

The Site was walked to determine if potential waters of the U.S. pursuant to Section 404 of the CWA, as defined by the USACE language stated in Section 2.1.3.1 were present. No potential hydrologic features were identified within NWI. No Waters of the United States were observed within the Survey Area.

3.3 Delineation of CDFW-Jurisdictional Streambeds

The Site was walked to identify streambeds with defined physical bed, bank, or channel falling under the jurisdiction of the CDFW pursuant to Section 1600 et seq. of the California Fish and Game Code, as defined by the CDFW language stated in Section 2.2.1. No such streambeds were found.

3.4 Vegetation and Land Cover Classification and Mapping

The vegetation within the Survey Area was mapped by Langan in 2020 using the classification system outlined in *A Manual of California Vegetation, 2nd Edition* (Sawyer *et al.* 2009). These systems established systematic classifications and definitions of vegetation communities for field use. Dominant and co-dominant plant species present within each vegetation community were evaluated relative to the membership rules set forth in this manual, and a vegetation classification was assigned to each on-site community. Vegetation communities and land covers were determined in the field and were mapped using field observations, and high-resolution aerial imagery collected on February 20, 2024.

3.5 Focused Floristic Survey

A survey of all work areas was completed using the USFWS, CDFW, and CNPS full floristic botanical survey protocols. All potential rare plant species known to occur in the region were identified during the CNDDDB desktop review (described in Section 3.1). The flowering times of each species was confirmed using the CNPS Inventory of Rare and Endangered Plants website (CNPS 2020). Identifying characteristics were researched using The Jepson Manual: Vascular Plants of California (Baldwin et al. 2012). All species were identified to a taxonomic level which allows rarity to be confirmed. All plant species observed are provided in **Appendix A**.

3.6 Tree Inventory

All trees within the Survey Area that were not previously mapped and were at least 6 inches in diameter at breast height (DBH) were mapped. Trees mapped by Langan are summarized in the results and discussed in further detail in the *Arborist Report* (Langan 2024).

3.7 Incidental Wildlife Surveys

All wildlife species observed during site visits were recorded. The adjacent habitat was observed for signs of wildlife use.

4.0 RESULTS

The desktop review and field survey results are provided below.

4.1 Regional Sensitive Habitats

The desktop review and field survey have identified three habitats that occur in the region protected by federal, state, or local agencies, including sensitive habitats defined by the California ESA and protected by CDFW and/or local agencies documented within the CNDDDB. There are no Critical Habitat areas at the Site or within 5 miles. The sensitive habitats found within the region are shown in **Table 3**.

Southern willow scrub, southern cottonwood willow riparian forest and southern coast live oak riparian forest were not observed within the bounds of the Site. These sensitive habitat types are associated with riparian corridors which are not present at the Site. The nearest occurrence records are approximately 1 mile away within the Santa Ynez River (CNDDDB 2024). The Site is an undeveloped property surrounded by urban properties and residential areas with no permanent

water features. None of the sensitive habitats that occur within the region are expected to be found on Site.

Table 3: Sensitive Habitats Within Region

Sensitive Habitat	Protection Status	Distance from Project Site
California Department of Fish and Wildlife Communities of Special Concern		
Southern Coast Live Oak Riparian Forest	G4/S4	1.3 miles south from the Site along the Santa Ynez River.
Southern Willow Scrub	G3/S2.1	1.1 miles south from the Site along the Santa Ynez River.
Southern Cottonwood Willow Riparian Forest	G3/S3.2	1.2 miles south from the Site along the Santa Ynez River.

Status Codes:

G Global Rank

S State Rank

G1-G5 Globally critically imperiled (G1) to demonstrably secure (G5)

S1-S3 State critically imperiled (S1) to demonstrably secure (S3)

4.2 Vegetation

During the habitat assessment, a pedestrian survey of the entire study area was conducted and evaluated the suitability of on-site vegetation communities to support special-status species known to occur in the region. Vegetation communities were mapped on aerial photography using the methods in *A Manual of California Vegetation, 2nd Edition* (Sawyer *et al.* 2009).

4.2.1 Wild Oats and Annual Brome Grasslands

Wild oats and annual brome grasslands (*Avena* spp. – *Bromus* spp. Herbaceous Semi-Natural Alliance) are present throughout approximately 6.05 acres of the Site. Based on review of aerial imagery dating back to 1928, the Site has been used for agriculture or vacant. Wild oats and annual brome grasslands are the most common non-native grassland in cismontane California. They are often found in areas with a history of cattle grazing and agriculture and have replaced many of the native grassland habitats of California. A valley oak tree (*Quercus lobata*) and a coast live oak tree are present within the wild oats and annual brome grasslands. The area surrounding these two trees was historically tilled. These two trees have evidence of poor health (i.e. termites, deadwood, and cavities). Wild oats and annual brome grasslands are not a sensitive habitat type.

4.2.2 Coast Live Oak Woodland

A coast live oak woodland (*Quercus agrifolia* Woodland Alliance) is present within northern end of the Site. The oak trees are within a more contiguous stand of trees to the west of the Site. This stand was avoided during past agricultural use of the adjacent land and was kept in place during the housing development completed in the 1980s. A small portion of the stand (0.15 acres; 12 coast live oak trees with DBH greater than six inches) is within the northwest portion of the site. The extent of impacts in this area are not fully understood at this time. Project activities that impact the canopy, root zones, or hydrology may result in impacts to the trees in this stand. Solvang does not have an oak tree protection ordinance. Additionally, none of the trees mapped are City Trees as that term is defined in the Solvang Municipal Code. Finally, this project is consistent with the exemption outlined in California Public Resources Code 21083.4(d)(2) concerning protection of oak woodlands because the project is offering affordable housing to lower income households.

4.2.3 Residential Landscaping

Coast live oaks, manzanita (*Arctostaphylos* sp.) were installed along Hillside Drive in landscaping strips during a previous development of the adjacent Mission Oaks housing community. This area is approximately 0.40 acres of the Site.

4.2.4 Developed Road

Hillside Drive crosses the southwest corner of the Site. The road is approximately 0.17 acres of the Site.

4.3 Soil and Land Types

The 2022 USGS 7.5-minute quadrangle topographic map for Solvang depicts the Site at elevations that range from approximately 465 to 530 feet above mean sea level (amsl). The topographic gradient is a general southeast. Agueda silty clay loam, Diablo silty clay, Santa Ynez gravelly fine sandy loam, and terrace escarpments are the soil types mapped within the Site (USDA 2024) and are shown in **Figure 4**. None of these soil types are listed as hydric soils.

4.3.1 Agueda silty clay loam , 2 to 9 percent slopes

Agueda silty clay loam, 2 to 9 percent slopes (AgC) is not a hydric soil type. This soil type is well drained, with medium runoff potential when thoroughly wet (USDA 2024).

4.3.2 Diablo silty clay, 15 to 30 percent slopes

Diablo silty clay, 15 to 30 percent slopes is not a hydric soil type. This soil type is well drained with very high runoff potential when thoroughly wet (USDA 2024)

4.3.3 Santa Ynez gravely fine sandy loam, 9 to 15 percent slopes

Santa Ynez gravely fine sandy loam, 9 to 15 percent slopes is not a hydric soil type. This soil type is moderately well drained with high runoff potential when thoroughly wet (USDA 2024)

4.3.4 Terrace escarpments, loamy

Terrace escarpments are steep, rocky areas that may include shallow loamy alluvium over bedrock. Terrace escarpments do not support hydric soil types.

4.5 Hydrology and Climate

The Alamo Pintado Creek is the closest surface water body, approximately 0.1 miles southeast of the Site. Alamo Pintado Creek is an intermittent creek and a tributary of Santa Ynez River. The Santa Ynez River flows east to west and outfalls into the Pacific Ocean. Southern California has a Mediterranean climate, characterized by mild winters and hot dry summer temperatures. The average annual rainfall for the region is 18.00 inches per year (NOAA 2024). The region is not currently experiencing drought conditions as of March 5, 2024 (National Drought Mitigation Center 2024). During the current rainfall year (October 1, 2023 through September, 2024) Solvang has received over 100 percent of the average rainfall to date (NOAA 2024). According to the FEMA National Flood Hazard Viewer, the Site is mapped within the area of minimal flood hazard zone (FEMA 2024).

4.6 Jurisdictional Resources

The Site was walked to determine if potential waters of the U.S. were present. No potential hydrologic features were identified by NWI within the bounds of the Site (**Figure 5**). Alamo Pintado Creek is the closest water body to the Site boundary at approximately 0.1 mile away.

