


CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

Filed: 11/03/04
49th Day: 12/22/04
180th Day: 05/02/04
Staff: LF-V 
Staff Report: 11/18/04
Hearing Date: 12/09/04
Commission Action:



RECORD PACKET COPY

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-04-088

APPLICANT: City of Santa Barbara Parks and Recreation Department – Creeks Division

PROJECT LOCATION: Arroyo Burro Estuary, intersection of Cliff Drive and Las Positas Road, Santa Barbara.

PROJECT DESCRIPTION: Restoration and expansion of wetland and riparian habitat in the upper Arroyo Burro estuary within Coastal Commission area of retained permit jurisdiction, including excavation of estuary bank, removal of existing headwall and splash pad at storm drain outlet, construction of new creek mouth, removal of non-native and native plants, planting of native wetland vegetation, construction of fish passage improvements, and approximately 2,505 cu. yds. of grading (approximately 425 cu. yds. cut for excavation of west bank of estuary, including removal of rip-rap and soil; approximately 2,000 cu. yds. cut for construction of creek mouth; and approximately 80 cu. yds. fill for stabilization of bank following removal of storm drain outlet).

LOCAL AND AGENCY APPROVALS RECEIVED: City of Santa Barbara Coastal Development Permit No. 2004-00002; Final Mitigated Negative Declaration No. MST2003-00408, City of Santa Barbara, May 3, 2004; California Department of Fish and Game, Streambed Alteration Agreement No. 1600-2004-0229-R5, September 29, 2004; Regional Water Quality Control Board Clean Water Act Section 401 Water Quality Certification, September 3, 2004; U.S. Fish and Wildlife Service, Biological Opinion No. 2003001218-JCM)(1-08-04-F-12), April 7, 2004.

SUBSTANTIVE FILE DOCUMENTS: City of Santa Barbara Local Coastal Program; City of Santa Barbara Planning Commission Resolution No. 022-04, May 13, 2004; City of Santa Barbara Planning Commission Minutes, May 13, 2004; City of Santa Barbara Planning Commission Staff Report, April 29, 2004; City of Santa Barbara Planning Commission Staff Report, January 15, 2004; Notice of Final Action, City of Santa Barbara Coastal Development Permit, May 13, 2004; Draft Mitigated Negative Declaration No. MST2003-00408, City of Santa Barbara, January 8, 2003; Final Mitigated Negative Declaration No. MST2003-00408, City of Santa Barbara, May 3, 2004; Project Description, Upper Arroyo Burro Estuary Restoration Project, URS Corporation, October 2003; Biological Resource Report, Upper Arroyo Burro Estuary Restoration Project, URS Corporation, October 2003; Geotechnical Study, Arroyo

Burro Upper Estuary Restoration Project, Penfield & Smith, July 2003; Hydraulic Report for the Arroyo Burro Estuary Restoration Project, Penfield & Smith, August 18, 2003, Revised December 8, 2003; Phase II Archaeological Investigation at CA-SBA-575 for the Arroyo Burro Creek Restoration Project Santa Barbara, California, Applied EarthWorks, Inc., June 2003.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the proposed project with nine (9) special conditions regarding removal of excess graded material, other required agency permits, mitigation measures, compliance with City of Santa Barbara conditions of approval, archaeological resources and monitoring, restoration plan and specifications, sensitive species surveys and construction monitoring, herbicide, and erosion control plans.

I. STAFF RECOMMENDATION

MOTION: *I move that the Commission approve Coastal Development Permit No. 4-04-088 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. **Removal of Excess Grading Material**

Prior to issuance of the Coastal Development Permit, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material and debris. Should the disposal site be located in the Coastal Zone, a Coastal Development Permit shall be required.

2. **Other Required Agency Permits**

Prior to commencement of construction, the applicant shall submit, for the review and approval of the Executive Director, evidence of final required approval from the Army Corps of Engineers (ACOE).

3. **Mitigation Measures**

All mitigation measures required in Final Mitigated Negative Declaration No. MST2003-0408 applicable to the proposed project are hereby incorporated by reference as special conditions of the subject permit unless specifically modified by any additional special conditions set forth herein.

4. Compliance with City of Santa Barbara Conditions of Approval

All conditions of approval contained in City Council Resolution No. 022-04 (**Exhibit 1**) applicable to the proposed project are hereby incorporated as special conditions of the subject permit unless specifically modified by any additional special conditions set forth herein.

5. Archaeological Resources and Monitoring

By acceptance of this permit, the applicant agrees to have a qualified archaeologist(s) and appropriate Native American consultant(s) present on-site during all grading and vegetation clearance activities that occur within or adjacent to the archaeological sites in the project area. Specifically, all ground-disturbing activities on the project site shall be controlled and monitored by the archaeologist(s) with the purpose of locating, recording and collecting any archaeological materials. In the event that any significant archaeological resources are discovered during operations, all work in this area shall be halted and an appropriate data recovery strategy be developed, subject to review and approval of the Executive Director, by the applicant's archaeologist and the native American consultant consistent with CEQA guidelines.

6. Restoration Plan and Specifications

A. Prior to issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, two (2) sets of final restoration plans and specifications in substantial conformance with the conceptual *Project Description, Upper Arroyo Burro Estuary Restoration Project* report by URS Corporation, dated October 2003. Said plans shall be prepared by a qualified biologist, ecologist, or resource specialist who is experienced in the field of restoration ecology, and who has a background knowledge of the various habitats associated with the project site. The final plans shall include, at a minimum, the following information:

- 1) Sufficient technical detail on the restoration planting design including, at a minimum, a planting program including planting methods, weed control techniques, maintenance, and monitoring, removal of exotic species, a list of all species to be planted, sources of seeds and/or plants, timing of planting, plant locations and elevations on the restoration base map, and maintenance techniques.
- 2) Engineered grading plans including existing and proposed ground elevation contours; location and size of all equipment and stockpile sites to be used; cut and fill locations and quantities; and location, design and specifications of any other structures necessary to carry out the proposed project.
- 3) Soil engineering specifications including methods for conserving and stockpiling topsoil and preventing soil erosion during construction.
- 4) Documentation of the necessary management and maintenance requirements, and provisions for timely remediation, such as for erosion control, should the need arise.
- 5) Performance criteria consistent with achieving the identified goals and objectives; measures to be implemented if success criteria are not met; and

long-term adaptive management of the restored areas for a period of not less than seven (7) years.

6) Documentation requirements and submittal schedules for reviewing agencies.

The applicants shall implement the monitoring plan described in the *Project Description, Upper Arroyo Burro Estuary Restoration Project* report by URS Corporation, dated October 2003 and the *Mitigation Monitoring and Reporting Program (MMRP)* included in Final Negative Mitigated Declaration No. MST03-00408, and provide annual monitoring reports. The applicants shall submit, for the review and approval of the Executive Director, on an annual basis, for a period of five (5) years, a written monitoring report, prepared by a monitoring resource specialist indicating the progress and relative success or failure of the restoration on the site. This report shall also include further recommendations and requirements for additional restoration activities in order for the project to meet the criteria and performance standards. This report shall also include photographs taken from predesignated sites (annotated to a copy of the site plans) indicating the progress of recovery at each of the sites. At the end of the five-year period, a final detailed report on the restoration shall be submitted for the review and approval of the Executive Director. If this report indicates that the restoration project has, in part, or in whole, been unsuccessful, based on the performance standards specified in the restoration plan, the applicants shall be required to submit a revised or supplemental program to compensate for those portions of the original program that were not successful. The revised or supplemental program shall be processed as an amendment to this permit. During the five-year monitoring period, all artificial inputs shall be removed except for the purposes of providing mid-course corrections or maintenance to insure the long term survival of the restoration site. If these inputs are required beyond the first two years, then the monitoring program shall be extended for every additional year that such inputs are required, so that the success and sustainability of the restoration is insured. The restoration site shall not be considered successful until it is able to survive without artificial inputs.

- B. The restoration plans shall be implemented by qualified biologists, ecologists, or resource specialists who are experienced in the field of restoration ecology. The monitoring plan shall be implemented immediately following planting.
- C. The permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission-approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

7. Sensitive Species Surveys and Construction Monitoring

The applicants shall retain the services of a qualified biologist(s) or environmental resource specialist(s) to conduct sensitive species surveys and monitor project operations. At least two (2) weeks prior to commencement of any project operations, the applicants shall submit the name and qualifications of the biologist or specialist, for the review and approval of the Executive Director. The biologist or specialist shall ensure that all project construction and operations shall be carried out consistent with the following:

- a. The environmental resource specialist shall conduct a survey of the project site, to determine presence and behavior of sensitive species, prior to any project

operations including construction, grading, excavation, vegetation eradication and removal, hauling, and maintenance activities.

- b. In the event that any sensitive wildlife species exhibit reproductive or nesting behavior, the environmental specialist shall require the applicant to cease work, and shall immediately notify the Executive Director and local resource agencies. Project activities shall resume only upon written approval of the Executive Director.
- c. In the event that any sensitive wildlife species are present in the project area, which do not exhibit reproductive behavior and are not within the estimated breeding/reproductive cycle of the subject species, the environmental resource specialist shall either: (1) initiate a salvage and relocation program prior to any excavation/maintenance activities to move sensitive species by hand to safe locations elsewhere along the project reach or (2) as appropriate, implement a resource avoidance program with sufficient buffer areas to ensure adverse effects to such resources are avoided. The applicants shall also immediately notify the Executive Director of the presence of such species and which of the above actions are being taken. If the presence of any such sensitive species requires review by the United States Fish and Wildlife Service and/or the California Department of Fish and Game, then no development activities shall be allowed or continue until any such review and authorizations to proceed are received, subject to the approval of the Executive Director.

