

TECHNICAL MEMORANDUM

To: Paul Finstad, Watermark Capital Partners, LLC.
From: John H. Davis IV, MS, CE, Senior Coastal Ecologist, Dudek
Subject: Addendum to the Supplemental Biological Technical Report for the Beach Facilities Project at the Ritz-Carlton Bacara
Date: January 30, 2019
cc: Anne Blemker, Coastal Planner, McCabe and Company
Ginger Andersen, MCRP AICP, Stantec
Attachment(s): Figure 1 – Regional/Vicinity Map
Figure 2 – Vegetation Community
Photograph Documentation

The purpose of this technical memorandum (memo) is to document and confirm the existing biological resources of the Beach Facilities Project at the Ritz-Carlton Bacara (Project) in Goleta, Santa Barbara County, California (Figure 1). This memo provides a description of the existing biological resources supported by recent photographic documentation of the revised beach snack bar and bathroom (i.e., beach facilities) locations. We recommend submitting this memo to the City of Goleta (City) in support of future California Environmental Quality Act project review and the City and California Coastal Commission in support of a Coastal Development Permit.

On December 3, 2018, Dudek was provided with a revised Project site plan for the relocation of the impacted beach facilities. Essentially, the revised beach facilities locations are situated approximately 30-feet north (i.e., inland) of the originally proposed locations to avoid future ocean intrusion from the projected sea level rise. Dudek visited the site on January 25, 2019 to confirm current biological conditions and consistency with the *Supplemental Biological Technical Report for the Ritz-Carlton Bacara Beach House Demolition and Replacement Project, Santa Barbara County, California* (Supplemental Biology Report; Dudek 2018). Prior to the site visit, Stantec surveyed and clearly staked the locations of the two beach facilities; therefore, the Project boundaries were easily identifiable during Dudek's biological survey.

The result of the field survey confirmed that the majority of revised Project, specifically the beach snack bar and bathrooms, are still located within a disturbed/landscape area previously identified by Dudek (Dudek 2018). Additionally, a sliver of the snack bar footprint is now within the developed area to the west (i.e., secondary emergency road). Dudek noticed that wood chips (i.e.,

Technical Memorandum

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mulch) placed in the area of interest were moved to the east near the existing boulders ahead of the survey crews arrival, thereby exposing a large patch of underlying sediment. The remainder of the area is heavily mulched with wood chips. In fact, this entire area has remained disturbed/landscaped for years and does not contain native vegetation within the footprints of the revised Project. Native vegetation, comprised of coastal sage scrub, is located near the base of the East Terrace as close as 5-feet from the snack bar. Also, the revised beach facilities are closer to the installed Monterey cypress trees to the north, however, a comfortable approximately 25-foot buffer still remains. Lastly, large boulders separate the developed/landscaped area from the proposed location of the beach facilities. Since access to the proposed location of the beach facility is readily available to contractors and boulders separate the coastal sage scrub from the developed area, it is very unlikely that native vegetation will be directly impacted during construction of the proposed Project.

These two landforms (unnatural anthropogenically-modified areas) are described below and displayed on the attached Figure 2:

Disturbed

Disturbed area consists of the lands that have experienced physical anthropogenic disturbance, and as a result cannot be identified as native or naturalized vegetation communities. However, these areas do have a recognizable soil substrate. The existing vegetation is typically composed of non-native ornamental or exotic species. There can also be impacts from animal uses, grading, or repeated clearing for fuel management on disturbed lands, which leave the land incapable of providing a suitable or sustainable habitat for in which native species can persist. Disturbed areas were not mapped by KMA; however, these areas were determined by Dudek to differ from developed/landscaped areas due to the lack of clearly defined development (e.g. paving) or landscape (e.g. irrigation) components.

Developed/ Landscaped

Areas mapped as developed/landscaped in the survey area include roads (i.e., beach access trail, maintenance/access road), buildings, and structures. Vegetation in these areas, if present at all, is usually sparse, dominated by weedy herbaceous species, or part of the landscaping associated with development. The Dudek mapping results differ from the KMA mapping results slightly in that the trails and roads were described by Dudek as developed/landscaped areas.

Technical Memorandum

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In conclusion, the existing conditions of biological resources on the Project site, specifically, between the secondary emergency access road and East Terrace, has not changed since Dudek conducted a biological survey of the Project site plan in April of 2018. The revised locations of the beach facilities are still within the disturbed/landscape area and slightly within the developed area (i.e., secondary emergency road), thereby avoiding direct impacts to natural biological resources including Environmental Sensitive Habitat Areas. Please refer to the Supplemental Biology Report for additional information.

Should you have any questions regarding this technical memorandum, please feel free to contact me at 805.308.8524 (office), 805.252.7996 (cell), or jdavis@dudek.com.



SOURCE: NAIP 2016

DUDEK



0 500 1,000 Feet

FIGURE 1
Project Location



SOURCE: CIRGIS 2010



FIGURE 2

Biological Survey Results

Photographic Documentation



Photograph 1. View facing south showing the adjusted location of the new beach facility locations. January 24, 2019.



Photograph 2. View north showing the adjusted location and adjacent vegetation. January 24, 2019.



Photograph 3. View facing east showing the two demarcated areas for the snack bar to the left and bathrooms to the right. January 24, 2019.



Photograph 4. View facing southeast showing the demarcated areas and hillside vegetation. January 24, 2019.