A small ephemeral erosional feature has developed along the western portion of the Site. This feature is largely the result of seasonal stormwater runoff from Hillside Drive north of the Site. The seasonal stormwater runoff enters the Site through a drain inlet on Hillside Drive that routes water into a pipe that empties onto the Site at the far northwest corner. The feature conveys water south through a small incised erosional feature (ranging from approximately 4 feet to 10

feet wide. As the erosional feature reaches the lower elevations of the Site it crosses a portion of the Historic Santa Ynez aqueduct. Below this feature, water discharges at different places along Alamo Pintado Road and Old Mission Drive at the Southeast corner of the Site. Water is conveyed through disturbance features (e.g. tire ruts or other cleared areas). There is not a managed outfall for the water at the sidewalk and street in the southeast portion of the Site but where it does leave the Site it enters the stormwater inlets on Alamo Pintado Road and Old Mission Road. This erosional feature is approximately 1,000 feet long across the Site but is not part of a larger creek system. The erosional feature appears to be the result of the development of the Mission Oaks housing development that sits above the Site. Past developments altered the localized hydrology by concentrating stormwater onto the Site. Historical imagery shows initial signs of erosion in 1974 and then more significant erosion once Hillside Drive was constructed north of the Site by 1994 (**Appendix B**).

Field surveys were conducted immediately after a rain event and surface water was observed flowing within the erosional feature. Additionally, Solvang is experiencing above average rainfall at this point in the year (NOAA 2024). The erosional feature was examined for wetland characteristics, but surveys determined that all necessary wetland parameters (hydrology, hydric soils, and hydrophytic vegetation) were not present. No Waters of the United States were observed within the Site. Photographs (**Appendix C**) and Wetland Determination Data Forms (**Appendix D**) were utilized to document Site conditions.

While the erosional feature is not Waters of the State and may not require a Lake and Streambed Alteration Agreement from CDFW it may be regulated by the RWQCB since it conveys surface water across the Site. The RWQCB may require a Waste Discharge Requirement Permit to install stormwater management features, roads, or other project activities requiring fill or other impacts within this feature.

4.7 Special-Status Plant Species

Rare plant species that are protected as endangered or threatened under the federal ESA or California ESA; considered rare under the California Native Plant Protection Act; or considered rare by resource agencies found within 5 miles of the Site are provided in **Table 4**. Potential for each species to occur within the Site was determined by confirming if suitable habitat for the species was observed, the species' current status, and the nearest known occurrences. Suitable habitat for two species, Southern curly-leaved monardella (*Monardella sinuata* ssp. *Sinuata*) and Hoover's bent grass (*Agrostis hooveri*) may be present on-site although neither species was

observed at the Site during survey in February 2024. Both species were currently outside of their typical blooming periods (provided in **Table 4**) during the survey in February 2024. The presence of special status plant species within the bounds of the Site cannot be ruled out until additional rare plant surveys are conducted during the appropriate flowering season. Additional surveys are planned during 2024 and will be provided under a separate report. A list of all plant species observed is provided in **Appendix A**.

4.8 Special-Status Wildlife Species

Special-status wildlife species that have known occurrences within the region are shown in **Table 7**. Their habitat requirements have been reviewed and their potential to occur within the Site is provided below. A list of all wildlife species observed is provided in **Appendix A**.

Table 4: Special-Status Plants

Common Name	Scientific Name	Regulatory Status	Habitat Requirements	Site Suitability
Plants				
Umbrella larkspur	<i>Delphinium umbracolorum</i>	1B.3	Found in cismontane woodland, foothill woodland.	Not Expected. Surveys in February 2024 occurred before the bloom period of April to June, but no suitable habitat was found to occur within the Site.
Southern curly-leaved monardella	<i>Monardella sinuata</i> ssp. <i>sinuata</i>	1B.2	Coastal strand, dune and sagebrush scrub, coastal chaparral and oak woodlands.	Low potential. Some oak woodland habitat is present onsite and adjacent to the Site. Surveys in February 2024 occurred before bloom period of May to September.
Hoover's bent grass	<i>Agrostis hooveri</i>	1B.2	Found in foothill woodland, chaparral, and valley grasslands.	Low potential. Most of the Site consists of non-native grasslands, but suitable habitat may be present. Surveys occurred before bloom period of April to June.
Ojai fritillary	<i>Fritillaria ojaiensis</i>	1B.2	Found in chaparral, yellow pine forest, and mixed evergreen forest.	Not Expected. No suitable habitat was found to occur within the Site.

Regulatory Status

CNPS Ranks:

Rank 1B – Plants rare, threatened, or endangered in California and elsewhere

- .1 – Seriously threatened in California
- .2 – Moderately threatened in California.
- .3– Not very threatened in California

Potential for Occurrence Rationale

Each species was evaluated for its potential to occur on or in the immediate vicinity of the Site per the following criteria:

Low Potential. Limited suitable habitat is present on the Site (i.e., few of the habitat components meeting the species requirements are present and/or the majority of habitat on the Site is unsuitable or of very low quality). Additionally, there are no or few recent known records of occurrence in the vicinity of the Site. The species has a low probability of being found on the Site.

Not Expected. There is no suitable habitat present on the Project Site (i.e., habitats on the Site are clearly unsuitable for the species requirements [e.g., foraging, breeding, cover, substrate, elevation, hydrology, vegetation community, disturbance regime, etc.]). Additionally, there are no recent known records of occurrence in the vicinity of the Site. The species has no potential of being found on the Site.

Table 5: Special-Status Wildlife

Common Name	Scientific Name	Regulatory Status	Habitat Requirements	Site Suitability
Birds				
Least Bell's vireo	<i>Vireo bellii pusillus</i>	FE, SE	Primarily found near riparian forest, riparian marsh and swamps. Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Not expected. Least Bell's vireo is known to occur within the Santa Ynez River approximately one mile south of the Site. Riparian woodlands do not occur at the Site. The species is not expected to occur at the Site but may occur as a transient visitor.
Purple martin	<i>Progne subis</i>	CDFW SSC	Found near wetlands, swamps, and wet meadows.	Not expected. No wetlands occur at the Site but suitable habitat occurs in Alamo Pintado Creek south of the Site. The species is not expected to occur at the Site but may occur as a transient visitor.
Mammals				
American badger	<i>Taxidea taxus</i>	CDFW SSC	Shrub, forest, and herbaceous habitats with friable soils.	Low potential. The Site is within a larger developed area with minimal habitat connectivity to larger grasslands in the region. While suitable habitat is present at the Site no larger mammal burrows were observed during the survey.
Townsend's big-eared bat	<i>Corynorhinus townsendii</i>	CDFW SSC	Roosts in the open, hanging from walls, ceilings.	Low potential. Roost locations are not found at the Site, but the species may occur as a transient visitor.
Pallid bat	<i>Antrozous pallidus</i>	CDFW SSC	Found in deserts, grasslands, shrublands, woodlands, and forests. Requires rocky outcrops for roosting.	Low potential. Roost locations are not found at the Site, but the species may occur as a transient visitor.
Reptiles				
Western pond turtle	<i>Emys marmorata</i>	FPT, CDFW SSC	The western pond turtle inhabits slow moving permanent or intermittent streams, small ponds, small lakes, reservoirs, abandoned gravel pits, permanent and ephemeral shallow wetlands, stock ponds, and sewage treatment lagoons. Pools are the preferred habitat within streams.	Not Expected. Suitable habitat is not present at the Site. The species is known to occur in the Santa Ynez river (approximately one mile away).