The environmental resource specialist shall be present during all construction, grading, excavation, vegetation eradication and removal, hauling, and maintenance activities. The environmental resource specialist shall require the applicants to cease work should any breach in permit compliance occur, or if any unforeseen sensitive habitat issues arise. The environmental resource specialist(s) shall immediately notify the Executive Director if activities outside of the scope of Coastal Development Permit 4-04-088 occur. If significant impacts or damage occur to sensitive habitats or to wildlife species, the applicants shall be required to submit a revised, or supplemental program to adequately mitigate such impacts. Any native vegetation which is inadvertently contacted with herbicide or otherwise destroyed or damaged during implementation of the project shall be replaced in kind at a 3:1 or greater ratio. The revised, or supplemental, program shall be processed as an amendment to this coastal development permit.

8. Herbicide

Herbicides shall not be used within any portion of the estuary channel as measured from toe of bank to toe of bank. Herbicide use shall be restricted to the use of Glyphosate Aquamaster™ (previously Rodeo™) herbicide for the elimination of non-native and invasive vegetation located within upland areas of the project site for purposes of habitat restoration only. The applicants shall remove non-native or invasive vegetation by hand and the stumps may be painted with Glyphosate Aquamaster™ herbicide. Herbicide application by means of spray shall not be utilized. No use of any herbicide shall occur during the rainy season (November 1 – March 31) unless otherwise allowed by the Executive Director for good cause. In no instance shall herbicide application occur if wind speeds on site are greater than 5 mph or 48 hours prior to predicted rain. In the event that rain does occur, herbicide application shall not resume again until 72 hours after rain.

9. Erosion Control Plans

Prior to issuance of a coastal development permit, the applicants shall submit, for the review and approval of the Executive Director, two (2) sets of erosion control plans to reduce erosion for all disturbed portions of the project area. The subject plan shall be prepared by a qualified engineer. The erosion control plan shall be reviewed and approved by the consulting engineering geologist to ensure that the plans are in conformance with the consultants' recommendations. The erosion control plan shall incorporate the following criteria:

1. The plan shall delineate the areas to be disturbed by grading or construction activities, including staging and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.
2. The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicants shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible.
3. Erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
4. The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.
5. All excavated material shall be contained within the designated access and stockpile sites. During dewatering, the site(s) shall be lined with silt fencing to prevent any silt from entering the creeks/channels/wetlands.
6. The plan shall include measures to minimize the area of bare soil exposed at one time (phased grading).

The applicants shall undertake development in accordance with the final erosion control plans approved by the Executive Director. No proposed changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required. The applicants shall be fully responsible for advising construction personnel of the requirements of the Erosion Control Plan. Throughout the construction period, the applicants shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved Erosion Control Plan. The applicants shall repair or replace failed or inadequate BMPs expeditiously.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description and Background

The applicant proposes restoration and expansion of wetland and riparian habitat in the Upper Arroyo Burro Estuary, including excavation of the estuary bank, removal of an existing headwall and splash pad at a storm drain outlet, construction of new creek mouth, removal of non-native and native plants, planting of native wetland vegetation, construction of fish passage improvements, and approximately 2,505 cu. yds. of grading (approximately 425 cu. yds. cut for excavation of west bank of estuary, including removal of rip-rap and soil; approximately 2,000 cu. yds. cut for construction of creek mouth; and approximately 80 cu. yds. fill for stabilization of bank following removal of storm drain outlet) (Exhibits 5-12, 14).

Although the Commission has previously certified a Local Coastal Program (LCP) for the City of Santa Barbara, the proposed restoration activity is located within a portion of the Coastal Zone subject to the Commission's retained permit issuance jurisdiction and, therefore, requires a coastal development permit issued by the Commission. The proposed restoration and expansion of wetland and riparian habitat is actually part of a larger restoration project that extends outside of the Coastal Commission's retained jurisdiction and into adjacent Arroyo Burro Park and Douglas Family Preserve, and includes daylighting a 300 foot section of Mesa Creek, including removal of an existing culvert and construction of an earthen creek bed and banks to contain creek flows. The project also includes riparian habitat enhancement, and construction of an interpretive trail and footbridge (Exhibits 4 and 5).

The portions of the project that extend outside of the Commission's retained permit jurisdiction are located within the City of Santa Barbara's permit jurisdiction and the Coastal Commission's appeal jurisdiction. The City has previously approved a coastal development permit (CDP) in May 2004 for the entire project, including the area located outside the Commission's retained coastal permit jurisdiction. The CDP approved by the City, which includes project activities within estuary areas subject to Commission jurisdiction, requires compliance with numerous special conditions applicable to wetland mitigation requirements contained in the LCP (Exhibit 1). These special conditions are protective of coastal resources and therefore **Special Condition Four (4)** incorporates them as special conditions of CDP 4-04-088 unless specifically modified by any additional special conditions set forth herein.

Some components of the project as proposed herein, including construction of the creek mouth, removal of the existing storm drain outlet, and grading of the west bank of the estuary, occur at the interface of the City's coastal permit jurisdiction and the Commission's retained jurisdiction. The findings below reference each of these project components in their entirety, in order to provide the necessary clarity to the subject permit application and special conditions of approval. However, the subject permit and all attached special conditions are only applicable to that portion of the proposed project that lies within the Coastal Commission's area of retained permit jurisdiction.

The Upper Arroyo Burro Estuary occurs at the confluence of Arroyo Burro Creek and the storm drain that discharges Mesa Creek, immediately south of Cliff Drive. (Exhibits 3 and 4). It

consists of a brackish lagoon that receives freshwater input from creek inflows and saltwater input from high tides. The estuary contains water year-round although water levels fluctuate seasonally depending on inflow levels and the condition of the lagoon mouth. Habitat types within and adjacent to the upper estuary include open water, mudflats, willow scrub, arundo/willow scrub, and disturbed oak woodland (**Exhibit 13**).

The estuary supports a substantial population of tidewater goby (*Eucyclogobius newberryi*), a small fish federally listed as endangered. No modern records of southern steelhead (*Oncorhynchus mykiss*) have been recorded at the site; however, southern steelhead have historically used coastal streams for spawning and migration, and there have been recent observations of steelhead in other area streams, including in Mission Creek, approximately five miles downcoast. Sensitive raptors, including Cooper's hawk and white-tailed kite could forage and rest adjacent to the project site, but are not expected to roost or nest there due to the absence of suitable trees.

The applicant has received Regional Water Quality Control Board (RWQCB) Clean Water Act Section 401 Water Quality Certification, a California Department of Fish and Game Section 1601 Streambed Alteration Agreement, and a Biological Opinion regarding the effects of the project on the tidewater goby from the U.S. Fish and Wildlife Service. An application has been filed for an Army Corps of Engineers (ACOE) Clean Water Act Section 404 permit.

B. Diking, Filling, and Dredging of Coastal Waters

The proposed project is located within a wetland area. Wetlands are defined in Section 30121 of the Coastal Act as follows:

'Wetland' means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

The Commission regulations provide a more explicit definition of wetlands. Section 13577(b) of Title 14 of the California Code of Regulations defines wetlands as follows:

Wetlands are lands where the water table is at, near or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent or drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salt or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep water habitats.

The above definition requires the presence of one of three common wetland attributes of hydrology, hydrophytic vegetation, or hydric soils. It should be noted that this definition is more inclusive than those of other agencies, such as Army Corps of Engineers, which requires a site to exhibit all three of those attributes to be considered a wetland.

The applicant has submitted a Biological Resources Report prepared by URS Corporation in October 2003. The report identifies the following areas as wetlands, as defined by the Coastal Act:

- *Regularly inundated portions of the estuary (i.e., below about 5 feet elevation)*
- *Mudflats and emergent wetlands along the margins of the estuary (i.e., bulrush patches at the base of the estuary banks) whose lateral limit is the lower banks where the "ordinary high water mark" of the estuary is evident.*

Section 30233 of the Coastal Act specifically addresses the allowable uses for dredging and placement of fill in wetlands. Section 30233 (a) states, in relevant part:

The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial facilities.***
- (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.***
- (3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, shall not exceed 25 percent of the degraded wetland.***
- (4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.***
- (5) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.***
- (6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.***
- (7) Restoration purposes.***
- (8) Nature study, aquaculture, or similar resource dependent activities.***

As previously described, the proposed development includes restoration and expansion of wetland and riparian habitat in the Upper Arroyo Burro Estuary, including excavation of the estuary bank, removal of an existing headwall and splash pad at a storm drain outlet,

construction of new creek mouth, removal of non-native and native plants, planting of native wetland vegetation, construction of fish passage improvements, and approximately 2,505 cu. yds. of grading (approximately 425 cu. yds. cut for excavation of west bank of estuary, including removal of rip-rap and soil; approximately 2,000 cu. yds. cut for construction of creek mouth; and approximately 80 cu. yds. fill for stabilization of bank following removal of storm drain outlet).

Section 30233(a) of the Coastal Act sets forth a number of limitations on which projects may be allowed in wetland areas. For analysis purposes, the limitations can be categorized into three tests:

1. The purpose of the project is limited to one of eight allowable uses
2. The project has no feasible less environmentally damaging alternative; and
3. Adequate mitigation measures to minimize the adverse impacts of the proposed project on habitat values have been provided.

