



City of Santa Barbara
Planning Division

Memorandum

DATE: August 4, 2016

TO: Planning Commission

FROM: Planning Division
 Beatriz Gularte, Senior Planner *ALD for BEG*
 Tony Boughman, Assistant Planner *TP*

SUBJECT: Continued Review of Coastal Development Permit and Zoning Modifications for 801 Cliff Drive

Background

On April 21, 2016, the Planning Commission held a hearing for a Coastal Development Permit (CDP) and Zoning Modifications. The Commission continued the item indefinitely and offered comments (Attachment 1, Planning Commission minutes). The purpose of the hearing is to review the revised habitat restoration and monitoring plan, as well as the applicant's responses to other Commission comments (Attachment 2, Applicant's letter).

The original project description can be divided into two general components. One component is on the developed part of the site outside of the habitat area and consists of as-built and proposed improvements which include in summary:

1. Replacement of canopy trees, planting palm trees, and other landscaping alterations;
2. Planting Cypress trees to replace canopy trees removed adjacent to buildings;
3. Replacement of irrigation system;
4. Exterior building color changes, metal building siding, and metal window awnings;
5. Grading and pad for octagonal patio, picnic table, concrete ping-pong tables, site stair and retaining wall, bocce ball court, and concrete walkways;
6. Security fencing and gates;
7. Parking lot reconfiguration with 25 additional spaces, parking lot painting, traffic control gates, exterior lighting, EV charging stations, and bike racks for 152 bicycles;
8. New handrails at unpermitted site stairs; and
9. Trash and recycling enclosures.

The other component of the project includes the restoration, enhancement, and monitoring of the creek area and monarch butterfly habitat to replace the 32 mature Eucalyptus trees

which provided monarch butterfly overwintering habitat. This area is an Environmentally Sensitive Habitat Area (ESHA) and is located below the top of creek bank. Improvements include:

1. Monarch butterfly and riparian habitat restoration and monitoring plan;
2. Security fencing, with portions below the top of bank to be relocated to the top of bank;
3. Fence and railings around swimming pool;
4. Removal of unpermitted deck next to pool deck; and
5. Drainage improvements in the restoration area.

This project is in response to City enforcement for work done without approvals and permits. Planning Commission review and action on the Coastal Development Permit and zoning modifications are required to secure the necessary permits to abate the active enforcement cases on the property (ENF2014-00616 and ZIR2013-00605), and to allow habitat restoration work to occur (Attachment 3, Planning Commission Staff Report). Punitive measures related to the enforcement are the administrative decision of the Community Development Director (Santa Barbara Municipal Code Chapter 1.25).

Revisions to Project Description

The project description in the April 14, 2016 staff report (Attachment 3) has been updated in response to comments from the Planning Commission with the following summarized changes:

Revisions on the developed part of the site (outside the creek top of bank):

1. 20 additional canopy trees around the buildings as requested by the Planning Commission, and removal of palm trees;
2. Enhanced architectural treatment of the existing building towers;
3. Bathroom window repair;
4. Addition of shielding to existing exterior lighting fixtures to prevent direct light shining into the habitat area; and
5. Restoration of blocked/converted carport parking spaces.

Revisions in the creek/habitat area:

1. Installation of landscaping in area of the unpermitted deck adjacent to the pool deck; and
2. Revised Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan (Attachment 4).

The primary reason the Planning Commission did not approve the project on April 21, 2016 and continued it for further review was concern about the adequacy of the proposed habitat restoration and mitigation for damage to the existing monarch butterfly overwintering site, and for assurance in the form of a robust monitoring program that the restoration will

succeed. The applicant's biologist, Lawrence E. Hunt prepared the proposed Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan, and also prepared the revisions which include:

1. Removed milkweed from the plant palette in response to new information
2. Increased species richness
3. Implementation schedule included
4. Adaptive management component added
5. Specific requirements for reporting to City Creeks and Planning staff
6. Independent oversight by a third-party City-approved Project Environmental Coordinator
7. Success criteria goal that the number of monarch butterflies aggregating at the Honda Valley overwintering site meets or exceeds the average number observed at the site between 2000 up to the current time.
8. Performance security to ensure monitoring and maintenance for a period of five (5) years. Staff is recommending securities in the amount of 1 ½ times (150%) the cost of the restoration, monitoring, and reporting.

This revised plan was concurrently submitted to California Department of Fish and Wildlife for review by their staff biologists. They will complete their review of the plan after it is approved by the City.

Environmental Review

The proposed project consists of a habitat restoration plan encompassing approximately 1.47 acre of the site, as well as permitting the as-built accessory structures and landscaping at the existing apartment complex outside the proposed restoration area. The restoration component of the project has been determined categorically exempt per CEQA Guidelines Section 15333 - Small Habitat Restoration Projects. Class 33 consists of habitat restoration projects that are less than 5 acres in size, and specifically includes revegetation of disturbed areas with native plant species. The restoration goal is to adequately replace and improve upon the quality of the butterfly and riparian habitat prior to the tree removals. The project poses no significant adverse environmental effects, even considering that much of the project involves an ESHA. The project's design and goal is to achieve just the opposite - to restore and improve the site and ESHA. Implementation of the Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan would not cause a significant adverse impact to endangered, rare or threatened species or their habitat pursuant to Section 15065.

The project component to permit the as-built accessory structures and landscaping outside the restoration area has been determined categorically exempt per CEQA Guidelines Section 15301 - Existing Facilities, Section 15303 - New Construction, and Section 15304 - Minor Alteration to Land. The as-built accessory structures are ancillary to the existing apartment complex and result in negligible expansion of use as the property remains developed with 97 apartment units.

It should be noted that while the project qualifies for the categorical exemptions as described, it must comply with all measures and conditions as required by this approval. The work within the creek area must also comply with all measures and conditions as specified by the Streambed Alteration Agreement, to be approved and issued by the California Department of Fish and Wildlife (CDFW).

Recommendation

Staff recommends that the Planning Commission approve the Coastal Development and Front Setback and Fence Modifications for the project. The Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan was developed with input from qualified biologists with knowledge of monarch butterflies and associated habitats in this area, as well as the history of this site, and the plan includes monitoring the performance of the habitat restoration. Furthermore, the applicant has proposed furnishing security to ensure maintenance and monitoring for five (5) years, and has offered to record a restrictive covenant against the property.

The unpermitted site work and structures proposed to be permitted on the developed part of the site are appropriate improvements, and are supported and found by the ABR to be upgrades to the existing site. The landscape plan for the developed part of the site proposes adequate tree canopy to replace the trees removed, and removal of some palm trees which were not approved, and will result in a landscape plan consistent with City design guidelines. The proposed new work included with this application is needed now mainly to meet current code requirements.

Findings

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 following findings, subject to the revised Conditions of Approval (Attachment 5).

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, and storm water management will comply with current requirements to insure protection of water quality, as described in the Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan (Attachment 3, Section VII.B).
2. The project is consistent with the policies of the California Coastal Act because it proposes to restore and enhance the disturbed habitat with a restoration landscape plan developed with input from qualified biologists with knowledge of monarch butterflies and associated habitats in this area, as well

as the history of this site. The landscape plan is designed to provide monarch butterfly habitat restoration while being appropriate for riparian habitat, using native species, and includes monitoring the performance of the habitat restoration. This area will be further protected from any future development beyond restoration and monitoring through a development restriction covenant against the property. The project poses no adverse effects regarding public access to the sea, site stability, or erosion (Attachment 3, Section VII.C).

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 because the large widths of the rights-of-way and the location of the front lot line result in a larger setback from the actual public right-of-way improvements, meeting the intention of the required front setbacks (Attachment 3, Section VII.A.1).
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 because the large widths of the rights-of-way and the location of the front lot line result in the fence being setback from the actual public right-of-way improvements, meeting the intention of the fence height requirement (Attachment 3, Section VII.A.1).

DATE ACTION REQUIRED: August 11, 2016 per time extension agreement with applicant.

Attachments:

1. Planning Commission Minutes April 21, 2016
2. Applicant Letter dated July 8, 2016
3. Planning Commission Staff Report dated April 14,
4. Revised Habitat Restoration and Monitoring Plan dated July 8, 2016
5. Conditions of Approval
6. Applicable Local Coastal Plan Policies

ACTUAL TIME: 1:12 P.M.

A. APPLICATION OF LAUREL PEREZ, APPLICANT FOR UNKNOWN DREAM LLC, 801 CLIFF DRIVE, APN 045-250-008, R-2 ZONE, LOCAL COASTAL PLAN DESIGNATION: MEDIUM RESIDENTIAL/BUFFER (MST2014-00586)

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, and various exterior building changes, outdoor amenities, bike racks, and parking lot improvements and reconfiguration with 25 additional spaces.

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, removal of Palm trees near Loma Alta, and planting of Cypress trees adjacent to buildings as well as other minor miscellaneous exterior improvements.

The discretionary applications required for this project are:

1. A Coastal Development Permit (CDP2015-00012) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
2. Two Front Setback Modifications to allow as-built and proposed encroachments into the required 30-foot front setback along Cliff Drive and into the required 30-foot front setback along Loma Alta Drive (SBMC §28.92.110.2);

3. Two Fence Height Modifications to allow the as-built 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).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section CEQA Guidelines Section 15333, Small Habitat Restoration Projects not exceeding five acres, and Section 15301 for miscellaneous minor alterations to Existing Facilities.

Contact: Tony Boughman, Assistant Planner

Email: TBoughman@SantaBarbaraCA.gov

Phone: (805) 564-5470, extension 4539

Tony Boughman, Assistant Planner, gave the Staff presentation.

Staff acknowledged public comment letters were received from Tom Ochsner; Eddie Harris, Santa Barbara Urban Creeks Council; Jeanne Surber; Ronald Godar; Beebe Longstreet; Frank Surber; Bruce Peterson, and Mary Turley.

Laurel Perez, SEPPS, gave the Applicant presentation, joined by Maruja Clensay. Lawrence Hunt, Consulting Biologist; Daniel Meade, PH.D., Biologist; Charles McClure, Landscape Architect, and Mike Hamilton, Engineer, were available to answer any of the Commission's questions.

Chair Campanella opened the public hearing at 1:58 P.M.

The following people spoke in support of the project:

1. Robert Coles was in support of potential high-density student housing as this is an ideal location.
2. Carl Schmidt, resident of project site, supported the removal of the Eucalyptus trees stating that they are explosive in a fire and that there is still wildlife in existence. Appreciates the improvements made by the property owner to the complex.
3. Annette Ashley, resident of project site, spoke to the improvements made by the property owner, and the safety that has resulted by the removal of homeless camps in the ravine.

The following people spoke in opposition to the project or with concerns:

1. Sue Mellor, neighbor, appreciated the strong zoning laws that Santa Barbara has in effect and the work of the Planning Commission. She was concerned with developer's intent for the requested modifications.
2. Mary Turley commented on the Habitat Restoration and Enhancement Plan. Time was yielded to her by Lincoln Thomas, Maggie Day, Elaine Kaufman, and Tony Ripazetti. She referenced Dr. Daniel Meade's review of the

restoration plan and stated that Monarch butterflies may increase if habitat in the Honda Valley Monarch Butterfly Aggregation Site is not disturbed, and advocated for habitat restoration sensitivity.

3. Al Meskimen, Mesa resident, expressed concern that the project requires the completion of an EIR and is not exempt from further review under CEQA.
4. Jeanne Surber, Mesa resident, stated that the proposed milkweed is not a native plant in the coastal zone and could interrupt the Monarch butterfly's natural breeding cycle, and is not recommended by the Xerces Society.
5. Steve Owens, Loma Alta neighbor, was concerned with property line setback encroachments stating that the property is large and does not need the requested modification. Recommended removal of the setbacks from where they are now. He also advocated against removal of the Eucalyptus trees stating that most Monarch butterfly colonies are found in Eucalyptus trees.
6. Diane Greenwood, Mesa resident, opposes a restoration plan that will require significant amounts of water during a drought.
7. Frank Surber, Mesa resident, was concerned with the requested modifications and disagrees with Staff's recommendation for approval after-the-fact. Asks that the Planning Commission request the removal of all unpermitted changes.
8. Darrell Hayes asked that the Planning Commission deny the setback modifications and disapproves of any approval of unpermitted modifications. The 'build now, permit later' mentality sets a dangerous precedent.
9. Gary Unruh, Arroyo Springs resident, stated that given the choice of migrating between Oaks and Eucalyptus trees, the Monarch butterflies will choose Eucalyptus trees. There are other types of wildlife: foxes, skunks, owls, etc. that enjoy this environment. Myrna Epstein deferred her speaking time to Mr. Unruh.
10. Beebe Longstreet, Mesa resident, voiced that the proposed landscaping cannot mitigate the damage done to the habitat for 20 to 25 years. Asked that the Commission not allow this to serve as a precedent.
11. Cathie McCammon, Mesa Neighborhood Association/Allied Neighborhoods Association, stated that the applicant should follow laws to be a good neighbor. Monarch butterflies are given more respect in Mexico, than in Santa Barbara. The Management Plan is not clear on how it will work and whether there will be more disruption to the habitat with the proposed activity and maintenance. More environmental review needs to be done. Requested the removal of unpermitted work and that fines be adequate.

Mr. Meskimen, retired firefighter, returned to the podium to offer his background as a fire behavior analyst and commented on the Eucalyptus trees as being highly flammable but in the setting they are at, this danger is relatively minimal. The proposed planting plan of oaks and milkweed create a fuel ladder and represents a greater fire hazard to the structures and people than the large eucalyptus trees.

Faraz Homayouri, Laurie Marx, Karen Quinn, and Richard Kaufmann had requested speaking time, but were unable to stay for the duration of the meeting.

With no one else wishing to speak, the public hearing was closed at 2:55 P.M.

Commissioner Campanella called for a recess at 2:55 P.M., and reconvened the meeting at 3.12 P.M.

Commissioner's comments:

Commissioner Higgins:

- Can support a lighting plan that does not cast additional lighting on the habitat.
- Would like it if the wooden staircase near the street intersection could stay.
- Fine with setback modification requests, residents served and the high demand for on-site amenities.
- Comfortable with improvements made in the setbacks.

Commissioner Lodge:

- Can make the findings for the Coastal Development Permit and Zoning Modifications with the addition to the first sentence on page 2 of the Conditions of Approval, *Landscape Plan Compliance*, to include “with the addition of a minimum of 20 Canopy trees on Cliff Drive and Loma Alta Drive”.

Commissioner Pujo:

- Focused on the destruction of the butterfly habitat in the ESHA for her comments.
- Looked for how to make the findings for the Coastal Development Permit and be consistent with the Local Coastal Plan Policy on the preservation of the habitats of rare and endangered species and Coastal Policy 30240, both found in Exhibit E of the Staff Report, dated April 14, 2016.
- Need a good habitat restoration plan in place because that is the closest we can get to right the wrongs.
- We can and should do the very best job we can do to prevent any further impact that would significantly degrade that area, for its riparian habit, and for the monarch over-wintering site.
- Stated that Conditions of Approval B.3 and B.4 regarding the *Habitat Restoration and Enhancement Plan*, need to be reworked to include Monitoring Plan in the title and be consistent with the Coastal Act and be more robust than what is in the report.
- Criteria that should be included:
 - The Monitoring Plan in Condition 3 should be prepared by a qualified restoration biologist qualified in monarch habitats.