Table 5: Special-Status Wildlife

Common Name	Scientific Name	Regulatory Status	Habitat Requirements	Site Suitability
Two-striped gartersnake	<i>Thamnophis hammondi</i>	CDFW SSC	Perennial and intermittent streams with dense riparian vegetation	Not Expected. Suitable habitat is not present on the Site. The nearest suitable habitat exists in Alamo Pintado Creek and Santa Ynez River.
Invertebrates				
Crotch's bumble bee	<i>Bombus crotchii</i>	CAN	Open grasslands, shrublands, chaparral, desert margins including Joshua tree, and creosote scrub, and semi-urban settings.	Moderate Potential. There is suitable habitat within the Site but foraging resources are limited. Species not detected during field surveys in February 2024.
Amphibians				
California red-legged frog	<i>Rana draytonii</i>	FT, CDFW SSC	Aquatic habitats including pools and backwaters within streams and creeks, ponds, marshes, springs, sag ponds, dune ponds and lagoons. Also frequently breed in artificial impoundments such as stock ponds.	Low Potential. This species is known to occur within Alamo Pintado Creek (less than one mile away). Suitable breeding habitat is not present at the Site. Due to development around the Site habitat connectivity to known occurrence is poor. While the Site has suitable upland habitat within the dispersal range of the Species the poor connectivity to breeding habitat likely precludes the species from regularly occurring at the Site.
Western spadefoot	<i>Spea hammondi</i>	CAN FT, CDFW SSC	Cismontane woodlands, coastal scrub, valley and foothill grasslands, vernal pool, and wetlands	Low Potential. The species is known to occur within tributaries of the Santa Ynez River and has a known occurrence within Alamo Pintado Creek. Suitable breeding habitat is not present at the Site. The ephemeral feature is not anticipated to retain water for the period necessary for successful breeding of the species. Suitable upland habitat is present at the Site. Due to development around the Site habitat connectivity to known occurrence is poor. While the Site has suitable upland habitat within the dispersal range of the Species the poor connectivity to breeding habitat likely precludes the species from regularly occurring at the Site.

Table 5: Special-Status Wildlife

Common Name	Scientific Name	Regulatory Status	Habitat Requirements	Site Suitability
Fishes				
Steelhead - southern California DPS	<i>Oncorhynchus mykiss irideus</i> pop. 10	FE, CAN. SE	Anadromous aquatic fish. Warmer waters and variable conditions from Santa Maria River to San Diego County.	Not Expected. Suitable riverine habitat is not present within the Site.

Regulatory Status

- FE – Federally Endangered (USFWS/NMFS)
- FT – Federally Threatened (USFWS/NMFS)
- FPT- Federally Proposed Threatened (USFWS)
- CAN – State Candidate Endangered (CDFW)
- SE - State Endangered (CDFW)
- SSC – California Species of Special Concern (CDFW)

Potential for Occurrence Rationale

Each species was evaluated for its potential to occur on or in the immediate vicinity of the Site per the following criteria:

Low Potential. Limited suitable habitat is present on the Site (i.e., few of the habitat components meeting the species requirements are present and/or the majority of habitat on the Site is unsuitable or of very low quality). Additionally, there are no or few recent known records of occurrence in the vicinity of the Site. The species has a low probability of being found on the Site.

Moderate Potential. Suitable habitat is present on the Site (i.e., some of the habitat components meeting the species requirements are present and/or the majority of the habitat on the Site is suitable or of marginal quality). Additionally, there are few or many recent known records of occurrences in the vicinity of the Site. The species has a moderate probability of being found on the Site.

Not Expected. There is no suitable habitat present on the Project Site (i.e., habitats on the Site are clearly unsuitable for the species requirements [e.g., foraging, breeding, cover, substrate, elevation, hydrology, vegetation community, disturbance regime, etc.]). Additionally, there are no recent known records of occurrence in the vicinity of the Site. The species has no potential of being found on the Site.

4.4.1 Birds

No marsh, swamp, riparian and wetland habitat types occur within the Site but are present within Alamo Pintado Creek and the Santa Ynez River. Least Bell's vireo (*Vireo bellii pusillus*, federal endangered [FE] and state endangered [SE]) and purple martin (*Progne subis*, CDFW Species of Special Concern [SSC]) associated with these habitats are not expected to use the Site but may be found as transient visitors.

The Site may provide low quality breeding habitat for migratory bird species that occur regionally during the nesting season (January through August). Migratory birds have the potential to occur as transient visitors through the Site and may utilize trees for nesting. All vegetation removal should occur outside of the nesting bird season or following a nesting bird survey by a qualified biologist.

4.4.2 Mammals

American badger (*Taxidea taxus*, CDFW SSC) uses grasslands, forests and shrub habitats with friable soil and is known to occur within Project region. Burrows may occur in the creek terraces and surrounding upland habitat. The Site is within a larger developed area with minimal habitat connectivity to larger grasslands in the region. The species has low potential to occur on-site due to limited habitat connectivity and the lack of suitable soils for burrowing. No visible sign of badgers were observed during field surveys in February 2024.

Pallid bat (*Antrozous pallidus*, CDFW SSC) and Townsend's big-eared bat (*Corynorhinus townsendii*, CDFW SSC) have been documented within the region (CDFW 2024). Suitable roosting habitat for these bat species include crevices in rocky outcrops, caves, mines, hollow trees, cliff faces and buildings. Most bat species will migrate in the fall from maternal roosts to wintering sites: some bats will migrate out of the area to warmer climates during the winter months and some bats will travel short distances to hibernation sites. Roost habitat was not observed at the Site. The pallid bat and Townsend's big-eared bat have the potential to occur throughout the region and may occur as transient visitors.

4.4.3 Reptiles

The two-striped gartersnake (*Thamnophis hammondi*, CDFW SSC) is primarily an aquatic snake that inhabits pools, creeks and manmade aquatic features adjacent to oak woodlands, willow woodlands, and coastal sage scrub. The Western pond turtle (*Emys marmorata*, FPT, CDFW SSC)

is an aquatic turtle that is found in a variety of natural and manmade water features with abundant vegetation and exposed areas for basking. Though flowing water can be found on-site during and immediately after rain events, both species are not expected to be found at the Site due to the lack of perennial or intermittent water features.

4.4.4 Invertebrates

Crotch's bumble bee (*Bombus crotchii*, State Candidate Endangered) was historically abundant in southwestern California but has been largely extirpated due to agricultural and urban expansion. Crotch's bumble bee inhabit open grassland habitats, which is present on the entirety of the Site. As suitable habitat exists on-site there is a moderate potential for this species to occur at the Site, both overwintering and foraging.

4.4.5 Amphibians

Western spadefoot (*Spea hammondi*, PFT, CDFW SSC) is found in grassland habitats, vernal pools, wetlands, and coastal scrub. Vernal pools are essential for breeding and egg-laying. Western spadefoot not expected to be found at the Site due to the lack of any perennial or intermittent ponding.

California red-legged frog (*Rana draytonii*, FT, CDFW SSC) is generally found along marshes, streams, ponds, and other permanent sources of water where dense scrubby vegetation such as willows, cattails, and bulrushes dominate. Breeding sites occur along watercourses with pools that remain long enough for breeding and the development of larvae. Breeding time depends on winter rains but is usually between late November and late April (Jennings 1988). Permanent or nearly permanent pools are required for larval development, which takes 11 to 20 weeks (Storer 1925 and Calef 1973). Intermittent streams must retain surface water in pools year-round for frog survival (Jennings et al. 1993). The erosional feature at the Site is not anticipated to retain water for the period necessary for successful breeding of the species. The nearest suitable breeding habitat is located 0.1 miles southeast of the Site along Mission Drive in Alamo Pintado Creek (CDFW 2024). Due to development around the Site habitat connectivity to known occurrence is poor. While the Site has suitable upland habitat within the dispersal range of the Species the poor connectivity to breeding habitat likely precludes the species from regularly occurring at the Site.

4.4.6 Fishes

The southern steelhead (*Oncorhynchus mykiss irideus* Distinct Population 10, FE, CAN) are an anadromous form of rainbow trout that reproduce in freshwater but spend much of their life cycle in the ocean. As no freshwater perennial streams or connectivity to them occur within the Site, the species is not expected to occur.