1. Allowable Uses

Section 30233(a) limits dredging and fill activities in wetlands to eight allowable uses. As noted above, the proposed project includes excavation of the west bank of the upper estuary to create additional emergent wetland habitat and excavation of a portion of the east bank to construct an approximately 80 foot wide creek mouth that is also proposed to contain emergent wetland habitat. A portion of the proposed excavation will occur on the lower banks of the estuary, which are defined as wetland areas under the Coastal Act.

The proposed excavation of the west bank of the upper estuary will remove artificial fill, including rip-rap, that was placed in the estuary in the 1960s and which created nearly vertical banks with marginal habitat value. Currently, the estuary is characterized as an open water channel lined by relatively steeply sloping banks. The purpose of the proposed excavation is to create new shallow water wetland habitat, in addition to the existing open water areas, that would be subject to periodic inundation and allow for the growth of emergent wetland habitat and greater use of the area by wetland species, including tidewater gobies. Similarly, the excavation of the creek mouth will create new emergent wetland habitat, similar perhaps to what existed at the historic mouth of Mesa Creek, prior to its confinement in a concrete channel in the 1960s. The intent of both excavation proposals is restoration of wetland habitat.

Restoration is an allowable use under Section 30233(a)(7). Therefore, the proposed project meets the requirement of the first test.

2. No Feasible Less Environmentally Damaging Alternative

Section 30233 allows grading in a wetland only where there is no feasible less environmentally damaging alternative to the proposed project. Alternatives to the project as proposed must be considered prior to finding that a project satisfies this provision of Section 30233. As noted above, the purpose of the proposed project is restoration and expansion of wetland and riparian habitat in and adjacent to the Upper Arroyo Burro Estuary. The applicant has submitted Final Negative Mitigated Declaration/Initial Study No. MST2003-00408. The Initial Study found that project activities would have either less than significant impacts, no impacts, or beneficial impacts with the exception of impacts to tidewater gobies. The Initial Study found that the

proposed project would have significant avoidable short-term impacts to tidewater gobies during construction. Specifically, construction of the proposed creek mouth and excavation of the west bank would require temporary relocation of the tidewater gobies from the construction areas to downstream areas. The applicant proposes to accomplish this by seining the work area to collect the gobies, releasing the gobies downstream of the work areas behind a blocking net, constructing a cofferdam to create a complete barrier across the estuary, and then dewatering the construction area with screened pumps. During the dewatering process any remaining gobies would be collected by seine and dip net and released behind the coffer dam. All work involving the gobies would be conducted by qualified biologists authorized by the U.S. Fish and Wildlife Service (USFWS). The applicant anticipates that all gobies would be successfully relocated; however, the Biological Opinion issued by the USFWS allows for incidental take of 20 gobies per annum, which represents a small percentage of the estimated thousands of tidewater gobies present in the estuary.

As noted above, excavation of the estuary banks is integral to the proposed project's overriding objective to expand the estuary and restore wetland habitat. Any project alternative that included excavation of the estuary banks would require dewatering of the estuary and its attendant impacts on tidewater gobies. A "no project" alternative would lessen short-term impacts on the gobies by eliminating the proposed grading. However, the proposed project will create additional goby habitat, including approximately 1,000 sq. ft. of additional open water habitat and approximately 6,000 sq. ft. of emergent wetland habitat. Therefore, the proposed project is expected to have long-term beneficial impacts on the tidewater goby population, with minimal short-term impacts. Thus, the Commission finds that there is no less environmentally damaging alternative than the proposed project.

3. Adequate Mitigation

The third limitation imposed on projects proposing grading in a wetland set forth by Section 30233 requires that adequate mitigation measures to minimize adverse impacts of the proposed project on habitat values shall be provided. It is critical that proposed development projects in a wetland include a mitigation plan, which when enacted will result in no net loss of wetland area or function.

As noted above, the proposed project involves expansion of the upper estuary, and no net loss of wetland habitat. In addition, the applicant has incorporated numerous mitigation measures in the proposal, including erosion control measures, revegetation of the estuary banks with emergent wetland and riparian woodland vegetation (Exhibit 7), and the proposed dewatering and tidewater goby relocation measures described above. **Special Condition Three (3)** incorporates, by reference, all of the mitigation measures required in Final Mitigated Negative Declaration No. MST2003-0408, as special conditions of the subject permit. Therefore, the Commission finds that, as conditioned, the project will provide adequate mitigation measures to minimize adverse impacts on habitat values and no net loss of wetland area or function will occur as a result as required by the third test of §30233.

Due to the reasons discussed above, the Commission finds that the proposed project, as conditioned, is consistent with §30233 of the Coastal Act.

C. Environmentally Sensitive Habitat

Section 30240 states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such 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 such areas, and shall be compatible with the continuance of such habitat areas.

Environmentally Sensitive Habitat Areas (ESHA) are defined as areas in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. Section 30240 of the Coastal Act states that ESHAs shall be protected against disruption of habitat values and that only uses dependent on the resources be permitted within an ESHA.

The Upper Arroyo Burro Estuary is a brackish lagoon that receives freshwater input from creek inflows and saltwater input from high tides. The estuary contains water year-round although water levels fluctuate seasonally depending on inflow levels and the condition of the lagoon mouth. Habitat types within and adjacent to the upper estuary include open water, mudflats, willow scrub, arundo/willow scrub, and disturbed oak woodland. The open water of the estuary and the surrounding mudflats are considered ESHAs.

The estuary supports a significant population of tidewater goby (*Eucyclogobius newberryi*), a small fish federally listed as endangered. No modern records of southern steelhead (*Oncorhynchus mykiss*) have been recorded at the site; however, southern steelhead have historically used coastal streams for spawning and migration, and there have been recent observations of steelhead in other area streams, including in Mission Creek, approximately five miles downcoast. Sensitive raptors, including Cooper's hawk and white-tailed kite could forage and rest adjacent to the project site, but are not expected to roost or nest there due to the absence of suitable trees.

As noted above, the proposed project is intended to expand the open waters of the estuary and create additional emergent wetland habitat on its banks. The proposed project involves approximately 425 cu. yds. of excavation, including removal of rip-rap and soil, to lessen the slope of the upper estuary's west bank, thus allowing growth of emergent wetland vegetation, reducing erosion, and encouraging greater use of the area by wildlife, including the endangered tidewater goby. The proposed project also includes approximately 2,000 cu. yds. of excavation to create the new mouth of Mesa Creek, which is to be daylighted (restored to surface flow) under a coastal development permit approved by the City of Santa Barbara. The new creek mouth is intended to provide additional wetland habitat for species such as the tidewater goby. The applicant proposes to revegetate both areas with emergent wetland species, as well as with riparian woodland species on the upper banks. The proposed project also includes construction of fish passage improvements on the rip-rap apron that marks the transition from Arroyo Burro creek to the estuary, just south of the Cliff Drive bridge. The proposed use of the on-site ESHA for restoration is dependent on the resources of the ESHA, and therefore represents an allowable use under Section 30240(a).

The proposed project would involve short-term impacts to the estuary and the endangered tidewater goby. The upper estuary would be temporarily blocked off by a cofferdam and dewatered to allow for construction (**Exhibit 11**). The tidewater gobies would be collected and released downstream of the cofferdam, with an anticipated incidental take of less than 20 individuals, which represents a small percentage of the estimated thousands of tidewater

Construction of the proposed project, which is described in detail in previous sections, is intended to reduce erosion and improve water quality. The proposed grading of the upper estuary's west bank will eliminate the existing near vertical fill slope that is currently subject to erosion. The reduced slope would be planted with wetland vegetation and be subject to saturation, thus increasing the potential for percolation of the water into the groundwater table. The proposed construction of the new creek mouth, as part of a larger project to daylight a 300 foot stretch of Mesa Creek, would also increase infiltration of surface waters and filtration of pollutants. The proposed banks of the creek mouth would be stabilized with geotextiles and brush mats constructed of living willows removed from the estuary banks, thus providing both interim erosion control and long-term stabilization of the slope with a dense stand of native riparian vegetation. The applicant also proposes numerous other construction best management practices (BMPs) and erosion control measures to be employed during project construction. In order to ensure that the applicant's proposals for erosion control are implemented, **Special Condition Nine (9)** requires the applicant to submit erosion control plans designed to minimize potential impacts on coastal water quality.

Many of the measures proposed for protection of water quality are outlined in Final Mitigated Negative Declaration No. MST2003-0408. In addition, the City of Santa Barbara, in its approval of a CDP for the project, required additional conditions for the protection of water quality. In order to ensure that these measures are employed, **Special Conditions Three (3) and Four (4)** incorporate the mitigation measures and conditions of approval as special conditions of this permit.

The proposed project involves a significant amount of excavation. Stockpiling of excavated material at the project site could result in transport of sediments into the estuary. Therefore, in order to further reduce the potential for sedimentation of the estuary, **Special Condition One (1)** requires the applicant to provide evidence to the Executive Director of the location of the disposal site for all excess excavated material and debris. Should the disposal site be located in the Coastal Zone, a Coastal Development Permit shall be required.

As discussed in Section C. above, the applicant proposes to remove non-native vegetation manually, and to apply Glyphosate Aquamaster™ herbicide to the stems of cut plants in order to prevent regrowth. In previous permit actions, the Commission has allowed for the use of Glyphosate Aquamaster™ within sensitive wetland and riparian areas when it was found that use of an herbicide was necessary for habitat restoration and that there were no feasible alternatives that would result in fewer adverse effects to the habitat value of the site. However, Glyphosate herbicide, although determined by the EPA to be low in toxicity, is still toxic and could result in some adverse effects to aquatic organisms. In order to minimize the potential for introduction of herbicide into the aquatic environment, **Special Condition Eight (8)** restricts the use of herbicides to hand-painting of Glyphosate Aquamaster™ and prohibits spraying of herbicide, use of herbicide during the rainy season, prior to predicted rain, or within 72 hours after rain, and application of herbicide if wind speeds are greater than 5 mph.

