City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: April 14, 2016

AGENDA DATE: April 21, 2016

PROJECT ADDRESS: 801 Cliff Drive (MST2014-00586)

TO: Planning Commission

FROM: Planning Division, (805) 564-5470, extension 4539
Beatriz Gularte, Senior Planner BG
Tony Boughman, Assistant Planner TB

I. PROJECT DESCRIPTION

The project addresses violations in enforcement case ENF2014-00616 for work done without required City review, approval, and permits at the 97 unit apartment complex located on a 6.72 acre parcel in the Coastal Zone. The violations include tree and other vegetation removal in an environmentally sensitive habitat area (ESHA) along a portion of Honda Valley Creek (including an established Monarch Butterfly overwintering site), as well as unpermitted remodeling of existing buildings, site work, and other landscaping alterations. The current project proposes to abate/correct these violations. While a large part of the site is in the non-appealable jurisdiction of the Coastal Zone, the Honda Valley Creek drainage is within the appealable jurisdiction, and removal or placement of vegetation in this environmentally sensitive habitat area triggers the requirement for a Coastal Development Permit for the project.

The unpermitted work proposed to be permitted consists of the removal of 32 mature Eucalyptus trees which provided Monarch butterfly overwintering habitat, removal of canopy trees and planting of palm trees in areas around buildings, other landscaping alterations, replacement of irrigation system, exterior building color changes, metal building siding, metal window awnings, grading and pad for patio with octagonal seating wall, grading and pad for picnic table, grading and pad for concrete ping-pong tables, site stair and retaining wall, bocce ball court, security fencing and entrance gate, new fence and railings around swimming pool, parking lot reconfiguration with 25 additional spaces, parking lot painting, traffic control gates, exterior lighting, EV charging stations, bike racks for 152 bicycles, mailboxes, and concrete walkways.

The unpermitted work proposed to be removed consists of a concrete slab and seat wall, concrete pads with gym equipment, non-compliant exterior lighting, prohibited banner signs, entry pilasters with lighting, non-permitted stairs near street intersection, and eight Mexican Fan Palms planted along driveway near the restoration area.

Proposed new improvements include restoration of Monarch butterfly and riparian habitat, a Monarch Butterfly and riparian habitat maintenance and monitoring program, drainage improvements in the restoration area, tree mitigation planting, new handrails at unpermitted site stairs, stair abandonment at carports, trash and recycling enclosures, concealment of unpermitted data/phone cabling on exterior of buildings, removal of Palm trees near Loma Alta, and planting Cypress trees adjacent to buildings.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

A. A Coastal Development Permit (CDP2015-00012) to allow the proposed development in the Appealable and Non-Appealable Jurisdictions of the City's Coastal Zone (SBMC §28.44.060);

B. Two Front Setback Modifications to allow unpermitted and proposed encroachments into the required 30-foot setback along Cliff Drive and into the required 30-foot setback along Loma Alta Drive (SBMC §28.92.110.2); and

C. Two Fence Height Modifications to allow the unpermitted fencing to exceed 3 ½ feet in height within 10 feet of the front lot line along Cliff Drive and within 10 feet of the front lot line along Loma Alta Drive (SBMC §28.92.110.3).

APPLICATION DEEMED COMPLETE: March 14, 2016
DATE ACTION REQUIRED: May 13, 2016

III. RECOMMENDATION

Much work was done by the property owner without City review, approvals or permits, however, because the scope of this application seeks to abate all violations for tree removals, unpermitted work, and landscaping alterations, and restore the habitat, staff recommends that the Planning Commission approve the project. If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the Coastal Act and Local Coastal Plan. Therefore, Staff recommends that the Planning Commission make the findings outlined in Section X of this report, and subject to the conditions of approval in Exhibit A.

Vicinity Map 801 Cliff Drive

IV. BACKGROUND

The site was developed with 84 apartments in four buildings in 1970 when the property was zoned R-3 and had a General Plan designation of Medium High Residential. In 1975 this area was downzoned to R-2/Medium Residential. In 1980, 13 additional apartments in three new buildings were developed as Garden Apartments which are allowed in the R-2 zone subject to a maximum of eight units per building, a minimum of 3,000 square feet of lot area per unit, and 30 foot front and interior setbacks. This phase included a requirement for significant landscape plantings of the adjacent creek bank.

On July 14, 2014 a complaint was filed and an enforcement case opened for illegal large tree removals and remodeling work without permits. Multiple site inspections by City staff resulted in a list of violations for unpermitted work as described in the project description in Section I of this report. Thirty nine large trees were removed from the site. This included removal of mature trees planted as part of the landscape requirements for the 1980 phase. A development application was submitted on February 12, 2015 and staff began the review process.

Honda Valley Creek flows along the southern boundary of the property, crisscrossing and closely following a property line shared with Santa Barbara City College (SBCC). The creek area of the site includes part of the largest monarch butterfly winter aggregation site in the City as identified by Daniel E. Meade, PhD in a 1999 study of overwintering sites in Santa Barbara County. The northern creek bank is generally on the subject property, and consists primarily of eucalyptus grove. The tree removals included thirty two mature Blue Gum Eucalyptus trees removed from this part of the habitat area. The southern creek bank is generally on SBCC property, and is primarily Coast Live Oak woodland. According to City Fire Department staff, the property is not located in a High Fire Hazard Area and the trees are not subject to Fire Department landscape requirements.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Laurel Perez, SEPPS		
Property Owner:	Unknown Dream LLC		
Site Information			
Parcel Number:	045-250-008	**Lot Area**:	6.72 acres
General Plan:	Medium Residential	**Zoning**:	R-2/SD-3
Local Coastal Plan:	Residential 12 units per acre		
Existing Use:	Apartments	**Topography**:	23% slope
Adjacent Land Uses			
North – Residential & Institutional (McKinley school)		**East** – Institutional (SBCC)	
South – Institutional (SBCC)		**West** – Institutional (SBCC)	

VI. ISSUES

Staff recommends that the Planning Commission focus on the following issues. 1) The adequacy of the proposed habitat restoration and monitoring plan, including replacement tree species for removal of mature Blue Gum Eucalyptus trees within the Monarch butterfly winter aggregation site; 2) The adequacy of the proposed new canopy trees outside the habitat area on the developed part of the site to replace the canopy trees which were removed without approval. The existing site contained large canopy trees around, and in front of the buildings, providing screening and breaking up the mass of the buildings from adjacent views. These trees were previously permitted as part of the approved landscape plan for the Garden Apartment development of the site in 1980. These issues are discussed in the context of relevant General Plan and Local Coastal Plan policies in Section VII.B & C below.

VII. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

1. FRONT SETBACK MODIFICATIONS

While the R-2 zone requires a 15-20 foot front setback, depending on if ground floor or upper story, a garden apartment development in the R-2 zone requires a 30 foot front and interior setback. A front setback is measured from the front lot line. A number of unpermitted site structures identified in the enforcement case encroach into the required 30 foot front setback from the front lot lines at Cliff Drive and Loma Alta Drive.

Along the street frontages the front lot lines are not readily identifiable, therefore much of what appears to be the subject property is actually City street right-of-way. The distance between the front lot line along Cliff Drive behind the back of the sidewalk varies from approximately one to 35 feet. Along Loma Alta Drive the front lot line is located behind the street curb approximately 31 to 39 feet. This situation results in the site structures which encroach into the front setbacks appearing to be set back a large distance from the sidewalk and curb, while they are technically set back less than 30 feet from the front lot lines. In addition to the measured horizontal setback distance, as one moves along Loma Alta Drive as it descends toward the south, the elevation of the unpermitted items above the roadway increases. The southernmost unpermitted structure is the picnic table patio and it is approximately 30 feet above the roadway. The Architectural Board of Review (ABR) reviewed these structures on February 29, 2016 and found the encroachments pose no aesthetic concerns (Exhibit D). The requested setback modifications would allow several unpermitted encroaching structures to be permitted. The table below lists the items in order from west to east which encroach into the front setbacks, along with the approximate distances from the front lot line and the apparent setback indicated by the approximate distances from the Cliff Drive sidewalk or Loma Alta Drive curb. The approximate apparent distances shown in the table give support for approving the setback modifications. In addition, these items are generally screened from street views by existing earthen berms, and by the grade differential at Loma Alta Drive.

Encroaching Structure	Setback from Lot Line 30 feet required	Setback from sidewalk or curb
8 parking spaces	10 feet (average)	12 feet (average)
Bike racks	15 feet	46 feet
Window awnings	25 feet	61 feet
Trash enclosure	8 feet	44 feet
Ping Pong pad & guardrail	26 feet	62 feet
Bocce Ball court	16 feet	53 feet
Site stairs & railings	12 feet	44 feet
Picnic table pad	3 feet	38 feet

2. FENCE HEIGHT MODIFICATIONS

The project includes a request to permit an unpermitted six foot tall black chain link security fence. The fence extends around the developed area of the site and is over 2,000 feet in total length. A portion of the fence along the rear of the development is proposed to be relocated from within the habitat area to be closer to the top of the creek bank to provide better separation and protection of the habitat area. Along the front of the property, the fence is placed within a couple of feet behind the front lot line along Cliff Drive, and the front lot line along Loma Alta Drive. The zoning ordinance limits fences for residentially zoned properties to a maximum of 3 ½ feet in height within 10 feet of front lot lines (SBMC §28.87.170.C.2). An existing earthen berm screens much of the fence from view from Cliff Drive, and the berm and change in grade screens much of the fence from view from Loma Alta Drive. The ABR indicated support for permitting the fence as built in its present location, given its low visibility. As discussed in Section VII.A.1 above, the front lot line is set back considerably from the sidewalk and street curb, giving the appearance that the fence is setback beyond where the 3 ½ foot height limit would not apply.

With the approval of the Modifications described above, the project would meet the requirements of the Zoning Ordinance.

B. LOCAL COASTAL PLAN AND COASTAL ACT CONSISTENCY

The property is located in the West Beach neighborhood and in Component 3 of the Local Coastal Plan, situated between the West Campus and East Campus of SBCC. The Local Coastal Plan Land Use Plan designation for the site is Residential, 12 units per acre and Buffer/Creeks. The land use remains rental apartments as it has been since 1970, however, the new owner targets renting to students of SBCC.

Applicable Local Coastal Plan policies include:

- Policy 5.3 of the Local Coastal Plan requires that new development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. The proposed design of the

improvements were reviewed favorably by the ABR and do not result in a change to the scale, or size of the existing housing development. The project can be found consistent with Policy 5.3.

- The City's Local Coastal Plan includes the Conservation Element Goal to enhance and preserve the City's critical ecological resources in order to provide a high quality environment necessary to sustain the City's ecosystem.

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

The project's scope of work, other than landscaping, involves a list of unpermitted and proposed site improvements which can be generally categorized as involving minor grading for site, hardscaping, and minor architectural changes. The list is extensive, but the items are relatively minor and none pose policy concerns. Most of these improvements are located outside the appealable jurisdiction of the coastal zone and would typically qualify for a Coastal Exemption if it weren't for the restoration and storm water improvements proposed in the Honda Valley Creek drainage. The project will comply with Tier 3 requirements of the City's Storm Water Management Program.

The landscaping for this project is divided into two components, and the application includes two completely separate landscape plans: a riparian/habitat restoration plan, and the "as-built" landscape plan for the upper, developed areas of the site around the buildings and parking lots outside the creek bank.

The unpermitted removal of trees which were part of the ESHA (riparian and monarch butterfly habitat) on the site is proposed to be abated with the Habitat Restoration and Enhancement Plan. In preparing this plan, the applicant's biological consultant and landscape architect consulted numerous times, and at multiple site visits, with the City's Environmental Analyst, Creeks Division staff, and California Department of Fish and Wildlife staff. While Honda Valley Creek is not specifically mentioned in the Local Coastal Plan, the relevant policies regarding creeks are applicable. Staff believes the proposed habitat restoration and monitoring program with included performance measures are adequate mitigation for the tree removals. While the Blue Gum Eucalyptus tree is a preferred tree species for Monarch butterfly winter aggregation, under normal circumstances the Blue Gum are considered an invasive, non-native species. Therefore the City Creeks Division staff and California Department of Fish and Wildlife staff have recommended replacing Blue Gum Eucalyptus trees already removed with native tree species consistent with riparian habitat (see restoration and monitoring plan Exhibit F), while preserving the remaining eucalyptus grove

The project also addresses enforcement for unpermitted removal of significant mature trees on the developed part of the site in the "as-built" landscape plans attached to the architectural plan set. The 1980 landscape plan for the apartment complex, as well as aerial photographs prior to tree removals, shows significantly more trees than the current landscape plan which is proposing seven new 15 gallon size trees. Staff does not believe the proposed landscape plan for the developed part of the site around the apartment buildings provides adequate tree canopy to

replace the trees that were removed. Aerial photos of the site prior to the tree removals are provided in Exhibit G. Visual Resources Goal and Policy 4.0, and its implementation measures discourage removal of mature trees and call for their preservation and replacement. Staff recommends that the Planning Commission consider the adequacy of the quantity and size of the replacement trees on the proposed landscape plan. See Exhibit E for relevant Local Coastal Plan policies.

C. CALIFORNIA COASTAL ACT

The Coastal Act defines land within the Coastal Zone as part of a valuable natural resource of vital and enduring interest to all the people. The Coastal Act prescribes policies for protecting the Coast through environmental protection and land-use restrictions. Section 30240 provides that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The project does not propose additional development adjacent to habitat areas. In this area of the site, unpermitted work consists of small patios next to the large pool deck which are proposed to be removed, and a portion of the unpermitted chain link fence which is proposed to be relocated closer to the top of the creek bank to better protect, control, and define the habitat area. The fence will not affect public coastal access. The project would have no adverse effects on site stability or erosion. The project as described would be consistent with the applicable policies of the California Coastal Act.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

The California Coastal Act requires that environmentally sensitive habitat areas (ESHA) be protected (Public Resources Code [PRC] §30240). The project site includes a portion of Honda Valley Creek drainage, which has previously been identified as the largest monarch butterfly overwintering habitat in the City. Monarch butterflies (*Danaus plexippus*) migrate to the coast of Santa Barbara County in the autumn of each year [1]. They aggregate in large numbers in groves of trees near the coast and remain there during the passage of winter. In Santa Barbara County, monarch butterfly aggregation habitat is now primarily dominated by eucalyptus trees, an introduced species. A number of threats are posed to monarch butterfly populations that overwinter in Santa Barbara County, including loss of habitat, increased predation, and degradation of sites by human visitation and disturbances.

Monarch butterfly aggregation sites, including autumnal and winter roost sites, are considered locally important and are usually considered ESHA. The California Natural Diversity Database ranks monarch butterfly wintering sites as vulnerable in the state due to restricted range. Regionally, the County of Santa Barbara Local Coastal Program considers monarch butterfly trees to be ESHA. The United States Fish and Wildlife Service is also currently undertaking a status review of the species for consideration of protection of butterfly trees under the Federal Endangered Species Act.

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[1] Source: Meade, Daniele, Monarch Butterfly Overwintering Sites in Santa Barbara County, November 1999

While the City's Coastal Zone does not contain highly active aggregation sites, like those found on Ellwood Mesa in Goleta, potential monarch butterfly habitat exists at the Douglas Family Preserve, La Mesa Park, and on Arroyo Honda between Shoreline Drive and Cliff Drive.