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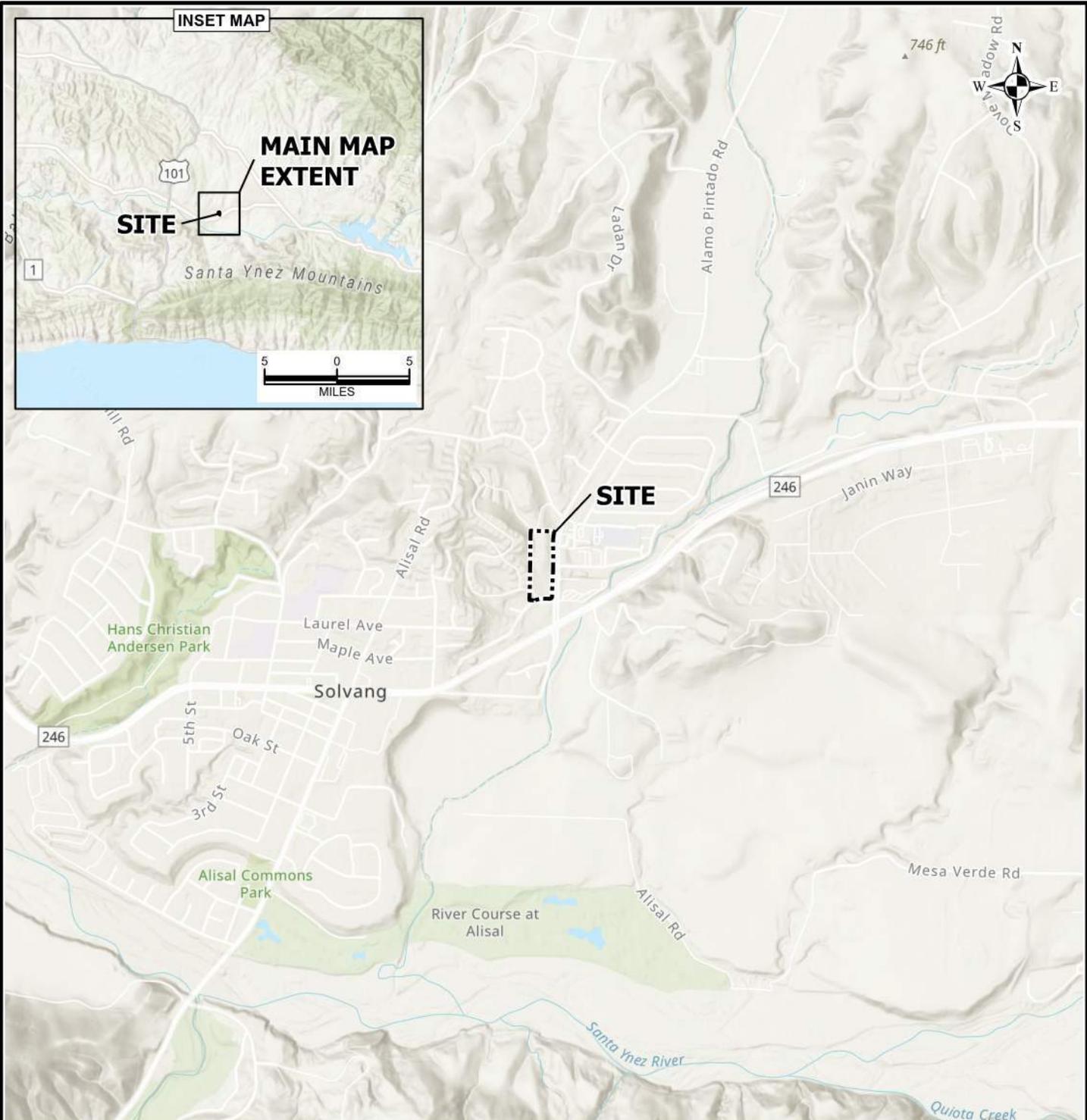
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FIGURES



Legend

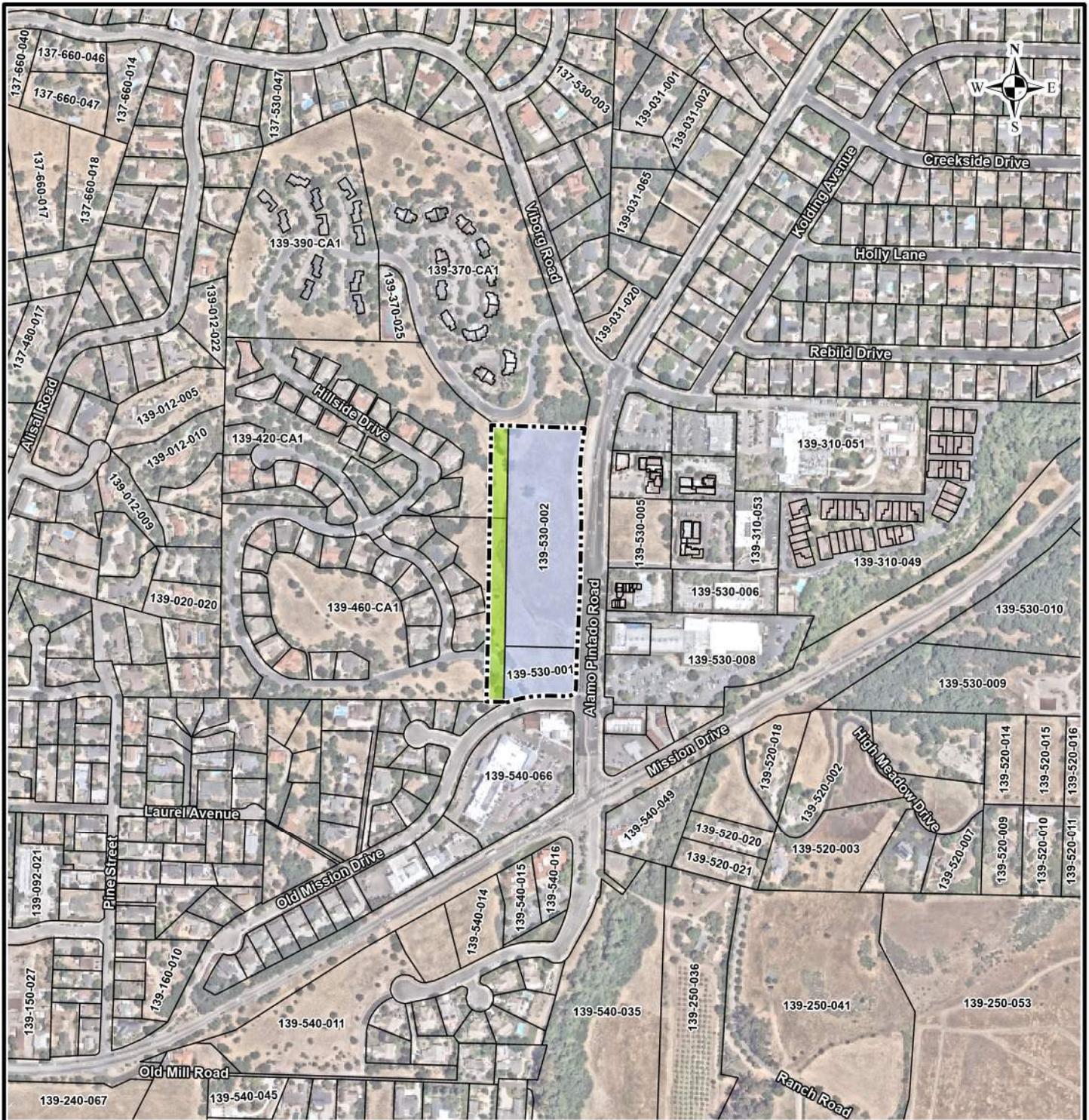
Approximate Project Boundary

Notes:

1. Site located in the Solvang USGS Quadrangle.
2. USGS Quadrangle Map Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online Copyright: © 2023 National Geographic Society, i-cubed.
3. All features shown are approximate.



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	<p>WILDWOOD</p> <p>SOLVANG</p> <p>SANTA BARBARA COUNTY CALIFORNIA</p>	<p>PROJECT VICINITY MAP</p>	781017101	1	
			Date		3/28/2024
			Scale		1" = 2,000'
	Drawn By	AC			