As such, the Commission finds that, as conditioned, the proposed project is consistent with

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

Archaeological resources are significant to an understanding of cultural, environmental, biological, and geological history. The coastal act requires the protection of such resources to reduce the potential adverse impacts through the use of reasonable mitigation measures. Degradation of archaeological resources can occur if a project is not properly monitored and managed during earth moving activities and construction. Site preparation can disturb and/or obliterate archaeological materials to such an extent that the information that could have been derived would be permanently lost. In the past, numerous archaeological sites have been destroyed or damaged as a result of development. As a result, the remaining sites, even though often less rich in materials, have become increasingly valuable as a resource. Further, because archaeological sites, if studied collectively, may provide information on subsistence and settlement patterns, the loss of individual sites can reduce the scientific value of the sites that remain intact.

The applicant has submitted a Phase II Archaeological Investigation report by Applied EarthWorks, Inc. dated June 2003 that indicates that a Native American archaeological site has been identified on the east bank of the estuary (Site No. CA-SBA-575). Although the site boundaries include the locations of the proposed creek mouth and the proposed demolition of the storm drain outlet and headwall, all proposed activities are located outside of the main site area. However, the Commission notes that potential adverse effects to those resources may still occur due to inadvertent disturbance during construction of the creek mouth and demolition of the storm drain outlet and headwall. To ensure that impacts to archaeological resources are minimized, **Special Condition Five (5)** requires that the applicant have a qualified archaeologist(s) and appropriate Native American consultant(s) present on-site during all grading or vegetation clearance within or adjacent to the archaeological sites in the project area. Specifically, all grading or vegetation clearance within the site boundaries of Site No. CA-SBA-575 shall be controlled and monitored by the archaeologist(s) with the purpose of locating, recording and collecting any archaeological materials. In the event that any significant archaeological resources are discovered during operations, all work in this area shall be halted and an appropriate data recovery strategy be developed, subject to review and approval of the Executive Director, by the applicant's archaeologist and the Native American consultant consistent with CEQA guidelines.

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30244 of the Coastal Act.

E. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect, which the activity may have on the environment.

The Commission finds that, the proposed project, as conditioned will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.



**City of Santa Barbara
California**

RECEIVED

AUG 11 2004

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 022-04

2981-1/2 CLIFF DRIVE

COASTAL DEVELOPMENT PERMIT

MAY 13, 2004

**APPLICATION OF GEORGE JOHNSON, CREEKS RESTORATION PLANNER, AGENT
FOR THE CITY OF SANTA BARBARA, CREEKS DIVISION, PROPERTY OWNER, 2981-
1/2 CLIFF DRIVE, APNS 047-140-003 & 004, PR/S-D-3, PARK AND RECREATION AND
COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: OPEN SPACE
(MST2003-00408)**

The project is a proposal to remove 300 linear feet of concrete culvert from Mesa Creek, restore Mesa Creek and Arroyo Burro Estuary by planting native trees and shrubs, expand the estuary by removing soil and rip-rap, construct an interpretive trail and footbridge, and improve fish passage beneath Cliff Drive Bridge. The discretionary application required for this project is a Coastal Development Permit in the appealable jurisdiction of the Coastal Zone (SBMC § 28.45.009).

The Planning Commission will consider approval of the Mitigated Negative Declaration (MND) prepared for the project (MST2003-00408) pursuant to the California Environmental Quality Act Guidelines Section 15074. The MND contains mitigation measures that reduce potentially significant avoidable impacts to a less than significant level.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 13, 2004
2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application making the following findings and determinations:

A. Mitigated Negative Declaration Findings:

1. The Planning Commission has read and considered the Final Mitigated Negative Declaration together with comments received during the public review process. In this agency's independent judgment and analysis and on the basis of the record before the Commission, there is no substantial evidence that the project will have a significant effect on the environment.

Exhibit 1

CDP 4-04-088

City Council Resolution No. 022-04

2. Pursuant to Section §15074 of the California Environmental Quality Act Guidelines, the Planning Commission adopts the Final Mitigated Negative Declaration MST2003-00408.
3. The Planning Commission approves the Mitigation Monitoring and Reporting Program, which will monitor compliance with the mitigation measures agreed to by the applicant and conditions imposed on the project in order to mitigate or avoid significant effects on the environment.
4. The custodian of the environmental documents and record of the proceedings upon which this decision is based is the Environmental Analyst for the City of Santa Barbara Planning Division located at 630 Garden Street, Santa Barbara.
5. An Initial Study has been conducted by the lead agency, which has evaluated the potential for the proposed project to result in adverse effect, either individually or cumulatively, on wildlife resources. For this purpose, wildlife is defined as "all wild animals, bird, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability." The proposed project has the potential for adverse effect on wildlife resources and their habitat. Mitigation measures have been applied such that impacts will be less than significant. The project is therefore subject to payment of the California Department of Fish and Game environmental review fee.

B. Findings for the Coastal Development Permit:

1. The project is consistent with the policies of the California Coastal Act.
2. The project is consistent with all applicable policies of the City's Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code.
3. The project is consistent with Chapter 3 (commencing with Section 30200) of the Coastal Act (Visitor Serving, Access and Recreation).

II. Said approval is subject to the following conditions:

- A. Project Description:** The development of the Real Property approved by the Planning Commission on April 8, 2004 is limited to the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara. The project is a proposal to remove 300 feet of concrete culvert from Mesa Creek, restore Mesa Creek and Arroyo Burro Estuary by planting native trees and shrubs, expand the estuary by removing soil and rip-rap, construct interpretive trail and footbridge, construct ultra violet light bacteria reduction facility with diversions from the drainages, and improve fish passage beneath Cliff Drive bridge.
- B. Landscape Plans:** The Creeks Division shall comply with the Landscape/Restoration Plan as 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/restoration plan.

C. Required Prior to Building Permit: The Creeks Division shall submit the following or evidence of completion of the following prior to the issuance of a Building permit or Public Works permit:

1. **Haul Routes:** The haul route(s) for all construction related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Engineer (Recommended Mitigation AQ-3).
2. **Replacement Trees:** Provide landscape plans that illustrate the location and type of the replacement trees as proposed by the applicant in the project description (Required Mitigation BIO-4).
3. **Tree Protection:** Landscaping plans shall use landscaping under the oak trees that is, according to a qualified biologist, compatible with preservation of the trees and no irrigation system shall be shown under existing oak trees in the landscape plans (Required mitigation BIO-10)
4. **Species Identification:** Prior to vegetation removal, a qualified biologist shall identify any Plummer's baccharis and cliff aster in the project area (Required mitigation BIO-11).
5. **Archaeology:** Contract with a City-approved archaeologist and a Native American observer for monitoring during all ground disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching, vegetation or paving removal and ground clearance in the areas identified in the Cultural Resources Study prepared for this site by Applied Earthworks, dated June 2003. The contract shall establish a schedule for monitoring and a report to the City Environmental Analyst on the findings of the monitoring. Contract(s) shall be subject to the review and approval of the Environmental Analyst. A construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department, Building Division, Planning Division, the Property Owner and Contractor. The following information shall be specified on the construction plans submitted for building permits:
 - If any archaeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site grading, trenching or construction activities, all work must stop immediately in the area and a City-approved archaeologist retained to evaluate the deposit. The City of Santa Barbara Environmental Analyst must also be contacted for review of the archaeological find(s).
 - If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission must also be contacted. Work in the area may only proceed

after authorization is granted by the Environmental Analyst (Recommended mitigation CR-1).

6. **Seismic Design.** Plans shall be submitted for Building Department review that illustrate proposed structures designed in accordance with the provisions of the UBC seismic engineering parameters provided in the Geotechnical Study (Required Mitigation GEO-2).
7. **Plans.** The Owner shall submit building plans to the Public Works Department for construction of improvements along the subject property road frontage on Cliff Drive. As determined by the Public Works Department, the improvements shall include: Photo documentation of all existing conditions in the public right of way, replacement of all existing public improvements damaged during construction to pre-construction conditions at a minimum, protect existing City water and sewer mains and drainage system with the exception of the culvert proposed for removal, provide directional/regulatory traffic control signs as required, and provide adequate positive drainage. Where tree roots are the cause of the damage to any public improvements, the roots are to be pruned under the direction of the City Arborist. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.
8. **Encroachment Permits.** Submit any encroachment permits from other jurisdictions (State, County Flood Control, County Roads, etc.) for the construction of improvements (including any required appurtenances) within their right of way (easement). Such permits shall be submitted to the Land Development Engineer.
9. **Uninterrupted Flows.** The Santa Barbara Creeks Division shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate. The Creeks Division is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner, which will preclude any hazard of life, health or damage to the Real Property or any adjoining property.

D. The Creeks Division shall complete the following prior to final building inspection:

1. **Dust Control:** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the

late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph (Recommended Mitigation AQ-1).