No development is proposed within the ESHA, and an unpermitted concrete pad at the edge of the habitat will be removed. A detailed Habitat Restoration and Enhancement Plan, including long-term monitoring and performance criteria is proposed. Therefore, the proposed project would be consistent with this policy.

VIII. ENVIRONMENTAL REVIEW

For purposes of the California Environmental Quality Act (CEQA), the baseline for environmental review is the existing condition of the site after the owner removed the trees and performed the unpermitted work, therefore, the scope of the project under environmental review consists of the restoration of the habitat, and the application for permits for the unpermitted and proposed work in the project description. The project qualifies for a Categorical Exemption from further environmental review under the CEQA Guidelines Section 15333, Small Habitat Restoration Projects not exceeding five acres, and Section 15301 for miscellaneous minor alterations to Existing Facilities. While the project qualifies for a CEQA exemption, it must still comply with all measures and conditions as required by this approval, as well as all measures and conditions as required by the Streambed Alteration Agreement to be issued by the California Department of Fish and Wildlife. The project had a biological study prepared by Larry Hunt, Consulting Biologist (Exhibit H). Staff consulted the 1999 Meade study of monarch butterfly overwintering sites in Santa Barbara County. The proposed restoration plan was developed by Larry Hunt and the applicant's landscape architect Chuck McClure, with input from City Creeks Division and Planning Division staff, Don Hartley, SBCC Horticultural Representative, and California Department of Fish and Wildlife staff. It was determined to be more appropriate to replace the Blue Gum Eucalyptus which had been removed with native tree species which should offer similar structure and micro-climate conditions, and additional plants which provide nectar food source for butterflies. The remaining Blue Gum Eucalyptus trees may not be removed.

IX. DESIGN REVIEW

This project was reviewed by the ABR on two occasions (meeting minutes are attached as Exhibit D). At the initial review on January 20, 2015, a larger scope of proposed work was presented (in addition to the unpermitted work), involving some public right-of-way improvements, re-grading the berms on the site, and a more extensive landscape plan. The ABR commented that the architectural alterations are generally acceptable. They reviewed the proposed landscape plan for the developed areas of the site which included 46 proposed new trees in 24 inch box and 15 gallon sizes. They requested that the plan include more and larger trees adjacent to the buildings. At this meeting the ABR did not have enough time to cover the long list of items in the project description.

At the second review on February 29, 2016, a reduced scope of work, focusing on abatement of the violations under enforcement, and immediately needed proposed new improvements was presented. The ABR reviewed the rest of the unpermitted items in the scope of work, and heard the applicant's responses to the comments from January 20, 2015. The landscape plan for the developed areas of the site returned with fewer and smaller proposed new trees, 27 proposed at the 15 gallon size. The ABR offered no comments other than that the project generally complies

with the project compatibility criteria in SBMC §22.68.045.B, and the requested modifications pose no aesthetic concerns, and the application was continued to the Planning Commission (Exhibit D).

X. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with all applicable policies of the Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the unpermitted work is compatible with the area, the unpermitted structures will meet all the City's requirements in the permitting process, storm water management will comply with current requirements to insure protection of water quality, the habitat restoration includes long term monitoring with performance criteria, as described in Section VII.B of the Staff Report.
2. The project is consistent with the policies of the California Coastal Act because it proposes to restore and enhance the impacted habitat with a restoration landscape plan designed to provide replacement monarch butterfly habitat while being appropriate for riparian habitat, it poses no adverse effects regarding public access to the sea, site stability, or erosion as described in Section VII.C of the Staff Report.

B. ZONING MODIFICATIONS (SBMC §28.92.110.2 & SBMC §28.92.110.3)

1. The Setback Modifications are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure appropriate improvements on the lot as described in Section VII.A.1 of the staff report.
2. The Fence Height Modifications are consistent with the purposes and intent of the Zoning Ordinance and necessary to secure appropriate improvements on the lot as described in Section VII.A.1 of the staff report.

Exhibits:

A. Conditions of Approval
B. Site Plan
C. Applicant's letter, dated March 17, 2016
D. ABR Meeting Minutes
E. Applicable Local Coastal Plan Policies
F. Habitat Restoration and Enhancement Plan / Monitoring Plan
G. Aerial photos before/after unpermitted work
H. Biological Assessment of Eucalyptus Tree Removal

PLANNING COMMISSION CONDITIONS OF APPROVAL

801 CLIFF DRIVE
COASTAL DEVELOPMENT PERMIT, ZONING MODIFICATIONS
APRIL 21, 2016

I. In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures / improvements and/or perform rough grading. Comply with condition E "Construction Implementation Requirements."
4. Record any required documents (see Recorded Conditions Agreement section).
5. Permits.

   a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.

   b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.

   c. Submit an application for and obtain a Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife for work in proximity to Honda Valley Creek and complete all required work. A copy of the approved SAA shall be provided to City Planning Division staff prior to commencement of work in restoration area.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** The Owner shall execute a written *instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on April 21, 2016 is limited to minor alterations to the existing buildings totaling 97 apartment units, grading and construction of concrete pads for picnic and ping-pong tables, bocce ball court, security fencing and gates, parking lot reconfiguration and painting, trash enclosures, tree replacement and landscaping alterations, as well as the approved Habitat Restoration and Enhancement Plan to mitigate the unpermitted removal of mature Eucalyptus trees which provided Monarch butterfly and riparian habitat, and the minor improvements shown on the

plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement. All trees not indicated for removal on the approved landscape plans shall be preserved, protected, and maintained, in accordance with the approved landscape plans.

3. **Habitat Restoration and Enhancement Plan.** Owner shall comply with the Habitat Restoration and Enhancement Plan for Playa Mariposa project prepared by Lawrence E. Hunt, dated March 15, 2016, for the area of the property identified in the plan, which is below the top of the creek bank as shown on the site plan.

4. **Habitat Restoration and Maintenance & Monitoring Plan.** Owner shall comply with the Habitat Restoration and Maintenance & Monitoring Plan dated February 2016 included in the Beach City landscape plan set prepared by Charles McClure Landscape Architect & Associates.

5. **Additional Habitat Restoration and Maintenance Requirements.**

   Within the areas of the property below the top of Honda Valley Creek bank:

   a. Allow downed trees and non-hazardous standing dead trees (snags) to remain for wildlife use (e.g., cavity-nesting birds and bats).

   b. No additional trees, living or dead, or woody debris, leaf litter, etc., should be removed. If there is a safety issue, consult a qualified monarch biologist before limbing or cutting any trees, snags, or other vegetation in monarch habitat to determine if the tree should be modified or removed. Habitats can be destroyed or severely degraded by removal of even a small number of trees. Dead trees should only be removed if they pose a safety hazard. Removal should be mitigated with appropriate plantings. Selective tree removal should only occur when butterflies are not present (May-September).

   c. Applications of biocides (pesticides, herbicides, and/or insecticides) should be avoided anywhere on the subject property between September and March because of its potential to poison monarchs. The Honda Valley site should be managed as a natural biotic community with a normal complement of insects. Removing non-native, invasive vegetation on the slope should be done by manual methods, i.e, hand-pulling, only.

6. **Monarch Butterfly Surveys.** In order to document butterfly occupancy in response to habitat restoration, a qualified biologist shall conduct time-constrained counts of monarch butterflies in Honda Valley between Cliff Drive and Loma Vista Drive once

every two weeks between 1 October and 15 February starting on the first October 1 following the completion of the habitat restoration and continuing each year for five (5) years post-planting. The survey shall consist of walking the length of the invert of the drainage between Cliff Drive and Loma Vista Drive and counting all monarchs observed during the 2-hour survey window. Clusters of monarchs shall be counted using binoculars. The surveys shall be conducted between 0900 and 1100 hours during periods when it is not raining. The results of the bi-monthly surveys shall be summarized in an annual letter report to the City of Santa Barbara, Community Development Department and the California Department of Fish and Wildlife.

7. **Development Restrictions.** The Owner shall not utilize any portion of the Real Property below the top of the Honda Valley Creek bank, except as designated in the Habitat Restoration and Enhancement Plan in order that those portions of the Real Property remain in their natural or restored state. The Owner shall continue to be responsible for maintenance including trash removal in the restricted area. Any brush clearance shall be performed without the use of mechanized equipment.

8. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

9. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit are required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

10. **Pesticide or Fertilizer Usage Near Creeks.** The use of pesticides or fertilizer shall be prohibited within the areas identified in the Habitat Restoration and Enhancement Plan.

11. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.

12. **Gates and Bollards.** Any gates or bollards that have the potential to block access to required parking spaces shall be locked in the open position when the restricted access is not necessary for limited time use of parking areas for special events.

C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.

1. **Tree Protection Measures.** The landscape plan shall include the following tree protection measure:

   All trees not indicated for removal on the approved landscape plans shall be preserved, protected, and maintained, in accordance with the approved landscape plans, and/or any related Conditions of Approval.

2. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the ABR.

D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. Public Works Department.

   Water Rights Assignment Agreement. The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.

2. **Community Development Department.**

   a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.

   b. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). The Owner shall submit a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water BMP Guidance Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash,

hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.

c. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.

d. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____
Property Owner Date

_____
Contractor Date License No.

_____
Architect Date License No.

_____
Engineer Date License No.

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name(s) and telephone number(s), to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet.

2. **Pre-construction Nesting Bird Survey.** A pre-construction survey for nesting birds should be conducted by a qualified biologist to determine if active nests of special-status birds, or common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present in the construction zone or within 300 feet of the construction zone. The survey should be conducted within one week prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March 1 through August 30).

3. **Nesting Bird Buffers and Requirements.** If active nests are found, a no-construction buffer shall be established at a minimum of 100-foot (this distance may be greater depending on the bird species and construction activity, as determined by the biologist) around the nest site where it overlaps with work areas. Clearing and construction within no-construction buffer shall be postponed or halted, at the discretion of the biologist, until the nest is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting. In addition, all active nests shall be mapped with a GPS unit and nest locations with 100-foot buffers overlain on aerial photographs to provide regular updated maps.

4. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

   If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

   If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

   A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.

G. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. Approval Limitations.

   a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

   b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.

   c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

   Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval

of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF MODIFICATION APPROVAL TIME LIMITS:

The Planning Commission action approving the Modifications, shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

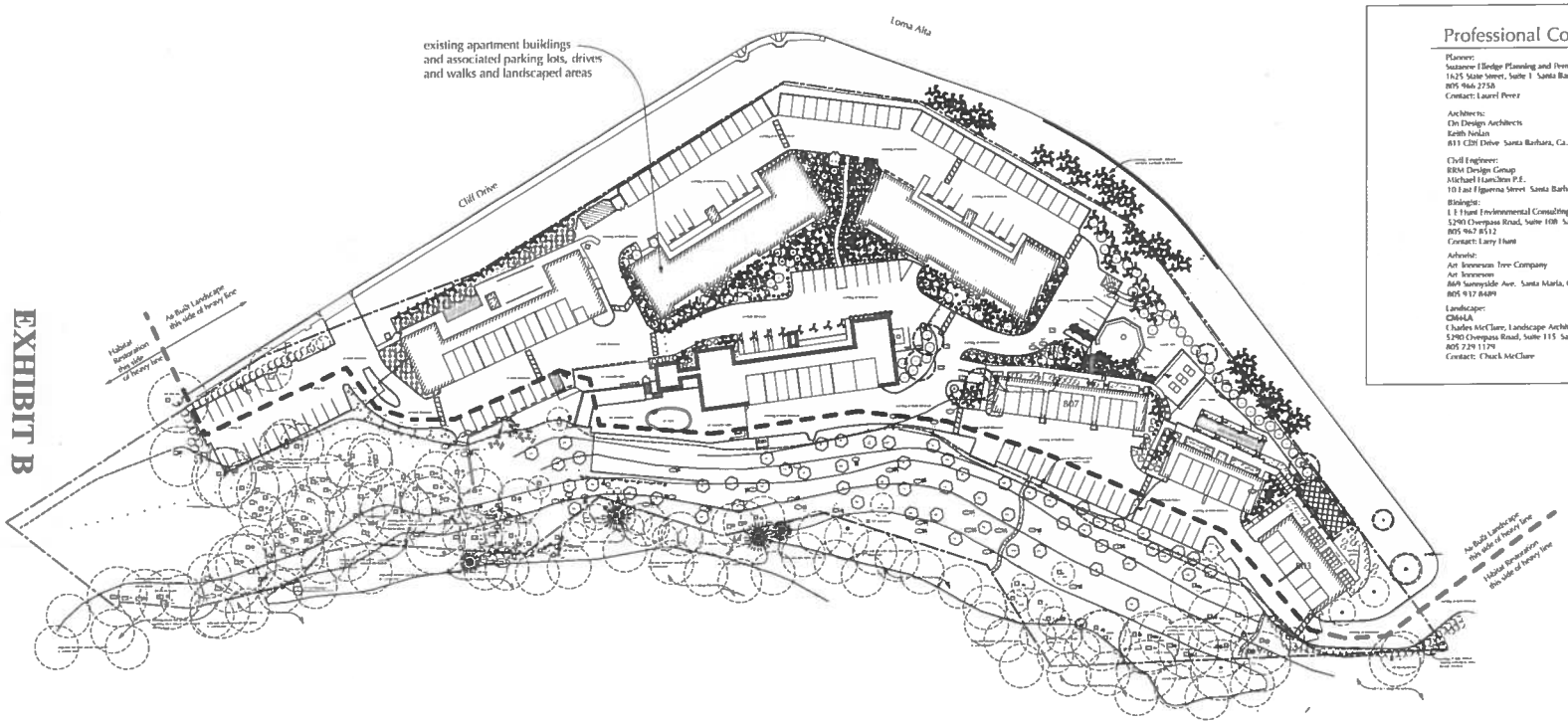
Beach City

Habitat Restoration & Enhancement Program

801, 803, 805, 807, 811, 821, 831 Cliff Drive
Santa Barbara, Ca. 93101

(located adjacent to approximately 1100' of the Honda Valley Creek in the city of Santa Barbara)

EXHIBIT B



Project Statistics

A P N :	45-250-008
PROJECT ADDRESS	801 – 831 CLIFF DRIVE
Z O N E :	R-2/SD-3
GENERAL PLAN:	RESIDENTIAL 12 UNITS PER ACRE
GROSS LOT SIZE:	6.72 ACRES
U S E :	APARTMENT
LOT SLOPE:	23%

Professional Consultants

Planner:
Suzanne Elledge Planning and Permitting Services Inc.
1625 State Street, Suite 1 Santa Barbara, Ca. 93101
805 966 2758
Contact: Laurel Perez

Architects:
On Design Architects
Keith Nolan
811 Cliff Drive Santa Barbara, Ca. 93013

Civil Engineer:
RRM Design Group
Michael Hamilton P.E.
1014 Fiqueroa Street Santa Barbara, Ca. 93101

Biologist:
L I Hunt Environmental Consulting
5290 Overpass Road, Suite 108 Santa Barbara, CA. 93111
805 967 8512
Contact: Larry Hunt

Arborist:
Art Brenneman Tree Company
Art Brenneman
869 Sunnyside Ave. Santa Maria, Ca. 93455
805 937 8689

Landscape:
CM+LA
Charles McClure, Landscape Architect
5290 Overpass Road, Suite 115 Santa Barbara, Ca. 93111
805 729 1179
Contact: Chuck McClure

Project Description

1. This project consists of the landscape and habitat restoration for the parts of this property that are adjacent to Honda Valley Creek. The areas to receive restoration have been identified by the Project Biologist, Larry Hunt, The Creeks Dept. and the State Fish and Wildlife Department. This area is located southeast of the driveway parking and pool area (shaded area above). Mr. Hunt specified the plant species of proposed plants and quantities after discussing and meeting with the City and State Representatives.

