

COASTAL CONSERVANCY

Staff Recommendation
September 28, 2017

Wildcat Creek Restoration and Greenway Trail

Project No. 17-022-01
Project Manager: Avra Heller

RECOMMENDED ACTION: Authorization to disburse up to \$1,300,000 to the City of San Pablo in order to widen and restore approximately 2,200 linear feet of Wildcat Creek, and construct a parallel Class I bicycle and pedestrian greenway trail from Church Lane to Vale Road in the City of San Pablo, Contra Costa County.

LOCATION: Plaza San Pablo, City of San Pablo, Contra Costa

PROGRAM CATEGORY: San Francisco Bay Area Conservancy

EXHIBITS

Exhibit 1: [Project Location and Site Maps](#)

Exhibit 2: [Restoration Designs and Site Photos](#)

Exhibit 3: [Project Letters](#)

RESOLUTION AND FINDINGS:

Staff recommends that the State Coastal Conservancy adopt the following resolution pursuant to Sections 31160–31165 of the Public Resources Code:

“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed one million three hundred thousand dollars (\$1,300,000) to the City of San Pablo to conduct riparian restoration and develop a portion of the Wildcat Greenway Trail on City property from Church Lane to Vale Road, in the City of San Pablo. This authorization is subject to the following conditions:

1. The project shall not commence and no Conservancy funds shall be disbursed for the project until the Executive Officer of the Conservancy has reviewed and approved in writing:
 - a. A detailed work program, schedule, and budget.
 - b. Names and qualifications of any contractors to be employed in carrying out the project.
 - c. A signage plan that acknowledges Conservancy funding, and Proposition 1 as the source of that funding.

- d. Documentation that the City of San Pablo has obtained all permits and approvals required for the project under federal, state, and local law.”

Staff further recommends that the Conservancy adopt the following findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 4.5 of Division 21 of the Public Resources Code, regarding the San Francisco Bay Area Conservancy Program.
 2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.”
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PROJECT SUMMARY:

The City of San Pablo’s proposed Wildcat Creek Restoration and Urban Greenway Trail project will restore an approximately 2,200 linear foot section of Wildcat Creek, and build an adjacent Class I pedestrian and bicycle greenway trail. The riparian restoration will improve sediment transport throughout the project reach, provide improved refuge areas for steelhead trout, widen the creek corridor, modify the floodplain to accommodate larger flow volumes, and restore native vegetation along the banks. This project also aims to correct a public deficit in access to green space, and connect local citizens to their natural environment by creating a greenway trail along the restored creek. This trail will be part of the larger Wildcat Creek trail, which will eventually connect Wildcat Canyon Regional Park to the San Francisco Bay Trail.

This section of Wildcat Creek currently faces a wide variety of threats and degradation, all of which this project aims to amend:

Unstable Banks: In San Pablo’s urban watershed, storm runoff creates high flows within the project’s reach of Wildcat Creek. The force of these flows has resulted in steep high banks, and a creek which is disconnected from its floodplain. This condition exacerbates both bank erosion and channel instability, as evidenced by the array of deteriorating concrete armoring and other patchwork revetments along the 15 foot high, steep banks of the project reach. The 40-foot width of the riparian corridor between banks allows for only a very narrow band of creek-side vegetation—currently dominated by nonnative, invasive plant species such as Algerian ivy and Himalayan blackberry. (See photos in Exhibit 2.)

Degraded Habitat: Wildcat Creek historically supported a population of steelhead trout, which were reintroduced to the system in 1983; however, they have not been recorded in the creek in recent years. A 2006 in-stream habitat condition assessment for trout downstream of San Pablo Avenue found the habitat overall to be “sub-par” for channel complexity and habitat, with only three late-summer pools identified as viable for trout species. Those three pools area all within the proposed project’s reach of the creek. Anecdotal reports indicate that the pools have since filled in as a result the watershed’s heavy sediment loading.

Water Quality: Benthic macroinvertebrate (BMI) bioassessment surveys within the project reach in 2005 and 2006 indicated a decrease in water quality from “fair” to marginal” using the Index of Biotic Integrity (IBI) scoring system. Wildcat Creek is also on EPA’s 303(d) Impaired Waters list as impaired by Diazinon, a non-point source input from pesticide use. Finally, fences at the top of the bank, along backyards and other property lines effectively make the creek corridor a concealed area, promoting illegal dumping of household waste, and the use and disposal of biohazardous materials.