- Five years is a good monitoring plan, but there needs to be an automatic extension clause. If the criteria is not met in the five years, it needs to keep going until we get there.
- The Manager of the Restoration and Monitoring Plan needs to be one of the qualified biologist in monarch habitats. Not enough to have a contractor do.
- The Monitoring Plan and criteria that is established needs to be approved by the City before it is effective and before any contracts are approved and before any work starts. City approval should include a provision in the Monitoring Plan that there should be a City monitor that will coordinate and review the plan as it moves along.
- All the costs, including the estimated cost for the City monitor, needs to be absorbed by the Applicant.
- Within the Conditions of Approval, there needs to be a deed restriction that includes the restoration and delineation of the habitat area.
- Also missing in the Monitoring Plan are quarterly meetings and quarterly reporting. Signing and education needs to be included at the apartment complex and limited access to the habitat area. Restriction of lighting or amplified music that would disturb the habitat, especially during the winter breeding season needs to also be included.

Commissioner Jordan:

- Can support the modifications and agrees with Commissioner Lodge's suggestion for more canopy trees, as well as the recommendations made by Commissioner Pujon for more robust habitat monitoring.
- Suggested that the Monitoring Plan and Conditions of Approval return for Planning Commission review.
- Under *Additional Habitat Restoration and Maintenance Requirements*, Condition B.5.c., would like to see the word 'avoided' replaced with 'prohibited' during the time period listed.
- Supports landscape plan to include 10 canopy trees on Cliff Drive, 10 trees on Loma Alta, and 7 interior trees.
- Supports identifying and maintaining the edge from the foot opening to where the edge ends, as a condition of the approved landscape plan.
- Cannot support a Coastal Development Permit. Cannot make the finding that work that has been done or is going to be done will not be a significant disruption of habitat values. The proposal is more like a landscaping plan with no measurement at the end that says 'build it and they will come' without considering the consequence of what happens if the monarchs don't come.
- There has been a loss of mutual good faith going forward. To see the before and after of the project site is obscene.

- Would like to send five comments to the Architectural Board of Review (ABR):
 - Look at how the hedge next to the driveway works for line of site for cars exiting the parking lot.
 - Bathroom windows: sheet rock or tile has been put over three windows.
 - Storage being put in the under-parking area where the school bus is parked. This should not be continued.
 - The three elevator towers that face north should not look like the extended plywood, painted over, that has been done on the rest of the building. Look at treating with metal siding or horizontal metal slats that offset window openings, consistent with the new architectural detailing.
 - Multiple unfinished boarded up prior understory parking spaces at building near where the school bus is parked.
- Given that the modifications cannot be made without approval of the Coastal Development Plan, he cannot support any approval.

Commissioner Schwartz:

- Any disruption to the habitat with restoration activity would be a travesty.
- Does not approve of approving something on a forgiveness, versus permission basis.
- Inclined to follow Commissioner Jordan in not supporting a Coastal Development Permit.
- Can support Commissioner Pujo's list of recommendations on the Monitoring Plan, except the deed restriction as she does not know enough about the legalities to agree with it.
- There are inadequacies in the Maintenance and Monitoring Plan that need a lot of work.
- Can support the removal of all unpermitted work.
- Will not support the concrete ping pong tables. The noise bounces in the neighborhood on the Mesa.
- The Monitoring Plan is key going forward.
- Strongly in support of Pujo's point of "a very robust, sound, and sustainable Monitoring Plan, and that related costs need to be borne by the property owner." Will not support one more layer of work that would have staff being the monitor of the plan.

Commissioner Thompson

- Does not like how we got here today. Lots of extra work has been expended by the property owner and his team, and City staff over 18 months that could have been less onerous. What staff has proposed needs to be done to move forward and rectify the situation.

Commissioner Campanella:

- Wondered if it was possible in the monitoring to have the City more involved in the restoration plan, where the City has a right to step in if noncompliant. City legal review can take care of the plan, if the applicant does not.

Assistant Attorney Scott Vincent stated that the Administrative Citation process is on hold awaiting results of the Planning Commission's deliberation. Staff is looking at restoring more than fining the property owner.

Straw Poll:

Would you recommend removing the as-built ping pong tables?

Ayes: 1 Noes: 6 (Higgins, Jordan, Lodge, Campanella, Pujo, Thompson)
Abstain: 0 Absent: 0

MOTION: Thompson/Higgins

Continued the project indefinitely to have applicant and staff review all comments made and refine the habitat restoration plan.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Scott Vincent left Council Chambers at 6:30 P.M. and did not return.

Julie Rodriguez, Planning Commission Secretary



SUZANNE ELLEDGE

PLANNING & PERMITTING
SERVICES, INC.

8 July 2016

RECEIVED
JUL 11 2016

CITY OF SANTA BARBARA
PLANNING DIVISION

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

Subject: Beach City As-Built and Proposed Improvements
801-831 Cliff Drive; MST2014-00586
Partial Resubmittal to address PC comments received April 21, 2016

Dear City Planning Commissioners:

On behalf of the property owner/project applicant, Unknown Dream, LLC, we are submitting this letter to specifically address those comments and requests for additional information received from the Planning Commission at the public hearing on April 21, 2016. We have reviewed the approved Planning Commission minutes and have confirmed the remaining required deliverables with City staff. We are pleased to provide these revised materials for your review, and explain in further detail below:

Additional As-Built Improvements and Clarifications

Elevator Towers

The Planning Commission requested that the existing decommissioned elevator towers on buildings 821, 811, and 801 be improved to compliment the other as-built façade improvements proposed as part of this project. The elevator towers are proposed be to treated with aluminum finish trim and siding as noted on Sheets A-6.9, A-6.10, A-6.11, and Details 3 and 4 on Sheet A-9.1.

Bathroom Windows

Commissioner Jordan noted that at least one building appeared to have sheet rock, tile or plywood placed over some of the bathroom windows (Building 801). Please see Sheet S-6.9 in the As-Built Plan Set that addresses this window treatment; the plywood would be removed and replaced with windows to match the existing windows and other buildings.

Parking Area Storage

Please see Sheet A-1.4 which notes that previously stored materials in the tuck-under parking area of Building 831, near the school bus, is proposed to be

ATTACHMENT 2

PRINCIPAL PLANNERS: SUZANNE ELLEDGE • LAUREL F. PEREZ

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

removed, along with the plywood screening this storage. The space will revert to parking.

Hedge

Commissioner Jordan inquired as to the height of the existing hedge along Cliff Drive at the property entrance and requested confirmation that the hedge does not pose any visual impacts to the line of sight for safe ingress and egress. The City Transportation Department confirmed that the hedge is outside of the required 10' x 10' visibility triangle, and that the driveway extends more than 10' into the right-of-way before transitioning into the apron/back of sidewalk, providing more visibility than typical due to its configuration. The hedge is proposed to remain and will be maintained by the property owner, as it helps screen the existing parking lot.

Lighting

Please see Sheet A-1.18 which provides lighting details and specs for the existing outdoor light fixtures adjacent to the habitat restoration area. The existing light poles (approved with the original apartment development) will be retrofitted to prevent light from shining directly into the habitat area. The owner also proposes to plant California Grapevine (a plant species recommended by the project biologist) on the black vinyl fence along the top-of-bank to provide further screening and protection from light pollution into the Honda Valley. This proposed improvement is noted in the revised *Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan*. These improvements will help mitigate and reduce existing light pollution into the restoration area.

Additional Landscaping

In response to the Planning Commission's request for more skyline trees along the street frontages, the as-built landscape plan proposes 20 additional cypress trees along both Cliff Drive and Loma Alta street frontages. Per the Landscape Architect, cypress is a fast growing tree and is expected to thrive in this setting. Please see Sheets L-1 and L-2 for the proposed location of these twenty trees. These trees are in addition to the seven (7) cypress trees previously proposed on the interior of the site. The project proposes to remove approximately 135 palm trees that were previously planted along the Loma Alta property frontage, as well as the eight (8) Mexican fan palms along the entry driveway from Cliff Drive. The project also proposes to plant California Grapevine along the existing black vinyl fence (to be relocated in some areas) along the top-of-bank to provide further screening and protection from light pollution into the Honda Valley. Please see Sheet L-3 and L-4 in the Implementation Plan Set for this note and detail.

The upper deck by the pool is proposed to be removed and replaced with native landscaping in response to the Planning Commission's request. The unpermitted

concrete pad (previously intended to serve outdoor gym equipment) will also be removed and replaced with plants identified in the habitat restoration plan and mulch to provide a smoother transition from the habitat area to the developed portion of the site. Please see Sheets L-1 and L-2 of the As-Built Plan Set for more information regarding the proposed landscaping in these two areas.

Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan

Formerly titled "Habitat Restoration and Enhancement Plan", the project's proposed Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan (Plan) has been extensively revised in response to the Planning Commission's comments, specifically those comments from Commissioner Pujo. Restoration Biologist, Lawrence Hunt of Hunt & Associates Biological Consulting Services, in collaboration with Dr. Dan Meade of Althouse and Meade, Inc., prepared the Plan included in our resubmittal package for your review. Landscape Architect Chuck McClure has prepared the "Implementation Plan Set" that compliments the Plan and is intended to be used in the field during restoration implementation.

The Plan has been revised to include detailed descriptions of all aspects of implementation, monitoring and reporting. It includes clear performance (success) criteria, and adaptive management strategies. The report includes the following main sections:

- 1) Introduction
- 2) Habitat Restoration Plan (Riparian Woodland and Coastal Sage Scrub)
- 3) Monarch Monitoring Plan
- 4) Reporting
- 5) Adaptive Management
- 6) Project Completion
- 7) Future Monitoring and Stewardship of the Honda Valley Site
- 8) Summary of Plan Tasks
- 9) Proposed Schedule of Restoration and Monitoring Activities
- 10) Preparers
- 11) Literature Cited

Also included are various figures, tables, and exhibits that complement these sections, and include sample assessment and survey forms to be utilized with the restoration effort.

The Plan has two distinct components that share a common goal of restoring and enhancing habitat for monarch butterflies at the overwintering site in the Honda Valley. These two components are the Habitat Restoration Plan for the Riparian Woodland and Coastal Sage Scrub Environmentally Sensitive Habitat (ESH) areas, and the Monarch Butterfly Monitoring Plan. The approximately 1.4 acre restoration area will compensate for direct, temporary impacts to the monarch microclimates in the grove caused by tree

removal, and will improve habitat quality for monarchs by increasing species richness and density of nectar sources.

The plant palettes have been revised according to these two ESH areas, with specific consideration given to those plant species that provide nectar sources or otherwise support the monarch butterfly overwintering site. The Plan has also been revised to include implementation schedules for each year of the restoration effort, adaptive management components, specific report requirements, and also the oversight of a third-party City Project Environmental Coordinator (PEC) to ensure that the restoration effort is implemented in compliance with the approved Plan and Coastal Development Permit Conditions of Approval.



We hope that you find this resubmittal to be responsive to the comments received during the Planning Commission Hearing regarding the *As-Built improvements* on April 21, 2016. We believe the findings to support the approval of the Coastal Development Permit and Zoning Modifications can be made as evidenced by the resubmitted materials and additional information noted above. Thank you.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.



Laurel F. Perez, AICP
Principal Planner



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
Tony Boughman, Assistant Planner

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.

^[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

**HONDA VALLEY MONARCH BUTTERFLY
HABITAT RESTORATION AND MONITORING PLAN,
SANTA BARBARA, CALIFORNIA**



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

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8 July 2016

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HONDA VALLEY MONARCH BUTTERFLY HABITAT RESTORATION AND MONITORING PLAN, SANTA BARBARA, CALIFORNIA

1.0 INTRODUCTION

1.1 Project Background

This Habitat Restoration and Monitoring Plan (Plan) describes a program for mitigating unpermitted removal of eucalyptus trees from a portion of the north bank of Honda Valley between Cliff Drive and Loma Alta Drive (subject reach) that occurred in 2014 during remodeling of an apartment complex at 801-832 Cliff Drive (APN 045-250-008). Monarch butterflies (*Danaus plexippus*), use this eucalyptus woodland as an overwintering roost between October and April of each year. This document provides guidelines for restoring and managing habitats at this location for wildlife in general and monarchs in particular.

1.2 Purpose of This Habitat Restoration and Monitoring Plan

This Plan has two distinct components that share a common goal of restoring and enhancing habitat for monarch butterflies at the overwintering site in Honda Valley as mitigation for potential impacts caused by unpermitted removal of 32 of the eucalyptus trees at this location, covering an approximately 0.60-acre area. The approximately 1.4-acre restoration area will compensate for direct, temporary impacts to a designated Environmentally Significant Habitat Area (ESHA) and monarch microclimates in the grove caused by tree removal, and will improve habitat quality for monarchs by increasing species richness and density of nectar sources. Although this document focuses on the north bank of Honda Valley, the actions described herein can be extended to include the Santa Barbara City College (SBCC) property along the south bank if cooperative agreements are created in the future to manage the entire site for monarchs.

1.3 Project Location

The project site lies within the U.S. Geological Survey 7.5-minute map, Santa Barbara quadrangle at latitude 34.40536N, and longitude 119.70226W. Honda Valley is a southeastward-oriented feature located in the Mesa section of the City of Santa Barbara (Fig. 1).

Honda Valley is surrounded by medium- to high-density residential and institutional development. The subject reach between Cliff Drive and Loma Alta Drive is split between two parcels: the north bank (south-facing slope) of the creek is part of the subject parcel at 801-832 Cliff Drive (APN 045-250-008) and is privately owned; the south bank (north-facing slope) is owned by Santa Barbara City College (Figs. 1 and 2).

1.4 Existing Conditions

Honda Valley is a steep-sided, southeast-oriented ravine that drains the "Mesa" section of the City of Santa Barbara from just west of Carrillo Street to the beach below Santa Barbara City College.

The subject reach supports woodland, scrub, and ruderal habitats on steeply sloping banks that have been modified by grading on adjacent lots. A narrow, intermittent watercourse, depicted as a blue-line drainage on USGS maps, runs the length of this feature. Small, shallow pools that persist during the

summer are created and maintained by runoff from surrounding properties. Shallow terraces are present along its length and these appear to be routinely subject to wash-over during storm events.

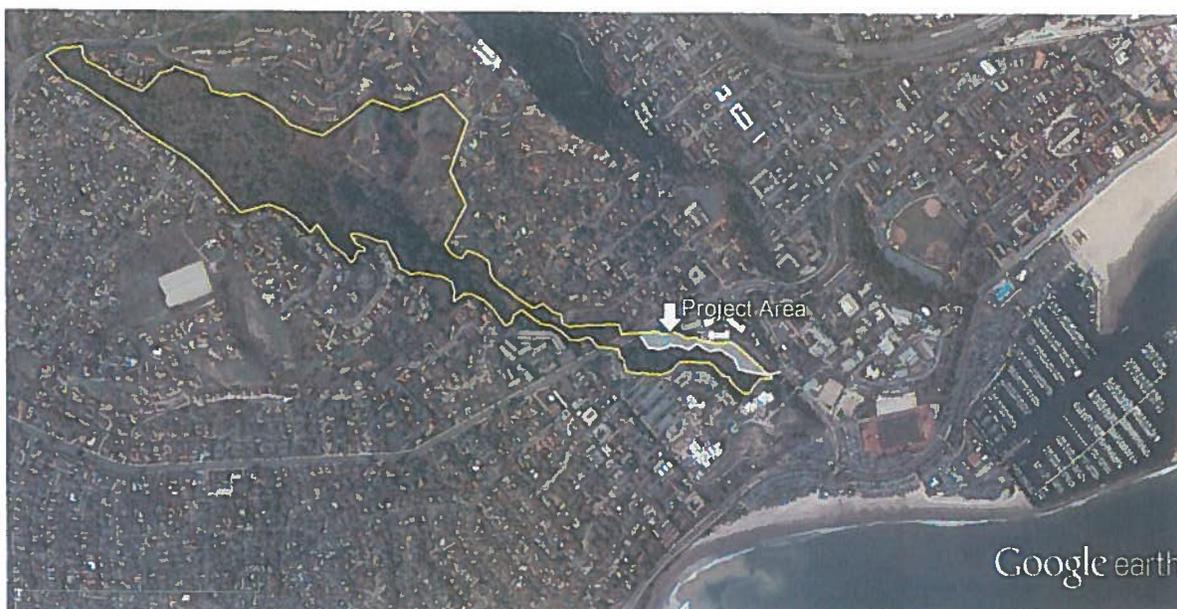


Figure 1. Existing open space in Honda Valley (yellow outline) in the City of Santa Barbara. The subject reach of the creek is located at the downstream (eastern) end of this feature (white overlay).