2. The creek bank consists of 2 areas (area types). The first is occupied by existing eucalyptus trees. These areas are existing to remain. No work is proposed in the Eucalyptus tree areas* The balance of the creek banks (measures approximately 63,291 square feet, as measured in plan view (1.45 acres plantable*). This plan set describes the Creek Restoration of the 1.45 acre areas which consists of the removal of most non native existing plants, the planting of 3,000 native (local genetic stock, custom grown) plants. Erosion control, irrigation of the new plant materials is also included. The 1.45 acres shall be completed with the spreading of several inches of wood mulch.

3. A set of instructions (Implementation Schedule) is provided, see Sheet L 7 Upon completion of the project, a Habitat Restoration & Maintenance & Monitoring Plan Program will begin and last for a period of 5 years, see Sheet L-10.

* some native planting may encroach under the technical dripline canopy, under the direction of the Project Biologist, Larry Hunt.

Sheet Index

L-1 Cover Sheet, Project Statistics, Project Description
L-2 Erosion Control Plan for Habitat Area
L-3 Planting Plan (Restoration)
L-4 Planting Plan (Restoration)
L 5 Legends, Schedules & Notes
L 6 Irrigation Plan (Restoration)
L 7 Implementation Instructions
Landscape Details & Specifications
L 8 Details and Notes
L 9 Biologist's Report
L-10 Habitat Restoration Maintenance & Monitoring Plan

Cover Sheet - Project Description

Scale: 1" = 40'-0"

CM+LA
Charles McClure Landscape Architect & Associates
5290 Overpass Road Suite 115
Santa Barbara
Ph: (805) 964-4864
since 1989

landscape planning for:
Beach City
801, 803, 805, 807, 811, 821, 831 Cliff Drive
Santa Barbara, Ca. 93101

PROFESSIONAL LANDSCAPE ARCHITECT

signature

date

REVISIONS

SHEET TITLE:
Cover Sheet,
Project Description

DATE: March 2016
SCALE: 1" = 40'-0"
DRAWN: C.M.
JOB:

SHEET:
L-1
OF 10 SHEETS

SUZANNE ELLEDGE

PLANNING & PERMITTING SERVICES, INC.

17 March 2016

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

Subject: Beach City (formerly Beach City)
As-Built & Proposed Improvements;
Application Completeness
Project Description; 801 – 831 Cliff Drive; MST2014-00586

Dear City Planning Commissioners:

On behalf of the property owners/project applicants, Unknown Dream, LLC, we hereby submit this revised project description to assist with the DART review of the as-built and proposed improvements at 801 – 831 Cliff Drive.

The 6.72 acre property is developed with seven (7) apartment buildings, carports, parking lots, drive isles, swimming pool, sports courts, hardscape, and landscape. The property is presently zoned R-2/SD-3, and is designated Residential - 12 units per acre. It should be noted that the City's 2011 Updated General Plan analyzed a Land Use Designation of General Urban, Medium High Density (15 – 27 dwelling units per acre) and R-3 zoning for the property.

The property is situated between Santa Barbara City College's east and west campus, at the southwest corner of the intersection of Cliff Drive and Loma Alta, and is largely populated by Santa Barbara City College students that walk and ride bikes or skateboards to the nearby campus.

The owners purchased the property in early 2014 and shortly thereafter began making improvements to the property with the intention of enhancing the property's aesthetics, improving energy efficiency, implementing water conservation, and providing alternative transportation incentives. The goal is to create a more sustainable environment for the residents.

This application has been revised to strictly address the as-built improvements, a few proposed improvements, and a Habitat Restoration and Enhancement Plan. Some of the as-built improvements will require CDP approval by the Planning Commission, as well as proposed improvements such as new trash and recycling enclosures.

Property History

In 1970, the City approved four apartment buildings located on the northern portion of the property including 84 apartment units; (24) 1-bedroom and (60) 2-bedroom units, along with 58 covered carport parking spaces and 56 uncovered spaces. In 1980, three

EXHIBIT C

additional apartment buildings were approved on the southern portion of the property and included 13 additional 2-bedroom units and 32 additional parking spaces. This brought the total number of units on site to 97 units and 146 parking spaces.

Presently, there are still 97 units, however parking has been slightly reconfigured over the past several years resulting with 171 parking spaces currently on site.

Over the past two years, the owners have obtained City and Environmental Health Services permits for window replacement on all seven apartment buildings, re-roofing, elevator decommissioning, spa demolition, and swimming pool refinishing.

Existing Setting

The property is located on a 6.72 acre parcel adjacent to Santa Barbara City College. The triangular shaped property is bounded by Cliff Drive and Loma Alta Drive along the north, east, and west, and a steep slope leading to a drainage channel, known as Arroyo Honda, along the southern property line. The northern portion of the property is generally flat with a slight slope toward the south and is completely developed with apartment buildings, asphalt parking lots, carports, swimming pool, hardscape, and landscape. The southern portion of the property slopes down toward the Arroyo Honda ravine.

Several non-native eucalyptus trees, planted in the 1980's on the slope nearest the apartment project, were removed over the past year and replaced with 60 native coast live oak trees. In addition, the new owners have made aesthetic and energy efficiency improvements to the apartment buildings, the property landscaping has been modified and the irrigation system has been replaced with drip irrigation. These and other improvements are described in greater detail below.

Project Sustainability & Green Building Design Components

The owners are very interested in incorporating sustainable and green building design concepts into the project which will help minimize the impacts of the existing and the minor proposed development on the surrounding environment and provide significant environmental benefits.

Proposed and recently implemented sustainable and green building design components are described in greater detail below.

Apartment Building Aesthetic Improvements

The four apartment buildings identified as 801, 811, 821, and 831 Cliff Drive, located on the northern portion of the property have been re-painted and improved with decorative metal siding to enhance the aesthetics and modernize the buildings. Windows on all four of the buildings have been replaced with dual glazed, energy efficient windows, and metal awnings have been added to provide shading and aesthetic enhancement. New blinds have been installed in all units.

Energy efficient appliances have been installed in all seven apartment buildings, along with installation of new flooring made from renewable sources to replace the old carpets. The interiors of all units have been freshly painted with low VOC paint, and all units have been furnished with new furniture that will remain with the units and reduce the amount of trash and illegal dumping of old mattresses, furniture, etc. that previously occurred when units were vacated.

Energy Efficiency & Lighting Improvements

Lighting fixtures throughout all units, including some of the exterior lighting have been replaced with LED efficient lighting. Exterior lighting is designed to minimize glare on neighboring properties. The installation of energy efficient appliances and lighting throughout the complex is anticipated to reduce energy consumption at the apartment complex by approximately half.

Water Conservation Improvements

The landscape irrigation system, which was an older, sprinkler system has been replaced with drip irrigation throughout the complex. In addition, low flow plumbing fixtures have been installed throughout the entire complex. These improvements have resulted in a reduction of irrigation water use at the campus by more than 60%, even with the installation of new landscaping. The improvements have also resulted in a nearly 20% reduction in residential water use.

Alternative Transportation Improvements

In order to encourage and provide accommodations for alternative transportation for the residents of Beach City, the owners have installed two (2) electric charging stations on the site to support those residents that have electric vehicles and to encourage the use of electric vehicles.

In addition, the owners provide car-share vehicles on the property and have recently introduced the ZIP Car Program to the property, which is available for any Beach City resident to use. This is an exciting, new amenity that has become very popular for the residents of the complex, which largely consist of SBCC students. The owners are exploring the purchase of more hybrid cars for tenant use.

As added encouragement and attention to alternative transportation, the owners have painted the asphalt "alternative parking lot" green in color and have designated spaces for hybrid car parking, electric charging, and car-share. This alternative parking lot area is described further below.

Approximately 165 bicycle parking spaces (bike racks) have been installed throughout the Beach City complex to provide secure bicycle parking for the numerous residents that use a bike for travel. The owners have also purchased and provide bicycles for every apartment unit.

Fire Safety and Fuel Management

In an effort to improve fire safety for the residents and reduce the potential for wildfire, the owners removed several truckloads of flammable debris and trash from the ravine on the south side of the property, including beds, furniture, clothing, trash, etc. The owners also removed non-native blue gum eucalyptus trees and associated bark, pine trees, and other non-native trees and leaf litter from the southern slope on the property.
Sixty (60) native coast live oak trees ranging in size from 48" box, 60" box, and 72" box trees were planted on the southern slope to replace the non-native blue gum eucalyptus trees that were removed. Drip irrigation has been installed to irrigate the coast live oaks until they are sufficiently stabilized on their own, anticipated to be a three-year period.

Security Improvements

The Arroyo Honda ravine area south of the property has been heavily used by transients for illegal lodging. When the owners purchased the property in early 2014, they removed truckloads of debris from the ravine including mattresses, bedding, furniture, trash, etc. It was also evident that campfires were being built in the ravine area, which increases the threat of fire on the property, especially given the amount of bark and leaf litter from the eucalyptus trees, some of which were dead or diseased and in close proximity to the apartment complex.

In addition to cleaning the massive amount of debris from the ravine and removing dead trees, limbs, and litter from the southern slope, the applicants installed a 6-foot black vinyl chain link fence on the southern slope, well north of the southern property line in order to provide added security to the apartment campus. The new 6-foot black chain link fence has also been installed along the northern side of the site between the apartment buildings and the existing berm on Cliff Drive and Loma Alta in order to increase security for the residents. On February 29, 2016, the ABR approved the as-built chain link fence in its existing location as it is not visible from the public right-of-way. ABR also determined that the project met the Project Compatibility Criteria on February 29, 2016 allowing the project to move forward to Planning Commission. We've enclosed a copy of the draft minutes from the ABR hearing as part of this resubmittal package.

The project also proposes to relocate the existing chain link fence along the southern slope further north and adjacent to the built development to avoid bifurcating the habitat restoration area. See Sheet A1.1 (site plan) for proposed fence location. New pool security fencing and railings have also been installed around the swimming pool.

In coordination with the City Fire Department, the owners have also installed a gated security entrance to the apartment campus in order to prevent unsolicited use of the complex for parking and other activities.

Habitat Restoration and Enhancement Plan

Biologist, Lawrence Hunt, and Landscape Architect, Charles McClure, were retained to analyze the impact of tree removal and identify appropriate replacement planting and

mitigation measures for the project's Habitat Restoration and Enhancement Plan. Mr. McClure prepared the enclosed Habitat Restoration and Enhancement plans which includes the Habitat Restoration Maintenance and Monitoring Plan, both of which incorporate Mr. Hunt's recommended mitigation measures as well as feedback based on plan review and received from the Department of Fish and Wildlife and City Creeks Division. After meeting with City Creeks Division on March 10, 2016 and in response to the City's DART letter dated March 3, 2016, approximately 3,000 plants and trees, many of which are nectar source plants such as milkweed, along with other native plant and tree species, are proposed to be planted on the southern slope to enhance the monarch butterfly roosting and the native riparian habitat that occurs within the lower Honda Valley. Our proposed plant species See Sheets L-3 and L-4 of the Habitat Restoration and Enhancement plans for more information regarding proposed plant and tree species and applicable quantities.

Also incorporated in the Habitat Restoration and Enhancement Plan is an Implementation Schedule that is consistent with comments received from City Creeks Division and the Department of Fish and Wildlife. This schedule provides processes and time frames associated with the restoration plan. These include processes such as: the requirement of the owner to contract with a native plant grower; all planting must take place in fall/early winter; silt fence installation requirements; and, the installation of the erosion control blanket. Please see Sheet L-7 for the Implementation Schedule.

To ensure that the proposed Habitat Restoration and Enhancement Plan is maintained for the life of the project, Mr. McClure has prepared the enclosed Habitat Restoration Maintenance and Monitoring Plan, dated March 2016, and located on Sheet L-10 of the Habitat Restoration and Enhancement plan set. Said program provides detailed direction regarding the variety of elements involved in the monitoring program such as plant health, irrigation scheduling, weed removal, gopher activity, plant density, and other miscellaneous information. Said program suggests monthly reporting for the first 12 months, quarterly reporting for years 2-3, and bi-annual reporting for years 4-5. Please see the enclosed Habitat Restoration and Enhancement Plans and the Habitat Restoration Maintenance and Monitoring program for more information.

Also enclosed is a letter from consulting biologist Lawrence E. Hunt, dated March 15, 2016 that responds to comments received from the City Community Development Department as detailed in the City's DART letter dated March 3, 2016. Project biologist Larry Hunt's letter supports the proposed Habitat Restoration and Enhancement Plan and includes recommendations for non-native eradication, specific plant palette additions and removals, and responds to additional comments from the City and the Department of Fish and Wildlife. Mr. Hunt also recommends retaining the three juvenile canary island palms in the restoration area as they provide roosting habitat for bats and nesting habitat for migratory birds.

Landscape and Hardscape Improvements

The new landscaping installed within the central portion of the apartment complex consists of a variety of palm tree species and semi-tropical plants and succulent ground

cover. The planting palette for the perimeter landscaping is drought tolerant, low maintenance, and will produce minimal amounts of green waste. No invasive plants (i.e. on the 2006 CAL-IPC inventory) will be used in the proposed plant palette. Automatic, low-volume drip irrigation systems have been installed to replace the high-volume sprinkler system that previously existed. Even with the new landscape, water used for irrigation has been reduced by more than 60%.

In response to comments received from ABR in January 2015, the as-built landscaping plan has been revised to include more skyline trees, specifically cypress, near the buildings. The ABR approved these skyline trees at our hearing on February 29, 2016 (see enclosed draft minutes). Please see the as-built landscaping plans (Sheets L-1 through L-4) in the architectural plan set for more information regarding the as-built landscaping improvements.

Hardscaping improvements include a ping pong table pad, bocce ball court, small picnic/gathering and bbq pads for the residents (some of these areas are semi-permeable). Please note that the unpermitted concrete pad area adjacent to the pool will be removed and returned to its (permeable) state. In addition, one of the previously existing asphalt parking areas has been painted green to reduce heat-gain, and also provide for a more aesthetically interesting and modern multi-use environment. The asphalt parking area, which is dedicated to hybrid parking, car-share, and electric vehicles is painted green to provide a distinguishably different hardscape area that allows space for multiple activities including outdoor sports as well as parking. It has created a more pedestrian friendly environment in an area that partially serves for parking. This particular lot is restricted to daily traffic with use of a traffic gate, including Fire Department approved Knox boxes.

Required Approvals

- Coastal Development Permit for property improvements, tree removal and landscaping (as determined by the City of Santa Barbara)
- Final approval by the Architectural Board of Review following Planning Commission Approval
- Building Permits

Supplementary Materials

- Revised As-Built Architectural & Landscape Plans
- Revised Habitat Restoration and Enhancement Plan (including Restoration and Maintenance Plan)
- Revised Biological Report dated March 15, 2015

Project Summary

The project will and has already enhanced the health, welfare, and aesthetics of the apartment residents and the surrounding community. The project has increased the property's energy efficiency by approximately half and has reduced overall irrigation

water use by more than 60%, even with the installation of new landscaping. The project has incorporated green building design and sustainability features including electric vehicle charging stations and an on-site car-share program that serves as a model for other apartment projects in the City. The project will enhance the riparian corridor with approximately 3,000 plants and trees, providing mitigation planting for the tree removal including much needed nectar source plants such as milkweed. The project does not impact public or private viewsheds and has resulted in an aesthetically pleasing and modern "make-over" of the existing 40+ year old development.