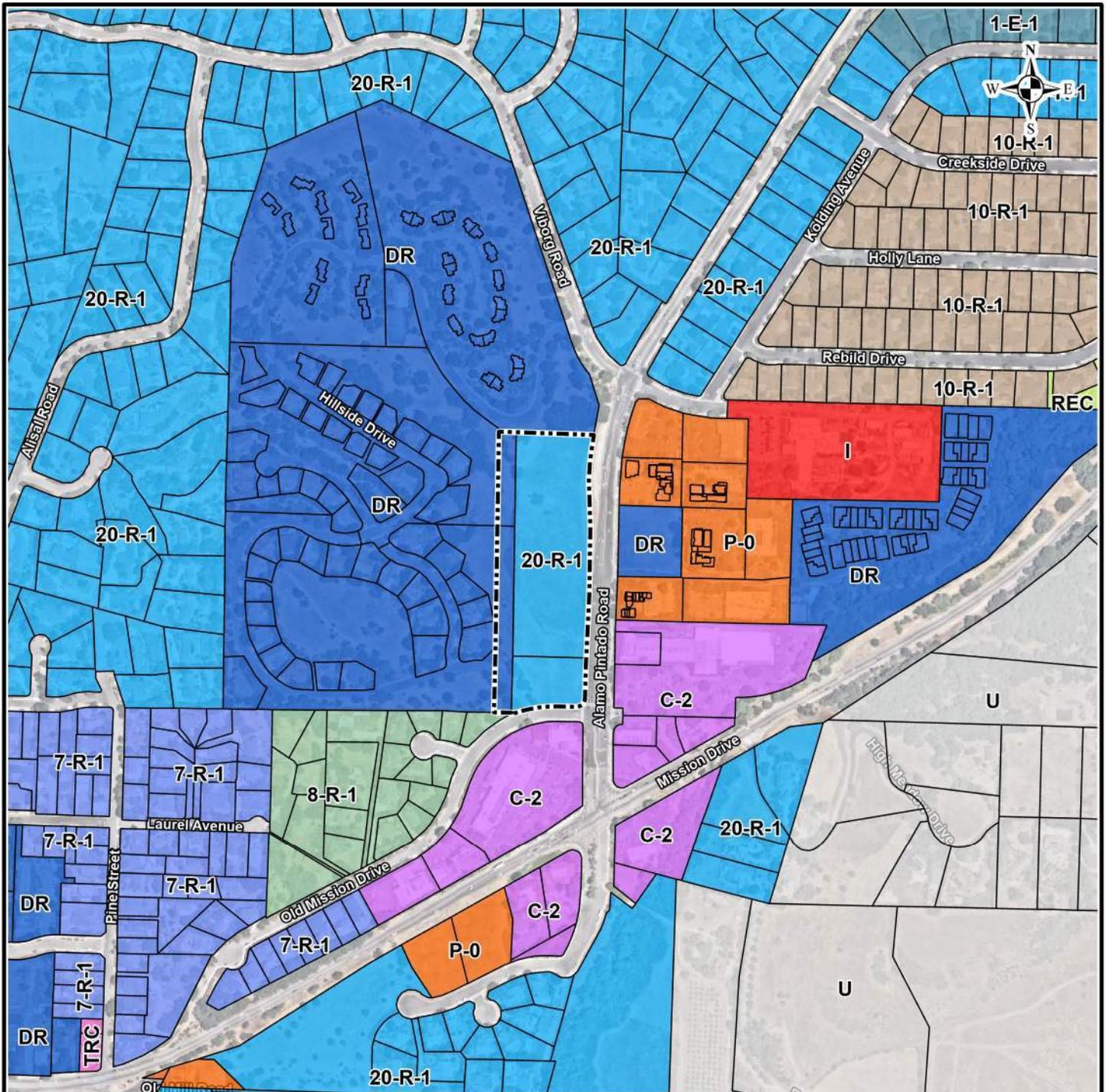
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- Approximate Project Boundary
- Approximate Area of Easement
- Project Parcel with APN
- Parcel with APN

Notes:
 1. Aerial imagery provided by Nearmap, 06/21/2023.
 2. Parcels provided by ReportAll, <https://reportallusa.com/>.
 3. All features shown are approximate.



<p style="font-size: 0.8em;">Langan CA, Inc. 924 Anacapa Street, Suite 2X Santa Barbara, CA 93101 T: 805.957.6000 F: 805.957.6001 www.langan.com</p>	<p>Project</p> <h2 style="margin: 0;">Wildwood</h2> <p>SOLVANG</p> <p>SANTA BARBARA COUNTY CALIFORNIA</p>	<p>Figure Title</p> <h2 style="margin: 0;">NEARBY PROPERTIES MAP</h2>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 0.8em;">Project No.</td> <td style="text-align: center;">781017101</td> <td rowspan="4" style="font-size: 2em; vertical-align: middle; text-align: center;">2</td> </tr> <tr> <td style="font-size: 0.8em;">Date</td> <td style="text-align: center;">3/28/2024</td> </tr> <tr> <td style="font-size: 0.8em;">Scale</td> <td style="text-align: center;">1" = 500'</td> </tr> <tr> <td style="font-size: 0.8em;">Drawn By</td> <td style="text-align: center;">AC</td> </tr> </table>	Project No.	781017101	2	Date	3/28/2024	Scale	1" = 500'	Drawn By	AC
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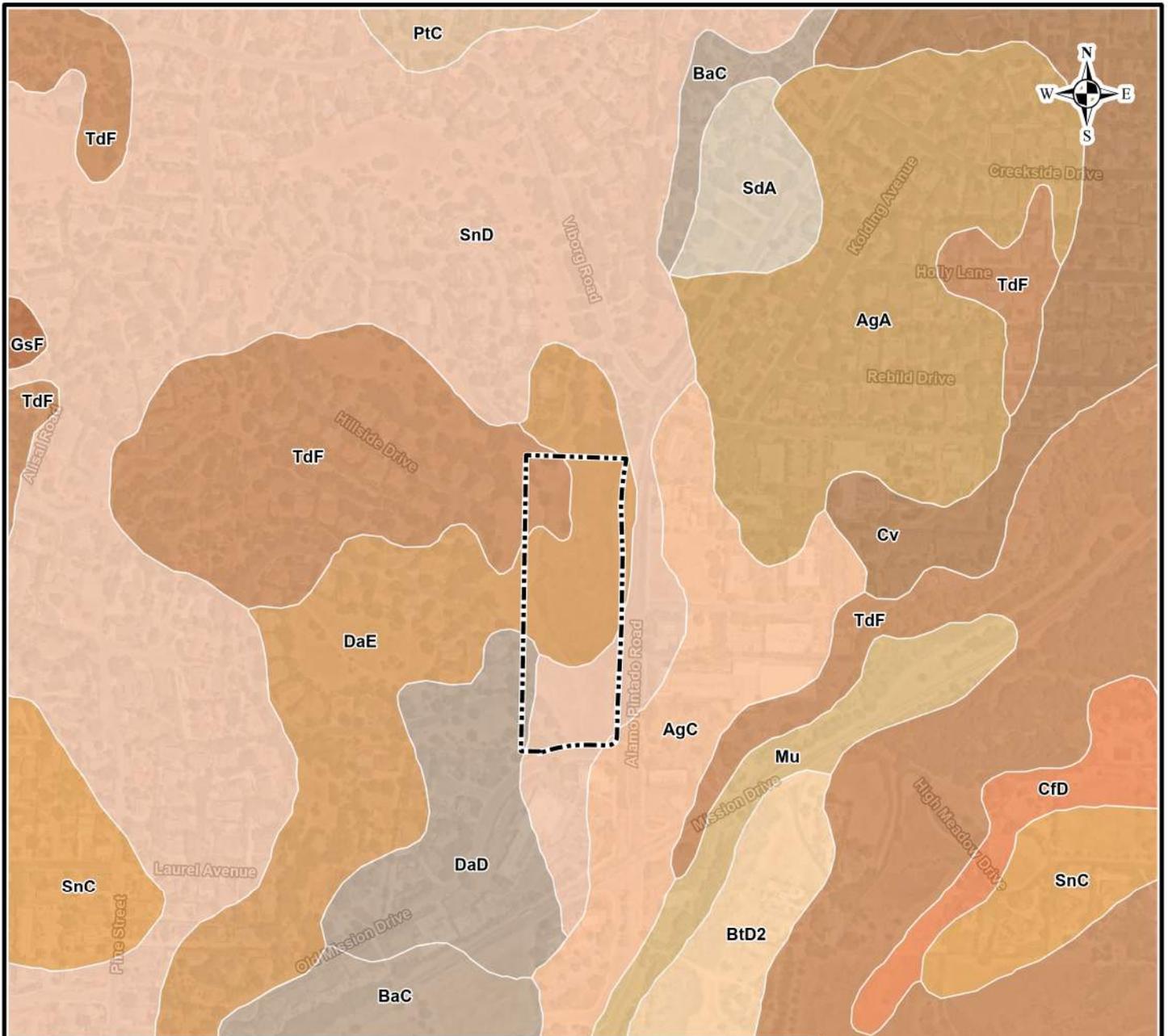
Legend

Approximate Project Boundary	7-R-1 Residential - 7,000 sq ft	P-O Professional - Office
Parcel Boundary	8-R-1 Residential - 8,000 sq ft	REC Recreational
Zoning Code Zoning Description	AG Agricultural	TRC Tourist Related Commercial
1-E-1 Residential - 1 Dwelling Unit/Acre	C-2 Commerical Retail	U Unknown
10-R-1 Residential - 12,000 sq ft	DR Design Residential	
20-R-1 Residential - 20,000 sq ft	I Institutional	

Notes:
 1. Aerial imagery provided by Nearmap, 06/21/2023.
 2. Parcels provided by ReportAll, <https://reportallusa.com/>.
 3. Zoning data digitized from City of Solvang Zoning Map, <https://www.cityofsolvang.com/DocumentCenter/View/1127>.
 4. All features shown are approximate.