1.4.1 Vegetation

Four heavily disturbed plant communities are found within the subject reach of Honda Valley (Fig. 2). Plant community names follow terminology used in Sawyer et al. (2009):

- *Eucalyptus Semi-Natural Woodland Stand* (Eucalyptus Woodland of Holland, 1986) on the north bank (south-facing slope) of the creek (subject property);
- *Quercus agrifolia (Coast Live Oak) Woodland Alliance* (Coast Live Oak Woodland of Holland, 1986) on the south bank (north-facing slope) of the creek (off-site);
- *Salix lasiolepis (Arroyo Willow) Shrubland Alliance* (Central Coast Arroyo Willow Riparian Forest/Central Coast Riparian Scrub of Holland, 1986), and;
- *Artemisia californica-Eriogonum fasciculatum Shrubland Alliance* (Coastal Sage Scrub of Holland, 1986) occurs along the upper slopes and top-of-bank of the north bank of the creek at the western edge of the subject reach on both the private and SBCC properties.

These plant communities are heavily infested with non-native weeds and ornamental plants that either have been intentionally planted as landscaping or have escaped cultivation (e.g., periwinkle (*Vinca* sp.), jade plant (*Crassula* sp.), ice plant (*Carpobrotus edulis*), Canary Island palm (*Phoenix canariensis*), and Mexican fan palm (*Washingtonia robusta*), among other species.

Eucalyptus Semi-Natural Woodland Stand. The north bank and bottom of Honda Valley supports a mixed-age stand of blue gum (*Eucalyptus globulus*). Eucalyptus canopy cover here varies from 50% to 100%, with a maximum canopy height of 70-80 feet.



Figure 2. Primary plant communities in subject reach of Honda Valley prior to eucalyptus cutting in 2014: eucalyptus woodland (green), coast live oak woodland (red), and coastal sage scrub (yellow). Willow woodland is imbedded in other woodland types and cannot be mapped at this scale. The white line approximates the property boundary between the subject parcel to north and SBCC property to south. Removal of eucalyptus occurred in the central and northeastern portion of subject reach (see Fig. 5). Imagery dated 9 December 2013.

A feature of the mixed-age blue gum stand along this slope are “pole” trees (2-6 inches in diameter) clustered around mature trees that creates a complex architecture of branches. Enhanced structural heterogeneity at the lower and mid-level heights of the trees as well as the physical protection from wind afforded by the steep slopes appears to create favorable microclimate conditions for monarch butterfly aggregation.

The understory of 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 include 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.), Canary Island palms (*Phoenix canariensis*), and castor bean (*Ricinus communis*) occur where the eucalyptus canopy and leaf litter is sparse.

Previous owners disturbed the monarch aggregation site in Honda Valley (e.g., removal of eucalyptus trees damaged by bark beetles was noted in 1998/1999 by Meade, 1999), and homeless encampments and trash accumulation degraded habitat and water quality in portions of the site before the current owners purchased the property. The current owners of the apartment complex began activities on the property in spring/summer 2014 by removing encampments and trash in the bottom of Honda Valley, cutting 32 mature blue gum trees in the central and eastern portions of the subject reach, and removing

woody debris (bark, fallen limbs, and leaf litter) as a fuel management strategy for fire safety (Fig. 3). The eucalyptus trees were replaced with sixty 48- to 72-inch boxed coast live oaks (*Quercus agrifolia*) and the affected slope was covered with a thick layer of mulch.

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 Areas [ESHA]) (Bell et al., 1993; Sawyer et al., 2009; California Coastal Act, 1976; City of Santa Barbara, 2010). The owner received a Notice of Violation from the City of Santa Barbara for unpermitted tree removal, so no further work has occurred in the subject reach of Honda Valley to date. Monarch aggregations in fall/winter 2014 and fall/winter 2015/2016 were observed in undisturbed portions of the eucalyptus woodland west of the area where eucalyptus trees were removed (Fig. 3).

Quercus agrifolia (Coast Live Oak) Woodland Alliance. Coast live oak woodland occurs along the south bank (north-facing slope) and contacts eucalyptus woodland along the creek bottom (Fig. 3). Coast live oak woodland here is structurally simpler than eucalyptus woodland. The age structure of oak trees here is skewed towards older individuals. Tree density is sparse and individual trees form a closed-canopy. Intermixed within the live oaks are ornamental tree species, such as Victorian box (*Pittosporum undulatum*) and ornamental pear (*Prunus* sp.). The understory is open and composed of widely-spaced toyon, wood fern (*Dryopteris arguta*), miner’s lettuce (*Claytonia perfoliata*), and poison oak growing in a dense leaf litter.

Salix lasiolepis (Arroyo Willow) Shrubland Alliance. The subject reach of Honda Valley Creek supports intermittent flows. Small, shallow pools (< 12 inches deep) are artificially maintained during the dry season by runoff from adjacent residential areas. The drainage has a bed gradient of about 3%. The banks are V-shaped, about 20-25 feet deep, and the bankfull (channel) width varies between 2 and 15 feet. Shallow terraces along this reach are routinely washed over during storm events. Riparian vegetation is poorly-developed here and represents a mixture of wetland and upland species, with no extensive stands of either type. The dominant species here is arroyo willow (*Salix lasiolepis*), with less cover of sandbar willow (*Salix exigua*), and mule-fat (*Baccharis salicifolia*), which is patchily distributed among open areas that support common rush (*Juncus patens*), cattail (*Typha* sp.), umbrella plant (*Cyperus involucreatus*), nut-grass (*Cyperus eragrostis*), non-native brome grasses (*Bromus* spp.), rice grass (*Piptatherum miliaceum*), coyote bush (*Baccharis pilularis*), elderberry (*Sambucus mexicana*), lemonade berry (*Rhus integrifolia*), and California blackberry (*Rubus ursinus*). Most of the western and central portions of the creek bottom are shaded by eucalyptus woodland; the eastern portion is more or less shaded by coast live oak woodland that extends discontinuously along the southern bank.

Artemisia californica-Eriogonum fasciculatum Shrubland Alliance (California Sagebrush-California Buckwheat Scrub). Coastal sage scrub vegetation is present on the south-facing slope of the creek adjacent to Cliff Drive and west of the westernmost parking lot (Fig. 3). This vegetation type is characterized by an 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*). Included in the map for this alliance is non-native annual grassland/ruderal habitat consisting of non-native grasses and weeds with a sparse native shrub component that occurs as patches scattered around the margins of the coastal sage scrub beyond the canopy of coast live oaks or eucalyptus.

1.4.2 Environmentally Sensitive Habitat Areas (ESHA)

The City of Santa Barbara has mapped the subject reach of Honda Valley as an Environmentally Sensitive Habitat Area (ESHA) because it provides overwintering habitat for monarchs, a State Species of Special Concern, and because it supports protected habitats, including freshwater wetlands, eucalyptus woodland, riparian woodland, and coast live oak woodland (City of Santa Barbara, 2010; California Department of Fish and Wildlife, 2016). Additionally, the California Coastal Commission designates any sensitive habitat within the Coastal Zone as ESHA. Therefore, for the purposes of this plan, all vegetation within the subject reach of Honda Valley is considered ESHA.

1.4.3 Historical Status of Honda Valley Monarch Aggregation Site

The subject reach between Cliff Drive and Loma Alta Drive has been identified as an important winter aggregation site for monarch butterflies (*Danaus plexippus*) within the city limits of Santa Barbara (Calvert, 1991; Meade, 1999; Monroe et al., 2016). Nagano and Lane (1985) conducted one of the first statewide surveys of monarch aggregation sites, but make no mention of Honda Valley. The first recorded counts of monarch aggregations here were made in 1990 and 1991 by Calvert (1991), who observed several clusters totaling 2,500 individuals and 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."

Meade (1999) conducted a detailed survey of monarch aggregation sites in Santa Barbara County in 1998 and 1999 and documented up to about 1,900 individuals in the subject reach of Honda Valley. He characterized the site as, "...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."

Since 2000, the Xerces Society for Invertebrate Conservation has sponsored monarch counts in the Honda Valley site as part of their regional annual Thanksgiving count of monarch populations. These surveys reveal widely varying numbers of butterflies from year to year between 2000 and 2015 (range: < 100 to over 6,000 individuals). The late November 2015 count found a total of 1,475 individuals at the site, similar to the 2014 Thanksgiving count (Fig. 4). Note that both counts were made after eucalyptus tree removal in summer 2014.

Hunt & Associates (2016) conducted a series of monarch counts between October 2015 and mid-March 2016 at the Honda Valley site in order to characterize monarch arrival and dispersal during one overwintering cycle. Monarchs arrived at the site in October 2015, reached a maximum of about 1,200 individuals in mid- to late December 2015, and were all but gone by mid-March 2016 (Fig. 5). This maximum is slightly lower than that observed in late November 2015 during the Xerces Society count. Clusters of monarchs were observed 18-25 feet above ground in partial shade on 6-inch diameter eucalyptus trees along the bottom of the creek west of where eucalyptus trees were removed in 2014.

When air temperatures were sufficiently high, monarchs were observed cruising through the eucalyptus grove, drinking from damp soil next to pooled water, basking on the ground and on vegetation, and feeding on nectar in blue gum and California buckwheat flowers (Hunt & Associates, 2014; 2016).



Figure 3. Approximate area of eucalyptus tree removal during spring/summer 2014 (white polygon). Yellow polygon shows approximate location of monarch clusters observed during fall/winter 2014 and fall/winter 2015/2016. White line shows property boundary between private property and SBCC. Imagery dated 27 August 2014, following removal of eucalyptus and planting of coast live oak trees.

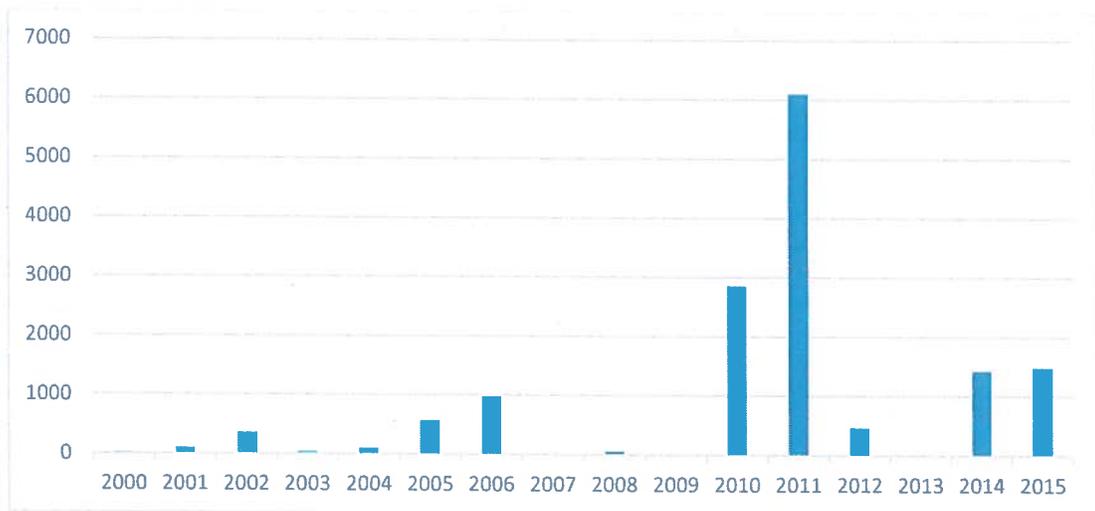


Figure 4. Honda Valley monarch counts, 2000-2015 (Xerces Society Thanksgiving Count data). Years with no observations (2007, 2009, and 2013) had no surveys. Average population per year is 1,147 individuals.

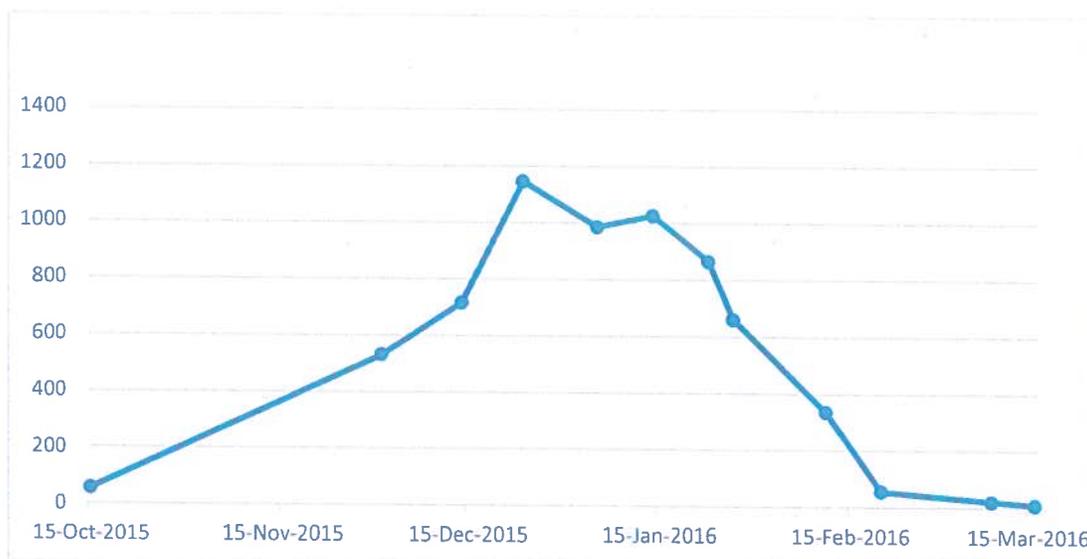


Figure 5. Variation in monarch numbers at the Honda Valley overwintering site from October 2015 to March 2016. The phenology of arrival, aggregation, and dispersal here is typical of aggregation sites elsewhere in California.

1.4.4 Monarch Life History and Migratory Behavior

Monarch butterflies display two distinct migratory patterns. East of the Rocky Mountains, butterflies migrate to the mountainous regions in the State of Michoacan, Mexico to overwinter in pine forests. West of the Rockies, butterflies migrate from inland regions to overwintering sites scattered almost exclusively along the coast of 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 (Nagano and Lane, 1985; Meade, 1999).

1.4.5 Habitat and Microclimatic Characteristics of Monarch Aggregation Sites

Long-term use of aggregation sites by monarchs depends on a varying forest age, structure, and plant species composition:

- Optimal monarch habitats provide suitable microclimatic conditions during a variety of weather conditions, such as: adequate protection from the wind, a biomass to ameliorate temperature and humidity extremes, nearby nectar and water sources, and protection from human disturbance.
- Monarch aggregation sites commonly possess 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, reducing air movement near the ground, and may also provide nectar sources. The edge barrier and understory are 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.

- The presence of on-site nectar sources in the later part of the season (January through March) can help stabilize the colony by supplementing monarch fat reserves and reducing the energy requirements needed to access these sources. Jepsen, et al. (2015) recommend that nectar sources be located within ¼-mile of the aggregation site in order to be useful in stabilizing the colony.