Should you have any questions or require additional information, please contact me at (805) 966-2758, ext. 13.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.

FOR...
Laurel Perez, AICP
Principal Planner

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 801 CLIFF DRIVE **R-2/SD-3 Zone**

(5:15)

Assessor's Parcel Number:	045-250-008
Application Number:	MST2014-00586
Owner:	Unknown Dream, LLC
Architect:	On Design. LLC
Applicant:	Susan Elledge Planning & Permitting (SEPPS)
Applicant:	James Cole
Landscape Architect:	CMLA Landscape Architects

(Proposal to remodel a 97 unit apartment complex consisting of unpermitted improvements and proposed improvements on a 6.72 acre parcel. The unpermitted work includes the removal of 39 mature trees, exterior paint changes, metal building siding, metal window awnings, replacement of irrigation system and new landscaping, concrete pads for picnic and ping-pong tables, bocce ball court, security fencing and entrance gate, new fence and railings around swimming pool, parking lot reconfiguration restriping, painting, speed bumps, traffic control gate, EV charging stations, bike racks, and mailboxes. Proposed improvements include sidewalk widening along Cliff Drive, re-contouring the perimeter berm and erosion control, new street trees, new perimeter landscaping, new garage doors on five buildings, relocation of the MTD bus stop, additional restoration landscaping and tree mitigation planting, and 2,800 cubic yards of grading excavation. This project requires Planning Commission review for a Coastal Development Permit.)

(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit.)

Actual time: 6:41 p.m.

Present: Keith Nolan, Architect; Laurel Perez, SEPPS/Applicant (working with Steve Fort, Trish Allen, and James Cole); Chuck McClure, Landscape Architect; and Tony Boughman, Assistant Planner.

Public comment opened at 7:07 p.m.

1) Don Hartley, Santa Barbara City College, submitted written public slip comments in support of creek mitigation on the proposed project parcel and the City College parcel, which were read into the record by the Chair.
2) Julie Hendricks Fahnestock, Santa Barbara City College Senior Facilities Director, expressed support and indicated a mutual interest to partner with the Applicant for improvements of the adjacent West Campus oak woodland and riparian habitat and existing creek, and the formation of a habitat restoration plan and long term maintenance procedures.
3) Tom Oschner (neighbor), expressed general support of the proposed project.

An emailed letter of support from Julie Hendricks Fahnestock was received and acknowledged.

Public comment closed at 7:11 p.m.

Due to the complexity of the project, Ms. Miller stated for the record that she met with the Applicant and Staff to review the project plans prior to the meeting.

Motion: Continued indefinitely to Full Board with comments:

1) The Board finds the proposed glass railings are not appropriate in this location.

2) Provide details where color changes occur on the buildings.

3) Provide a photographic survey along the entire street frontages.

4) Provide elevation drawings that clearly indicate the proposed, existing, and as-built work, and provide additional details for architectural features already added or proposed.

5) Provide additional skyline trees in locations close to the buildings, which is not in a High Fire Hazard Area.

6) Provide larger specimen skyline trees at a minimum 24-inch box size adjacent to the buildings and along the public right-of-way.

7) Delineate the plant massing along the streetscape and understory in a more organic way rather than organized massing across the large expansive slope. Provide erosion-control netting where the slope has a 2:1 ratio.

8) Provide creek restoration planting details when available.

9) Study using only native plant material between the creek and the parking lot, as opposed to the stark transition between native and tropical plantings.

10) The Board strongly suggests long-term monitoring to ensure survival of the large oak specimens recently planted within the creek restoration area. Study replacing the large oak trees in the creek restoration area with smaller, more efficient plantings for better long-term monitoring and more tree canopy.

11) Study the transitions between building colors; restudy the brown of Building 821.

12) Show tree locations and plant call-outs for the creek restoration area on the plans.

13) Study the inclusion of the trails and interpretive signage within the creek area.

Action:Miller/Wittausch, 6/0/0. Motion carried. (Cung absent).

CONCEPT REVIEW - CONTINUED ITEM

4. 801 CLIFF DRIVE **R-2/SD-3 Zone**

(5:30)

Assessor's Parcel Number:	045-250-008
Application Number:	MST2014-00586
Owner:	Unknown Dream, LLC
Architect:	On Design, LLC
Applicant:	SEPPS, Inc.
Applicant:	James Cole
Landscape Architect:	CMLA Landscape Architects

(Proposal for as-built building remodeling, site work, tree removals, and landscaping alterations at the 97 unit apartment complex located on a 6.72 acre parcel in the Coastal Zone. The unpermitted work includes the removal of mature Eucalyptus trees which provided Monarch butterfly habitat, other landscaping alterations involving removing and planting trees, replacement of irrigation system, exterior paint changes, metal building siding, metal window awnings, grading and construction of concrete pads for picnic and ping-pong tables, bocce ball court, security fencing and entrance gate, new fence and railings around swimming pool, parking lot reconfiguration and painting, speed bumps, traffic control gate, exterior lighting, EV charging stations, bike racks, and mailboxes. Other unpermitted work is proposed to be removed. Proposed new improvements include restoration of habitat and tree mitigation planting, a habitat maintenance and monitoring program, new handrails at existing stairs, stair abandonment at carports, trash and recycling enclosures, and concealment of as-built data/phone cabling. This project requires Planning Commission review of a Coastal Development Permit and two fence height modifications.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Planning Commission review of a Coastal Development Permit and two fence height modifications. Project was last reviewed on January 20, 2015.)

Actual time: 5:14 p.m.

Present: Keith Nolan, Architect; Maruja Clensay, Steve Fort, James Cole, Applicants; Chuck McClure, Landscape Architect; Scott Hamilton, Engineer; and Tony Boughman, Assistant Planner.

Public comment opened at 5:29 p.m. As no one wished to speak, public comment was closed.

Motion: **Continued indefinitely to Planning Commission with positive comments for return to the Full Board:**

1) The Board finds the two proposed fence height modifications have no negative visual impacts.

2) **The Board has reviewed the proposed project and the Compatibility Analysis criteria (SBMC 22.22.145.B. and 22.68.045.B.) were generally met as follows:**

a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The Board made the finding that the proposed development project's design complies with all City Regulations and is consistent with ABR Design Guidelines.

b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed development is compatible with the distinctive architectural character of the Santa Barbara and of the particular neighborhood surrounding the project.

c. **Appropriate size, mass, bulk, height, and scale.** The proposed development's size, mass, bulk, height, and scale are appropriate for its neighborhood.

d. **Sensitive to Adjacent Landmarks and Historic Resources.** *(This criteria is not applicable to the proposed project, as the project is not in close proximity to any adjacent City Landmark/designated historic resources, historic sites or natural features.)*

e. **Public View of the Ocean and Mountains.** *(This criteria is not applicable to the proposed project, as the project is not in close proximity to any established scenic public vistas.)*

f. **Appropriate Amount of Open Space and Landscaping.** The project's design provides an appropriate amount of open space and landscaping.

Action: Cung/Miller, 5/1/0. Motion carried. (Wittausch opposed, Hopkins stepped down).

LOCAL COASTAL PLAN POLICIES

Goal: Enhance and preserve the City's critical ecological resources in order to provide a high quality environment necessary to sustain the City's ecosystem.

Policy: The habitats of rare and endangered species shall be preserved.

Policy: Programs shall be developed to maintain a productive urban biotic community.

CREEK ENVIRONMENTS

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

Action (2): Planning for and implementation of the restoration, enhancement, and maintenance of the coastal zone sections of City creeks.

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

VISUAL QUALITY

Goal: Maintain the scenic character of the City by preventing unnecessary removal of significant trees and encouraging cultivation of new trees.

Goal: Protect and enhance the scenic character of the City.

Goal: Restore where feasible, maintain, enhance and manage the Creekside environments within the City as visual amenities, where consistent with sound flood control management and soil conservations techniques.

Policy 4: Trees enhance the general appearance of the City's landscape and should be preserved and protected.

- Mature trees should be integrated into project design rather than removed. The Tree Ordinance should be reviewed to ensure adequate provision for review of protection measures proposed for the preservation of trees in the project design.
- All feasible options should be exhausted prior to the removal of trees.
- Major trees removed as a result of development or other property improvement shall be replaced by specimen trees on a minimum one-for-one basis.

CALIFORNIA COASTAL ACT

Section 30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of land forms, to be visually compatible with the character of surrounding areas, and , where feasible, to restore and enhance visual quality in degraded areas.

EXHIBIT E

Section 30211. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30253 Minimization of adverse impacts
New development shall: (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

March 15, 2016

Lawrence E. Hunt
Consulting Biologist

HABITAT RESTORATION AND ENHANCEMENT PLAN FOR PLAYA MARIPOSA PROJECT, 801 CLIFF DRIVE (APN 045-250-008), SANTA BARBARA, CALIFORNIA

Planting Areas: The approximately 1.4-acre restoration area extends from the top-of-bank downslope to the channel of Honda Valley Creek along most of the length of the subject property. Container stock will be planted so as to mimic natural species associations and spacing. Planting areas will be chosen in the field by the Project Biologist to match species preferences for soil type, soil moisture, insolation, and compatibility with other species. The palette is composed of locally-occurring species found in wetland, riparian, and scrub habitats. The existing eucalyptus woodland in the project area presents a challenge as to the type and number of native plants that can be planted beneath the existing canopy. Native woody shrubs, such as toyon and California sagebrush, are included because of their ability to grow beneath eucalyptus trees.

Plant Palette: The following species palette consists of five (5) tree and 28 shrub species totaling 3,000 container plants to be planted in the project area. This number accounts for plant mortality, plant growth, and natural reproduction. All planted stock will come from local source populations found along the south slope of the Santa Ynez Mountains between Gaviota Pass and Rincon Point. Material will be contract-grown at a local nursery that specializes in collecting and propagating native plants, such as Growing Solutions, Inc. and/or SB Natives, Inc.

Scientific Name	Common Name	Number	Container Size
TREES			
Alnus rhombifolia	White alder	40	15-gallon
Cupressus macrocarpa	Monterey cypress	25	15-gallon
Platanus racemosa	Western sycamore	50	15-gallon
Quercus agrifolia	Coast live oak	25	5-gallon
Sambucus mexicana	Elderberry	75	15-gallon
TOTAL		**215**	
SHRUB and HERBACEOUS SPECIES			
Achillea millefolium	White yarrow	200	1-gallon
Anemopsis californica	Yerba mansa	100	1-gallon
Artemisia californica	Coast sagebrush	150	1-gallon
Asclepias fascicularis	Narrow-leaved milkweed	400	1-gallon
Baccharis pilularis	Coyote bush	150	1-gallon
Baccharis salicifolia	Mule-fat	150	1-gallon
Clematis ligusticifolia	Creek clematis	50	1-gallon

Hunt & Associates
Biological Consulting Services
5290 Overpass Road, Suite 108
Santa Barbara, California 93111

Office phone and fax: (805) 967-8512
E-mail: anniella@verizon.net

EXHIBIT F

Eleocharis macrostachya	Common spikerush	100	1-gallon
Encelia californica	Coast sunflower	150	1-gallon
Eriogonum fasciculatum	California buckwheat	250	1-gallon
Eriogonum parvifolium	Seacliff buckwheat	250	1-gallon
Heteromeles arbutifolia	Toyon	75	1-gallon
Isocoma menziesii	Coast goldenbush	100	1-gallon
Juncus patens	Common rush	100	1-gallon
Juncus textilis	Indian rush	100	1-gallon
Leymus condensatus	Giant wild rye	50	1-gallon
Leymus triticoides	Creeping rye	75	1-gallon
Malacothamnus fascicularis	Bush mallow	25	1-gallon
Prunus ilicifolia	Holly-leaved cherry	50	5-gallon
Rhamnus californica	Coffee berry	50	5-gallon
Rhus integrifolia	Lemonade berry	50	1-gallon
Rosa californica	California rose	75	5-gallon
Rubus ursinus	California blackberry	50	1-gallon
Salvia leucophylla	Purple sage	100	1-gallon
Salvia mellifera	Black sage	50	1-gallon
Salvia spathacea	Hummingbird sage	50	1-gallon
Solidago velutina ssp. *californica*	California goldenrod	25	1-gallon
Venegasia carpesioides	Canyon sunflower	25	5-gallon
	TOTAL	**3,000**	

Coast live oaks will be planted as 5-gallon stock from acorns collected from local source trees. The other tree species will be planted as 15-gallon container stock. All trees will be caged above and below ground until they are at least 3 inches dbh in order to protect them from herbivory from pocket gophers and brush rabbits. No control methods for eradicating gophers or other rodent species shall be employed in the restoration area. All container stock will be placed on drip irrigation and watered per the schedule and methods described in the Restoration Maintenance and Monitoring Plan.

Characterization of Baseline Conditions: Baseline information on existing species richness and percent cover of native versus non-native vegetation in the restoration area, including tree canopy cover, shall be collected before the restoration effort has begun, i.e., prior to planting and initial weed control efforts. Multiple transects (line-intercept methodology) that adequately cover the restoration area shall be established at geo-referenced locations. Preferably, data on percent cover, survivorship and species richness shall be collected in April or May. Photographs shall be taken at established points in the restoration area to document existing conditions and restoration.

Site Preparation--Erosion Control. See Restoration Maintenance and Monitoring Plan.

Site Preparation--Non-Native Vegetation Treatment. Removing and controlling non-native vegetation is the single most important factor in achieving successful habitat restoration. Because non-native species are typically poor competitors for light and space, they flourish where soil or canopy disturbance has occurred. Once established, non-native vegetation displaces native plant species that would otherwise provide food and cover for native wildlife. Controlling non-native vegetation in the restoration area will depend on: a) physical removal

Hunt & Associates
Biological Consulting Services
5290 Overpass Road, Suite 108
Santa Barbara, California 93111
office phone and fax: (805) 967-8512 (phone)
e-mail: anniella@verizon.net

and/or chemical treatment of non-native vegetation and multi-year control efforts until native vegetation is established, and; b) installation of native trees and shrubs in order to prevent subsequent re-infestation of non-native vegetation.

Hand-removal methods will be the primary eradication method, supplemented with foliar spray of a systemic herbicide, as needed. Mechanical control methods work well in physically removing and reducing the starting biomass of non-native vegetation. Systemic herbicides are the best way to eradicate certain species that reproduce vegetatively from rhizomes, stolons, or stem fragments, such as cape ivy, giant reed, sweet fennel, greater periwinkle, etc. Chemical control involves the use of systemic foliar herbicides whose active ingredient, glyphosate, is translocated throughout the plant and disrupts photosynthesis. Typically, a surfactant is added to the herbicide to counteract hydrophobic waxes and oils created by the plant and make the product adhere to the leaf and stem surfaces so the plant more readily absorbs it. The active ingredient in systemic herbicides, glyphosate, degrades rapidly in the soil. Herbicides without an added surfactant, such as will be employed in areas closer than 25 feet from water (e.g., Aquamaster). Herbicide shall not be applied within 24 hours of a predicted rain event and shall only be applied April-September when monarch butterflies are not aggregating in the area. The Project Biologist shall monitor initial non-native vegetation removal and control to ensure that native vegetation, wildlife, and water quality are not adversely affected.