Lack of Open Space: The City of San Pablo is significantly deficient in public green spaces. The City has a park ratio of 0.7 acres of parkland per 1,000 residents, which is significantly below the San Pablo General Plan’s recommended three acres per 1,000 residents. Wildcat Creek remains one of the few natural features in San Pablo’s urban landscape, however there is no safe access to this reach of the creek, which has made it a target for illegal encampments, illegal dumping and other illicit activities.

Flooding: The project reach is not prone to flooding due to its very high bank slopes. However just a few blocks downstream, chronic overbank flooding is a burden for the City’s disadvantaged communities. In 2000, the Federal Emergency Management Association (FEMA) expanded its designated 100-year Flood Zone in the City of San Pablo to include 1,200 additional parcels which are all found within a mile downstream of the project site.

The Project proposes to address these critical threats through a mix of improvements including channel restoration, floodplain modifications and creation of the greenway trail. First, approximately 2,200 linear feet of creek channel will be restored to establish an active channel width-to-depth ratio that effectively transports sediment throughout out the reach without excessive aggradation or deposition. The design takes into account earlier geomorphic studies, analyses of nearby restoration projects that have matured over time, and private property constraints. The channel bed will be designed to improve in-stream habitat complexity by creating a more optimum riffle-to-pool ratio (as close to 1:1 as possible) throughout the reach. In addition, large woody debris, root balls, and other “natural” snags will be placed strategically to provide refuge for trout.

In addition, the right bank will be laid back throughout its reach in order to stabilize it. A five to fifteen foot wide floodplain bench terrace will be excavated into the right bank just above the active channel height to allow the channel to accommodate larger flow volumes (reducing downstream flood risks) within its banks, while reducing the erosive energy of the moving water against the left bank. This modified floodplain will improve both water quality and trout habitat by encouraging the deposition of sediments on the terrace rather than in the stream bed, where sediments currently smother coarse bed materials (see Exhibit 2).

Laying the slope back will widen the creek corridor throughout the project area, translating to over 60,000 sq. feet of plantable space. More than 2,500 riparian plants (including Big Leaf Maple, Coast Live Oak, Alders, Buckeye, Dogwood, Currant, Gooseberry, and Ninebark) will be planted on the restored right bank. This plant material will be sized in 15 gallon containers or smaller to allow for greater adaptation to site conditions as plants mature. This new area of native vegetation will increase bank stability, encourage groundwater recharge, and in alignment with the RWCQB regulatory mandates, use natural bio-filtration methods to treat runoff and

improve water quality. Native vegetation will also create improved habitat for native birds and pollinators, critical players in the full restoration of Wildcat Creek's riparian habitat.

The project will build a pervious pavement Greenway Trail following the contours of the creek, from Church Lane to Vale Road. The trail will be 10 feet wide, and will qualify as a Class 1 shared path. This trail will connect neighborhoods in San Pablo and Richmond to health services (the new West County Health Center), the San Pablo Library, transit stops for multiple bus lines (L, 669, 72, 679), the San Pablo Church Lane Senior Center, the planned San Pablo City Hall and more. The installation of this greenway trail will elevate the public's knowledge of Wildcat Creek, and provide community access to open space along a natural resource that has long been hidden behind fence lines. Developing this connected pathway will benefit local and regional citizens by encouraging healthy habits, such as walking and biking to work, with associated regional benefits by reducing air pollution and greenhouse gas emissions from the reduction of cars on the road. The trail will provide safe multi-modal access between Church Lane and Vale Road and eventually, the Wildcat Creek trail will connect Wildcat Canyon Regional Park to the San Francisco Bay Trail, increasing the accessibility and usability of these natural resource areas for members of this underserved community.

The City also plans to pilot an innovative long-term management and monitoring approach for this project site. To reduce costs, and increase opportunities for community engagement, the City plans to partner with local nonprofits, Earth Team and The Watershed Project, to train local students in plant identification, survival counts, cross-sectional and percent cover analysis, and other monitoring requirements. After the first three years of vegetation installation and establishment, the non-profits (with student participation) would begin performing the project monitoring and provide the City and regulatory agencies with an annual report. This pilot project would teach job skills, connect community members to restoration work in their area, and provide education and awareness of local environmental issues.