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	Path: \\langan.com\data\SBA\data\1\781017101\Project Data\ArcGIS\APRX\Alamo Pintado_781017101_v2.aprx			



Legend

Approximate Project Boundary

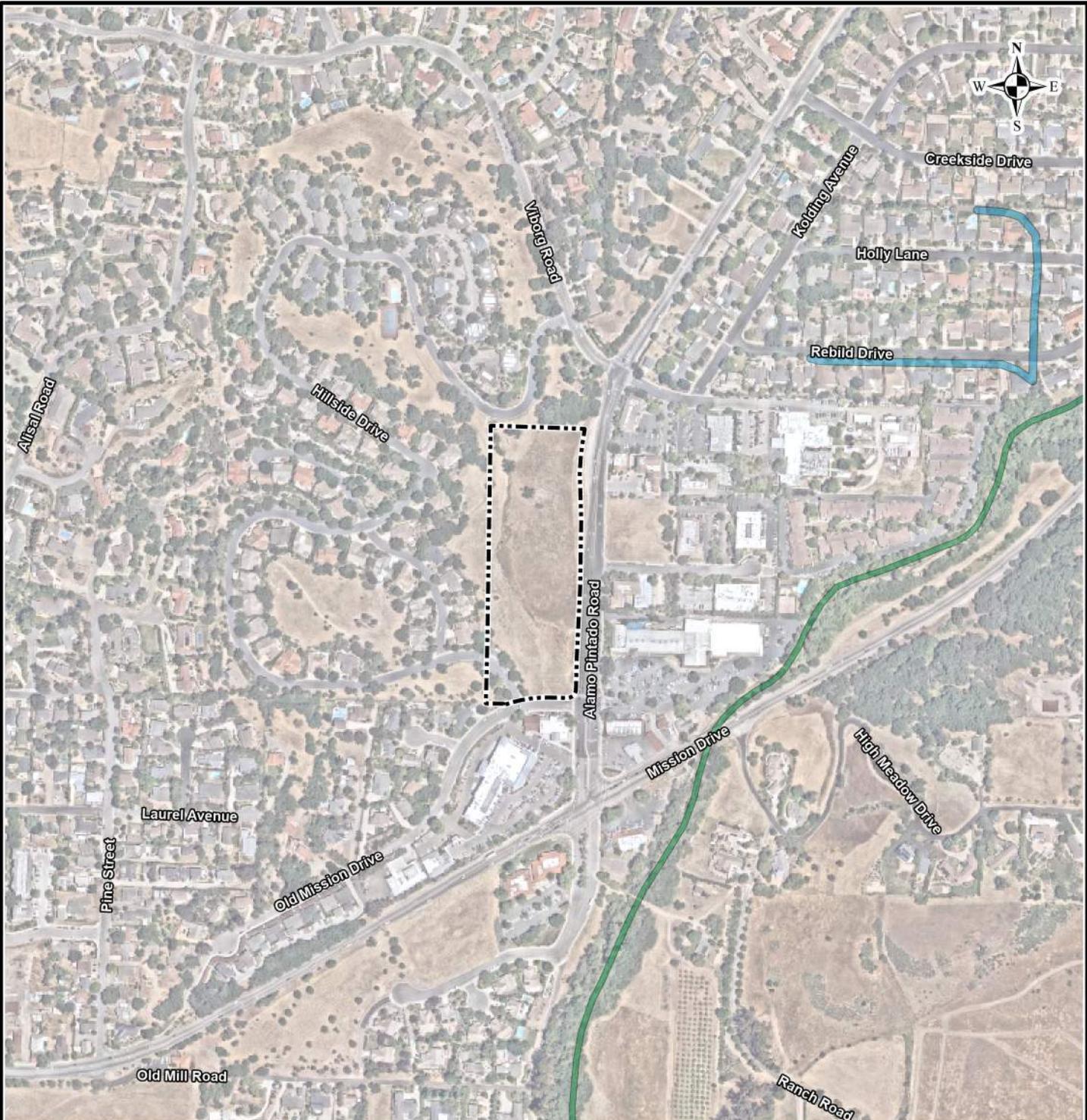
Mapunit Symbol | Mapunit Name

- AgA | Agueda silty clay loam, 0 to 2 percent slopes
- AgC | Agueda silty clay loam, 2 to 9 percent slopes
- BaA | Ballard fine sandy loam, 0 to 2 percent slopes
- BaC | Ballard fine sandy loam, 2 to 9 percent slopes
- BtD2 | Botella clay loam, 2 to 15 percent slopes, eroded
- CfD | Chamise shaly sandy loam, 9 to 15 percent slopes
- Cv | Cropley silty clay
- DaE | Diablo silty clay, 15 to 30 percent slopes
- DaD | Diablo silty clay, 9 to 15 percent slopes
- GsF | Gazos clay loam, 30 to 45 percent slopes
- Mu | Mocho fine sandy loam, 0 to 2 percent slopes, MLRA 14
- PTC | Positas fine sandy loam, 2 to 9 percent slopes
- SdA | Salinas silty clay loam, 0 to 2 percent slopes, MLRA 14
- SoC | Santa Ynez clay loam, 2 to 9 percent slopes
- SnC | Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes
- SnD | Santa Ynez gravelly fine sandy loam, 9 to 15 percent slopes
- TdF | Terrace escarpments, loamy

Notes:
 1. Aerial imagery provided by Nearmap, 06/21/2023.
 2. Soils data provided by the Natural Resources Conservation Services (NRCS) Soil Survey Geographic Database (SSURGO).
 3. All features shown are approximate.



 Langan CA, Inc. 924 Anacapa Street, Suite 2X Santa Barbara, CA 93101 T: 805.957.6000 F: 805.957.6001 www.langan.com	Project	Figure Title	Project No.	Figure
	WILDWOOD	SOILS MAP	781017101	4
	SOLVANG		Date	
	SANTA BARBARA COUNTY CALIFORNIA		3/28/2024	
			Scale	
			1" = 500'	
			Drawn By	
			AC	