The Project Biologist shall meet with the landscape contractor and other workers who will be conducting non-native plant eradication at the onset to identify the target species and discuss the application methods, precautions around wetlands, etc. The proposed schedule for non-native vegetation eradication is:

- *Prior to Initial Planting:* It is preferable to plant in late fall or early winter, just prior to the onset of winter rains, but regardless of the timing of planting, the landscape contractor shall remove or treat non-native vegetation prior to planting. Mechanical and chemical methods shall be used as necessary to treat non-native vegetation (see table below). A qualified biologist (restoration monitor) shall supervise this activity to ensure that only non-native vegetation is treated.
- *Years 1-5:* The landscape contractor shall repeat non-native vegetation treatments once per month during Years 1-5 (or less if performance criteria have been met). The Project Biologist or Restoration Monitor shall inspect the site monthly during this time and may reduce the frequency of weeding as necessary based on site conditions. As native vegetation proliferates and non-native invasive species are eradicated, control methods for the latter will rely less on chemical and more on mechanical methods, so as not to damage native vegetation.

Chemical control methods shall not be employed during the monarch butterfly migratory/overwintering season (October-March). Only mechanical control methods may be used during these months.

Hunt & Associates
Biological Consulting Services
5290 Overpass Road, Suite 108
Santa Barbara, California 93111
office phone and fax: (805) 967-8512 (phone)
e-mail: anniella@verizon.net

The following table provides guidance on mechanical and chemical methods for removing and controlling the non-native species that are found in the restoration area.

Control Methods for Non-Native Vegetation.

Common Name	Scientific Name	Control Method	Timing
Algerian ivy	*Hedera helix*	Mechanical/chemical: sparse infestation—remove plants and rhizomes by hand; with dense infestation, use string trimmer and pruning shears to cut stems and remove leaves, then immediately (within 2 minutes of cutting) apply herbicide (with surfactant) sprayed or swabbed directly on cut stems	Early Spring
Cape ivy	*Delairea odorata* [=*Senecio mikanioides*]	Mechanical/chemical: Hand-pull above ground parts of plants from trees and ground and place material in plastic bags for appropriate off-site disposal. Do not mulch or chip this material as plant readily spreads from stems with nodes. Use three-pronged rake to tease roots from leaf litter and dispose as above. Repeat treatment at four- to eight-week intervals to treat re-sprouts. Chemical: Use herbicide (with surfactant) to treat sparse re-sprouts. Spray dense infestations if there is no danger of killing native plants beneath infestation.	Late Spring and Early Fall
Castor bean	*Ricinus communis*	Mechanical/chemical: Hand-pull seedlings and small saplings if ground is moist but care must be used to remove entire taproot. Cut large plants with chain saw at ground level and immediately (<3 minutes) flood cut stump with Roundup (with surfactant). If large plants have set seed or are close to setting seed, clip and bag seed heads for appropriate off-site disposal.	Spring and Fall
Fountain grass and Pampas grass	*Pennisetum setaceum* or *Pennisetum villosum* and *Cortaderia sp.*	Mechanical: Remove small infestations by hand-pulling or cutting with string trimmer. Use pick or mattock to uproot large plants with basal diameter over six inches. Inflorescences, if present, shall be cut by hand and placed in plastic bags for appropriate off-site disposal. Hand removal may have to be repeated several times each year. Chemical: Spray plants with herbicide (with surfactant).	
Garden nasturtium	*Tropaeolum majus*	See control methods for cape ivy.	Spring
Ice plant	*Carpobrotus edulis*	Mechanical: Sparse infestation and individual plants shall be removed by hand-pulling, taking care to remove all live shoot segments to prevent re-sprouting. Repeat in three to six months to remove new plants. Chemical: Apply herbicide as foliar spray; re-treat in three months, as necessary. Leave mats to die in place to prevent soil erosion and overplant with natives.	Any time of year
Italian thistle	*Carduus pycnocephalus*	Mechanical: If infestation is sparse, hand-pull or dig seedlings in spring while soil is moist, taking care to remove entire taproot. Chemical: Apply herbicide to foliage of young plants in spring before flowering and seed set; repeat treatment following spring if infestation is dense in order to deplete soil seed bank.	Spring
Bristly ox-tongue, Bull mallow, English plantain, Mustard, Periwinkle, Pigweed,	*Picris echioides, Malva nicaaensis, Plantago lanceolata, Brassica* or *Hirschfeldia* sp., *Vinca* sp., *Chenopodium album, Foeniculum vulgare, Raphanus sativus*	See control methods for Italian thistle.	Early Spring

Hunt & Associates
Biological Consulting Services
5290 Overpass Road, Suite 108
Santa Barbara, California 93111
office phone and fax: (805) 967-8512 (phone)
e-mail: anniella@verizon.net

Sweet fennel, Wild radish			
Victorian box, myoporum, Mexican fan palm, and Canary Island palm	*Pittosporum undulatum, Myoporum laevis, Washingtonia robusta,* and *Phoenix canariensis* (if present)	Mechanical: Cut trees at or near ground level with loppers or chain saw, as appropriate. Remove cut material. Chemical: Immediately following cutting, soak stump with full-strength herbicide to prevent re-sprouting.	Any time of year

Removal of any palm species from the restoration area shall be supervised by the Project Biologist to ensure that nesting birds and/or roosting bats are not affected by this activity. Palm and/or tree removal shall occur outside the migratory season for monarch butterflies (October-March) and the nesting season for migratory birds (March-July), i.e., only during the months of August through September.

Performance Criteria: Minimum performance criteria for the planted stock shall be as follows:

- 10% cover of non-native vegetation cover in representative transects across the restoration areas; bare soil shall not be included in non-native cover categories, but will be measured as a separate cover class;
- 80% survivorship and 80% representation of original species richness of planted stock after 5 years post-planting;
- Self-sufficiency regarding water requirements. The frequency of drip irrigation will be reduced beginning in Year 3 or 4 post-planting, so that plants can survive without supplemental watering by Year 5.

The same transects and field methods used to characterize baseline (existing) conditions at the start of the restoration effort will be used to collect similar data annually during the performance criteria monitoring period in order to assess the progress of restoration. Data on percent cover, survivorship and species richness shall be collected at the same time of year as the baseline sampling, preferably in April or May. Survivorship will be measured as the number of existing live plants/total number planted. Percent cover classes will include bare ground, native cover, and non-native cover, subdivided into herbaceous versus woody species, as measured by line-intercept transect methods.

Performance criteria monitoring and reporting shall extend over five (5) growing seasons (five years post-planting). After each annual sampling session, the results will be compared to baseline conditions to determine if the restoration effort is on a trajectory to meet or exceed the performance criteria or to suggest where remediation is needed to effect that goal, e.g., number and type of plant species to be planted to compensate for annual mortality. Photographs shall be taken at established points in the restoration area to document restoration.

Reporting: The monitoring data and site photographs shall be summarized in an annual report to be prepared by the Project Biologist or Restoration Monitoring Specialist and sent to the City of Santa Barbara Community Development Department (Creeks Division) and the California Department of Fish and Wildlife for review and comment.

CM+LA
Charles McClure Landscape Architect
5290 Overpass Road Santa Barbara, Ca. 93111
Cal. License 3114
phone: (805) 696 6864

February, 2016 **6 sheets total**

Habitat Restoration and Maintenance & Monitoring Plan

801, 803, 805, 807, 811, 821, 831 Cliff Drive Santa Barbara, Ca. 93109

To be implemented immediately following the installation of the Habitat Restoration and Enhancement Program for this site. Also see and abide by the Biologist's Report found on Sheet L-9 of this Landscape Plan Set.

This project is subject to the following processes and time frames; these are conditions of approval:

At installation completion:

Upon complete installation of the approved plans, a meeting shall be held at the site with the following people present:

1. The Property Owner, Ed St. George.
2. Landscape Architect, Charles McClure.
3. The Project Biologist, Larry Hunt.
3. SBCC Horticultural Representative, Don Hartley (optional).
4. The Creeks Dept. Representative.

At this meeting the new site conditions will be compared with the plans and specifications. Any inconsistencies between the two can be recorded and this recording will be the punch list for the contractor. No new items can be added to the scope, as this scope of work has been approved by the City of Santa Barbara.

At the conclusion of this meeting the 5 year Monitoring and Maintenance period will commence.

The Monitoring of this landscape will be performed by the Project Biologist, or other qualified (plantsman) personnel, such as Don Hartley. This person will be referred to as the Restoration Monitor Specialist (RMS).

A contract for Services is included at the end of this program for Monitoring. The contract for services is intended to bind the Owner to the conditions as referenced in this document. It also binds the RMS to a scope of duties (meeting and reporting) for which ramifications can occur if the program fails to maintain and report per the intervals required.

The Maintenance and Monitoring Program is described below. This program is designed to keep the new plantings alive and in good condition for the 5 year establishment period and beyond. The maintenance shall be performed by a landscape maintenance company with competency in this area of landscape maintenance. Ideally, the installation contractor and the maintenance contractor are the same company.

The frequency of maintenance is recommended at 1 time per week. But this schedule shall be determined by the contractor, as performance specifications must be maintained. This may take more than weekly visits, or less frequent ones. Maintenance may be higher in spring and summer compared to fall and winter.

The RMS shall meet with the landscape maintenance supervisor at the following intervals. Note that during each meeting, the topics and items listed below shall be discussed, inspected and the response form shall be filled out. Photographs shall record the restored areas. The report, including the photographs shall be reproduced and distributed to:

1. The file of the Restoration Monitor Specialist (RMS).
2. The Owner of the Property.
3. The Creeks Division of the City of Santa Barbara.

Maintenance is required:	Weekly is recommended.
Frequency of Meeting (RMS and Land. Maint. Supervisor), Reports due:	Monthly for first 12 months. Report: Monthly.
Years 2:	Quarterly. Report: Quarterly.
Years 3-5	Bi-Annually (2x per year). Report: Bi-Annually (2x per year).

Contract for Services:	See contract agreement on page 6 of this program.

Habitat Restoration and Enhancement Monitoring and Maintenance Program for Beach City (creek bank plantings). 801, 803, 805, 807, 811, 821, 831 Cliff Drive Santa Barbara, Ca. 93109

General Notes and Conditions:

No herbicides shall be used to control weeds, because this is a natural area. Pull weeds by hand. If weeds become unmanageable use of foliar spray may be used if approved by the RMS.

Each of the elements listed below will be observed, corrected or responded to as necessary to ensure that the installed habitat restoration and enhancement plan will remain viable, secure and in good health over a 5 year period and beyond. In the event that any of these identified elements need attention, it shall be the responsibility of the Owner to correct any identified problem areas, always bringing the field condition back to correspond with the approved plan and in accordance with the following.

1. Native plant coverage. Estimate the percent of the planting area that is now covered in native restoration plantings.

Comments:_____

2. Performance standards: All plantings should have a minimum of 80% survival after 5 years, with interim goals of 80% survival for the first year and 80% survival after the second year. If these criteria have not been met, the Owner shall be responsible for replacing plantings to ensure eventual satisfaction of these requirements. Weed control effort should be employed to ensure successful establishment of native plantings. No invasive woody/ivy species shall be present at the site and invasive herbaceous species shall not exceed 5% cover after 5 years. Record number and species of plants replaced below.

Comments:_____

3. If any plant is ailing, perform any remediation to correct the decline as possible. Describe issues with ailing plants and steps taken towards correcting:

Comments:_____

4. Allow native plant leaf drop to accumulate and decompose. Do not remove native leaf drop. Do not use blowers or any other power equipment in the restoration zone. If any large branches have broken or otherwise fallen, these shall be removed from site for fire reasons. This material may be chipped and put back on the soil (mulch).

Comments:_____

5. Existing Eucalyptus shall be preserved and new eucalyptus trees in the eucalyptus areas shall be allowed to regenerate naturally.

Comments:_____

6. If any plants have died, replace with identical (local genetic stock) species as specified on the approved plan. List below native plant material source, species and quantities replaced.

Comments:_____

7. Turn on drip irrigation valve(s) and walk lines inspecting the operation of the irrigation system. Repair system as necessary.

Comments:_____

8. Check habitat area for erosion, correct where necessary. Check and repair in breeches in rock rip-rap swales. Check for rutting and rivulets, fill in with adjacent topsoil and correct the cause of the original rutting.

Comments:_____

9. Check for gopher activity. Correct/amend with trapping. No poisons or pesticides or herbicides shall be used in the restoration area. Fill in any observable gopher/rodent activity. Record such activity below.

Comments:_____

10. Remove all weeds within the restoration zone. Pull by hand and remove from site. No herbicide is permitted in the restoration zone, except as approved by the RMS. Remove any volunteer non-native plants that my germinate. Remove any invasive non native species, remove all from site, do not mulch.

Comments:_____

11. Plant density. Native plant species diversity is important. Therefore if one species of plant is growing over the top of an adjacent plant, prune the offending plant back as reasonably possible. Strive to maintain diversity. Native plant clippings may be mulched and put back on the soil as mulch. Describe such maintenance below.

Comments:_____

12. Encourage wild animals, i.e. do not disturb dens, nests, etc. However non native animals (dogs, cats, etc.) shall be discouraged from the site if their activities are harmful to the habitat environment. Pick up non native animal droppings and remove from the site.

Comments:_____

13. Additional mulching. This should not be necessary as natural leaf drop shall not be removed (see item # 3 above), however if some physical damage accidentally occurs and new mulch is necessary for repair, the maintenance contractor is encouraged to find mulch in the form of local native plant material, so as not to import non-native products and or weed seeds into the restoration zone.

Comments:_____

14. Miscellaneous. The reporter shall observe and report and call for action to correct any other aberrant situation in the remediation zone. Things like removing debris such as discarded bicycles, mattresses, trash, etc. The goal of the Monitoring Program is to maintain the area as the plans describe.

Comments:_____

15. Photograph the project for 4 vantage points. Upon each subsequent visit, take new photos from the same vantage points. Print the photos and include them in the report.

Comments:_____

16. Feel free to contact the Owner, the Project Biologist, the Landscape Architect responsible for the original plans, or the Santa Barbara Creeks Dept. to discuss anything not specifically identified in this monitoring program, but that may have a detrimental effect on the creek zone.

Notes:_____

Notes:_____

Notes:_____

Notes:_____

- CONTRACT FOR SERVICES -

801, 803, 805, 807, 811, 821, 831 Cliff Drive Santa Barbara, Ca. 93109

The following Parties are entering into an agreement to implement the above program.

St. George + Associates
c/o Beach City
831 Cliff Drive Suite 100
Santa Barbara, Ca. 93109
(805) 705 6512

AND

_____
_____
_____
_____
_____

_____ shall assume the role of the Restoration Monitor Specialist (RMS).

The Restoration Monitor Specialist (RMS) will perform the above meeting, reporting and ensure the described maintenance is completed as described and listed in this document. This program will remain implemented for 5 years.

1. The Restoration Monitor Specialist (RMS) will visit the site and access the condition of the landscape, irrigation and other items mentioned in the program document.

2. The Restoration Monitor Specialist (RMS) will compile any necessary remediation maintenance items and relate these to the landscape maintenance contractor.

3. After the landscape maintenance contractor has corrected the identified maintenance issues as indicated by the RMS, the RMS will revisit the site and prepare the report as described within this document and submit his report to the specified parties and individuals.