2. **Dust control:** Trucks transporting fill material to and from the site shall be covered from the point of origin (Recommended Mitigation AQ-2).
3. **Dust control:** After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:
 - Seeding and watering until vegetative cover is grown;
 - Spreading soil binders;
 - Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
 - Other methods approved in advance by the Air Pollution Control District (Recommended Mitigation AQ-4).
4. **Agency Permits:** Comply with all of the requirements of the US Army Corps of Engineers 404 Permit and California Department of Fish and Game Streambed Alteration Agreement and implement all of the proposed measures that would protect the tidewater goby and would minimize erosion (Required Mitigation BIO-1).
5. **Tidewater Goby:** Prior to placing the blocking net at the downstream of the work area, biologists shall conduct several downstream sweeps with nets to displace the tidewater gobies to downstream areas, outside the work area (Required Mitigation BIO -2).
6. **Tidewater Goby:** The population of tidewater gobies and benthic macroinvertebrates (BMIs) shall be sampled for a total of three years using the protocol described in the Water Quality and Biological Monitoring and Adaptive Management Program approved by the Creeks Advisory Committee, in March 2004 (attached to the MND as Exhibit 9), that describes the sampling locations, methods and frequency. The Ultraviolet treatment facility shall be removed from operation if the data indicate any of the following two criteria are reached:
 - The tidewater goby population is reduced by 20% or more based on a trend of three or more measurements.
 - Three or more measurements of BMI populations in the estuary show a statistically significant reduction between the baseline year and the first year of operation (Required Mitigation BIO-3).
7. **Oak Trees:** Oak trees not indicated for removal on the site plan shall be preserved, protected, and maintained (Required Mitigation BIO-5).

8. **Oak Trees:** During construction, fencing or protective barriers shall be placed around the driplines of all oak trees within 25 feet of development (Required Mitigation BIO-6).
9. **Oak Trees:** No grading shall occur under any oak tree dripline except as indicated on the project plans. Grading within the dripline during construction shall be minimized and shall be done with light (1 ton) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist (Required Mitigation BIO-7).
10. **Oak Trees:** A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist (Required Mitigation BIO-8).
11. **Oak Trees:** No storage of heavy equipment or materials, or parking shall take place within 5 feet of the dripline of any oak tree(s) (Required Mitigation BIO-9).
12. **Oak Trees:** Landscaping planted under the oak trees shall be compatible with preservation of the trees as determined by a qualified biologist. No irrigation systems shall be installed under any oak tree. (Required Mitigation BIO-10).
13. **Sensitive Plants:** Plummer's baccharis and cliff aster in the project area shall be transplanted in or near the proposed work area or marked and protected during construction (Required Mitigation BIO-11).
14. **Follow Geotechnical Report Recommendations:** Site preparation shall be accomplished in accordance with the recommendations of the Geotechnical Study. These recommendations include complying with the City of Santa Barbara grading requirements, use of fill that is free of organic matter, debris, deleterious materials and oversize materials over 3" in diameter. Imported fill shall have an expansion index of less than 30, a soil fraction of less than 40% passing the #40 sieve, a plasticity of less than 10 and shall be tested by a licensed engineer. Structural backfill, pervious backfill and aggregate base shall comply with applicable portions of the Standard Specifications for Public Works Construction "Greenbook", 2000 Edition. Stabilized "Float" Rock shall be crushed and to sub-rounded and have the gradation specified in the Geotechnical Study. (Required Mitigation GEO-1).
15. **Bridge Support Requirements:** To support the proposed bridge, the area where the bridge supports would be located shall be over-excavated to a depth of 4 feet below existing grade or two feet below the foundation, whichever is greatest and four feet beyond the foundation footprint. The engineer or Geologist shall inspect the subsurface prior to scarification and recompaction to ensure that subsurface conditions are as anticipated during subsurface exploration. Once

- inspected, the soils shall be scarified to a depth of eight inches and moisture conditioned and compacted to a minimum of 90% relative compaction (Required Mitigation GEO-3).
16. **Fill Requirements:** Imported fill materials shall be examined by an engineer and all fill materials shall be compacted to 90% relative compaction, except fill in pavement areas or in the upper one foot of subgrade fill shall be compacted to 95% relative compaction. Structures shall be filled with free draining structural backfill material. Earth retaining walls that are not designed to withstand hydrostatic forces shall be filled with free draining structural backfill with weep holes or pipe outlets or a prefabricated drainage panel shall be installed on the back of a drainage wall to provide drainage (Required Mitigation GEO-4).
 17. **Footing Design:** Footings shall be founded upon fill compacted as required by other mitigation measures. Minimum embedment shall be a minimum of 24 inches from the finished slab or finished grade (whichever is greater). A minimum footing width dimension of 12 inches is required; depth dimension and reinforcement to be determined by a structural engineer. Maximum allowable bearing pressure is 2,000 pounds per square foot (Required Mitigation GEO-5).
 18. **Construction Noise:** Noise generating construction activity should be prohibited Saturdays, Sundays, and holidays and between the hours of 5 p.m. to 8 a.m. Holidays are defined as those days that are observed by the City of Santa Barbara as official holidays for City employees (Recommended Mitigation NOISE-1).
 19. **Construction Noise:** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices (Recommended Mitigation NOISE -2).
 20. **Construction trips:** All construction truck trips shall be routed from and to the site outside of the morning and afternoon traffic peak hour to reduce the number of trips occurring during the traffic peak hours. Peak hours are defined as 7-9 am and 4-6 pm (Recommended Mitigation TRANS-1).
 21. **Hydrology:** The recommendations of the Hydraulic Report for Arroyo Burro Estuary Restoration Project (Revised November 7, 2003 prepared by Penfield and Smith) shall be implemented as a part of the proposed project. These measures shall include:
 - Armor boulder berms with additional ungrouted boulders in Mesa Creek to address erosion on the down stream end.
 - Provide brush mattresses at the confluence of Mesa and Arroyo Burro Creeks (for flows directed from the existing bridge to the east bank).

- Replace the existing 72" concrete headwall with ungrouted rock rip-rap of sufficient size and density to withstand flow velocities greater than 10 feet per second (Municipal Code Section 22.70.030.D.8).
- Reinforce the toe of all slopes on Mesa Creek channel banks with erosion control fabric (Coconut fiber or better) and coconut fiber rolls.
- Roughen the bottom and sides of the channel as much as possible with vegetation plantings.
- Protect the channel bend at the upstream end of new Mesa Creek Channel closest to Cliff Drive with ungrouted rip-rap up to the 100-year storm water surface elevation.
- Install boulder weirs to stabilize the bed and banks of the new Mesa Creek Channel (Required Mitigation WATER-1).

22. **Water Quality:** The Creeks Division shall apply storm water quality control guidelines to the project per the Public Works Department Construction Project Best Management Practices.

E. **Prior to Final Inspection:** Prior to final inspection, the Owner of the Real Property shall complete the following:

1. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department.
2. Public improvements as shown on the building plans.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission's action approving the Coastal Development Permit shall expire two (2) years from the date of approval unless such approval is extended in accordance with section 28.45.009(q) of the Santa Barbara Municipal Code.

This motion was passed and adopted on the 13th day of May, 2004 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Jostes)

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

Susan Gantz, Planning Commission Secretary

Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.

Arroyo Burro Estuary Restoration (MST#2003-00408)
MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE

The purpose of the **Arroyo Burro Estuary Restoration Project Mitigation Monitoring and Reporting Program (MMRP)** is to ensure compliance with all mitigation measures identified in the Initial Study to mitigate or avoid potentially significant adverse environmental impacts resulting from the proposed project. The implementation of this MMRP shall be accomplished by City staff and the project developer's consultants and representatives. The program shall apply to the following phases of the project:

- Plan and specification preparation
- Pre-construction conference
- Construction of the site improvements
- Post Construction

I. RESPONSIBILITIES AND DUTIES

A qualified representative of the developer, approved by the City Planning Division and paid for by the developer, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of this mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.

It is the responsibility of the contractor to comply with all mitigation measures listed in the attached MMRP matrix. Any problems or concerns between monitors and construction personnel shall be addressed by the PEC and the contractor. The contractor shall prepare a construction schedule subject to the review and approval of the PEC. The contractor shall inform the PEC of any major revisions to the construction schedule at least 48 hours in advance. The PEC and contractor shall meet on a weekly basis in order to assess compliance and review future construction activities.

A. PRE-CONSTRUCTION BRIEFING

The PEC shall prepare a pre-construction project briefing report. The report shall include a list of all mitigation measures and a plot plan delineating all sensitive areas to be avoided. This report shall be provided to all construction personnel.

The pre-construction briefing shall be conducted by the PEC. The briefing shall be attended by the PEC, construction manager, necessary consultants, Planning Division Case Planner, Public Works representative and all contractors and subcontractors associated with the project. Multiple pre-construction briefings shall be conducted as the work progresses and a change in contractor occurs.

The MMRP shall be presented to those in attendance. The briefing presentation shall include project background, the purpose of the MMRP, duties and responsibilities of each participant, communication procedures, monitoring criteria, compliance criteria, filling out of reports, and duties and responsibilities of the PEC and project consultants.

EXHIBIT 3

Exhibit 2
CDP 4-04-088
Mitigation Monitoring & Reporting

It shall be emphasized at this briefing that the PEC and project consultants have the authority to stop construction and redirect construction equipment in order to comply with all mitigation measures.

Once construction commences, field meetings between the PEC and project consultants, and contractors shall be held on an as-needed basis in order to create feasible mitigation measures for unanticipated impacts, assess potential effects, and resolve conflicts.

II. IMPLEMENTATION PROCEDURES

There are three types of activities which require monitoring. The first type pertains to the review of the Conditions of Approval and Construction Plans and Specifications. The second type relates to construction activities and the third to ongoing monitoring activities during operation of the project.

A. MONITORING PROCEDURES

The PEC and required consultant(s) shall monitor all field activities. The authority and responsibilities of the PEC and consultant(s) are described in the previous section.