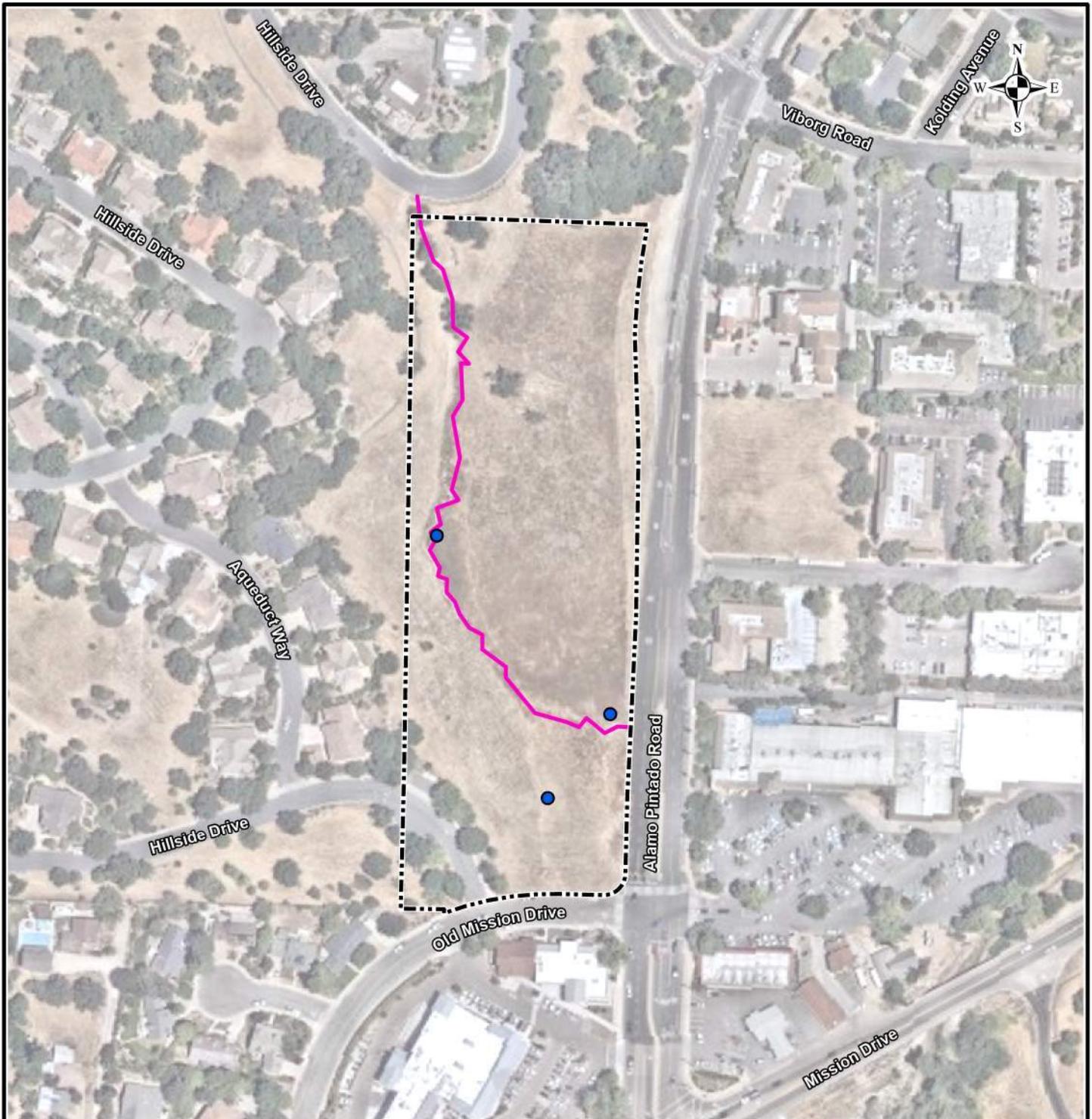
Legend

- Freshwater Forested/Shrub Wetland
- Riverine
- Approximate Project Boundary

Notes:
 1. Aerial imagery provided by Nearmap, 06/21/2023.
 2. Wetlands data provided by the USDA's National Wetland Inventory (NWI) dataset, 2020.
 3. All features shown are approximate.



<p>Langan CA, Inc. 924 Anacapa Street, Suite 2X Santa Barbara, CA 93101 T: 805.957.6000 F: 805.957.6001 www.langan.com</p>	Project WILDWOOD SOLVANG SANTA BARBARA COUNTY CALIFORNIA	Figure Title NWI WETLANDS	Project No. 781017101 Date 3/28/2024 Scale 1" = 500' Drawn By AC	Figure 5



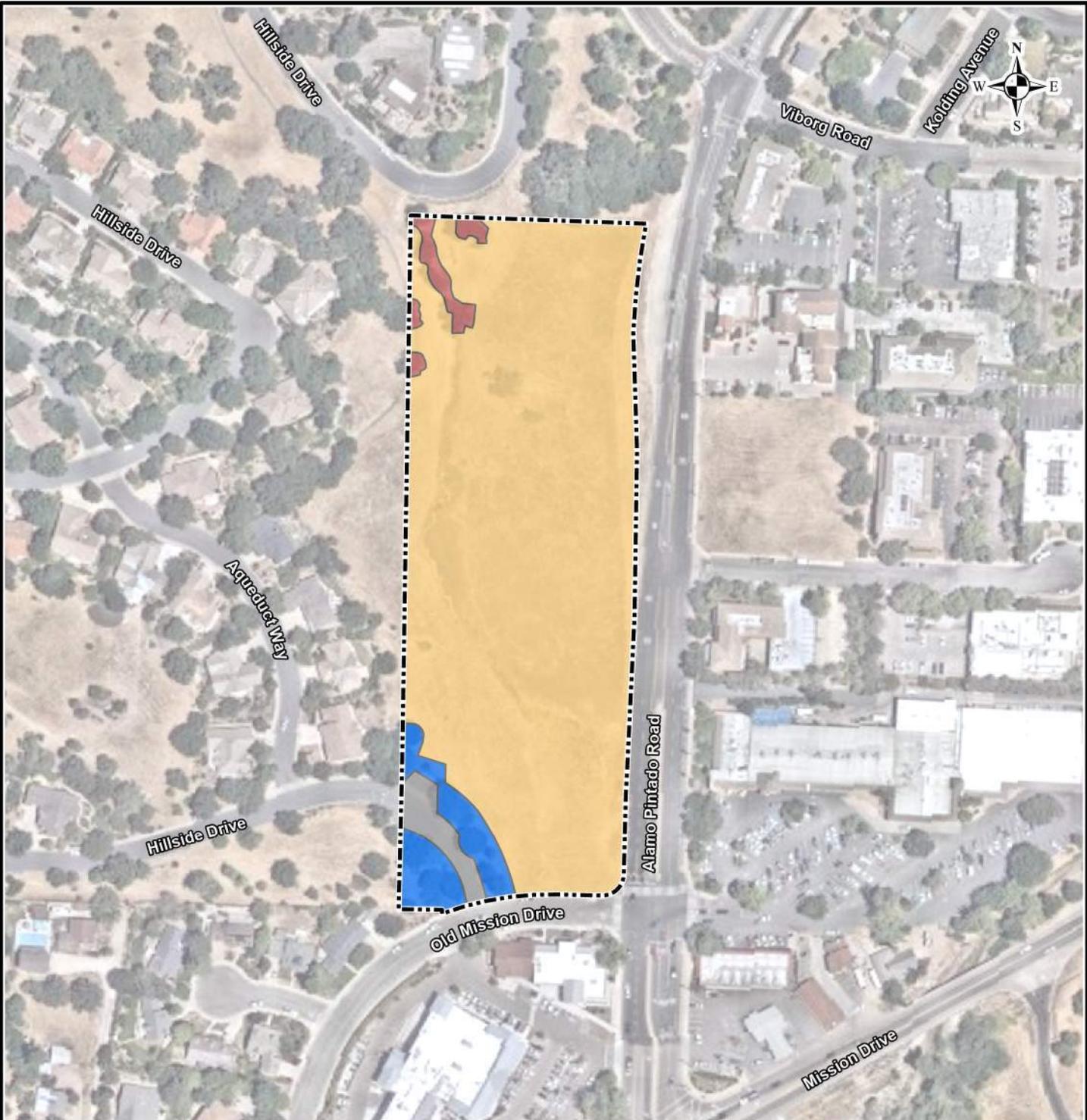
Legend

- Wetland Sampling Points
- Erosional Feature
- Approximate Project Boundary

Notes:
 1. Aerial imagery provided by Nearmap, 06/21/2023.
 2. Parcels provided by ReportAll, <https://reportallusa.com/>.
 3. All features shown are approximate.



 Langan CA, Inc. 924 Anacapa Street, Suite 2X Santa Barbara, CA 93101 T: 805.957.6000 F: 805.957.6001 www.langan.com	Project WILDWOOD SOLVANG SANTA BARBARA COUNTY CALIFORNIA	Figure Title WETLAND DELINEATION SURVEY	Project No. 781017101 Date 3/28/2024 Scale 1" = 200' Drawn By AC	Figure 6
	Path: \\langan.com\data\SBA\data\1\781017101\Project Data\ArcGIS\APRX\Alamo Pintado_781017101_v2.aprx			



Legend

- Approximate Project Boundary
- Wild Oats and Annual Brome Grasslands
- Oak Woodlands
- Developed
- Residential Landscaping

Notes:
 1. Aerial imagery provided by Nearmap, 06/21/2023.
 2. Parcels provided by ReportAll, <https://reportallusa.com/>.
 3. All features shown are approximate.