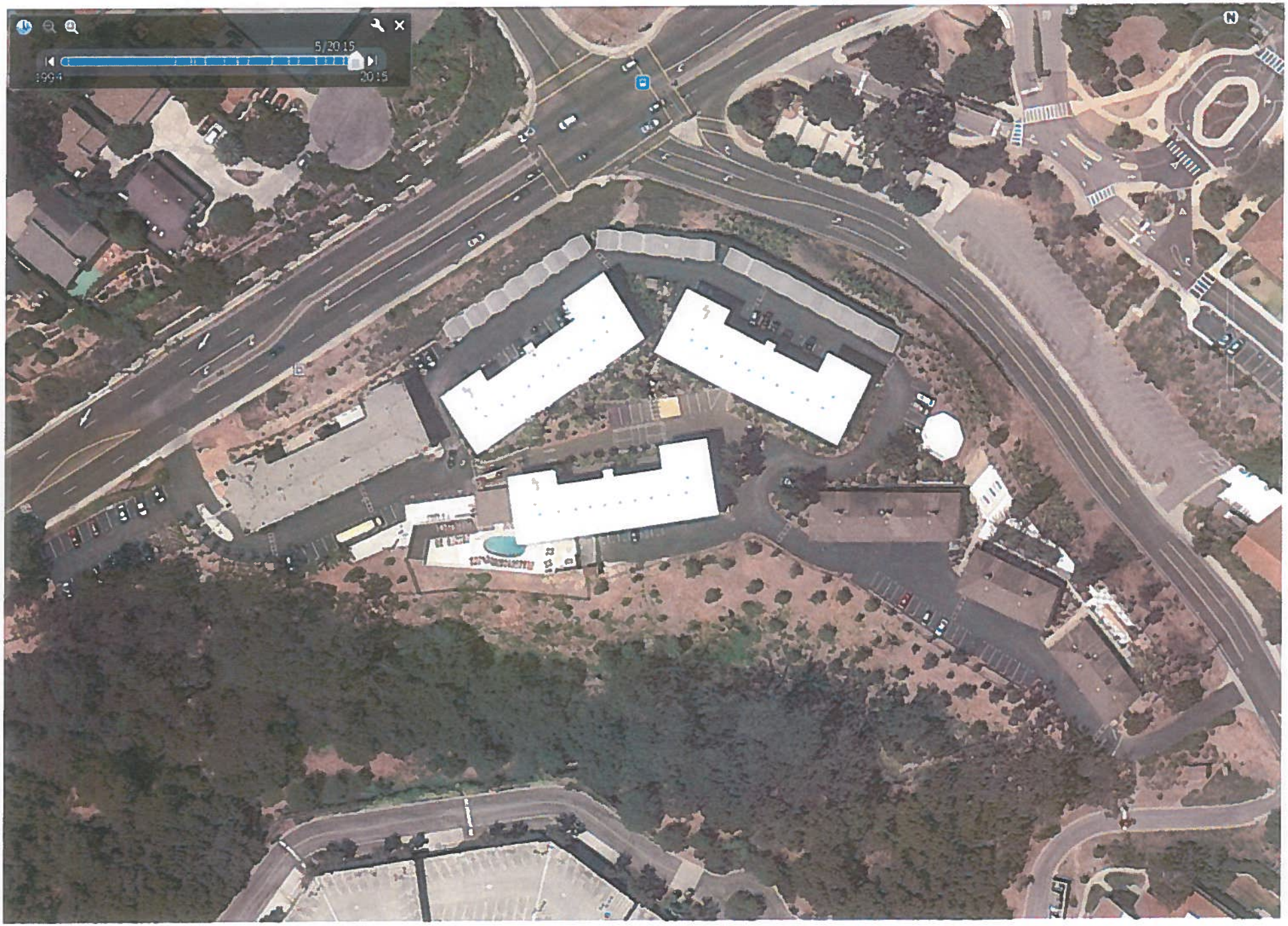
The parties listed below agree to the terms and procedures above:

_____

St. George + Associates
c/o Playa Mariposa
831 Cliff Drive Suite 100
Santa Barbara, Ca. 93109

_____
_____
_____
_____

EXHIBIT G



Google Earth May 2015 - After Work Was Done

Google Earth December 2013 - Prior to Work

Bing Maps Birdseye View toward North - Prior to Work

Bing Maps Birdseye View toward South - Prior to Work

BIOLOGICAL ASSESSMENT OF EUCALYPTUS TREE REMOVAL, HONDA VALLEY, 801-831 CLIFF DRIVE (APN 045-250-008), SANTA BARBARA, CALIFORNIA

Monarch (Danaus plexippus) cluster in eucalyptus woodland, Honda Valley, Santa Barbara, California. 17 November 2014.

Prepared for:

Suzanne Elledge Planning & Permitting Services
1625 State Street, Suite 1
Santa Barbara, CA 93101

Contact: Laurel Fisher-Perez
(805) 966-2758

Prepared by:

Hunt & Associates Biological Consulting Services
5290 Overpass Road, Suite 108
Santa Barbara, CA 93111

Contact: Lawrence E. Hunt
(805) 967-8512

15 December 2014

EXHIBIT H

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BIOLOGICAL ASSESSMENT OF EUCALYPTUS TREE REMOVAL, HONDA VALLEY, 801-831 CLIFF DRIVE (APN 045-250-008), SANTA BARBARA, CALIFORNIA

Executive Summary. The project, as proposed by the owners of the property located at 801-831 Cliff Drive, incorporates the mitigation measures recommended in this report. These measures offset potentially significant impacts to biological resources caused by tree removal in Honda Valley, particularly for monarch butterflies (*Danaus plexippus*) and their habitat, to less than significant levels.

Project Description. The owners purchased an apartment complex located at 801-831 Cliff Drive in early 2014 and began making improvements to the property. In an effort to improve fire safety for the residents and reduce the potential for wildfire, the owners removed several truckloads of flammable debris and trash from Honda Valley Creek in the southern portion of the property, including beds, furniture, clothing, etc. that were used for several homeless encampments. The owners also removed several dozen mature and sapling blue gum eucalyptus (*Eucalyptus globulus*) trees and associated bark and leaf litter from the south-facing bank between Cliff Drive and Loma Alta Drive as a fuel management strategy for fire safety. Tree removal occurred sometime between December 2013 and November 2014, mostly after June 2014 and included removal of downed trees and limbs in addition to live trees. No eucalyptus trees were removed from the south side (north-facing slope) of Honda Valley Creek, which is owned by Santa Barbara City College. The owner received a Notice of Violation from the City for unpermitted tree removal from Honda Valley.

The owners replaced the blue gum eucalyptus with sixty (60) coast live oak trees (*Quercus agrifolia*), ranging in size from 48-inch to 72-inch boxed specimens as habitat restoration. These trees were planted along the south-facing slope where the eucalyptus trees were removed. This reach of Honda Valley Creek is mapped by the City of Santa Barbara (City of Santa Barbara, 2010) as an Environmentally Sensitive Habitat Area (ESHA) because the site provides overwintering habitat for the monarch butterfly, a Species of Special Concern in California (California Department of Fish and Wildlife, 2014). The purpose of this document is to evaluate the impact of eucalyptus tree removal and owner-initiated native tree planting on special-status biological resources, specifically monarchs, and to incorporate into the project ways in which the affected habitat can be enhanced for monarchs and other wildlife, in conjunction with the restoration efforts already initiated by the owners.

Methods. Field work for this document was conducted by Lawrence E. Hunt. The project site was visited on 11 November 2014 to meet with the owner and discuss the location and timing of previous tree removal. The site was visited again on 17 November 2014 between 1000 hrs and 1300 hrs to characterize existing conditions, map vegetation, and evaluate tree removal sites in the subject reach of Honda Valley. Air temperatures ranged between 72 F. and 74 F. during the 17 November 2014 site visit.

Location and Land Use. The subject property is located in the eastern portion of the Mesa Hills section of the City of Santa Barbara. The Mesa Hills extend from Santa Barbara City College westward to More Mesa. The project site includes a portion of a northwest-southeast-oriented landform called Honda Valley, a USGS blue-line (perennial or intermittent) watercourse that drains portions of Lavigia and "TV" hills. The subject reach of the creek extends from Cliff Drive downstream (southeast) to Loma Alta Drive and includes private property on the north and Santa Barbara City College property to the south and is surrounded by medium- to high-density residential and commercial development throughout its length (Fig. 1). Santa Barbara City College owns the N-facing slope of the subject reach of Honda Valley Creek.

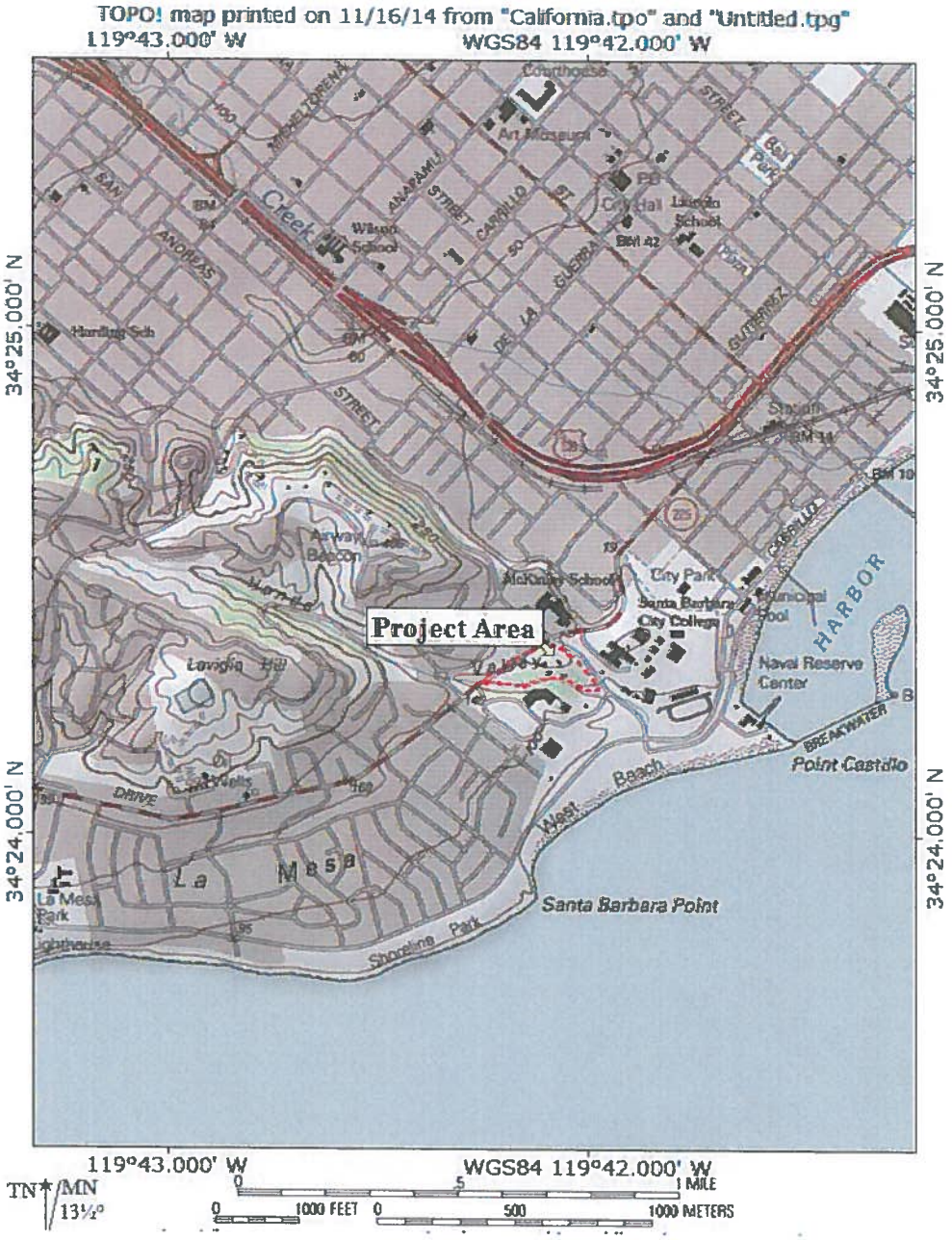

Figure 1. Project Area Location (red dotted line).

The 6.59-acre property is developed with apartment buildings, carports, parking lots, drive isles, swimming pool, sports courts, hardscape, and landscape. The property is zoned R-2/SD-3, and is designated General Urban, Medium High Density (15 – 27 dwelling units per acre).

Existing Conditions. The watershed captured by Honda Valley Creek covers the southeast-facing slopes of the eastern portion of the Mesa Hills (Fig. 1). The drainage on the subject property is relatively level,

but the creek banks are steep, forming a V-shaped channel. Surface water in the creek is intermittent. Small pools that persist during the summer may be supported by residential runoff.

Soils. Shipman (1981) classifies soils in the Honda Valley Creek area as Concepcion fine loamy sand. These soils form on low terraces that parallel the coast and form in mixed alluvium.

Vegetation. Three plant communities are found within the subject reach of Honda Valley (south-facing slope of creek between Cliff Drive and Loma Alta Drive):

- eucalyptus woodland on south-facing slope of the creek (subject property);
- coast live oak woodland on north-facing slope of the creek (off-site), and;
- coastal sage scrub on south-facing slope of the creek (subject property).

Each of these plant communities is heavily infested with non-native, ornamental species that either have been intentionally planted as landscaping or have escaped cultivation (e.g., periwinkle (*Vinca* sp.), jade plant (*Crassula* sp.), Canary Island palm (*Phoenix canariensis*), and Mexican fan palm (*Washingtonia robusta*). Tree removal activities occurred primarily in eucalyptus woodland (Fig. 4).

Eucalyptus Woodland. This woodland is dominated by dense, mixed-age stands of blue gum (*Eucalyptus globulus*). Canopy cover and canopy height varies with age and density of trees. Maximum canopy height here is 70-80 feet. A unique characteristic of mixed-age blue gum stands is elevated structural heterogeneity at all canopy heights caused by a combination of "pole" trees (2-6 inches in diameter) densely distributed around mature trees (6-36+ inches in diameter) coupled with continuous limb, bark, and leaf drop. The result is a significantly more complex leaf, branch, and stick/bark litter architecture relative to native woodlands (Fig. 2 and photos in Appendix 1). Such mixed-age stands of eucalyptus create and maintain microclimatic conditions that monarch butterflies seem to favor when aggregating and they provide a nectar source for adults during the winter aggregation period when native nectar sources are absent (Fig. 3).

Fig. 2. Architecture of blue gum eucalyptus woodland (left) on south-facing slope versus coast live oak woodland (right) on north-facing slope of Honda Valley. Photos were taken at same point in drainage. Differences in microclimate between these communities are obvious. Hundreds of monarchs were observed in clusters or cruising, nearing, and/or drinking in eucalyptus woodland, but few were seen in adjacent coast live oak woodland. 17 November 2014.

The understory in the eucalyptus woodland here is sparse due to the allelopathic chemicals found in eucalyptus leaf and bark litter. Species observed here are widely scattered and included non-native annual grasses (*Bromus* spp.), clover (*Trifolium* sp.), toyon (*Heteromeles arbutifolia*), and poison oak (*Toxicodendron diversilobum*). Coast live oak saplings, lemonade berry (*Rhus integrifolia*), elderberry (*Sambucus mexicana*), giant wild rye (*Leymus condensatus*), pampas grass (*Cortaderia jubata*), garden nasturtium (*Tropaeolum majus*), periwinkle (*Vinca* sp.), and castor bean (*Ricinus communis*) occurs where the eucalyptus canopy is sparse (see photos in Appendix 1).