Adult monarchs begin to arrive along the coast of California in October and leave aggregation sites between February and April. During this time, individuals may initially aggregate in small numbers at numerous transient or “autumnal” sites before moving to a smaller number of permanent or “overwintering” sites (Meade, 1999). At these sites, they enter a non-reproductive phase called *diapause*. In late February to early April, 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 and the larvae feed exclusively on various species of 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 the Fall (October) to repeat the cycle.

The majority of monarch butterfly aggregations at both autumnal and overwintering sites in California occur in blue gum and red gum eucalyptus (*Eucalyptus globulus* and *E. camaldulensis*, respectively) woodlands, which leads to the obvious question: *In what types of woodlands did monarchs aggregate prior to introduction of eucalyptus in the late 19th Century?* Some researchers have suggested that the movement of monarchs from the interior of the western U.S. to coastal California is a relatively recent phenomenon (Vane-Wright, 1993), and the absence of genetic differentiation of monarch populations in the eastern and western U.S. is cited as evidence in support of this idea (Lyons, et al., 2012). Regardless, monarchs use eucalyptus trees as a nectar source during the fall and winter when native nectar sources are absent. Recent studies hypothesize that a decline in nectar sources during fall migration may be the primary reason for continent-wide declines of this species (Inamine, et al., 2016).

Aggregations have been found in single- or mixed-species groves of native trees, but sites composed entirely of native trees are rare (Bell et al., 1993; Meade, 1999). However, detailed field studies at particular sites that contain both eucalyptus and native tree species, such as Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*), and western sycamore (*Platanus racemosa*), have demonstrated that monarch clusters not only move between trees in response to changing microclimate (Leong et al., 1991; Frey et al., 1992), they may switch from clustering on eucalyptus early in the winter to clustering on native trees, particularly native conifers, in the middle or late winter, presumably in response to ambient conditions and greater protection afforded by the latter during periods of heavy rain and low air temperatures (Stock, Thorngate, and Griffiths, 2005; Griffiths and Villablanca, 2015). These researchers also found that when more monarchs are present at mixed-species sites, they may cluster preferentially on native conifers. Adaptive management and monitoring of overwintering sites is an important component of monarch conservation (Lane, 1993; Jepsen, et al. 2015),

and two important management considerations are, a) maintaining a mixed-species stand so that monarchs can cluster on native or non-native trees depending on climatic conditions, and; b) because restoring overwintering sites with native tree species may take decades, eucalyptus trees should be removed in phases (if complete removal is a goal) while native trees are planted, so that mature trees are continuously available to monarchs as this transition occurs.

Monarchs aggregate at sites that share a common suite of structural characteristics that create a “microclimatic envelope” that includes: reduced wind velocity (<2 m/sec), filtered sunlight, increased humidity, maintain air temperatures above freezing during cold spells, cooler temperatures during warm spells, and access to fresh water (Tuskes and Brower, 1978; Calvert et al., 1983; Leong, 1990; Weiss et al., 1991). Permanent overwintering sites exhibit a narrower range of insolation conditions compared to transient (autumnal) aggregation sites (Frey and Leong, 1988; Leong et al., 1991; Frey et al., 1992; Bell et al., 1993). Microclimatic conditions are determined by canopy height and density, branch configuration, and type of foliage, and conditions at both permanent and transient sites differ significantly from sites where trees have been removed (Weiss et al., 1991; Griffiths and Villablanca, 2015). The Honda Valley overwintering site appears to support all of these conditions and is considered a permanent monarch overwintering site (Meade, 1999).

1.5 Project Responsibilities

1.5.1 Applicant

This Monarch Habitat Restoration and Monitoring Plan (Plan) is submitted on behalf of the property owner/applicant, Edward St. George, who will be financially responsible for all costs associated with the implementation, maintenance, monitoring, and protection of the restoration areas defined in this document. The property owner is ultimately responsible for ensuring the success of these Plans and for committing the financial resources necessary to implement the Plan on the subject property. All City costs associated with staff review during plan implementation and throughout the 5-year monitoring period shall also be borne by the property owner. The property owner is not responsible for restoration/enhancement actions on Santa Barbara City College (SBCC) property, however, he is collaborating with SBCC regarding preservation of the entire Honda Valley site.

The property owner will post a performance security to ensure restoration area monitoring and maintenance for a period of five (5) years. He will retain a qualified native plant Restoration Contractor to conduct weed removal, planting, erosion control, and watering activities as directed in this Plan. He also will retain a Resource Specialist (qualified biologist) to monitor all phases of the Plan described herein, identify problem areas, and suggest remedies if performance standards are not met. The selection of the Restoration Contractor and Resource Specialist (Biologist) will be subject to City approval.

1.5.2 Restoration Contractor

A qualified, local landscape contractor with experience in planting native plants will be retained by Mr. St. George to install the planted stock and irrigation system, conduct non-native vegetation removal and control, and maintain these Plan elements during the 5-year monitoring period under the supervision of a City-approved Resource Specialist (Biologist). Planted stock will be collected from local sources by an experienced local native plant nursery to be retained by Mr. St. George and contract-grown for this project. Plan sheets made available to the Restoration Contractor will include detailed graphic

construction plans and written specifications excerpted from the Plan contained herein. These sheets will form the Honda Valley Habitat Restoration and Implementation Plan (McClure, 2016).

The landscape contractor will be responsible for restoration maintenance services, including non-native vegetation control, for a period of 5 years post-planting. Maintenance work will be performed as indicated herein and per the Resource Specialist (Biologist) recommendations, based on an adaptive management strategy to cope with unanticipated issues and contingencies.

1.5.3 Resource Specialist (Biologist)

The Resource Specialist (Biologist) shall have the knowledge, ability, and experience to supervise installation and monitor conformance to plan specifications. Other duties include monitoring implementation of plan elements, including supervision of native plant installation, non-native vegetation control, and irrigation system requirements, to ensure that Plan specifications are correctly implemented by the landscape contractor. The Resource Specialist will document and summarize restoration performance criteria in annual monitoring reports to the City Parks Department (Creeks Division), City Community Development Department (Planning Division Environmental Analyst) and the California Department of Fish and Wildlife, and will coordinate with the landowner and the Restoration Contractor to determine acceptable remedial actions if performance criteria are not met, and will, if necessary, supervise implementation of these corrections.

The Resource Specialist (Biologist) will implement the Monarch Monitoring Plan elements described in Section 3.0, which includes a baseline assessment of habitat quality for monarchs prior to beginning restoration as well as annual monarch surveys in Honda Valley, per the specifications contained herein. Data collection, analysis, and report preparation will be conducted for five (5) years post-planting, then will be turned over to interested citizen monitors and/or members of The Xerces Society to continue monitoring in the future.

Pending approval by the City, Lawrence E. Hunt will serve as the Resource Specialist (Biologist). Mr. Hunt has extensive native plant restoration and monarch butterfly survey experience and was the lead preparer of this Plan.

1.5.4 Project Environmental Coordinator (PEC)

A PEC, approved by the City, with funding from the property owner, shall act as a third-party liaison between the Resource Specialist (Biologist) and the City to provide oversight during implementation of the Plan. The Resource Specialist (Biologist) shall submit restoration status reports and monarch survey results to the PEC for review and compliance with plan specifications (see Table 4 in Section 4.0).

2.0 HABITAT RESTORATION PLAN

A Biological Assessment prepared by Hunt & Associates (2014), concluded that unpermitted removal of 32 mature eucalyptus trees in Honda Valley in 2014 could have negatively affected monarchs and other wildlife by: a) removing trees that may have been used by monarchs for clustering; b) adversely affecting microclimatic conditions for monarchs in the eucalyptus grove by removing trees; c) removing nesting and roosting sites for raptors and other bird species, and; eliminating logs, branches, and leaf litter used by terrestrial animals, such as insects, lizards, and snakes, as microhabitat.

Mitigating unpermitted removal of eucalyptus trees at the Honda Valley site provides the opportunity to enhance this grove compared to pre-cutting conditions and offers the possibility for long-term preservation and management of this resource. The primary goal of the present document is to enhance habitat for monarchs in the affected reach of Honda Valley, efforts that will have collateral benefits for other wildlife. The restoration area encompasses approximately 1.4 acres.

General goals that have been incorporated into the Monarch Habitat Restoration and Monitoring Plan include:

- Preserve the remaining blue gum eucalyptus trees and allow their natural regeneration;
- Increase native tree diversity to supplement eucalyptus trees as clustering sites and improve overwintering habitat for monarchs;
- Enhance existing coastal sage scrub to increase species richness and cover of species used by monarchs as nectar sources;
- Remove and control invasive, non-native species, and;
- Stabilize the north bank and creek channel by native plantings and erosion control measures.

2.1 Riparian Woodland Restoration Goals

An inherent conflict in conserving monarch overwintering habitat is that the eucalyptus trees used by monarchs are invasive, non-native species that are typically targeted for removal in habitat restoration scenarios to enhance native revegetation and reduce fire fuel loads. However, the consensus of monarch researchers is that removing eucalyptus trees completely 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). Consequently, the restoration plan described herein capitalizes on the removal of 32 mature eucalyptus trees to increase species diversity of native trees at the site, consistent with recent findings that monarchs may disproportionately use native trees in mixed-species groves (Griffiths and Villablanca, 2015). The current owners planted approximately 60 coast live oaks on the north bank where blue gum eucalyptus trees were removed in 2014. Coast live oaks are found at some monarch overwintering sites and monarchs may use these native trees for clustering. Additionally, the physical presence of these trees along the outer edge of the eucalyptus grove will provide a wind-break that may help to create suitable microclimatic conditions for monarch clustering within the grove. These trees also provide valuable roosting, nesting, and foraging habitat for a variety of birds and other wildlife species. These oaks will be supplemented with additional coast live oaks and four other tree species native to California in order to increase the diversity of trees on which monarchs may cluster. The remaining eucalyptus trees at this site range from 'pole' trees less than 3 inches dbh (diameter at breast height) to mature trees over 36 inches dbh. These will be retained under this Plan.

Riparian Tree Goal 1: Utilize native trees in restoration plantings.

Riparian Tree Task 1a: Supplement existing oaks and eucalyptus with four native tree species.

2.2 Coastal Sage Scrub Restoration Goals

In addition to increasing the structural heterogeneity of the monarch site by planting additional native tree species, native herbaceous and woody shrubs will be planted to create a protective understory around the edges of the riparian/eucalyptus woodland. A number of species in the sunflower and buckwheat families, among others, are used by monarchs as nectar sources. Jepsen, et al. (2015) state that nectar sources in close proximity to overwintering sites may be important factor in promoting site

stability and Inamine, et al. (2016) hypothesize that degradation of habitat quality at overwintering sites, among other factors, may contribute to lower numbers of spring migrants leaving overwintering grounds. The plant palette selected for this project represents common, locally-occurring species of value to monarchs and other wildlife. Coastal sage scrub species will be planted in open habitats along the upper bank and top-of-bank, outside of the eucalyptus canopy.

Coastal Sage Scrub Goal 1: Increase native herbaceous and woody shrubs to increase diversity.

Coastal Sage Scrub Task 1a: Plant coastal sage scrub species along upper banks outside eucalyptus canopy.

2.3 Implementation Guidelines

The following sections outline specific tasks that will be implemented to improve habitat conditions for wildlife in general and monarchs in particular.

2.3.1 Implementation Schedule

A proposed schedule for implementing habitat restoration activities is found in Table 6. The sequence of restoration actions shall begin with an initial effort of non-native plant removal and treatment in late summer/early fall, then planting in early fall just prior to the onset of the rainy season.

2.3.2 Site Protection Measures

Two measures will benefit monarchs using the Honda Valley overwintering site by significantly reducing light pollution from the adjacent apartment complex at 801-832 Cliff Drive and increasing resident awareness of the sensitive resources found there: a) lighting shielding will be improved by installation of two vines, California grape (*Vitis californica* 'Roger's Red') and California blackberry (*Rubus ursinus*), planted to cover the chain-link fence along the top-of-bank in order to block light from headlights on vehicles using the parking lot. Existing "lollipop"-style outdoor lights will be retrofitted with metal shields to block stray light, and; b) to increase resident awareness of the unique habitats and wildlife in Honda Valle signs will be posted on the chain-link fence along the top of bank. The signs will inform residents and visitors not to enter the environmentally sensitive habitat during the monarch overwintering period (October-April), except on designated trails. These signs shall remain visible in perpetuity.

Site Protection Goal 1: Prevent light pollution in natural habitat.

Site Protection Task 1a: Install vines to cover fence near parking areas.

Site Protection Task 1b: Shield outdoor lights from natural areas.

Site Protection Goal 2: Increase awareness of residents regarding ESHA.

Site Protection Task 2a: Install signs on fence

Site Protection Task 2b: Install interpretative ESHA sign with language provided by Resource Specialist.

2.3.3 Non-Native Plant Removal and Site Preparation

This reach of Honda Valley supports a number of non-native, invasive plant species, including blue gum eucalyptus trees that range in size from saplings to mature trees and which form a more or less continuous

woodland canopy along the bed and north bank of the creek. Removing and controlling non-native vegetation is the single most important factor in maintaining a successful habitat restoration. However, in the case of monarch overwintering sites, the butterflies frequently cluster on various *Eucalyptus* species. While all other non-native species will be removed and controlled at this site, the remaining eucalyptus trees, including saplings, mature trees, and the stumps of trees that were cut in 2014 and that are regenerating, will be preserved for their value as monarch clustering sites. The eucalyptus woodland here will be enhanced by planting several more native tree species (Table 2).

Controlling non-native vegetation in the restoration area (other than blue gum eucalyptus in the restoration area, as described above) will depend on: a) initial removal 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 recolonization of the site by non-native understory species.

Manual removal methods will be used initially to reduce non-native biomass and will be supplemented with foliar or cut-daub application of a systemic herbicide, as needed, and only under the direct supervision of the Resource Specialist (Biologist). Mechanical control methods work well in reducing the 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 counteract the effect of hydrophobic waxes and oils created by the plant so that the product adheres to leaf and stem surfaces and allow absorption of the herbicide. Glyphosate degrades rapidly in the soil. Herbicide mixed with a non-ionic surfactant (e.g., Aquamaster) will be used within 25 feet of water. Herbicide shall not be applied within 72 hours of a predicted rain event and shall only be applied April-September when monarch butterflies are not aggregating in the area. The Resource Specialist (Biologist) shall monitor initial and subsequent non-native vegetation removal and herbicide application to ensure that native vegetation, wildlife, and water quality are not adversely affected.

A “grow-kill cycle” methodology is sometimes employed in restoration projects to deplete the seed bank of non-native plants in the soil prior to planting. This technique uses overhead sprinklers to repeatedly deep water the site in order to stimulate germination of non-native plants, which are then eradicated using manual and/or chemical methods. Deep watering is repeated until the seed bank is depleted. There are a number of factors that determine the efficacy of this technique, the most important at this location being the species and density of existing non-native vegetation (i.e., species that are prolific seed-producers and are present in high density) and the availability of reclaimed water given the current drought situation. This technique will be considered as an option for eradicating non-native during non-native plant removal.

Manual removal methods will be the primary method of eradicating non-native vegetation. “Grow-kill” methods will be employed if site conditions warrant its use. Chemical control methods will be used as a last option if manual and/or “grow-kill” methods prove less-than-effective at eradicating non-native vegetation, as determined by the Resource Specialist (Biologist).