<p>Langan CA, Inc. 924 Anacapa Street, Suite 2X Santa Barbara, CA 93101 T: 805.957.6000 F: 805.957.6001 www.langan.com</p>	Project WILDWOOD SOLVANG SANTA BARBARA COUNTY CALIFORNIA	Figure Title VEGETATION MAP	Project No. 781017101 Date 3/28/2024 Scale 1" = 200' Drawn By AC	Figure 7
	Path: \\langan.com\data\SBA\data\1781017101\Project Data\ArcGIS\APRX\Alamo Pintado_781017101_v2.aprx			

APPENDIX A
Species List

Plant Species Observed

Scientific Name	Common Name	Notes
Annual beard-grass	<i>Polypogon monspeliensis</i>	Non-native
Arroyo lupine	<i>Lupinus succulentus</i>	Native
Bedstraw	<i>Gallium spp</i>	Native
Black mustard	<i>Brassica nigra</i>	Non-native
Bristly oxtongue	<i>Helminthotheca echioides</i>	Non-native
California burcolver	<i>Medicago polymorpha</i>	Non-native
California poppy	<i>Eschscholzia californica</i>	Native
Cheeseweed	<i>Malva parviflora</i>	Non-native
Clover	<i>Trifolium spp</i>	Native
Coast live oak	<i>Quercus agrifolia</i>	Native
Common fiddleneck	<i>Amsinckia intermedia</i>	Native
Common stork's-bill	<i>Erodium cicutarium</i>	Non-native
Coyote brush	<i>Baccharis pilularis</i>	Native
Curly dock	<i>Rumex crispus</i>	Non-native
Doveweed	<i>Croton setiger</i>	Native
Italian thistle	<i>Carduus pycnocephalus</i>	Non-native
Milk thistle	<i>Silybum marianum</i>	Non-native
Miners lettuce	<i>Claytonia perfoliata</i>	Native
Miniature lupine	<i>Lupinus bicolo</i>	Native
Mulefat	<i>Baccharis salicifolia</i>	Native
Purple vetch	<i>Vicia benghalensis</i>	Native
Ripgut brome	<i>Bromus diandrus</i>	Non-native
Slender oat	<i>Avena barbata</i>	Non-native
Spanish lavender	<i>Lavandula stoechas</i>	Non-native
Spanish lotus	<i>Acmispon americanus</i>	Native
Toad rush	<i>Juncus bufonius</i>	Native
Western blue eyed grass	<i>Sisyrinchium bellum</i>	Native
Wild geranium	<i>Geranium dissectum</i>	Non-native

Animal Species Observed

Scientific Name	Common Name	Notes
Avian		
American crow	<i>Corvus brachyrhynchos</i>	Native
Anna's hummingbird	<i>Calypte anna</i>	Native
Band tailed pigeon	<i>Patagioenas fasciata</i>	Native
California towhee	<i>Melospiza crissalis</i>	Native
Cooper's hawk	<i>Accipiter cooperii</i>	Native
European starling	<i>Sturnus vulgaris</i>	Non-native
Mourning dove	<i>Zenaida macroura</i>	Non-native
Red shoulder hawk	<i>Buteo lineatus</i>	Native
Red tailed hawk	<i>Buteo jamaicensis</i>	Native
Rock dove	<i>Columba livia</i>	Non-Native
Turkey vulture	<i>Cathartes aura</i>	Native
White breasted nuthatch	<i>Sitta carolinensis</i>	Native
Invertebrates		
Yellow-faced bumblebee	<i>Bombus vosnesenskii</i>	Native
Mammals		
Botta's pocket gopher	<i>Thomomys bottae</i>	Native
Deer mouse	<i>Peromyscus maniculatus</i>	Native

APPENDIX B
Historical Aerial Images



1928 - Flight C-311A

https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=C-311A



1938 – Flight C-4950

https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=C-4950



1974 – Flight HB-XA

https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=HB-XA



1992 – Flight NAPP-2C

https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=NAPP-2C

APPENDIX C
Site Photograph Log

Client Name:
Lot on Alamo Pintado, LLC

Subject Property Location:
Old Mission Dr, Solvang, CA 93463

Project No.
781017101

Date February 20, 2024	Photo No. 1
Direction Photo Taken: Northeast	
Description: Southwest corner of Site.	



Date February 20, 2024	Photo No. 2
Direction Photo Taken: Northwest	
Description: Southeast corner of Site.	



Client Name: Lot on Alamo Pintado LLC	Subject Property Location: Old Mission Dr, Solvang, CA 93463	Project No.: 781017101
---	--	----------------------------------

Date February 20, 2024	Photo No. 3	
Direction Photo Taken: Southwest		
Description: Northeast corner of Site.		

Date February 20, 2024	Photo No. 4	
Direction Photo Taken: Southeast		
Description: Northwest corner of Site.		

Client Name:
Lot on Alamo Pintado LLC

Subject Property Location:
Old Mission Dr, Solvang, CA 93463

Project No.
781017101

Date February 20, 2024	Photo No. 5
Direction Photo Taken: North	
Description: View of oak woodlands to west of site and non-native grassland within Site.	



Date February 20, 2024	Photo No. 6
Direction Photo Taken: West	
Description: View of erosional feature on southern section of Site.	



Client Name:
Lot on Alamo Pintado LLC

Subject Property Location:
Old Mission Dr, Solvang, CA 93463

Project No.
781017101

Date February 20, 2024	Photo No. 7
Direction Photo Taken: North	
Description: View of erosional feature near western boundary of Site.	



Date February 20, 2024	Photo No. 8
Direction Photo Taken: South	
Description: View of erosional feature near southern end of Site.	



Client Name:
Lot on Alamo Pintado LLC

Subject Property Location:
Old Mission Dr, Solvang, CA 93463

Project No.
781017101

Date February 20, 2024	Photo No. 9
Direction Photo Taken: South	
Description: View of erosional feature near center of Site.	



Date February 20, 2024	Photo No. 10
Direction Photo Taken: South	
Description: View of erosional feature near north of Site.	



Client Name: Lot on Alamo Pintado LLC	Subject Property Location: Old Mission Dr, Solvang, CA 93463	Project No.: 781017101
---	--	----------------------------------

Date February 20, 2024	Photo No. 11	
Direction Photo Taken: West		
Description: Viborg Road north of Site boundary, northern terminus of erosional feature.		

Date February 20, 2024	Photo No. 12	
Direction Photo Taken: North		
Description: Soil profile from Plot 1.		

Client Name:
Lot on Alamo Pintado LLC

Subject Property Location:
Old Mission Dr, Solvang, CA 93463

Project No.
781017101

Date February 20, 2024	Photo No. 13
Direction Photo Taken: South	
Description: Soil profile from Plot 2.	



Date February 20, 2024	Photo No. 14
Direction Photo Taken: South	
Description: Soil Profile from Plot 3.	



APPENDIX D
Wetland Determination Forms

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: _____ City/County: _____ Sampling Date: _____
 Applicant/Owner: _____ State: _____ Sampling Point: _____
 Investigator(s): _____ Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No _____
Remarks: _____ _____ _____	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Prevalence Index worksheet: _____ Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators: ___ Dominance Test is >50% ___ Prevalence Index is ≤3.0 ¹ ___ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
_____ = Total Cover				
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes _____ No _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks: _____ _____ _____				

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Stratified Layers (A5) (**LRR C**)
- 1 cm Muck (A9) (**LRR D**)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)

- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)
- Vernal Pools (F9)

Indicators for Problematic Hydric Soils³:

- 1 cm Muck (A9) (**LRR C**)
- 2 cm Muck (A10) (**LRR B**)
- Reduced Vertic (F18)
- Red Parent Material (TF2)
- Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No _____

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1) (**Nonriverine**)
- Sediment Deposits (B2) (**Nonriverine**)
- Drift Deposits (B3) (**Nonriverine**)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Water-Stained Leaves (B9)

- Salt Crust (B11)
- Biotic Crust (B12)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Thin Muck Surface (C7)
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water Marks (B1) (**Riverine**)
- Sediment Deposits (B2) (**Riverine**)
- Drift Deposits (B3) (**Riverine**)
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Crayfish Burrows (C8)
- Saturation Visible on Aerial Imagery (C9)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No _____ Depth (inches): _____
 Water Table Present? Yes _____ No _____ Depth (inches): _____
 Saturation Present? Yes _____ No _____ Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: _____ City/County: _____ Sampling Date: _____
 Applicant/Owner: _____ State: _____ Sampling Point: _____
 Investigator(s): _____ Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No _____
Remarks: _____ _____ _____	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Prevalence Index worksheet: _____ Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators: ___ Dominance Test is >50% ___ Prevalence Index is ≤3.0 ¹ ___ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
_____ = Total Cover				
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes _____ No _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks: _____ _____ _____				

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: _____ City/County: _____ Sampling Date: _____
 Applicant/Owner: _____ State: _____ Sampling Point: _____
 Investigator(s): _____ Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): _____
 Subregion (LRR): _____ Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No _____
Remarks: _____ _____ _____	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Prevalence Index worksheet: _____ Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators: ___ Dominance Test is >50% ___ Prevalence Index is ≤3.0 ¹ ___ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. <i>Helminthotheca echioides</i>	2	N	FAC	
_____ = Total Cover				
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes _____ No _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum _____ % Cover of Biotic Crust _____				
Remarks: _____ _____ _____				