The City of San Pablo is the owner of the property on which the project would take place. When the property was purchased and subdivided in 2014, the City specifically set aside Lots 6 and 7 to allow for future restoration of the creek and the development of a greenway trail. City of San Pablo maintenance staff are experienced in providing vegetation maintenance for similar programs, and are currently managing three ongoing creek restoration sites: the Rumrill Bridge revitalization, the Davis Park Daylighting Project, and the Davis Park to 23rd street stretch of Wildcat Creek.

Site Description: Wildcat Creek drains an 11-square-mile watershed straddling Alameda and Contra Costa Counties. The creek flows from hilly open space areas managed by the East Bay Regional Park District (including Tilden and Wildcat Canyon Regional Parks) down through the densely developed flatland communities of San Pablo, Richmond, and unincorporated North Richmond. About 2.2 miles of Wildcat Creek's open channel run through the City of San Pablo's mostly minority, low-income communities. The proposed restoration and greenway trail project is located on 2,200 feet of Wildcat Creek running on city property between a private high school and condominium complex, and a city-owned 18-acre parcel which was formerly a trailer park. The 18-acre parcel is now being redeveloped as "Plaza San Pablo" (See Exhibit 1). Current planned developments include the West County Health Center, the San Pablo Library and a new City Hall. Future planned development zoning for the area will include commercial office (including medical offices), residential, institutional, and hotel. When the site was purchased and

subdivided in 2014, the City specifically created Lots 6 and 7 to allow for future restoration of the creek and the development of a greenway trail. This project is located entirely in an area identified as a Severely Disadvantage Community Tract. According to the California State Parks Community Fact Finder, fifteen percent of the population living within half a mile from the project site lives below the poverty line. The median household income of the area is \$39,988.

Project History: The Conservancy has an extensive history funding the planning for creek restoration and connector trail construction along Wildcat Creek. Over the past thirty years the Conservancy has expended 1.4 million dollars to a variety of grantees including the City of Richmond, Contra Costa County, and the East Bay Regional Park District to construct six miles of Bay Trail and Wildcat Creek trail, and restoration of the lower reaches and marsh at the mouth of Wildcat Creek.

Of that funding, the City of San Pablo has to-date specifically received a total of \$237,000. The City received \$120,000 in 2006, as part of the third Bay Trail Block Grant, to complete final construction plans and specs for design of trail, public plaza, park and stream bank restoration in Davis Park, San Pablo. This grant followed an earlier grant which provided \$17,000 towards a feasibility and design study of the Davis Park trail segment. In 2010, as part of the fourth Bay Trail Block Grant, the City of San Pablo received a further \$100,000 to construct 0.2 miles of the Wildcat Creek Bay Trail Connector from 23rd Street to Davis Park. This project is located about half a mile from the start of the 23rd street portion of trail.

PROJECT FINANCING

Coastal Conservancy	\$1,300,000
California Natural Resources Agency	\$689,222
Contra Costa Measure J – Pedestrian, Bike and Trail Facility	\$1,000,000
Contra Costa Measure J – Livable Communities	\$280,000
City of San Pablo	\$307,552
Project Total	\$3,576,774

The expected source of funding for this \$1,300,000 authorization is the fiscal year 2016/17 appropriation to the Conservancy from the “Water Quality, Supply, and Infrastructure Improvement Act of 2014” (Proposition 1, Division 26.7 of the Water Code, § 79700 et seq.). Funds appropriated to the Conservancy derive from Chapter 6 (commencing with Section 79730) and may be used “for multi-benefit water quality, water supply, and watershed protection and restoration projects for the watersheds of the state” (Section 79731). Section 79732(a) identifies the specific purposes of Chapter 6, of which the following pertain to this project: subsection a(12): assist in the recovery of endangered, threatened, or migratory species by improving watershed health, instream flows, fish passage; subsection (a)(11): reduce pollution or contamination of rivers and streams, and protect or restore natural system functions that contribute to water supply, water quality, or flood management; subsection a(3) restore river parkways and urban river greenways; and subsection (a)(9): protect and restore urban watershed

health to improve watershed storage capacity, protection of life and property, storm water resource management and greenhouse gas reduction.