B. REPORTING PROCEDURES

The following three (3) types of reports shall be prepared:

1. Schedule

The PEC and contractor shall prepare a monthly construction schedule to be submitted to the City prior to or at the pre-construction briefing.

2. General Progress Reports

The PEC shall be responsible for preparing written progress reports submitted to the City. These reports would be expected on a weekly basis during grading, excavation and construction, activities. The reports would document field activities and compliance with project mitigation measures, such as dust control and sound reduction construction.

3. Final Report

A final report shall be submitted to the Planning Division when all monitoring (other than long term operational) has been completed and shall include the following:

- a. A brief summary of all monitoring activities.
- b. The date(s) the monitoring occurred.
- c. An identification of any violations and the manner in which they were dealt with.

- d. Any technical reports required, such as noise measurements.
- e. A list of all project mitigation monitors.

C. MMRP MATRIX

The following MMRP Matrix describes each initial study mitigation measure, monitoring activities and the responsibilities of the various parties, along with the timing and frequency of monitoring and reporting activities. For complete language of each condition, the matrix should be used in conjunction with the mitigation measures described in full in the Initial Study.

The MMRP Matrix is intended to be used by all parties involved in monitoring the project mitigation measures, as well as project contractors and others working in the field. The Matrix should be used as a compliance checklist to aid in compliance verification and monitoring requirements. A copy of the MMRP matrix shall be kept in the project file as verification that compliance with all mitigation measures has occurred.

ARROYO BURRO ESTUARY RESTORATION PROJECT (MST# 2003-00408)
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

| MITIGATION MEASURE | MONITORING REQUIREMENT | RESPONSIBLE ENTITY | MONITOR | ACTION BY MONITOR | MITIGATION FREQUENCY | MONITORING FREQUENCY | REPORTING FREQUENCY | COMPLIANCE CHECK | VERIFICATION |
|--------------------|--|----------------------|---------|--|--|--|---------------------|------------------|--------------|
| AQ-1 | Wet site soils to reduce dust | Construction manager | PEC | Ensure soils moistened | Daily during construction where soils exposed | Weekly | Monthly | Creeks Division | |
| AQ-2 | Cover trucks transporting fill | Construction manager | PEC | Ensure trucks covered | Daily during grading | Weekly | Monthly | Creeks Division | |
| AQ-3 | Haul routes to be approved by transportation engineer | Construction manager | PEC | Ensure haul routes are approved | Once prior to construction | Weekly | Monthly | Creeks Division | |
| AQ-4 | After clearing reestablish vegetation or water soils to form a crust | Construction manager | PEC | Vegetation is reestablished | Twice daily | Weekly | Monthly | Creeks Division | |
| BIO-1 | Comply with Army Corps permit requirements | Construction manager | PEC | Permit requirements are implemented | Daily during construction | Daily | Monthly | Creeks Division | |
| BIO-2 | Displace gobies in the upstream area using nets before installing the blocking net. Survey for steelhead | Construction manager | PEC | Gobies are displaced with nets and steelhead are absent or displaced | Several times prior to blocking net installation | Daily during stream diversion construction | Monthly | Creeks Division | |
| BIO-3 | Provide replacement trees as proposed | Construction Manager | PEC | Trees planned are provided | Once | Monthly | Monthly | Creeks Division | |
| BIO-4 | Protect oak trees not proposed for removal | Construction manager | PEC | Appropriate Oak trees are flagged for removal | Weekly | Weekly | Monthly | Creeks Division | |

**ARROYO BURRO ESTUARY RESTORATION PROJECT (MST# 2003-00408)
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

| MITIGATION MEASURE | MONITORING REQUIREMENT | RESPONSIBLE ENTITY | MONITOR | ACTION BY MONITOR | MITIGATION FREQUENCY | MONITORING FREQUENCY | REPORTING FREQUENCY | COMPLIANCE CHECK | VERIFICATION |
|--------------------|--|----------------------|---------|--|---------------------------------|-----------------------------|---------------------|------------------|--------------|
| BIO-5 | Provide fence barriers around the drip lines of all oak trees during construction | Construction manager | PEC | Oak trees near project are fenced off | Weekly | Weekly | Monthly | Creeks Division | |
| BIO-6 | Grading beneath the drip lines of oak trees shall be as indicated on plans and be done with a one ton rubber wheeled vehicle unless under supervision of an arborist | Construction manager | PEC | Grading beneath oak trees is done with light equipment or under proper supervision | Weekly during grading | Weekly | Monthly | Creeks Division | |
| BIO-7 | Qualified arborist to be present during grading within drip line of any oak tree | Construction manager | PEC | Arborist is present during grading under oak trees | Daily during grading near trees | Weekly | Monthly | Creeks Division | |
| BIO-8 | No storage or parking within 5 feet of drip line of oak trees | Construction manager | PEC | Check no storage or parking under oak trees | Daily during construction | Weekly | Monthly | Creeks Division | |
| BIO-9 | Landscaping under oak trees to be compatible with tree preservation and no irrigation installation under oak trees | Construction manager | PEC | Check landscape plan plants are used under oak trees | Weekly during planting | Monthly during construction | Monthly | Creeks Division | |

**ARROYO BURRO ESTUARY RESTORATION PROJECT (MST# 2003-00408)
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

| MITIGATION MEASURE | MONITORING REQUIREMENT | RESPONSIBLE ENTITY | MONITOR | ACTION BY MONITOR | MITIGATION FREQUENCY | MONITORING FREQUENCY | REPORTING FREQUENCY | COMPLIANCE CHECK | VERIFICATION |
|--------------------|---|----------------------|---------|--|---|---|---------------------|------------------|--------------|
| BIO-10 | Identify, protect, replant sensitive plant species | Construction manager | PEC | Ensure biologist identified sensitive species and they are protected | Once | Once prior to vegetation removal and once after restoration is complete | Monthly | Creeks Division | |
| CULT-1 | An archaeologist and Native American observer shall monitor all ground disturbance and follow standard MEA procedures if artifacts discovered | Construction manager | PEC | Ensure the a archaeologist and Native American monitor are present | Daily during site grading | Weekly | Monthly | Creeks Division | |
| GEO-1 | Site preparation in accordance with Geotechnical Study recommendations | Construction manager | PEC | Geotechnical Study site preparation recommendations are followed | Daily during site preparation | Weekly | Monthly | Creeks Division | |
| GEO-2 | Structures to comply with UBC seismic engineering standards | Construction manager | PEC | Building plans are implemented | Weekly during construction | Weekly | Monthly | Creeks Division | |
| GEO-3 | Overexcavate bridge footings in compliance with Geotechnical Study recommendations | Construction manager | PEC | Bridge footing soils preparation follows recommendations | Daly during bridge footing construction | Weekly | Monthly | Creeks Division | |
| GEO-4 | Imported fill to be examined by an engineer and compacted to 90 and 95% | Construction manager | PEC | Fill to be properly compacted and inspected | Daily during site grading | Weekly | Monthly | Creeks Division | |

**ARROYO BURRO ESTUARY RESTORATION PROJECT (MST# 2003-00408)
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

| MITIGATION MEASURE | MONITORING REQUIREMENT | RESPONSIBLE ENTITY | MONITOR | ACTION BY MONITOR | MITIGATION FREQUENCY | MONITORING FREQUENCY | REPORTING FREQUENCY | COMPLIANCE CHECK | VERIFICATION |
|--------------------|---|----------------------|---------|---|---|----------------------|---------------------|------------------|--------------|
| GEO-5 | Footing for bridge to be upon properly compacted soils and as specified in the Geotechnical Study | Construction manager | PEC | Soils under bridge footing to be properly prepared and foundations as specified | Daily during bridge footing site preparation | Weekly | Monthly | Creeks Division | |
| HAZ-1 | Explore less toxic pesticides and use when available | Construction manager | PEC | Check for less toxic pesticides | Prior to pesticide application | Monthly | Monthly | Creeks Division | |
| NOISE-1 | Construction to occur during 8 am to 5 pm except on City holidays | Construction manager | PEC | Construction hours are adhered to | Daily | Monthly | Monthly | Creeks Division | |
| NOISE-2 | Construction equipment to be properly maintained | Construction manager | PEC | Review records of maintenance | Daily | Monthly | Monthly | Creeks Division | |
| TRANS-1 | Construction trips to occur outside the am and pm peak hours | Construction manager | PEC | Construction trips occur outside peak hours | Daily | Monthly | Monthly | Creeks Division | |
| WATER-1 | Comply with the recommendation of the Hydraulic Report | Construction manager | PEC | Measures in Hydraulic report are installed | During grading and installation of erosion controls | Weekly | Monthly | Creeks Division | |