The cleared portion of the south-facing slope, which extends from the west end of the westernmost apartment building eastward to Loma Alta Drive, formerly supported a near closed-canopy of eucalyptus woodland mixed with a few coast live oaks (Fig. 4). The removed trees are present in aerial imagery dated 9 December 2013 and 17 April 2013 (Google Earth, 2014). Following tree removal and understory clearing, the owner planted 60 boxed coast live oaks ranging in size from 48-inch to 72-inch boxed specimens. The ground in the cleared areas was covered with a 3-5-inch thick layer of shredded wood mulch after tree removal (see photos in Appendix 1).

Coast Live Oak Woodland. This woodland is mostly associated with the north-facing slope of Honda Valley Creek, but interdigitates with eucalyptus woodland along the creek invert (Fig. 3). Coast live oak woodland is structurally simpler compared to eucalyptus woodland. The age structure here is skewed towards older trees, so tree density is sparse and forms a closed-canopy. The understory is sparse. Leaf litter is dense, but stick litter and limb drop are sparse (Fig. 2). The understory here is composed of widely-spaced toyon, wood fern (*Dryopteris arguta*), miner's lettuce (*Claytonia perfoliata*), poison oak, and ornamentals such as Victorian box (*Pittosporum undulatum*) and ornamental pear (*Prunus* sp.). A few coast live oaks also occur as widely scattered, understory species in the remaining eucalyptus woodland on the south-facing slope and oaks were retained by the owners in areas cleared of eucalyptus trees (see photos in Appendix 1).

Figure 3. Approximate distribution of primary plant communities in subject reach of Honda Valley: eucalyptus woodland (green), coast live oak woodland (red), and coastal sage scrub (yellow). Unmarked trees in southern portion are ornamental species planted as landscaping. White line approximates southern boundary of subject property; green line show existing chain-link fence on subject property. Imagery dated 17 April 2013.

Coastal Sage Scrub. Coastal sage scrub vegetation is present on the south-facing slope of the creek near Cliff Drive and west of the westernmost parking lot (Fig. 3), and is characterized by absence of tree canopy and a dense woody shrub structure. Species present include: California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), coyote bush (*Baccharis pilularis*), Douglas' nightshade (*Solanum douglasii*), California blackberry (*Rubus ursinus*), poison oak, and tree tobacco (*Nicotiana glauca*).

Honda Valley Creek. Surface water was present along approximately 70% of the subject reach of Honda Valley Creek between Cliff Drive and Loma Alta Drive during the site visit on 17 November 2014. The drainage is V-shaped, about 20-25 feet deep, and the bankfull (invert) width varies from 2-10 feet wide. The active (low-flow) channel is less than 24 inches deep, mostly less than 12 inches deep. Maximum water depth in pooled stream sections was 12 inches. Bare soils in the invert were damp from storm flows on 31 October-1 November. Species closely associated with the creek invert included arroyo willow (*Salix lasiolepis*), common rush (*Juncus patens*), cattail (*Typha* sp.), umbrella plant (*Cyperus involucratus*), nut-grass (*Cyperus eragrostis*), non-native brome grasses, elderberry, lemonade berry, rice grass (*Piptatherum miliaceum*), and California blackberry (*Rubus ursinus*). Most of the western and central portions of the invert are shaded by eucalyptus woodland; the eastern portion is more or less shaded by coast live oak woodland (see photos in Appendix 1).

Monarch Butterfly Life History and Migration Behaviour. Monarch butterflies display two distinct migratory patterns. East of the Rocky Mountains, butterflies migrate to the mountainous regions in the Mexican State of Michoacan to overwinter in pine forests. West of the Rockies, butterflies migrate from inland regions to overwintering sites scattered almost exclusively along coastal California, from Mendocino County southward to San Diego County, with a few sites in northwestern Baja California Norte, Mexico. Butterflies begin arriving in Santa Barbara County in late September, possibly with the aid of Santa Ana winds that may help push butterflies towards the coast. The vast majority of overwintering aggregations are found within a mile of the coast, although a few aggregations regularly form at interior locations (e.g., Kern, Inyo counties) (Nagano and Lane, 1985). The adult butterflies remain along the coast from October through February. During this time, they enter a non-reproductive phase called *diapause*, and aggregate in large numbers in groves of trees, particularly blue gum (*Eucalyptus globulus*), which provide suitable microclimatic conditions as well as nectar sources on which adult butterflies feed.

In late February or early March, butterflies begin to leave the aggregation sites in coastal California. They mate, disperse north and east into interior California, and initiate egg-laying. The first wave of mated females lay their eggs mostly within California and these populations of adults die after mating and egg-laying. The eggs hatch in about 4 days. These larvae feed exclusively on milkweed (*Asclepias* spp.) which is toxic to most animals but which confers chemical protection from predation to both the larvae and the adults. The larvae mature in about six weeks and these adults disperse further north and east, mate and lay eggs. It takes about four short-lived summer generation cycles involving adult emergence, mating, dispersal, and egg-laying before populations are fully dispersed throughout the western U.S. (west of the Rocky Mountains). The last generation to metamorphose in late summer then migrates to coastal California in fall (October) to repeat the cycle. The North American monarch butterfly migration has been classified as an "endangered phenomenon" by the International Union for the Conservation of Nature (Brower and Campbell, 1991; IUCN, 2014).

Habitat and Microclimatic Characteristics of Butterfly Aggregation Sites. When monarchs arrive at the coast, they may initially aggregate in relatively small numbers at numerous transient or "autumnal" sites before moving to a reduced number of permanent or "overwintering" sites. The majority of monarch butterfly aggregations at both autumnal and overwintering sites in California occur in blue gum eucalyptus woodlands. Before the introduction and proliferation of this non-native tree from Australia, butterfly aggregations may have been smaller and less numerous. Aggregations have been found in single- or mixed-species groves of native trees, such as Monterey cypress (*Cupressus macrocarpa*), Monterey pine (*Pinus radiata*), coast live oak (*Quercus agrifolia*), and western sycamore (*Platanus racemosa*), but sites composed entirely of native trees are rare (Bell et al., 1993; Meade, 1999).

The woodlands that monarchs use as aggregation sites share a common suite of structural characteristics that create and maintain a "microclimatic envelope" of reduced wind velocities, reduced solar radiation (insolation), higher air temperatures during cold spells and lower air temperatures during warm weather, and increased humidity (Leong, 1990; Weiss et al., 1991). Monarchs strongly prefer sites that have an architecture that creates these climatic conditions. Eucalyptus woodlands may be preferred because the trees provide a nectar source during the winter when other sources are seasonally not available or in limited supply. Permanent overwintering sites exhibit a narrower range of insolation conditions compared to transient (autumnal) aggregation sites (Leong et al., 1991; Frey et al., 1992; Bell et al., 1993). Microclimatic conditions at both permanent and transient sites differ significantly from sites where trees have been removed (Weiss et al., 1991). Most butterfly aggregations occur on the south-facing sides of trees and clusters range from 25-80 feet, usually 25-50 feet above the ground (Frey and Leong, 1988; Hunt, pers. observ.).

Historical Status of Honda Valley Monarch Butterfly Aggregation Site. The Honda Valley monarch aggregation site has been documented by previous authors (Calvert, 1991; Weiss et al., 1991; Meade, 1999), and is mapped by the City and County of Santa Barbara as Environmentally Sensitive Habitat (ESHA) (City of Santa Barbara, 2010). Calvert (1991) described the site as, "Honda Valley near the Santa Barbara City College"....the age of the trees is varied and a well-developed understory is present....It seems an ideal habitat for overwintering monarchs....This appears to be a permanent site in the sense of persisting through the entire season, but it may not form every year. It is located in a well-sheltered canyon with water. It would be an interesting candidate for a microclimate study."

Table 1. Documented overwintering observations of monarchs at Honda Valley roost site.

Date	Reference	Observations
20 January 1990	Calvert, 1991	50 monarchs seen flying, nectaring or basking near or within the trees. No clusters observed.
27 October 1990	Calvert, 1991	Several clusters, totaling 1,500 monarchs, were scattered along the bottom of this drainage between Cliff Drive and Loma Alta Drive. Stagnant water was present at both ends of the canyon near the culverts.
7 January 1991	Calvert, 1991	Approximately 2,500 monarchs were present in four groups in eucalyptus woodland on slope below the Harbor Heights Apartments.
January 1991	Weiss et al., 1991	Classifies Honda Valley butterfly aggregation site as "transient".
Oct-Dec 1998	Meade, 1999	459-1,880 butterflies observed in monthly counts between October 1998 and March 1999
Jan-Mar 1999	Meade, 1999	0-370 butterflies observed. Meade considers this a "permanent" aggregation site, but Weiss et al. (1991) labeled this a "transient" site.
17 Nov 2014	This document	Approximately 750 monarchs observed in grove between Cliff Drive and Loma Alta Drive (1100-1245 hrs) (Fig. 4). Butterflies mostly restricted to eucalyptus trees, very few associated with adjacent coast live oak woodland.

Meade (1999) described the site in 1999 as follows, "...a wide drainage with a deeply cut creek harbors this aggregation site. Mixed eucalyptus and oak trees with a thick understory are present. Trees of many ages suggest healthy recruitment in this mature grove. Eucalyptus flowers in late October and Monarchs are drawn to the site to nectar and roost. Monarchs bask on Coast live oak trees in the site, but were not observed clustering on them. Honda Valley is an important site because it contains the largest aggregation of Monarch butterflies that occurs within the city limits of Santa Barbara. If the grove of trees and surrounding habitat is not disturbed, the number of Monarch butterflies that aggregate at this site may increase."

During the site visit for this report (17 November 2014, 1100-1245 hrs), a maximum of 750 butterflies were observed at the site. Most butterflies were associated with eucalyptus woodland. Three small clusters, totaling about 550 butterflies, were found approximately 18-25 feet above ground in partial shade on 6-inch diameter eucalyptus trees along the invert of the creek (Fig. 4). The other 200+ butterflies were observed cruising through the grove, drinking from damp soil next to pooled water, or basking on the ground and on vegetation (see photos in Appendix 1).

Impacts of Tree Removal on Monarch Butterfly and Wildlife Habitat. The monarch aggregation site in Honda Valley has been disturbed in the past by previous owners (e.g., removal of some eucalyptus trees from the Honda Valley site that were damaged by bark beetles was noted in 1998/1999 by Meade, 1999). The current owners of the subject property removed several dozen eucalyptus trees, understory vegetation, and woody debris from the top-of-bank and adjacent south-facing slope of the ravine in 2014, mostly since June 2014 (pers. comm.). In addition to eucalyptus trees, two (2) 4-inch stem diameter toyon (*Heteromeles arbutifolia*), three (3) 4-inch dbh coast live oaks, and several ornamental trees, also were removed during vegetation management. The locations of the some of the eucalyptus trees and the other species that were removed are shown in the landscaping plans prepared by McClure (2014) and the arborist report (Tonneson, 2014). Downed limbs and other woody debris were removed at the same time, along with large amounts of trash from homeless encampments. The area of tree removal and vegetation management in 2014 is shown in Figure 4. The City of Santa Barbara's Notice of Violation notes that approximately 40 trees, mostly blue gum eucalyptus but including a few toyon, coast live oak, and ornamental species, were removed from the south-facing slope of Honda Valley Creek.

Inspection of the latest aerial photographs of the site, dated 9 December 2013, demonstrate that tree removal affected a significant portion of the total tree canopy on the subject property. Because eucalyptus trees are strongly associated with the south-facing slope of this portion of Honda Valley (Figs. 3 and 4), the removal activities potentially caused significant negative impacts to this monarch overwintering site, including:

- physical loss of basking and clustering sites provided by mature and smaller eucalyptus trees;
- loss of complex sub-canopy structure and ground cover favored by butterflies;
- loss of important nectar source provided by eucalyptus flowers;
- negative changes to microclimate of grove, including increased wind velocity, increased maximum and minimum air temperatures, and decreased humidity.

Figure 4. Recent (2014) eucalyptus tree removal (yellow polygon); monarch clusters (total of 750+ butterflies) observed during site visit for this document on 17 November 2014 are shown by white arrow. Southern property boundary is shown by white line; chain-link fence is shown by green line. All boundaries are approximate. Imagery dated 17 April 2013.

Eucalyptus groves are classified as "major vegetation" under the California Coastal Act so removal of eucalyptus trees is considered "development" under the Act (Section 30240 – Environmentally Sensitive Habitat [ESHA]) (Bell et al., 1993; Sawyer et al., 2009; California Coastal Act, 1976; City of Santa Barbara, 2010).

Removing a large portion of the eucalyptus tree cover from the Honda Valley monarch butterfly aggregation site potentially significantly altered the physical and microclimatic properties of this monarch aggregation site. These impacts are expected to be temporary as the trees re-grow, but it may take years for this area to recover. ***Tree removal and vegetation management activities conducted by the owners in Honda Valley in 2014 caused potentially significant impacts to the monarch overwintering site. These impacts are expected to be temporary and can be mitigated to less than significant levels (Class II).***

Tree removal may also have eliminated nest and roost sites for several species of raptors that are known to use urban trees and woodlands in Santa Barbara, such as: turkey vulture (*Cathartes aura*), red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), sharp-shinned hawk (*Accipiter striatus*), Cooper's hawk (*Accipiter cooperi*), American kestrel (*Falco sparverius*), great horned owl (*Bubo virginianus*), barn owl (*Tyto alba*). Removal of dead standing trees (snags) may have eliminated nest holes actively used by several species of woodpeckers (e.g., acorn woodpecker, *Melanerpes formicivorus*), or seasonally used by migratory birds and bats, such as tree swallow (*Tachycineta bicolor*) and western red bat (*Lasiurus blossevillii*). Active nests and roost sites are protected by City policies (City of Santa Barbara, 2010) and State and Federal regulations (CDFW, 2014; U.S. Migratory Bird Treaty Act). ***Loss of raptor and cavity-nesting bird habitat is significant, but is expected to be temporary and can be mitigated to less than significant levels (Class II).***

Assessing impacts of tree removal on the supposed wildlife movement corridor created by Honda Valley would require baseline information on the intensity and direction of wildlife movements through the grove prior to tree-cutting that could be compared to post-cutting movements. Foraging habitat for birds has been temporarily altered. Replacement of non-native eucalyptus trees with native trees may provide improved foraging habitat for birds as these trees mature. Mammals that would typically use this grove include generalist species that are commensal with humans, such as striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginianus*), raccoon (*Procyon lotor*), and coyote (*Canis latrans*). In general, tree removal has left more than 50% of the south-facing slope exposed, which could affect wildlife movement and foraging patterns. Removal of understory plants, downed logs, and stick litter may have eliminated foraging habitat and refugia for small to medium-sized mammals. ***Impacts to the quality and function of the Honda Valley grove as a wildlife movement corridor due to tree removal are considered adverse and temporary (Class III). Replacing non-native eucalyptus trees with native trees may improve habitat conditions for birds and mammals and is considered a beneficial impact for these groups of species (Class IV).***

Benefits of Owner-Initiated Restoration Actions. The owners have set the stage for enhancing the Honda Valley site for monarch butterflies and other wildlife. The potentially negative impacts of tree removal and vegetation management on biological resources, specifically monarch butterfly overwintering habitat, are described in the preceding section. These actions are partially offset by the beneficial impact of trash removal and coast live oak planting on overall habitat quality. A chain-link fence installed by the owners below the top-of-bank of the south-facing slope restricts access to the creek, which will help control future trash accumulation, disruption of wildlife movements caused by human presence and noise, foot-traffic-caused mortality to monarch butterflies, and reduce fire risk.