As required by Proposition 1, the proposed project provides multiple benefits and will help achieve the above-referenced Chapter 6 purposes. The project will help to improve water quality, habitat connectivity, and flood reduction through the creek restoration and re-grading aspects of this project, and increase the area's resilience to the potential impacts of climate change. The project, through the development of the Greenway Trail, will help to restore and create a urban river greenway project within a Disadvantaged Community.

The proposed project was selected through the sixth-round competitive grant process under the Conservancy's Proposition 1 Grant Program Guidelines adopted in June 2015 (see § 79706(a)). The proposed project meets each of the evaluation criteria in the Proposition 1 Guidelines as described in further detail in this "Project Financing" section, the "Project Summary" section and in the "Consistency with Conservancy's Project Selection Criteria & Guidelines" section of this report.

The remaining \$2,276,774 in cost share funds for this project proposal come from a variety of state and local sources: \$689,2000 in State funding from the California Natural Resources Agency, \$1,000,000 from Contra Costa Measure J (a half-cent county-wide transportation and sales tax) – Pedestrian, Bike and Tail Facilities, and another \$280,000 from Contra Costa Measure J – Livable Communities. Finally, the City of San Pablo is contributing \$307,552 to complete the funding for this project.

CONSISTENCY WITH CONSERVANCY'S ENABLING LEGISLATION:

The proposed project would be undertaken pursuant to Chapter 4.5 of the Conservancy's enabling legislation, Public Resource Code Sections 31160-31165, which states that the Conservancy may award grants in the nine-county San Francisco Bay Area to help achieve the goals of the San Francisco Bay Area Conservancy Program. The proposed project is located in Contra Costa County, one of the nine San Francisco Bay Area counties. The following goals of the San Francisco Bay Area Conservancy Program are achieved by this proposed project:

Section 31162(b), which authorizes the Conservancy to "protect, restore, and enhance natural habitats and connecting corridors, watersheds, scenic areas, and other open-space resources of regional significance [within the SF Bay Area]." This project will restore and enhance an urban watershed and riparian habitat within the San Francisco Bay Area.

Section 31162(d), which authorizes the Conservancy to award grants to "promote, assist, and enhance projects that provide open space and natural areas that are accessible to urban populations for recreational and educational purposes." This project will create a public open space that is easily accessible to the residents of the City of San Pablo and nearby communities for recreational and educational purposes.

Section 31163(b), which authorizes the Conservancy to award grants to "support interagency actions and public/private partnerships in the San Francisco Bay Area ...providing for broad-based local involvement in, and support for, the San Francisco Bay Area Conservancy Program." This project involves a wide variety of public and private stakeholder engagement in linking urban communities to significant public trails, as well as improving SF Bay watershed functions.

Section 31163(c), which mandates that the Conservancy use specific criteria to develop priority projects within the San Francisco Bay Area Conservancy Program. The project meets the selection criteria under 31163(c), in that it: 1) is supported by adopted local or regional plans, including the Bay Area Integrated Regional Watershed Management Plan (IRWMP), the San Francisco Bay Trail Plan (which lists the connection between Wildcat Canyon and the Bay Trail), the 2009 Contra Costa Countywide Bicycle and Pedestrian Plan (Wildcat Trail), The Wildcat Creek Restoration Action Plan (WRAP), and the Diversity Stratum for California Coastal Multispecies Plan (via habitat recovery for steelhead); 2) serves a regional constituency in enhancing a park and trail resource of regional significance; 3) can be implemented in a timely way, with partners with the necessary expertise, CEQA completed, and basic design plans scoped and ready for the next design phase; 4) provides opportunities or benefits that could be lost if the project is not implemented quickly, in that the project area is currently undeveloped but adjacent areas are under negotiation for development and their construction could severely hamper access to the stream to implement the restoration activities, and in that without the restoration project as a guide, left bank property owners are more likely to attempt further uncoordinated and unpermitted activities to armor their banks; and 5) will include significant matching funds from the California Natural Resources Agency, Contra Costa County (Measure J), and the City of San Pablo itself.