The Resource Specialist (Biologist) shall meet with the Restoration Contractor who will be conducting non-native plant eradication at the onset to identify the target species and discuss the application methods,

and precautions for work around wetlands, etc. The proposed schedule for non-native vegetation eradication is:

- *Prior to Initial Planting:* The Restoration Contractor shall remove or treat non-native vegetation prior to planting under the direct supervision of the Resource Specialist (Biologist). Manual and/or chemical methods shall be used as necessary to treat non-native vegetation (see Table 1). The Resource Specialist (Biologist) will ensure that only non-native vegetation is treated.
- *Year 1:* Three times--Spring, early Summer, and early Fall.
- *Years 2-5:* Two times annually—Spring and early Fall. The Resource Specialist (Biologist) shall inspect the site monthly during this time and may increase the frequency of weeding as necessary, based on site conditions.

Chemical control methods shall not be employed during the monarch butterfly migratory/overwintering season (October-April). Only mechanical control methods may be used during these months. Chemical control at other times (April-September) may occur only under the direct supervision of the Resource Specialist (Biologist) if manual methods do not achieve eradication. Table 1 provides guidance on mechanical and chemical methods for removing and controlling the non-native species that are found in the restoration area.

Table 1. Control Methods for Non-Native Species Found at Honda Valley Restoration Site.

Common Name	Scientific Name	Control Method
Algerian ivy	<i>Hedera helix</i>	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
Cape ivy	<i>Delairea odorata</i> [= <i>Senecio mikanioides</i>]	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.
Castor bean	<i>Ricinus communis</i>	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.
Fountain grass and Pampas grass	<i>Pennisetum setaceum</i> or <i>P. villosum</i> and <i>Cortaderia sp.</i>	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	<i>Tropaeolum majus</i>	See control methods for cape ivy.
Ice plant	<i>Carpobrotus edulis</i>	Mechanical: Sparse infestation and individual plants shall be removed by hand-pulling, taking care to remove all live shoot segments to prevent re-sprouting. Chemical: Apply herbicide as foliar spray; re-treat as necessary. Leave mats to die in place to prevent soil erosion and overplant with natives.
Italian thistle	<i>Carduus pycnocephalus</i>	Mechanical: If infestation is sparse, hand-pull or dig seedlings in spring while soil is moist and before seed-set, 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.
Bristly ox-tongue, Bull mallow, English plantain, Mustard, Periwinkle, Pigweed, Sweet fennel, Wild radish	<i>Picris echioides</i> , <i>Malva nicaeaensis</i> , <i>Plantago lanceolata</i> , <i>Brassica</i> or <i>Hirschfeldia</i> sp., <i>Vinca</i> sp., <i>Chenopodium album</i> , <i>Foeniculum vulgare</i> , <i>Raphanus sativus</i>	See control methods for Italian thistle.
Victorian box, myoporom, Mexican fan palm, and Canary Island palm	<i>Pittosporum undulatum</i> , <i>Myoporom laevis</i> , <i>Washingtonia robusta</i> , and <i>Phoenix canariensis</i>	Mechanical: Cut trees at or near ground level with loppers or chain saw, as appropriate in late summer (outside of bird breeding season). Remove cut material, but leave trunk and large limbs as microhabitat. Chemical: Immediately following cutting, soak stump with full-strength herbicide to prevent re-sprouting.

Weed Control Goal 1: Remove and control invasive, non-native species.

Weed Control Task 1a: Identify target species.

Weed Control Task 1b: Manual and/or chemical eradication of non-native vegetation.

Weed Control Task 1c: Conduct site weed control prior to planting as per Table 1.

Weed Control Task 1d: Conduct site weed control three times in Year 1 and twice annually in Years 2 through 5 of the restoration. Use no chemicals from October to April, per Table 1.

2.3.4 Installation of Riparian Woodland Restoration Areas

Riparian woodland restoration here involves planting four species of riparian trees and an understory of nine species of herbs, woody shrubs, and shrub/trees that are commonly found in coastal riparian and wetland habitats.

2.3.4.1 Plant Palette

The 60 coast live oaks that the owner/applicant planted on the north bank in 2014 will be supplemented with 25 additional oaks trees that will be planted as 5-gallon stock from acorns collected from local source trees. The other four tree species will be planted as 15-gallon container stock. Eight herbaceous and shrub species will be planted along the lower bank and bottom of the creek to enhance the riparian woodland understory.

Table 2. Riparian Woodland Restoration Palette.
(bolded species are used by adult monarchs as nectar sources)

Scientific Name	Common Name	Number	Container Size
<i>TREES</i>			
<i>Alnus rhombifolia</i>	White alder*	40	15-gallon
<i>Cupressus macrocarpa</i>	Monterey cypress	25	15-gallon
<i>Platanus racemosa</i>	Western sycamore	40	15-gallon

<i>Quercus agrifolia</i>	Coast live oak	35	5-gallon
<i>Sambucus mexicana</i> **	Elderberry	75	15-gallon
SUBTOTAL		215	
SHRUB AND HERBACEOUS SPECIES			
<i>Anemopsis californica</i>	Yerba mansa	100	1-gallon
<i>Baccharis salicifolia</i>	Mule-fat	250	1-gallon
<i>Clematis ligusticifolia</i>	Creek clematis	50	1-gallon
<i>Eleocharis macrostachya</i>	Common spikerush	100	1-gallon
<i>Juncus patens</i>	Common rush	100	1-gallon
<i>Juncus textilis</i>	Indian rush	100	1-gallon
<i>Rubus ursinus</i>	California blackberry	50	1-gallon
<i>Rosa californica</i>	California rose	75	1-gallon
SUBTOTAL		825	
GRAND TOTAL		1,040	

* may substitute up to 10 coast redwood (*Sequoia sempervirens*) for white alder that die.

** may assume tree proportions when mature.

2.3.4.2 Sources for Planted Stock

Native trees will be purchased from one or more of the following sources: Growing Solutions, Goleta, CA (Don Hartley, 452-7561); 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 shall be collected from source material found in South Coast watersheds (SB Natives, Inc. and Growing Solutions specialize in these stocks). Alternatively, the source stock shall come from natural sources along the south (ocean) slope of the Santa Ynez Mountains between Gaviota and Rincon. Although some plants may be available for planting now, i.e., Fall 2016, other container stock may have to be contract-grown at the nursery, a process that could take 9-12 months before the material is of sufficient size for planting.

2.3.4.3 Installation Requirements

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. Trees will be planted as container stock and will be located to mimic natural species associations and spacing. Planting areas will be chosen in the field by the Resource Specialist (Biologist) to match species preferences for soil type, soil moisture, insolation, and compatibility with other species. Planting areas for trees will focus on areas where eucalyptus were removed along the creek bottom and lower bank. Planting areas for shrubs are scattered throughout the project site, but focus on upper and top-of-bank areas. The Plan sheets prepared by McClure (2016) show the proposed location of tree planting.

Standard planting procedures will be employed for installing most container stock, with a typical requirement of holes approximately twice the width and the same depth as the root ball. If dry soil conditions exist at the time of plant installation, holes will be filled with water and allowed to drain immediately prior to planting. Remove the tree from the container and trim the root ball according to the following criteria: locate any thick circling roots and either straighten them or cut them cleanly. Make three to four vertical cuts 0.5 inch deep around the root ball in order to thin the roots. Spread the bottom roots out, as necessary. Place the tree in the pit, making sure planting depth is appropriate. The native soil shall be backfilled into the planting pit. Backfill soil will contain no rocks, clods, or debris. A 4-inch-

high by 12- to 18-inch-diameter soil watering basin shall be placed around each tree at planting. The trees shall be thoroughly watered immediately following planting.

All trees will be caged 4 feet above ground and 3 inches below ground until they are at least 3 inches in diameter in order to protect them from pocket gophers and brush rabbits. No control methods for eradicating gophers or other rodent species shall be employed in the restoration area. Refer to the habitat restoration plans for additional installation details. Trees will be planted in the fall, soon after the first fall rains have moistened the soil. Preferably, containerized trees should be planted by mid-December.

2.3.5 Installation of Coastal Sage Scrub Restoration Areas

Coastal sage scrub restoration includes herbaceous and woody shrubs that typically occur in coastal uplands.

2.3.5.1 Plant Palette

The palette in Table 3 includes 20 herbaceous and shrub species totaling 2,125 container plants to be planted in the upland portions of the project area, mostly outside the eucalyptus canopy. This number accounts for plant mortality, plant growth, and natural reproduction. All container stock will be placed on drip irrigation.

Table 3. Coastal Sage Scrub Restoration Palette.
(bolded species are used by adult monarchs as nectar sources)

Scientific Name	Common Name	Number	Container Size
<i>Achillea millefolium</i>	White yarrow	200	1-gallon
<i>Artemisia californica</i>	Coast sagebrush	150	1-gallon
<i>Baccharis pilularis</i>	Coyote bush	100	1-gallon
<i>Ceanothus thyrsiflorus</i>	Blue blossom	25	5-gallon
<i>Encelia californica</i>	Coast sunflower	150	1-gallon
<i>Eriogonum fasciculatum</i>	California buckwheat	250	1-gallon
<i>Eriogonum parvifolium</i>	Seacliff buckwheat	250	1-gallon
<i>Heteromeles arbutifolia</i>	Toyon	75	1-gallon
<i>Isocoma menziesii</i>	Coast goldenbush	150	1-gallon
<i>Leymus condensatus</i>	Giant wild rye	50	1-gallon
<i>Leymus triticoides</i>	Creeping rye	75	1-gallon
<i>Malacothamnus fascicularis</i>	Bush mallow	25	1-gallon
<i>Prunus ilicifolia</i>	Holly-leaved cherry	50	5-gallon
<i>Rhamnus californica</i>	Coffee berry	50	5-gallon
<i>Rhus integrifolia</i>	Lemonade berry	50	1-gallon
<i>Salvia leucophylla</i>	Purple sage	150	1-gallon
<i>Salvia mellifera</i>	Black sage	100	1-gallon
<i>Salvia spathacea</i>	Hummingbird sage	100	1-gallon
<i>Solidago velutina</i> ssp. <i>californica</i>	California goldenrod	50	1-gallon
<i>Venegasia carpesioides</i>	Canyon sunflower	75	5-gallon
	TOTAL	2,125	

The bolded species are used by monarchs as nectar sources. Milkweed plants are not included in the plant palette. Recent research has determined that milkweed patches can be reservoirs of OE (*Ophryocystis elektroscirrha*), a protozoan parasite that is a serious disease of monarch butterflies. The Xerces Society currently recommends against planting any milkweed within ten miles of an aggregation site to avoid out of season breeding (Xerces 2015). This recommendation has been bolstered by recent research that found much higher levels of OE on monarch butterflies in year-round milkweed patches in Southern California (Satterfield, Villablanca, Maerz, and Altizer. Integrative and Comparative Biology. *In press*). Although planting native milkweed is a beneficial action in the natural environment, it may not be beneficial close to overwintering sites. In fact, dispersal away from aggregation sites prior to egg laying is an adaptive strategy that eliminates infected butterflies from spreading OE through the mechanisms of migratory escape and migratory culling (Bartel et al. 2011, Altizer et al. 2011).

2.3.5.2 Sources for Planted Stock

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 propagating native plants, such as Growing Solutions, Inc. and/or SB Natives, Inc. Although some plants may be available for planting now, i.e., Fall 2016, other container stock may have to be contract-grown at the nursery, a process that could take 9-12 months before the material is of sufficient size for planting.

2.3.5.3 Installation Requirements

The coastal sage scrub container stock will be planted along the middle and upper bank in patterns that mimic natural species associations and spacing. Planting areas will be chosen in the field by the Resource Specialist (Biologist) to match species preferences for soil type, soil moisture, insolation, and compatibility with other species. The existing eucalyptus trees on-site, because of allelopathic chemicals in their leaves, are a challenge to the type and number of native plants that can be planted beneath their canopies. Native woody shrubs, such as toyon and California sagebrush, are included in this palette because of their ability to grow beneath eucalyptus trees.

Planting holes will be filled with water and allowed to drain just prior to planting so root balls do not contact dry soil, then backfilled with clean soil. A small soil berm will be created around each plant to capture rainfall. The Plan sheets prepared by McClure (2016) show the areas proposed to receive the container stock.

Installation Goal 1: Enhance habitats with local native plant species.

Installation Task 1a: Utilize native plants sourced from local stock.

Installation Task 1b: Plant as per landscape planting plan and plant palettes (Table 2 and 3).

Installation Task 1c: Resource Specialist to verify appropriate plant locations in the field.

Installation Goal 2: Achieve best growth and survival with planted material.

Installation Task 2a: Use standard planting procedures as per section 2.3.4.3.

2.3.6 Irrigation and Bank Stabilization

2.3.6.1 Temporary Irrigation

The north bank of Honda Valley is composed of sandy soils that have a high potential for erosion. The restoration effort will rely on installing a temporary, above-ground drip irrigation system to avoid soil erosion. Although the goal of the Habitat Restoration Plan is to establish functional habitat that does not need supplemental water, native container plants initially require irrigation to become established. The irrigation system will be installed by the Restoration Contractor under the direct supervision of the Resource Specialist (Biologist) in compliance with the Implementation Plan prepared by McClure (2016).

The Resource Specialist (Biologist) will determine the timing of cessation of the irrigation based on the ability of planted stock to withstand increasingly less frequent irrigation during Year 3 post-planting. Irrigation equipment will be removed once plants are deemed self-sufficient, as directed by the Resource Specialist (Biologist). All on-site irrigation will consist of PVC pipe staked at grade, with one or emitters installed at each planting location (one emitter per shrub or herbaceous species; minimum of two emitters for each tree). The system will use reclaimed water, if available.

Irrigation shall stop at the earliest possible date without risking significant loss of installed container plants. The irrigation system will be abandoned by the end of the 3rd year (post-planting) of the 5-year monitoring period to provide evidence to the City and CDFW that the restoration sites are self-sustaining. In the event that the Resource Specialist (Biologist) determines that plants are not self-sufficient by the end of Year 3, the irrigation system will remain in place and supplemental water will be applied during Year 4 with the goal of achieving self-sufficiency by the end of Year 4.

Irrigation Goal 1: Establish plants without any site degradation due to erosion.

Irrigation Task 1a: Utilize temporary above ground drip irrigation.

Irrigation Task 1b: Resource Specialist will directly supervise irrigation system installation.

Irrigation Goal 2: Achieve self-sufficiency of restoration plants at earliest.

Irrigation task 2a: Resource Specialist assess' need for continued irrigation in Year 3.

Irrigation Task 2b: Abandon irrigation after demonstrated self-sufficiency.

2.3.6.2 Bank Stabilization

The Implementation Plan prepared by McClure (2016), show temporary erosion control measures, such as fiber-rolls installed during non-native vegetation removal, as well as permanent measures, such as installing energy dissipaters at the outfall of all existing storm drain culverts on the south-facing slopes, in order to eliminate bank erosion or bed scour in the drainage.

Removing non-native vegetation could increase soil erosion on the steep slope. To minimize or avoid this, the following strategies shall be employed:

- Minimize the areas of exposed soil;
- Maximize the protection of existing native vegetation. Protect existing native vegetation with flagging tape and temporary fencing;
- Reduce the time that soil is left exposed. Phase non-native plant species eradication with a concurrent native planting schedule;
- Stabilize soil with native plantings and seeding as soon as possible after disturbance;

- Control water upslope by preventing storm water from entering areas with exposed soil;
- Control sediment on-site by reducing the amount of sediment produced from areas of disturbed soils;
- Utilize erosion control structures including wildlife-friendly and biodegradable straw wattles, geotextile fabric, silt fencing, and socks, as necessary. Plastic netting shall be prohibited from use;
- Mechanized machinery will not enter the slope or channel bottom.

Bank Stabilization Goal 1: Prevent erosion on site slopes and bed/bank scour in drainage.