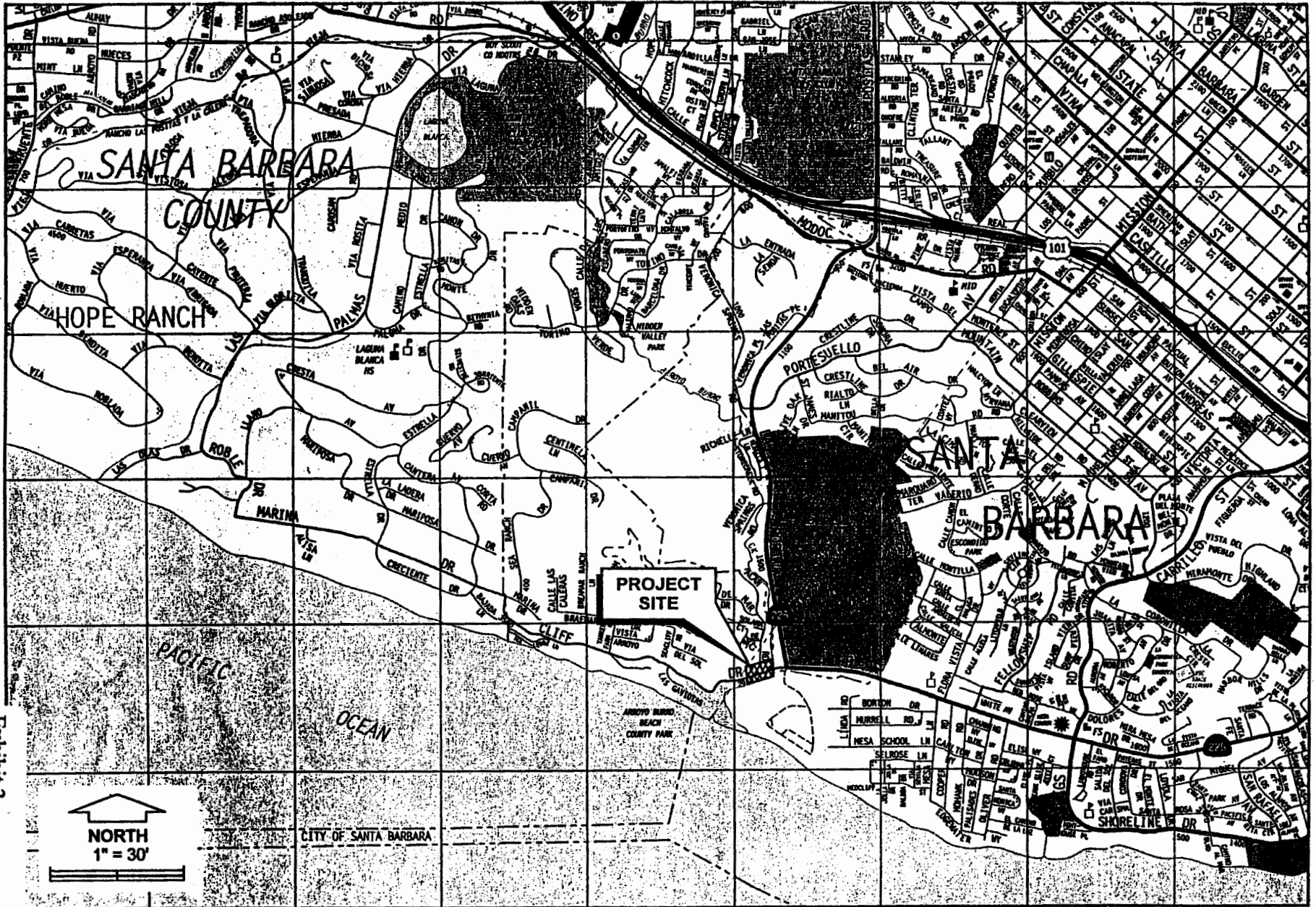


Exhibit 3
CDP 4-04-088
Vicinity Map

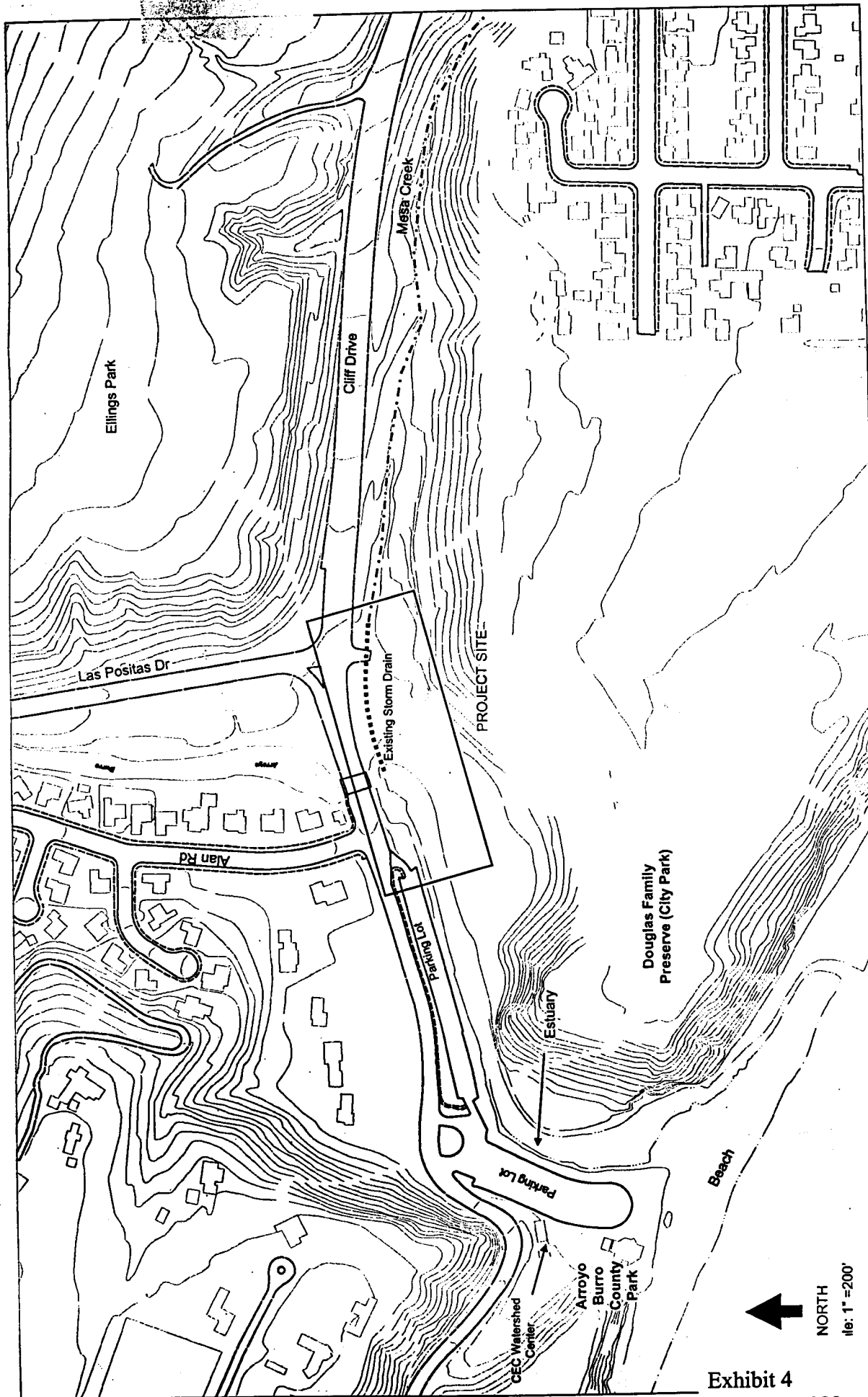


Figure 1. Location of Project Site

Exhibit 4
 CDP 4-04-088
 Project Location

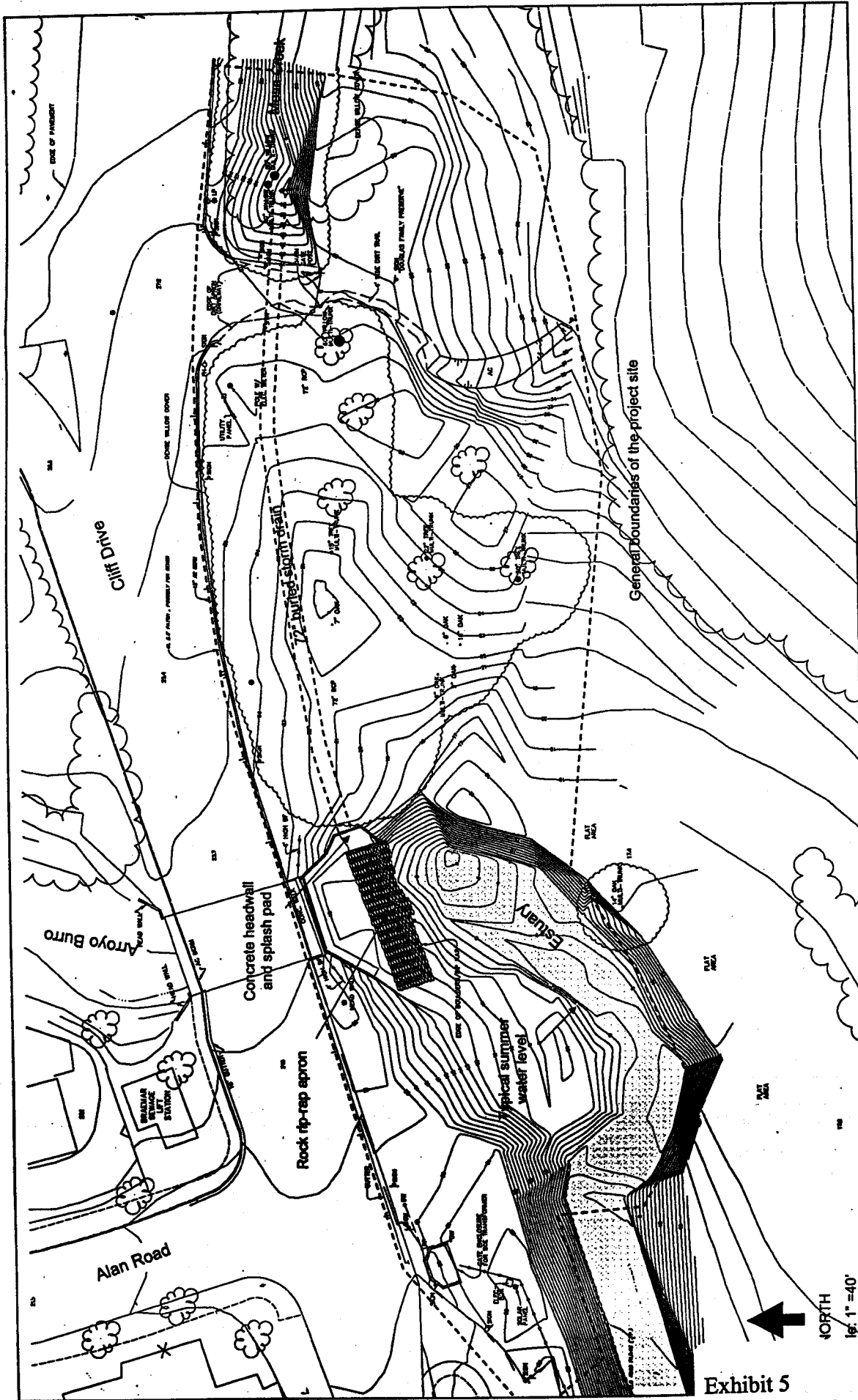
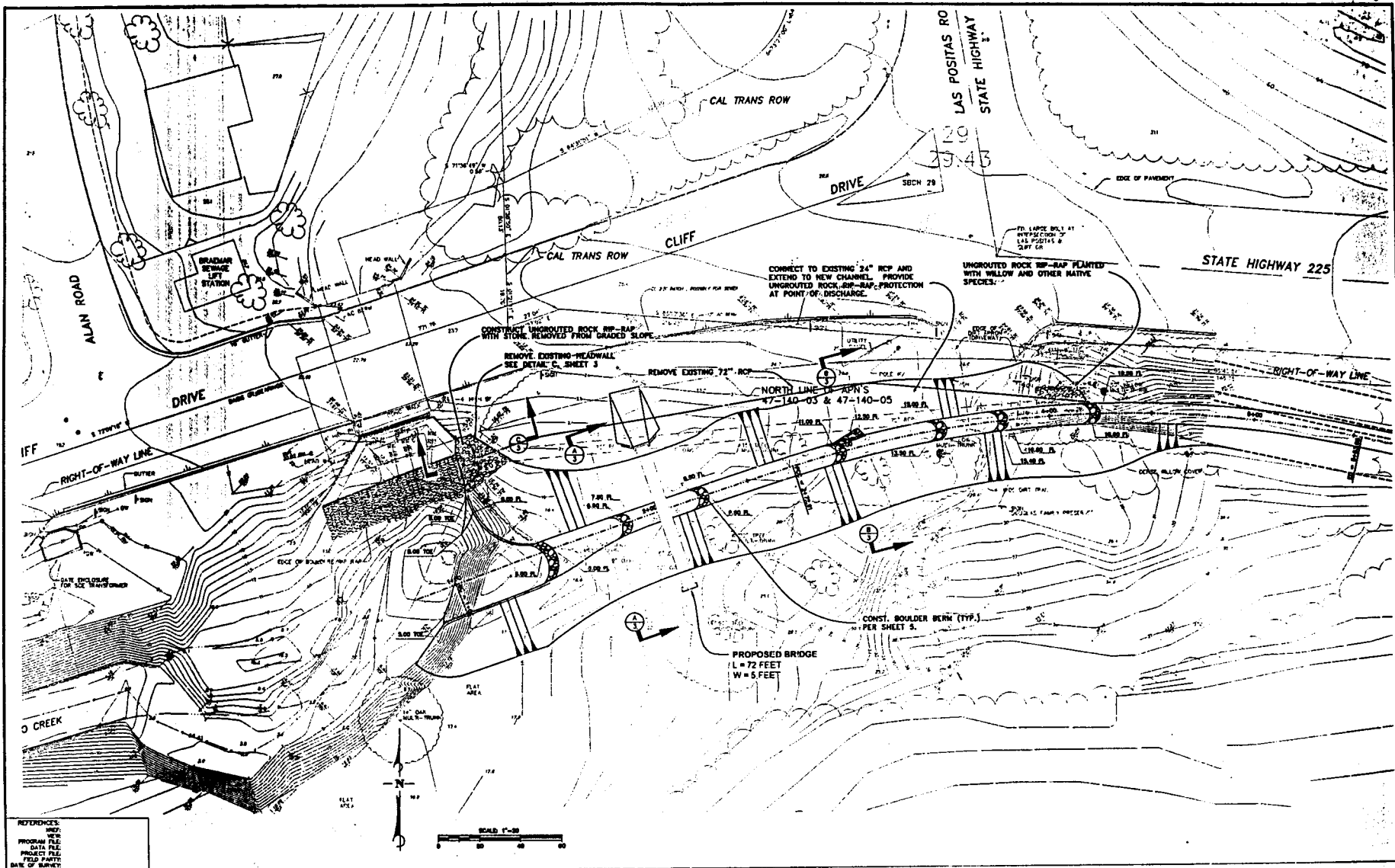
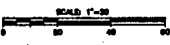


Figure 2. Project Site

Exhibit 5
CDP 4-04-088
Site Plan



REFERENCES:
 INFO:
 PROGRAM FILE:
 DATA FILE:
 PROJECT FILE:
 FIELD PARTS:
 DATE OF SURVEY:



| | | | |
|-------------|--|------------------|--------------------------|
| DESIGN | PAUL J. SMITH | CHECKED | PAUL J. SMITH |
| DRAWN | PAUL J. SMITH | CHECKED | PAUL J. SMITH |
| CHECKED | PAUL J. SMITH | CHECKED | PAUL J. SMITH |
| FILE NO. | 47-140-05 | DATE | 11/13/03 |
| PROJECT | ARROYO BUENO UPPER ESTUARY RESTORATION PROJECT | PROJECT ENGINEER | PAUL J. SMITH |