**CONSISTENCY WITH CONSERVANCY'S 2013 STRATEGIC PLAN
GOAL(S) & OBJECTIVE(S), AS REVISED JUNE 25, 2015:**

Consistent with **Goals 11F and 12I** of the Conservancy's 2013-2018 Strategic Plan, the proposed project will:

- **Goal 11F:** The project helps to achieve the goal of enhancing riparian and riverine habitat, including projects that remove barriers to fish passage, and ensure sufficient instream flow, within the San Francisco Bay Area.
- **Goal 12I:** The project is part of the construction of the Wildcat Creek Trail, a piece of a trail which when completed will serve as an urban connection between Wildcat Canyon Regional Park and the San Francisco Bay Trail, a regionally significant trail.

**CONSISTENCY WITH CONSERVANCY'S
PROJECT SELECTION CRITERIA & GUIDELINES:**

The proposed project is consistent with the Conservancy's Project Selection Criteria and Guidelines, last updated on October 2, 2014, in the following respects:

Required Criteria

1. **Promotion of the Conservancy's statutory programs and purposes:** See the "Consistency with Conservancy's Enabling Legislation" section above.
2. **Consistency with purposes of the funding source:** See the "Project Financing" section above.
3. **Promotion and implementation of state plans and policies:**

- This project achieves three actions of the *California Water Action Plan*: Action 2 by its location within a Disadvantaged Community and its multi-benefit approach to habitat restoration and urban recreation; Action 4, improving habitat for anadromous fish; and Action 8, constructing terraced stream banks to increase flood protection.
 - *California @ 50 Million: The Environmental Goals and Policy Report* – This project promotes the Build a Resilient and Sustainable Water System Goal by building resilience into natural systems through the development of the terraced floodplain in the riparian restoration, and green infrastructure through the pervious pavement trail.
 - *CA Climate Adaptation Strategy/Safeguarding California: Reducing Climate Risk Plan* – This project will help to meet the goal of connecting rivers to their floodplains and provide natural floodplain features and functions that slow, spread, capture, and infiltrate floodwaters through the deployment of a terraced floodplain. This project will show how this can be achieved in a highly urbanized area with limited space.
 - *CA Wildlife Action Plan* – The project will help implement Goal 2- Enhance Ecosystem Conditions by removing nonnative/ invasive plant species and replacing them with native species which will enhance ecosystem conditions. The project will also improve the creek system to support native fish. Goal 3- Enhance Ecosystem Functions will also be met through this project by restoring the creek to a more natural state by removing manmade structures and establishing a flood terrace to resist erosion and better transport sediment through the reach.
4. **Support of the public:** This project has received broad public support, including support from 15th Assembly District Assemblymember Tony Thurmond; California State Senator (9th District) Nancy Skinner; Keith Lichten, Chief of the Watershed Management Division for the SF Bay Regional Water Quality Control Board; as well as support from various community interest groups. See “Project Letters,” Exhibit 3.
 5. **Location:** This project is located on city-owned property, in the Plaza San Pablo development area, City of San Pablo, Contra Costa County, within the jurisdiction of the San Francisco Bay Area Conservancy Program. The project area is entirely within a Disadvantaged Community as defined by the California State Parks Community Fact Finder.
 6. **Need:** Though the grantee has recruited significant funding from various state and local sources, the requested Conservancy grant a large and critical portion of the needed funds. Without the Conservancy’s participation in the project the city would be unable to build the Greenway trail and would have to modify the creek restoration design and scope.
 7. **Greater-than-local interest:** This project would restore approximately 2,200 linear feet of Wildcat Creek between Church Lane and Vale Road, restoring and improving riparian habitat for steelhead trout, a regionally significant species, which were reintroduced to the creek in 1983. Additionally, this project is part of a larger effort to restore Wildcat Creek as a whole and establish a connected bike and pedestrian greenway trail between Wildcat Canyon and the San Francisco Bay Trail.

8. **Sea level rise vulnerability:** The City of San Pablo is approximately 1.3 miles from the Bay shoreline, yet Wildcat Creek experiences tidal flooding that will increase with rising sea levels. The proposed project is in an area identified as a FEMA Special Flood Hazard Area 500 and 100 Year Flood Zone (also known as 0.2% Annual Chance Flood Hazard). The project proposes a five to fifteen foot wide terrace to be excavated into the right bank just above the active channel height. This modified floodplain will allow the channel to accommodate larger flow volumes, which could help to mitigate future flooding due to sea level rise. This restoration and realignment will also reduce erosion, and improve sediment transport through the project reach.