Bank Stabilization Task 1a: Implement measures in Section 2.3.6.2

2.3.7 Restrictions During Implementation

Non-native plant control, irrigation system maintenance, and other maintenance activities will be scheduled to occur in Spring, late Summer, and early Fall, prior to the arrival of overwintering monarchs. Entry into the restoration area during the 5-year restoration period will be prohibited during the monarch overwintering period (October-April), unless under the direct supervision of the Resource Specialist (Biologist).

Activity Timing Goal 1: Prevent disturbance to monarch butterfly aggregation.

Activity Timing Task 1a: Restrict maintenance and entry into the restoration area and aggregation during monarch butterfly overwintering period, October through March.

2.3.8 Rationale for Expecting Planting Success

The restoration area has a high potential for success because the species selected for planting are common native species within the local landscape. Invasive, non-native understory vegetation will be removed to eliminate competition with the native stock for light, space, and water. Only native shrubs and ground cover that can tolerate the allelopathic chemicals found in eucalyptus leaves will be planted beneath the eucalyptus canopy. Specific performance criteria will be used to monitor growth and survivorship of the planted stock and regular monitoring will ensure that deficiencies are quickly detected and remedied.

The number of monarchs that overwinter at this site varies significantly from year to year, consistent with trends at other sites throughout coastal California. This Habitat Restoration Plan is based on a thorough understanding of restoration principles and aims to improve overwintering habitat and nectar sources for monarchs. While annual variation in monarch numbers is beyond the control of this Plan, the site has all of the characteristics of a good overwintering site for monarchs: structurally dense woodland that is sheltered from wind and has a water source. Site stability will continue to be promoted by removing trash, controlling human access, and pursuing prospects for long-term stewardship of the site through collaboration with SBCC.

2.4 Maintenance

All native container plant species planted within the restoration areas will be subject to the requirements of this Habitat Restoration Plan. The owner/applicant will be responsible for the five (5) years of maintenance and monitoring, or until acceptance by the City and CDFW. The purpose of the plan is to

provide guidelines for maintaining and monitoring the restoration areas. Maintenance activities will occur in consultation with the Resource Specialist (Biologist). Because the goal of the Plan is to establish a natural system that can support itself with little or no maintenance, weed control and watering will be concentrated in the first few seasons of plant growth following plant installation and the frequency of maintenance activities are expected to decrease each year as the native plant materials become more established and local competition from non-native plant species is minimized. The risk of non-native plant species re-colonizing the site can be minimized during the first two to three years by adhering to the specific maintenance and management guidelines that are presented in Section 2.4.3.

2.4.1 Irrigation System

The irrigation system will be temporary and will be removed when the plantings are self-sufficient with regards to water. This is anticipated to occur after 3 years post-planting. The Resource Specialist (Biologist), in consultation with the PEC, will determine when the irrigation system will be removed. All above-ground pipe and components will be removed at that time.

Irrigation System Goal 1: Restoration plantings will be self-sufficient without supplemental water.
Irrigation System Task 1a: Determine when to remove irrigation.

2.4.2 Plant Replacement

All dead container plant materials above the allowable tolerance levels, as defined in the performance criteria and performance standards, will be replaced with the same species and in the same size containers/cuttings as originally specified, during early fall each year. The Restoration Contractor will be responsible for re-planting if mortality of any of the tree or shrub species exceeds 5% at 12 months post-planting, as determined by the Resource Specialist (Biologist). Re-planting will be supervised by the Resource Specialist (Biologist). However, if a particular species is consistently not doing well, adaptive management will determine why the species is failing and select an alternate species to meet or exceed performance criteria. Any changes to alternate species shall be approved by the City Planning Division Environmental Analyst, and the alternate species shall be monitored for performance in the same way.

Plant Replacement Goal 1: Planting density will achieve successful restoration.
Plant Replacement Task 1a: Replace dead plants as necessary to meet performance criteria.
Plant Replacement Task 1b: Supervise plant replacement.

2.4.3 Non-Native Plant Control

Non-native vegetation removal and control will be implemented by the Restoration Contractor and will occur on the following schedule: prior to native plant and irrigation system installation; three times/year during Year 1 (Spring, early Summer, early Fall); two times/year during Years 2-5 (Spring and early Summer). The Resource Specialist (Biologist) shall direct the Restoration Contractor regarding timing of control measures to occur prior to seed-set. Specific control methods will follow the detail given previously for plant removal prior to planting, but will focus on manual, rather than chemical, methods, but may have to use the latter for serious infestations. Application of herbicides will be avoided anywhere on the subject property between October and April when monarchs are present.

Non-native Plant Control Goal 1: Non-native plant control will not disturb sensitive vegetation or monarchs.

Non-Native Plant Control Task 1a: Conduct weeding as per Section 2.3.3.

2.4.4 Trash Removal

The current owners removed large accumulations of trash from the subject portion of Honda Valley in 2014 and installed a fence at the top-of-bank to restrict access to the creek. This will help control future accumulation of trash, reduce disruption of wildlife movements caused by human presence and noise, reduce foot-traffic-caused mortality to monarch butterflies that are on the ground, and reduce the risk of fire in this grove of trees. Trash removal will be the responsibility of the Restoration Contractor, under the direction of the Resource Specialist (Biologist), and will occur at least twice/year. Existing property management activities include trash removal from the top-of-bank.

Trash Removal Goal 1: Maintain high-quality natural habitat.

Trash Removal Task 1a: Remove trash throughout site at least twice per year.

2.4.5 Tree Maintenance

The eucalyptus trees in Honda Valley are under stress from prolonged drought and damage by eucalyptus tortoise beetles (*Trhachymela sloanei*). Many trees in the grove are severely stressed and some are dead, including upper canopy trees. If drought conditions persist, many eucalyptus trees in the grove could die, changing the ability of the grove to harbor a monarch butterfly aggregation. Downed trees and non-hazardous standing dead trees (snags) shall remain for wildlife use (e.g., cavity-nesting birds and bats). No additional trees, living or dead, or woody debris, leaf litter, etc., shall be removed from the top-of-bank or south-facing slope of Honda Valley. Dead trees shall only be removed if they pose a safety hazard or if toppling will damage or topple adjacent live trees. If tree condition becomes a safety issue, the property owner shall consult with a Certified Arborist and the Resource Specialist (Biologist) before limbing or cutting any trees or limbs to determine if the tree should be trimmed or removed. Written permission from the City Planning Division Environmental Analyst is required prior to removal of any living or dead eucalyptus trees or saplings. Removal shall be mitigated with appropriate plantings that shall be approved by City Planning Division Environmental Analyst. Selective tree removal shall only occur when butterflies are not present (April-September), and shall be supervised by the Resource Specialist (Biologist).

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

Tree Maintenance Goal 1: Trees in the grove will provide a natural, sustainable habitat for monarch butterflies and other wildlife.

Tree Maintenance Task 1a: Leave downed trees and standing trees in place, if safe. If not safe, written permission from the City Planning Division Environmental Analyst is required prior to removal.

Tree Maintenance Task 1b: Remove no trees, woody debris or leaf litter from top-of bank or slopes.

Tree Maintenance Task 1c: Mitigate any tree removal by planting trees at a replacement ratio approved by the City Planning Division Environmental Analyst with native species selected from the tree planting palette in Table 2.

2.5 Habitat Restoration Monitoring

2.5.1 Performance Criteria

Minimum performance criteria for the planted stock are:

- There shall be no more than 10% cover of non-native herbaceous vegetation cover in the understory of the restoration area. There shall be no (0% cover) non-native, woody vegetation in the understory of the restoration area (with the exception of blue gum eucalyptus). This shall be measured 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;
- 85% survivorship of shrubs and trees and 85% representation of original species richness of planted stock at 3 years post-planting; 80% for both metrics at 5 years post-planting;
- Self-sufficiency regarding water requirements: irrigation frequency will be reduced beginning in Year 3 post-planting upon approval of the Resource Specialist (Biologist) in collaboration with the PEC, so that plants can survive without supplemental watering by Year 5 post-planting.

Performance Criteria Goal 1: Restoration plantings produce native plant dominated habitat.

Performance Criteria Task 1a: Non-native vegetation not to exceed 10% cover.

Performance Criteria Task 1b: Trees meet or exceed 85% survivorship by species, and 80% survivorship by species at 5 years post-planting. Shrubs meet or exceed 85% survivorship by species at 3 years post-planting, 80% survivorship by species at 5 years post-planting.

Performance Criteria Task 1c: Reduce irrigation in Year 3 post-planting to obtain self-sufficiency by year 5 post-planting.

2.5.2 Habitat Restoration Monitoring Methods

The same transects and field methods used to characterize baseline (existing) habitat conditions for monarchs prior to starting the restoration effort (see Section 3.1.2), will be used to collect the data during the restoration monitoring period in order to assess progress. 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 and submitted to the PEC for public record.

Monitoring Method Goal 1: Use standardized survey methods to measure progress.

Monitoring Method Task 1a: Survey site in April or May each year for 5 years.

Monitoring Method Task 1b: Collect data as prescribed on data collection sheet.

Monitoring Method Task 1c: Analyze data to determine restoration status.

2.5.3 Monitoring Schedule

The Resource Specialist (Biologist), in collaboration with the City-approved PEC, shall be responsible for monitoring all activities of the Restoration Contractor related to restoration and maintenance and will communicate and coordinate with the Restoration Contractor to assure the timely performance of project activities. The Resource Specialist (Biologist) will conduct an inspection after completion of the native habitat restoration and submit an “as-built” report. Quarterly inspections will be conducted for the remainder of the 5-year monitoring period. Maintenance actions and deficiencies will be addressed during these site inspections. The implementation, monitoring, and reporting schedule presented in Table 4 and Section 9.0 is a recommended schedule that the Resource Specialist (Biologist) may revise as warranted by site conditions.

Monitoring Schedule Goal 1: Verify correct installation and maintenance activities.

Monitoring Schedule Task 1a: Monitor all activities of Restoration Contractor.

Monitoring Schedule Task 1b: Submit “as-built” report.

Monitoring Schedule Task 1c: Address maintenance and actions or deficiencies.

3.0 MONARCH MONITORING PLAN

Jepsen, et al. (2015) recommend that the following steps be employed in developing and implementing a monarch habitat management plan at a particular site: a) become familiar with monarch overwintering habitat requirements and characteristics; b) define the monarch habitat boundary; c) conduct a monarch habitat assessment; d) develop a monitoring plan, and; e) develop a management plan based on adaptive management principles. The monitoring program described in this section uses survey protocols used by the Xerces Society at other butterfly aggregation sites along coastal California (e.g., www.westernmonarchcount.org; www.ventanaws.org), as well as guidelines and adaptive management strategies designed by monarch biologists to conserve and enhance monarch butterfly aggregation sites (Bell, et al., 1993; Brower, et al., 1996; Jepsen, et al., 2015). This Monarch Monitoring Plan describes a series of tasks that will monitor monarch use of this site in relation to baseline (pre-restoration) habitat conditions and during the first five (5) years of habitat restoration monitoring.

3.1 Monarch Habitat Baseline Assessment

The purpose of assessing the existing status of the overwintering site is to create a baseline of habitat conditions against which the progress of habitat restoration and enhancement can be compared.

3.1.1 Timing

This task will be completed prior to initiating habitat restoration activities, including prior to initial non-native plant removal. Preferred timing is summer or fall, before monarchs have arrived at the site (April-September).

3.1.2 Methods

Baseline information on existing species richness and percent cover of native versus non-native vegetation, including tree canopy cover, will be collected by the Resource Specialist (Biologist) 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 will be established at geo-referenced locations. Data on percent cover, survivorship and species richness will be collected in April or May when annual vegetation development has peaked. Woodland overstory will be measured using a spherical densitometer. Measurements will be taken at monarch cluster trees and compared to readings taken at standardized locations along transects in the restoration areas so the trajectory of canopy development can be tracked through time. Photographs will be taken at established points in the restoration area to document existing conditions and restoration and submitted to the City for public record. Each tree in the subject reach of Honda Valley will be counted, measured dbh (diameter at breast height), and assigned a unique label and GPS location. These data will allow mapping of tree species and will quantify the size/age structure of the woodland as a template on which to map the location of future monarch clusters and track monarch use of the site. Data will be recorded on standardized data forms supplied by www.westernmonarchcount.org, so that habitat quality at this overwintering site can be compared to characteristics at other overwintering sites (Exhibit 1).

Data on microclimatic conditions in and around the eucalyptus grove will be collected by the Resource Specialist (Biologist) by establishing two weather stations at different locations inside the grove and one station outside the grove. Temperature and relative humidity will be measured at each station using a 3-dimensional array of sensors. These data will be collected when butterflies are aggregating each year (October-April) for the duration of the 5-year habitat restoration monitoring period.

3.1.3 Data Analysis

The Resource Specialist (Biologist) shall enter the information collected in the field into a spreadsheet-based database. Baseline conditions, such as tree diameter (dbh) and height by species, mapping of trees by species, and canopy and understory cover estimates across the site will be recorded. Microclimatic data (air temperature and relative humidity) will be summarized by location to compare conditions inside and outside the grove through time. These data will be compared to similar environmental data collected at monarch aggregation sites elsewhere in California and will serve a dual purpose of: a) contributing to a general understanding of monarch butterfly aggregation sites County-wide, and; b) inform the performance criteria for the Honda Valley aggregation site by gathering data relevant to the grove conditions.

The results of the monarch habitat baseline assessment will be summarized in a baseline report and sent to City Creeks Division, the City Planning Division Environmental Analyst, the California Department of Fish and Wildlife (CDFW), and the Xerces Society monarch coordinator (monarchs@xerces.org) within one month of data collection (Table 4). These results also will be used as the baseline benchmark in the annual habitat restoration monitoring and monarch population monitoring reports.

Monarch Habitat Assessment Goal 1: Characterize condition of monarch butterfly habitat prior to initiation of restoration to allow comparison of restoration effect.

Monarch Habitat Assessment Task 1a: Gather information as described in Section 3.1.3 prior to restoration initiation.

Monarch Habitat Assessment Task 1b: Produce a baseline report for submission to agencies and The Xerces Society.

3.2 Monarch Overwintering Surveys

3.2.1 Timing

This task will be conducted after monarch habitat baseline conditions have been assessed, concurrent with the installation and monitoring phase of habitat restoration (Table 6). Monarch surveys will be conducted annually for five (5) years post-planting at a frequency of twice/month from 1 October to 1 April. This survey period will capture two priority dates used by The Xerces Society to monitor monarch overwintering populations between sites: Thanksgiving Day and New Year's Day.