Coast live oaks are one of the native tree species associated with monarch overwintering sites. Monarchs use the trees as basking habitat. More importantly, the physical presence of the trees along the outer edge of the eucalyptus grove will provide a wind-break that helps create microclimatic conditions favored by butterflies within the grove. The oak trees also will provide valuable roosting, nesting, and foraging habitat for a variety of birds and other wildlife species. Additionally, the landscape plan for the developed portions of the subject property emphasizes the use of native plants and non-native ornamentals of high value to wildlife.

These owner-initiated measures, in conjunction with the mitigation recommendations described in the following section that have been incorporated into the Project Description, will ultimately enhance the site for monarchs compared to pre-cutting conditions.

Mitigation and Management Recommendations. A primary goal of restoring and enhancing natural plant communities is to remove and control invasive, non-native species, such as blue gum eucalyptus. However, monarch butterflies roost almost exclusively in eucalyptus woodland and this creates a fundamental conflict between management of monarch butterfly aggregation sites and typical habitat restoration scenarios. Most monarch overwintering habitats in California are located in mature groves of eucalyptus, and almost all large overwintering colonies (more than 30,000 butterflies) occur in this type of habitat. It is thought that most of the original monarch overwintering habitats were composed of native tree species that have been destroyed or irrevocably altered by humans over the past several hundred years. The consensus of monarch researchers is that removing eucalyptus trees from aggregation sites currently used by monarchs in an attempt to restore these habitats to native status could cause the collapse of the western North American migratory monarch population (Bell, et al., 1993).

The conflict between monarch habitat conservation and eucalyptus removal for native revegetation and/or fire fuel management arises when tree removal occurs within or close to a monarch overwintering site. Because the entire grove of eucalyptus trees in Honda Valley serves as monarch habitat, tree removal by the owner of the Harbor Heights apartment complex has affected, and will continue for some time, to adversely affect the suitability of the site for monarchs. However, these impacts will be temporary as the habitat restoration recommendations described herein are implemented. Tree removal may provide the opportunity for the owner to significantly improve certain aspects of the site for monarchs, particularly nectar sources and habitat heterogeneity.

Monarch butterfly colony stability depends on habitat suitability. A varying forest age, structure, and plant species composition are prime contributors to habitat suitability and colony stability. In fact, heterogeneity is probably the single most important factor in the long term survival of monarch overwintering habitats. The structure created by the trees, topography, and vegetation surrounding the overwintering habitat determines how suitable and stable the site will be for monarch use. The Xerces Society, a butterfly conservation group, has developed guidelines and management strategies for conserving and enhancing monarch butterfly aggregation sites in California (Bell et al., 1993):

- Optimal monarch habitats provide suitable microclimatic conditions in a variety of mild to extreme weather conditions, adequate wind protection, a rich diversity of vegetation (open and closed-canopy areas, varied air temperatures, and varied humidity levels), on-site nectar sources, on-site water sources, and protection from human disturbance. The Honda Valley site meets several of these criteria already, so the habitat enhancement recommendations made herein supplement these existing conditions.

- Permanent overwintering sites are usually S-shaped and the Honda Valley site is one such example. The S-shape allows better wind protection as well as exposure to both morning and afternoon sun. Monarch aggregation sites are commonly characterized by an uneven edge of small trees, bushes, and ground cover that create sheltered pockets within the edges of the grove. A well-structured edge barrier and understory plants help regulate the microclimates by retaining heat at night, keeping the grove cooler during the day, and reducing air movement near the ground. They may also provide nectar sources. Monarchs use low-lying vegetation in or along the edge of the grove to crawl up on when trapped on the ground by low air temperatures. The edge barrier and understory are too frequently overlooked in enhancing monarch aggregation sites. Edge barriers and understory should include a diverse collection of plants of varying heights. As eucalyptus and other trees in the grove age and lose their lower branches, the shrubby edge and understory will continue to provide shelter and protection from winds.
- Nectar sources may be the important element in monarch overwintering site stability. The presence of on-site nectar sources in the later part of the season (January through March) can stabilize the colony by supplementing monarch fat reserves and reducing the energy requirements needed to access these sources. Nectar sources must be located within ¼-mile of the aggregation site in order to be useful in stabilizing the aggregation colony.

Mitigating loss of eucalyptus trees in the Honda Valley site provides the opportunity to enhance the grove compared to pre-cutting conditions and offers the possibility for long-term preservation and management of this resource. The current owner voluntarily planted approximately 60 coast live oaks where eucalyptus trees were removed in 2014. The planting palette for the top-of-bank and south-facing slope of Honda Valley has been modified on the landscape plans (McClure, 2014), to focus on habitat value for monarchs. The plant species and counts in Table 2 have been chosen specifically for their benefit to monarch habitat enhancement and nectar sources. These species should be planted in the green polygon area shown in Figure 5.

Table 2. Proposed additions to planting palette for top-of-bank and south-facing slope of Honda Valley site.

Species	Form	Number and Container Size	Planting Location	Habitat Value for Monarchs
Arroyo willow *Salix lasiolepis*	Tree	40 15-gallon	Lower slopes and creek invert	Nectar source and wind-break
Canyon sunflower *Venegasia carpesioides*	Shrub	75 5-gallon	Middle and lower slopes	Nectar source
Creek clematis *Clematis ligusticifolia*	Woody vine	25 1-gallon	Lower slopes and creek invert	Nectar source
Coast sunflower *Encelia californica*	Shrub	75 1-gallon	Upper and middle slopes	Nectar source
Coyote bush *Baccharis pilularis*	Shrub	150 1-gallon	Upper and middle slopes	Nectar source
Elderberry *Sambucus mexicana*	Shrub	35 5-gallon	Middle and lower slopes	Nectar source
Monterey cypress *Cupressus macrocarpa*	Tree	10 15-gallon	Middle and lower slopes	Basking site and wind-break
Mule-fat *Baccharis salicifolia*	Shrub	150 1-gallon	Lower slopes and creek invert	Nectar source
Narrow-leaved milkweed *Asclepias fascicularis*	Ground cover	250 1-gallon	Upper and middle slopes	Larval food source and egg laying site

Seacliff buckwheat *Eriogonum parvifolium*	Shrub	200 1-gallon	Upper and middle slopes	Nectar source
Western sycamore *Platanus racemosa*	Tree	25 15-gallon	Middle and lower slopes	Basking site and wind-break
White yarrow *Achillea milefolium*	Ground cover	200 1-gallon	Upper and middle slopes	Nectar source
TOTAL		**1,235**		

Native plant nurseries for material include: SB Natives, Inc. Gaviota, CA (Jeff Nighman, 698-4994); Manzanita Nursery, Solvang, CA (Ron Griffin, 688-9692); Matilija Nursery, Moorpark, CA (Bob Sussman, 523-8604). Ideally, the container stock should be collected from source material found in South Coast watersheds (SB Natives, Inc. specializes in this treatment). Alternatively, the stock should come from sources as close to Santa Barbara as possible.

Figure 5. Candidate restoration/enhancements site proposed herein: green polygon -- Table 2 species; yellow polygon -- Table 3 species. Red polygons show approximate areas of coast live oak woodland; unmarked trees are mostly blue gum eucalyptus. The white line shows approximate location of property boundary between Harbor Heights apartment complex and Santa Barbara City College; yellow line shows chain-link fence on Harbor Heights property. Imagery dated 17 April 2013.

In addition to the top-of-bank and south-facing slope, the grassy area west of the westernmost parking lot on the subject property is an ideal candidate site for additional enhancement of coastal sage scrub as monarch habitat. The species and counts listed in Table 3 should be planted in the yellow polygon area in Fig. 5.

Table 3. Proposed coastal sage scrub enhancement plantings.

Species	Number and Container Size	Habitat Value For Monarchs
California sagebrush *Artemisia californica*	75 1-gallon	Basking sites and nectar source
California buckwheat *Eriogonum fasciculum*	75 1-gallon	Basking sites and nectar source
Narrow-leaved milkweed *Asclepias fascicularis*	150 1-gallon	Larval food source and egg-laying site
Elderberry *Sambucus mexicana*	25 5-gallon	Basking sites and nectar source
TOTAL	**325**	

Sources for this material are described above. The actual field location of plantings of these two plant palettes should be flagged in the field by a qualified biologist because the species should be strategically located for maximum value to monarchs. The container stock should be placed on temporary drip irrigation and watered appropriately for at least two growing seasons post-planting. A qualified biologist should monitor the status of the planted stock and remediate problems as they arise for a minimum of three (3) years post-planting (up to 5 years post-planting, depending on performance standards of the planted stock. Monitoring frequency: six (6) times in Year 1 post-planting, and three (3) times/year in Years 2 and 3 (and Years 4 and 5, if necessary).

Additional management recommendations:

- Install energy dissipators at the outlet of all storm drain culverts that have been placed on the south-facing slopes to eliminate soil erosion (see photo in Appendix 1).
- Allow downed trees and non-hazardous standing dead trees (snags) to remain for wildlife use (e.g., cavity-nesting birds and bats).
- No additional trees, living or dead, or woody debris, leaf litter, etc., should be removed from the top-of-bank or south-facing slopes of Honda Valley. If there is a safety issue, consult a qualified monarch biologist before limbing or cutting any trees, snags, or other vegetation in monarch habitat to determine if the tree should be modified or removed. Habitats can be destroyed or severely degraded by removal of even a small number of trees. Dead trees should only be removed if they pose a safety hazard. Removal should be mitigated with appropriate plantings. Selective tree removal should only occur when butterflies are not present (May-September).
- Applications of biocides (pesticides, herbicides, and/or insecticides) should be avoided anywhere on the subject property between May and September because of its potential to poison monarchs. The Honda Valley site should be managed as a natural biotic community with a normal complement of insects. Removing non-native, invasive vegetation on the slope should be done by manual methods, i.e, hand-pulling, only.

Long-Term Preservation and Management of Honda Valley Butterfly Site. Despite recent tree removal, Honda Valley remains the largest monarch aggregation site in the Santa Barbara city limits. The long-term survival of the site is subjected to a number of threats because it is located within an urban area and is subdivided among two or more owners. The current owners of the Harbor Heights apartment complex should consider working with Santa Barbara City College (SBCC), the adjacent property owner, to protect and monitor the health and success of the site. The Biology Department at SBCC may be able to provide student volunteer opportunities to collect baseline environmental conditions on the site,

monitor the site and monarch population, and implement habitat enhancement activities. This partnership would satisfy the three most important conservation strategies for preserving and managing monarch aggregation sites: a) decisions on management activities should be made only by a qualified monarch biologist to evaluate all possible land use conflicts (e.g., City or County Flood Control maintenance activities); b) gather baseline data on aggregation site, and; c) implement a monitoring plan to identify threats and monitor effectiveness of habitat enhancement on butterfly numbers.

The recommendations contained in the present document are intended to initiate restoration and enhancement of the site for monarchs, but a management plan developed in cooperation with SBCC for the southern half of the site will formalize long-term goals and management and monitoring practices for the overall site.

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APPENDIX 1. SITE PHOTOGRAPHS SHOWING MICROHABITAT DIFFERENCES BETWEEN INTACT AND CLEARED EUCALYPTUS WOODLAND (all photos taken on 17 November 2014.)

Intact eucalyptus woodland in western portion of Honda Valley on subject property used by monarchs as aggregation sites. Note structure of canopy and understory provided by this mixed-age stand of trees.

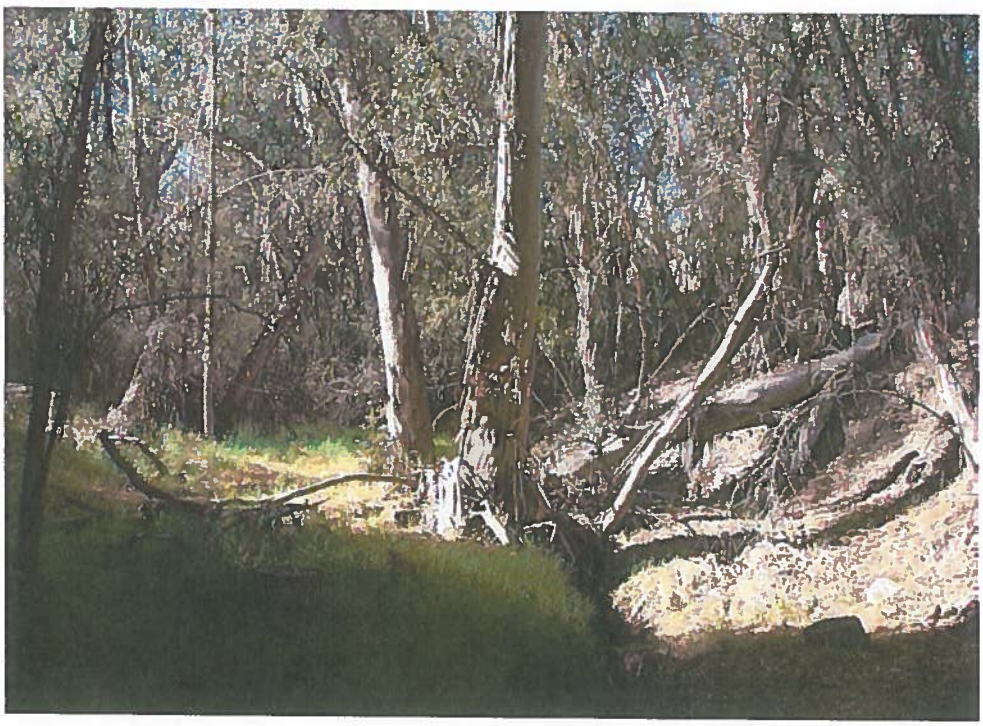
Structure of understory in undisturbed eucalyptus woodland used by monarchs.

Honda Valley Creek beneath monarch clusters reported herein.

Monarchs drinking along edge of pooled water in eucalyptus woodland.

Eucalyptus woodland around monarch clusters reported herein. Note structure provided by downed trees, saplings, and ground cover.

Mixed eucalyptus woodland-willow woodland along invert of Honda Valley Creek. Note structure provided by arroyo willow (*Salix lasiolepis*) (left) and toyon (*Heteromeles arbutifolia*) (right), in addition to eucalyptus.



Eucalyptus woodland around monarch clusters reported herein, showing elements preferred by monarchs: partial sun, dense vertical structure formed by living vegetation and dead woody debris, mixed-age stand, ground cover, and a water source.

Western limit of eucalyptus tree and understory vegetation removal on subject property. Note differences in understory and ground cover between cleared and uncleared areas.

Typical condition of slopes cleared of eucalyptus trees and woody debris. Note thick layer of mulch. Recently planted, boxed coast live oak is visible at upper right.

South-facing slope of Honda Valley Creek on subject property, looking west. Slopes in foreground have been cleared of eucalyptus trees and mulched. Coast live oaks have been retained (left foreground) and supplemented by planting boxed specimens. Eucalyptus woodland used by monarchs is seen in background.

Same site as in previous photo, looking east. Invert of Honda Valley Creek is visible at right. Note coast live oaks planted on cleared slope. Eucalyptus trees and native (toyon, elderberry) and non-native shrub understory occurs on SBCC property to right (south) of creek.