Additional Criteria

9. **Urgency:** Planning for the design and construction of various aspects of Plaza San Pablo is underway. The properties adjacent to the site are currently undeveloped providing easy access for restoration and trail construction work. However, the adjacent lots are currently undergoing negotiations for development, some of which is expected to begin in 2018. The consequences of not accomplishing the project in the near future include decreased access to the project site, the collapse of the existing gabion wall and the continued sediment burdening of the creek. Without the restoration project as a guide, left bank property owners are more likely to attempt further uncoordinated and unpermitted activities to armor their banks. Often these armoring efforts are counterproductive, leading to increased erosion on the opposite bank or further downstream.
10. **Resolution of more than one issue:** This project is a multi-benefit project which would correct issues of anadromous fish (and other related biota) habitat degradation, bank instability, poor water quality, unequal access to greenspace, and downstream flooding events.
11. **Leverage:** See the “Project Financing” section above.
12. **Innovation:** The installation of root wads into the creek channel to develop improved fish habitat is innovative because though this technique is common for rural restoration projects, it is rarely employed in urban stream restoration. The City also plans to pilot an innovative long-term management and monitoring approach for this project site. To reduce costs, and increase opportunities for community engagement, the City plans to partner with local nonprofits, Earth Team and The Watershed Project, to train local students in plant identification, survival counts, cross-sectional and percent cover analysis, and other monitoring requirements. The non-profits (with student participation) would perform the monitoring and provide the City and regulatory agencies with an annual report. This pilot project will teach job skills, connect community members to restoration work in their area, and provide education and awareness of local environmental issues.
13. **Readiness:** In 2014, The City of San Pablo purchased and subdivided Lots 6 and 7 for the purpose of restoring Wildcat Creek through the project reach, and constructing the adjacent greenway trail. Recently the City has purchased 2023 Vale Road and current plans are to ensure the restoration and trail is complete from the Church Land to Vale Road as part of this project. The project has already completed the concept design as well as the 35% design phase for the first 700 feet of the project (see Exhibit 2). The City is now prepared to finalize

designs and secure required permits for the project. It is estimated that project construction could occur approximately one year after funding is awarded.

14. **Realization of prior Conservancy goals:** “See “Project History” above.”

15. **Return to Conservancy:** See the “Project Financing” section above.

16. **Vulnerability from climate change impacts other than sea level rise:** Wildcat Creek is highly susceptible to the impacts of climate change. Climate change will likely increase short duration rainfall intensities and exacerbate storm water flooding along Wildcat Creek. This project design addresses this vulnerability by providing a widened vegetated channel that will convey flood flows safely downstream while also providing water capture and flow reduction benefits for the frequently flooded areas downstream that are expected to experience more severe flooding with climate change. At the opposite end of the climate spectrum, climate change is projected to dramatically increase summer ambient air and water temperatures in creeks. This reach is the only reach within Wildcat Creek with significant summer pools, and the project’s added channel complexity and restored channel vegetation will improve cold water refuge (pools) for steelhead trout and other riverine species.

17. **Minimization of greenhouse gas emissions:**

The City intends to implement best management practices to reduce greenhouse gas emissions during construction, including the following:

- a. Reduce unnecessary idling of vehicles and equipment.
- b. The City has a construction and demolition recycling requirement of 65% diversion.
- c. When possible the City will be reusing natural aspects on site (i.e. large trees that are required to be removed will be used as creek features).
- d. The City encourages construction contractors to abide by good engine maintenance to meet manufacturer standards, and properly train operators to run equipment efficiently.
- e. LED lighting will be used for the trail.
- f. The City will review material types for the trail and include evaluation of sustainable and environmentally friendly pavement materials as part of the process.

COMPLIANCE WITH CEQA:

The proposed project is categorically exempt from the provisions of CEQA pursuant to 14 Cal. Code of Regulations Section 15304 – Minor Alterations to Land, and Section 15333 - Small Habitat Restoration Projects. The trail installation and stream restoration work involve minor alterations in the condition of land, water and vegetation which do not involve removal of healthy, mature, scenic trees, as well as the restoration and enhancement of habitat for plants, fish, and other wildlife that will benefit from creek stabilization and restoration.

Upon Conservancy approval, staff will file a Notice of Exemption.