3.2.2 Methods

Surveys will be conducted in the early morning when air temperatures are below the flight threshold for monarchs (< 55 F.) and butterflies are still clustered. Surveys will not occur during heavy precipitation or strong winds but will be conducted on the next suitable weather day following the rain or wind event. Data will be recorded in the field on standard data sheets based on those found at www.westernmonarchcount.org (see Exhibit 2), but will be modified to include variables found on the habitat assessment forms (Exhibit 1), such as: relative humidity, presence of nectar and/or water sources, total time spent searching for clusters at site versus time spent actually counting monarchs, and other variables not included on the standardized form. For every tree that has roosting monarch butterflies, the following data will be recorded: tree species, tree identification number, GPS coordinates of each occupied tree, the number of butterflies in each cluster, height of each cluster above ground, and aspect (compass direction) of each cluster in relation to the tree trunk. The number of monarchs flying, sunning (wings open), loners (< two butterflies with closed wings not associated with a cluster), and on the ground will be counted and recorded separately, then included in cluster estimates to arrive at a grand total for the site. To estimate the number of butterflies in a cluster, the number of individuals in a small area of the cluster will be counted, then extrapolated to arrive at a total count for the entire cluster. Two counts will be made of each cluster and the average of the two counts recorded for each tree. If the counts differ by > 20%, the cluster will be recounted until the counts are within 20% of each other, then averaged. Total butterflies on each tree are calculated by summing the cluster totals. Aggregation aspect, the range of compass directions that butterflies are roosting relative to the tree trunk will be recorded by noting the presence or absence of butterflies at eight cardinal directions (N, NE, E, SE, S, SW, W, NW). The total number of butterflies present on a tree will then be evenly distributed throughout the range of cluster directions in order to weight the aspects for cluster size (e.g., 930 total butterflies in S and SE aspects on a particular tree = 465 butterflies in each aspect category). Woodland overstory will be measured once/year during the 3rd week in November using a spherical densitometer. Measurements will be taken at specific monarch cluster trees and compared to similar readings taken at standardized locations along the same transect that was established for the baseline characterization so that canopy development in the restoration areas can be tracked through time. Photographs will be taken at fixed locations at the beginning and end of the survey period (October and March) in order to document changes in canopy and understory cover as habitat restoration proceeds.

Monarch Survey Goal 1: Obtain standardized, accurate estimates of the number of monarch butterflies overwintering in the Honda Valley aggregation site.

Monarch Survey Task 1a: Conduct monarch butterfly surveys during the overwintering period using the Xerces protocol supplemented as described in Section 3.2.2.

Monarch Survey Task 1b: Measure woodland canopy with spherical densitometer.

Monarch Survey Task 1c: Photograph monarch habitat at fixed reference points.

3.2.3 Data Analysis

Butterfly survey data collected during the weekly counts will be summarized in tabular and graphic form to display trends in site occupation, including dates of arrival and dispersal, changes in butterfly numbers during the overwintering period, location of clusters, tree species used for clustering, cluster aspect, use of nectar sources, and other variables. These data will be subjected to statistical analyses, as appropriate.

The results of the weekly monarch counts and microclimatic data will be included in the annual habitat restoration reports. Field data sheets and site photographs will be included in appendices. This information will be sent to the Xerces monarch coordinator (monarchs@xerces.org), the City of Santa Barbara Parks Department (Creeks Division), the Community Development Department Planning Division Environmental Analyst, and the California Department of Fish and Wildlife by mid-April of each year for a minimum of 5 years post-planting (Table 4).

Variation in absolute numbers of monarchs aggregating at the Honda Valley site each year will not provide a meaningful criterion of site enhancement. Comparing population trends at this site to trends at other overwintering sites along the South Coast will inform the effort at this site.

Monarch Survey Goal 2: Understand utilization and population trends of monarch butterfly habitat.

Monarch Survey Task 2a: Compile survey data and comparison with other aggregation sites and prepare results for inclusion in annual report.

3.3 Success Criteria

A simple criteria for restoration success would be: *Success is achieved if the number of monarch butterflies aggregating at the Honda Valley overwintering site meets or exceeds the average number observed at the site between 2000, when systematic surveys began, up to the current time.* Annual counts recorded by the Xerces Society Thanksgiving count from 2000-2016 were conducted for 13 of those 17 years, revealing an average number of 1,147 butterflies at the Honda Valley site over that time (Figure 4). For successive 5-year periods when counts were recorded, the averages were: 2000-2004 = 121 individuals; 2005-2009 = 533 individuals (only 3 years surveyed); 2010-2014 = 2,710 individuals (only 4 years surveyed). A total of 1,475 individuals were counted in 2015.

Consequently, if an average of 121 butterflies are observed during the Thanksgiving count during the five years of post-planting surveys (e.g., 2016-2020), then the restored aggregation habitat in Honda Valley would be presumed to have functional habitat values equivalent to the 5-year period 2000-2004 (which was prior to tree removal). This assessment would be repeated for the other 5-year periods to create a 'moving average' through time as a comparative metric of habitat suitability for monarchs under the restoration regime. This assessment also does not consider changes in population number driven by

outside factors such as climate change, disease, migration success, localized weather events, or changes in nearby aggregation sites.

To incorporate a broader view of habitat use, the number of monarch butterflies occurring at Honda Valley would be assessed relative to other aggregation sites along the South Coast. This would account for year to year variation and trends in West Coast monarch numbers. An average number of individuals per year for sites within a 12-mile radius of Honda Valley, which includes 42 aggregation locations on the Xerces list, will be used to generate the South Coast population number against which the Honda Valley counts will be compared. The number of butterflies observed at Honda Valley during the Thanksgiving count divided by the total South Coast population number provides the percentage of the South Coast population present at Honda Valley. This percentage would express a use of the habitat at Honda Valley relative to the number of butterflies in the area that year, and would act as a proxy of the condition of the habitat. For example, in 2015 the South Coast population number in the 24-mile span of aggregation sites was 40,778 individuals. Honda Valley held 1,475 of those butterflies, or 3.6% of the total. If the percentage remains the same or increases over the monitoring period, the habitat is maintaining or improving conditions suitable for monarch butterfly aggregation.

Success Criteria Goal 1: Use of the Honda Valley site by monarch butterflies is consistent with both historic usage and population status on the South Coast of Santa Barbara County.

Success Criteria Task 1a: Thanksgiving count numbers are equal to or greater than the moving 5-year average of counts made between 2000 and 2016. Inter-annual trends in counts mimic those found at other South Coast aggregation sites.

Success Criteria Task 1b: Analyze the relative use of Honda Valley aggregation site by overwintering monarch butterflies as a percentage of South Coast butterflies.

4.0 REPORTING

The various reports generated by the work proposed in this plan are described in Table 4. The monitoring data and site photographs shall be summarized in an annual report to be prepared by the Resource Specialist (Biologist) and sent to the City-approved PEC, the Santa Barbara Parks Department (Creeks Division), the City Planning Division Environmental Analyst, the California Department of Fish and Wildlife, and the Xerces Society monarch coordinator at monarchs@xerces.org, for review and comment.

Reporting Goal 1: Provide comprehensive and timely reports to agencies and interested parties that document restoration condition and progress.

Reporting Task 1a: Produce baseline characterization of monarch habitat report.

Reporting Task 1b: Produce monarch population report.

Reporting Task 1c: Produce habitat restoration planting report.

Reporting Task 1d: Produce habitat restoration monitoring reports.

Table 4. Reporting Schedule.

Report	Timing	Frequency	Submittal
Baseline Characterization of Monarch Habitat	Prior to Restoration Activities	Once, submitted one month after field work	City Creeks Division, City Environmental Analyst, City PEC, California Dept. of Fish and Wildlife

			Xerces Society Monarch Coordinator at monarchs@xerces.org
Monarch Population Monitoring	Following baseline habitat assessment and concurrent with habitat restoration	Annually for 5 yrs post-planting; Final Report at end of 5 years	City Creeks Division, City Environmental Analyst, City PEC, California Dept. of Fish and Wildlife Xerces Society Monarch Coordinator
Habitat Restoration Planting	Immediately following initial habitat restoration installation	Once	City Creeks Division, City Environmental Analyst, City PEC,
Habitat Restoration Monitoring	Every three months during monitoring period for habitat restoration	Four times annually for 5 yrs post-planting; Final Report at end of 5 years	City Creeks Division, City Environmental Analyst, City PEC, California Dept. of Fish and Wildlife

5.0 ADAPTIVE MANAGEMENT

The purpose of an adaptive management program is to integrate management, maintenance, and monitoring to facilitate progress toward the biological goals of the restoration. Adaptive management provides flexibility to Managers so that unforeseen or unusual events, conditions, or circumstances can be quickly addressed and the goals of protecting and promoting species that are the reason for the Plan are fulfilled. For this Restoration and Monitoring Plan, circumstances may arise that require reassessment and changes in maintenance or monitoring tasks.

As discussed in Section 2.4.5, habitat condition may be altered or influenced by ongoing drought, disease, or other forces outside of the control of restoration managers. If significant changes in site conditions occur, such as fire, drought, disease, or unforeseen conditions arise, the Resource Specialist (Biologist), the Property Owner, and Project Environmental Coordinator (PEC), will reassess the Restoration Plan and make recommendations to the City regarding adaptive management strategies to compensate for or correct problems.

- Adaptive Management Goal 1:** Solve unforeseen problems.
- Adaptive Management Task 1a: Create solutions to achieve restoration goals.

6.0 PROJECT COMPLETION

6.1 Notification of Completion

At the end of the 5-year habitat restoration and monarch monitoring period, the Resource Specialist (Biologist) shall submit a Final Report for review and approval to the City Planning Division Environmental Analyst and CDFW and release from the restoration responsibilities. Early release may be possible if success criteria/performance standards are met before the end of the 5-year monitoring period and if these agencies agree to release the project from the further restoration requirements.

If the final 5-year habitat restoration monitoring report indicates that the Habitat Restoration effort has, in part, or in whole, been unsuccessful based on the performance standards specified in the restoration plan, the owner/applicant will submit within 90 days a revised or supplemental restoration program to compensate for those portions of the original program which did not meet the approved success criteria.

Notification of Completion Goal 1: Document project conditions for review and concurrence of completion.

Project Completion Task 1a: Prepare Final Monarch Habitat Restoration and Monitoring Report for review and approval.

Project Completion Task 1b: Prepare and submit supplemental restoration program, if necessary.

6.2 Regulatory Agency Confirmation

Following receipt of notification of completion, the PEC, City Creeks Division staff, and CDFW may visit the site to confirm completion of the restoration efforts and issue letters of formal acceptance. Upon confirmation of successful implementation of the Habitat Restoration Plan, the City and/or CDFW may release the maintenance security. Any remaining bond monies would also be released at that time.

Agency Confirmation Goal 1: Verification that project is complete.

Project Completion Task 1a: Agencies issue letters of formal acceptance.

Project Completion Task 1b: City releases performance bond monies.

7.0 FUTURE MONITORING AND STEWARDSHIP OF HONDA VALLEY SITE

Honda Valley remains the largest monarch aggregation site in the City of Santa Barbara, but long-term survival of the site is complicated because it is located within an urban environment and is subdivided among two or more owners. The owner of the subject property owner is willing to establish restrictions on the ESHA corridor to protect it from future development and is interested in working with Santa Barbara City College (SBCC), the adjacent property owner, to protect and monitor the health and success of the site as a whole. Such a partnership would satisfy critical strategies for preserving and managing monarch aggregation sites (Brower et al., 1996) in that management decisions would be made only by a qualified biologist to evaluate all possible land use conflicts and long-term monitoring could identify threats and monitor effectiveness of habitat enhancement on butterfly numbers. The owner is collaborating with SBCC regarding potential future cooperative actions that could be implemented to ensure successful management of this site. The methods and actions described in this management plan can be extended to include the SBCC portion of Honda Valley between Cliff Drive and Loma Alta Drive if so desired by SBCC.

8.0 SUMMARY OF PLAN TASKS

Table 5. Tasks Specified in This Plan.

Task	Task Type*	Plan Section	Responsibility	Task Description	Frequency
Riparian Tree Task 1a	HR	2.1	Restoration Contractor	Plant trees	Once
Coastal Sage Task 1a	HR	2.2	Restoration Contractor	Plant shrubs	Once
Site Protection Task 1a	HR	2.3.2	Restoration Contractor	Plant vines	Once
Site Protection Task 1b	HR	2.3.2	Owner	Shield lights	Once
Site Protection Task 2a	HR	2.3.2	Owner	Signs	As needed
Site Protection Task 2b	HR	2.3.2	Owner	Interpretative sign	Once
Weed Control Task 1a	HR	2.3.3	Resource Specialist Restoration Contractor	Identify target weeds	Annual
Weed Control Task 1b	HR	2.3.3	Restoration Contractor	Method	Duration

Weed Control Task 1c	HR	2.3.3	Restoration Contractor	Procedure	Once
Weed Control Task 1d	HR	2.3.3	Restoration Contractor	Timing	3x annually
Installation Task 1a	HR	2.3.5	Restoration Contractor	Use native plants	Duration
Installation Task 1b	HR	2.3.5.3	Restoration Contractor	Plant to plan	Once
Installation Task 1c	HR	2.3.5.3	Resource Specialist	Verify plant locations	Once
Installation Task 2a	HR	2.3.5.3	Restoration Contractor	Use standards	Once
Irrigation Task 1a	HR	2.3.6.1	Restoration Contractor	Above ground	Once
Irrigation Task 1b	HR	2.3.6.1	Resource Specialist	Supervise	Once
Irrigation Task 2a	HR	2.3.6.1	Resource Specialist	Assess condition	Once
Irrigation Task 2b	HR	2.3.6.1	Restoration Contractor	Removal	Once
Bank Stabilization Task 1a	HR	2.3.6.2	Restoration Contractor	Soil protection	Duration
Activity Timing Task 1a	HR	2.3.7	Site Manager	Access	Duration
Irrigation System Task 1a	M	2.4.1	Resource Specialist	System removal	Once
Plant Replacement Task 1a	M	2.4.2	Restoration Contractor	Replace plants	Annual
Plant Replacement Task 1b	M	2.4.2	Resource Specialist	Supervise	As needed
Non-Native Plant Task 1a	M	2.4.3	Restoration Contractor	Timing, Method	Duration
Trash Removal Task 1a	M	2.4.4	Restoration Contractor	Trash	2x per Year
Tree Maintenance Task 1a	M	2.4.5	Owner	Downed trees	Duration
Tree Maintenance Task 1b	M	2.4.5	Owner	Wood, leaf litter	Duration
Tree Maintenance Task 1c	M	2.4.5	Owner	Plant trees	Duration
Performance Criteria Task 1a	HRM	2.5.1	Resource Specialist	Use criteria	Duration
Performance Criteria Task 1b	HRM	2.5.1	Resource Specialist	Use criteria	Duration
Performance Criteria Task 1c	HRM	2.5.1	Resource Specialist	Irrigation use	Duration
Monitoring Methods Task 1a	HRM	2.5.2	Resource Specialist	Monitor	Duration
Monitoring Methods Task 1b	HRM	2.5.2	Resource Specialist	Monitor	Duration
Monitoring Methods Task 1b	HRM	2.5.2	Resource Specialist	Monitor	Duration
Monitoring Schedule Task 1a	HRM	2.5.3	Resource Specialist	Monitor	Quarterly
Monitoring Schedule Task 1b	HRM	2.5.3	Resource Specialist	Report	Quarterly
Monitoring Schedule Task 1c	HRM	2.5.3	Resource Specialist	Corrective	Quarterly
Habitat Assessment Task 1a	MM	3.1.3	Resource Specialist	Monitor	Once
Habitat Assessment Task 1b	MM	3.1.3	Resource Specialist	Monitor	Once
Monarch Survey Task 1a	MM	3.2.2	Resource Specialist	Monitor	Duration
Monarch Survey Task 1b	MM	3.2.2	Resource Specialist	Measure canopy	Annual
Monarch Survey Task 1c	MM	3.2.2	Resource Specialist	Photo points	2x/year
Monarch Survey Task 2a	MM	3.2.3	Resource Specialist	Data analysis	Annual
Success Criteria Task 1a	MM	3.3	Resource Specialist	Count	Annual
Success Criteria Task 1b	MM	3.3	Resource Specialist	Percentage	Annual
Reporting Task 1a	MM	4.0	Resource Specialist	Baseline	Once
Reporting Task 1b	MM	4.0	Resource Specialist	Monarch population	Annual
Reporting Task 1c	MM	4.0	Resource Specialist	Habitat planting	Once
Reporting Task 1d	MM	4.0	Resource Specialist	Habitat restore	4x per year
Adaptive Management Task 1a	HRM	5.0	Resource Specialist, PEC, Owner	Solve problems	As needed
Completion Notification Task 1a	HRMM M	6.1	Resource Specialist, PEC, City Creeks Div.	Report	Once
Completion Notification Task 1b	HRM MM	6.1	Resource Specialist, PEC, City Creeks Div.	Additional Program	If needed
Agency Confirmation Task 1a	HRM MM	6.2	City, CDFW	Formal acceptance letter	Once
Agency Confirmation Task 1b	HRM MM	6.2	City, CDFW	Release performance bonds	Once

* Key: HR = Habitat Restoration; M = Maintenance; HRM = Habitat Restoration Monitoring; MM = Monarch Monitoring. "Duration" means for the duration of the restoration monitoring (five years post-planting); "Resource Specialist" refers to the Biologist; 'PEC' refers to Project Environmental Coordinator.

9.0 PROPOSED SCHEDULE OF RESTORATION AND MONITORING ACTIVITIES

See Table 6 on following page.

Table 6. Proposed Schedule of Restoration and Monitoring Activities

Monitoring or Restoration Component	Restoration Activity	Year 1				Year 2				Year 3				Year 4				Year 5				
		W	Sp	Su	F																	
Habitat Restoration and Monitoring Plan	Trash removal																					
	Collect baseline data																					
	Non-native vegetation eradication and control																					
	Erosion control																					
	Contract grow plants																					
	Install plants																					
	Install and maintain irrigation system																					
	Monitoring reports																					
	Collect baseline data																					
	Data analysis Reporting																					
Monarch Habitat Assessment	Field data Collection																					
	Data Analysis Reporting																					
Monarch Population Monitoring	Field data Collection																					
	Data Analysis Reporting																					

Responsibilities: Blue: Restoration Contractor, under supervision of Resource Specialist (Biologist); Yellow: Resource Specialist (Biologist).

10.0 PREPARERS

This document has been prepared by Lawrence E. Hunt of Hunt & Associates Biological Consulting Services and Dan Meade, Ph.D., of Althouse & Meade, Inc., in collaboration with Laurel Fisher-Perez and Maruja Clensay of Suzanne Elledge Planning & Permitting Services, Inc., and Charles McClure, Landscape Architect.

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**EXHIBIT 1. XERCES SOCIETY MONARCH BUTTERFLY
OVERWINTERING HABITAT ASSESSMENT FORM**

A shortened version of this data sheet is available from The Xerces Society. Please contact candace@xerces.org.

Monarchs Observed ___ Yes ___ No

MONARCH OVERWINTERING HABITAT ASSESSMENT DATA FORM

Please fill out as much information on this form as you can, but feel free to skip any sections for which you do not have the right equipment or you are uncertain about the question. Any information you are able to provide is valuable! Refer to the *Instructions and Definitions* on page 5 for additional information about how to fill out this data sheet.

Site Name: _____

Monitored By: _____

Monitor's Organization or Affiliation: _____

Monitor's Contact Information: _____

Date (dd/mm/yyyy): _____

Start Time: _____ End Time: _____

Site Number (from Xerces Database): _____

County: _____

Property Owner: _____

Property Name: _____

Current Land Use (i.e. State, County or National Park; State or National Forest; Golf Course; or Residential Area):

Location Information

Site Location/Directions: _____

GPS Point of Grove's Northern corner: _____ N _____ W Accuracy (ft): _____

GPS Point of Grove's Eastern corner: _____ N _____ W Accuracy (ft): _____

GPS Point of Grove's Western corner: _____ N _____ W Accuracy (ft): _____

GPS Point of Grove's Southern corner: _____ N _____ W Accuracy (ft): _____

Cluster Tree Location: _____

GPS Point of Cluster #1: _____ N _____ W Accuracy (ft): _____

GPS Point of Cluster #2 (if applicable): _____ N _____ W Accuracy (ft): _____

Datum of GPS Unit: ___ NAD27 ___ NAD83 ___ WGS84 ___ Unknown ___ Other If other, please specify: _____

Weather

Cloud/Fog Cover: _____ %

Precipitation: ___ None ___ Drizzle ___ Rain ___ Downpour

Topography

Aspect: ___ N ___ NE ___ E ___ SE ___ S ___ SW ___ W ___ NW

Slope: _____ % (The data was collected: ___ with a clinometer /rangefinder or ___ by ocular estimate)

3

A shortened version of this data sheet is available from The Xerces Society. Please contact candace@xerces.org.

Microclimate INSIDE Overwintering Grove

Temperature (°C): _____

Relative Humidity: _____

Dewpoint: _____

Wind: _____ (please circle: meters per second or Beaufort)

Wind Direction: __ N __ NE __ E __ SE __ S __ SW __ W __ NW

Wind OUTSIDE Overwintering Grove

Wind: _____ (please circle: meters per second or Beaufort)

Wind Direction: __ N __ NE __ E __ SE __ S __ SW __ W __ NW

Fresh Water Source

Type of Fresh Water Source Present at the Site: __ stream/river __ lake/pond __ abundant dew __ other

About how many meters is the fresh water source from the monarch cluster trees? _____

Community Structure (total can be >100% for all layers combined)

Tree cover ____% Shrub cover ____% Herbaceous cover ____% Leaf litter layer ____%

Bare soil cover ____%

Nectar Species In Bloom

(Rate the amount per species: A= abundant; M= moderate; S= scarce)

__ no nectar species in bloom

Native Species:

__ Narrow leaf milkweed (*Asclepias fascicularis*)
 __ Mule fat/weep willow (*Baccharis glutinosa*)
 __ Coyote brush (*Baccharis pilularis*)
 __ Arroyo willow (*Salix lasiolepis*)
 __ Other willow (*Salix* sp.)
 __ Monkeyflower (*Mimulus* sp.)
 __ Morning glory (*Calystegia* sp.)
 __ Miner's lettuce (*Montia perfoliata*)
 __ Dune groundsel/ragwort (*Senecio blochmaniae*)
 __ Mock heather (*Ericameria ericoides*)
 __ Crisp dune mint (*Monardella crispera*)
 __ California blackberry (*Rubus ursinus*)
 __ Morro manzanita (*Arctostaphylos morroensis*)
 __ Bottle brush (*Ceanothus thyrsiflorus*)
 __ Western goldenrod (*Euthamia occidentalis*)

Native Species (cont.):

__ Red alder (*Alnus rubra*)
 __ Aster (*Aster* sp.)
 __ Redclaw (*Escallonia* sp.)
 Other: _____

Non-native Species:
 __ Blue gum (*Eucalyptus globulus*)
 __ Red gum (*Eucalyptus camaldulensis*)
 __ Black mustard (*Brassica nigra*)
 __ Unknown or other mustard (*Brassica* sp.)
 __ Common dandelion (*Taraxacum officinale*)
 __ Ox eye daisy (*Chrysanthemum leucanthemum*)
 __ Periwinkle (*Vinca major*)
 __ Butterfly bush (*Buddleia* sp.)
 __ English ivy (*Hedera helix*)

Non-native Species (cont.):

__ German ivy (*Senecio mikanioides*)
 __ Passionflower vine (*Passiflora* sp.)
 __ Bull thistle (*Cirsium vulgare*)
 __ Wild radish (*Raphanus sativus*)
 __ English daisy (*Bellis perennis*)
 __ White nightshade (*Solanum nodiflorum*)
 __ Ice plant (*Mesembryanthemum* sp.)
 __ Field bindweed (*Convolvulus arvensis*)
 __ Chrysanthemum (*Chrysanthemum* sp.)
 __ Klamath weed/tansy mustard (*Senecio* sp.)
 __ Lily-of-the-Nile (*Agapanthus africanus*)
 __ Sweet fennel (*Foeniculum vulgare*)
 __ Bottlebrush (*Callistemon* sp.)
 __ Lantana (*Lantana* sp.)
 __ Lemon (*Citrus limon*)
 __ Pride of madeira (*Echium fastuosum*)
 Other: _____

A shortened version of this data sheet is available from The Xerces Society. Please contact candace@xerces.org.

How many meters is the closest nectar source from the monarch cluster trees? _____

Did you observe monarchs feeding on the nectar? ___ Yes ___ No

If yes, which species? _____

Monarch Cluster Trees

Record the species that monarchs are actively clustering on. A cluster is considered 3 or more adjacent monarch butterflies with closed wings:

- | | |
|---|--|
| <input type="checkbox"/> Blue gum (<i>Eucalyptus globulus</i>) | <input type="checkbox"/> Coastal redwood (<i>Sequoia sempervirens</i>) |
| <input type="checkbox"/> Red river gum (<i>Eucalyptus camaldulensis</i>) | <input type="checkbox"/> Coast live oak (<i>Quercus agrifolia</i>) |
| <input type="checkbox"/> Unknown or other Eucalyptus species (<i>Eucalyptus spp.</i>) | <input type="checkbox"/> Western sycamore (<i>Platanus racemosa</i>) |
| <input type="checkbox"/> Monterey pine (<i>Pinus radiata</i>) | <input type="checkbox"/> Willow (<i>Salix spp.</i>) |
| <input type="checkbox"/> Unknown or other pine (<i>Pinus spp.</i>) | <input type="checkbox"/> Acacias (<i>Acacia spp.</i>) |
| <input type="checkbox"/> Monterey cypress (<i>Cupressus macrocarpa</i>) | Other: _____ |

Tree Species Composition

Other tree species present at the site that monarchs are not clustering on:

- | | |
|---|--|
| <input type="checkbox"/> Blue gum (<i>Eucalyptus globulus</i>) | <input type="checkbox"/> Coastal redwood (<i>Sequoia sempervirens</i>) |
| <input type="checkbox"/> Red river gum (<i>Eucalyptus camaldulensis</i>) | <input type="checkbox"/> Coast live oak (<i>Quercus agrifolia</i>) |
| <input type="checkbox"/> Unknown or other Eucalyptus species (<i>Eucalyptus spp.</i>) | <input type="checkbox"/> Western sycamore (<i>Platanus racemosa</i>) |
| <input type="checkbox"/> Monterey pine (<i>Pinus radiata</i>) | <input type="checkbox"/> Willow (<i>Salix spp.</i>) |
| <input type="checkbox"/> Unknown or other pine (<i>Pinus spp.</i>) | <input type="checkbox"/> Acacias (<i>Acacia spp.</i>) |
| <input type="checkbox"/> Monterey cypress (<i>Cupressus macrocarpa</i>) | Other: _____ |

Visible Disturbances within the Overwintering Site

- | | |
|--|---|
| <input type="checkbox"/> Cut trees | <input type="checkbox"/> Cattle grazing |
| <input type="checkbox"/> Trimmed trees | <input type="checkbox"/> Pesticide/herbicide use at site (observed) |
| <input type="checkbox"/> Possibly too dense of trees (i.e. too much shade) | <input type="checkbox"/> Pesticide/herbicide use at site (likely) |
| <input type="checkbox"/> Trees diseased from pitch canker | <input type="checkbox"/> Fire destroyed a portion of site |
| <input type="checkbox"/> Trees diseased from Eucalyptus leaf beetle | <input type="checkbox"/> Construction |
| <input type="checkbox"/> Trees diseased from Eucalyptus lerp psyllid | <input type="checkbox"/> Buildings |
| <input type="checkbox"/> Trees diseased from Eucalyptus longhorn borer | <input type="checkbox"/> Pavement |
| <input type="checkbox"/> Trees diseased from unknown source | <input type="checkbox"/> Parking lot |
| <input type="checkbox"/> Dead/dying trees from non- disease source | <input type="checkbox"/> Mowing/plowing of nectar plants |
| <input type="checkbox"/> Old/aging trees | <input type="checkbox"/> Railroad tracks |
| <input type="checkbox"/> High visitation load | <input type="checkbox"/> Extensive trails |
| <input type="checkbox"/> Erosion | <input type="checkbox"/> Road (within the site) |
| <input type="checkbox"/> Campsite | Other: _____ |
| <input type="checkbox"/> Picnic area | _____ |

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Visible Disturbances in the Landscape (Outside of the Overwintering Site)

- Roads/Highways
- High vehicle traffic area
- Housing Developments
- Shopping Malls/Restaurants
- Pavement
- Parking lot
- Pesticide/herbicide use in landscape (observed)
- Pesticide/herbicide use in landscape (likely)
- Construction
- Other: _____

Possible Future Threats

- High possibility that overwintering trees will be cut
- Site might become too dense/shady in the future
- Site might not offer enough wind protection in the future
- Proposed housing development
- Proposed expansion of facilities or buildings within the site
- Other: _____

Is the site protected by staff/docent presence? ___ Yes ___ No

Describe the disturbances/threats in greater detail, if possible. (For example, if you observed dead/dying trees or cut trees at the site, how many did you observe and how important are these trees to the site? If the site is affected by erosion, what is the cause of the erosion?) _____

Photopoints

Cameraspoint Description: _____

Photopoint #1 Description: _____

Photopoint #2 Description: _____

Notes

Overall Site Sketch

**EXHIBIT 2. XERCES SOCIETY MONARCH BUTTERFLY
SURVEY FORM**

PLANNING COMMISSION CONDITIONS OF APPROVAL

801 CLIFF DRIVE
COASTAL DEVELOPMENT PERMIT, ZONING MODIFICATIONS
AUGUST 11, 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. Provide securities for implementation of the Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan.
4. 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."
5. Record any required documents (see Recorded Conditions Agreement section).
6. 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 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~~ August 11, 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. **Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan.** Owner shall comply with all provisions of the Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan for the Playa Mariposa project prepared by Lawrence E. Hunt, dated July 8 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.

~~**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.~~

- ~~4. **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.~~

- ~~5.4. **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.~~
- ~~6.5. **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 Honda Valley Monarch Butterfly Habitat Restoration and Monitoring 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.~~
- ~~7.6. **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.~~
- ~~8.7. **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.~~
- ~~9.8. **Pesticide or Fertilizer Usage Near Creeks.** The use of pesticides or fertilizer shall be prohibited except as provided for in the Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan.~~
- ~~10.9. **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.~~

- ~~11.10.~~ **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.**
 - a. **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. **Project Environmental Coordinator Required.** Submit to the Planning Division a contract with a qualified biologist, to be approved by the City, to act as the Project Environmental Coordinator (PEC) for on-going monitoring of the approved Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan. Both the PEC and the contract are subject to approval by the City's Environmental Analyst. The PEC shall be responsible for assuring full compliance with the provisions of the approved Honda Valley Monarch Butterfly Habitat Restoration & Monitoring Plan. The contract shall include the following, at a minimum:

The frequency and/or schedule of the monitoring of the mitigation measures.

A method for monitoring the mitigation measures.

A list of reporting procedures, including the responsible party, and frequency.

A list of other monitors to be hired, if applicable, and their qualifications.

Submittal of quarterly written reports prepared by the qualified biologist and submitted to City Creeks Division and Planning Division.

Submittal of a Final Mitigation Monitoring Report to City Creeks Division and Planning Division.

- c. **Performance security.** The Owner shall post a performance security in a form acceptable to the City Attorney and Community Development Director to ensure implementation of the restoration, and monitoring, and maintenance for a period of five (5) years after completion of the installation of restoration landscape planting. The amount of the security shall be 150% of the total estimated cost of completing the implementation of the approved Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan. The cost estimate of the approved Honda Valley Monarch Butterfly Habitat Restoration and Monitoring Plan shall be signed off by a licensed landscape architect, a biologist, and the Project Environmental Coordinator (PEC). The amount of the performance security shall be approved by the Community Development Director, and the security shall be posted prior to any building permit for the project approved on August 11, 2016.
- d. **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.
- e. **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.

- f. **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.

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.

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.