| NO. | 1 | DATE | 11/13/03 |
| DESCRIPTION | CREEK CHANNEL GRADING PLAN | DRAWING FILE | 011 PaulSmith - 11/13/03 |

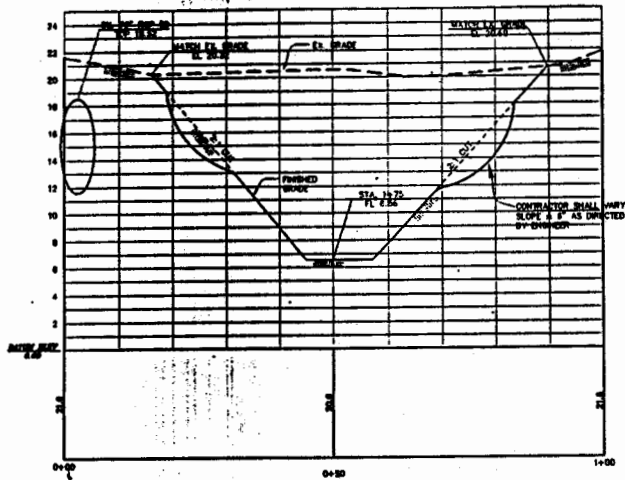
CREEK CHANNEL GRADING PLAN

CITY OF SANTA BARBARA
 PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

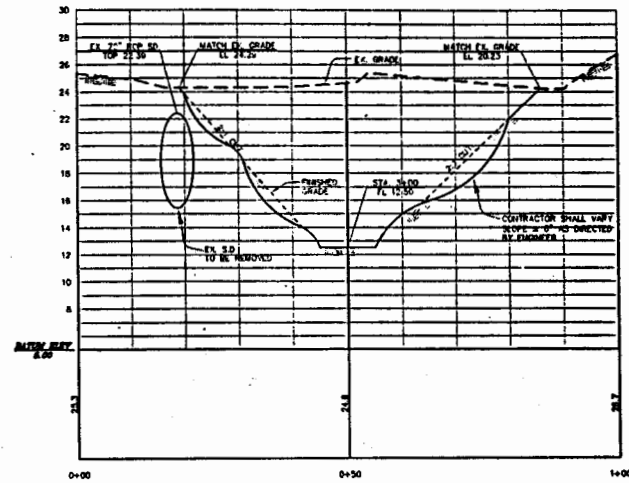
| | | |
|-----------|----------------|-----------------|
| SCALE: | VERT. 1" = 20' | HORIZ. 1" = 40' |
| APPROVED: | DATE: | PROJECT NO.: |
| | | 2 OF 13 SHEETS |

ARROYO BUENO UPPER ESTUARY RESTORATION PROJECT

Exhibit 6
 CDP 4-04-088
 Creek Grading Plan



Ⓐ TYPICAL CROSS SECTION - STA. 1+75.00
SCALE: 1" = 10' HORIZ.
1" = 2' VERT.

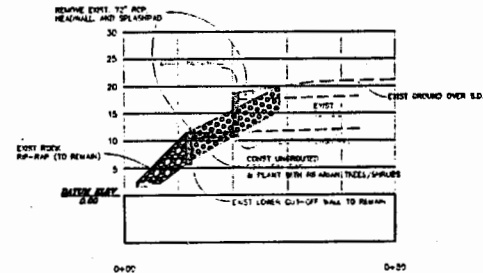


Ⓑ TYPICAL CROSS SECTION - STA. 3+00.00
SCALE: 1" = 10' HORIZ.
1" = 2' VERT.

NOTES:

ROCKS ENCOUNTERED DURING THE EXCAVATION OF THE CHANNEL AND REMOVAL OF THE STORM DRAIN SHALL BE INCORPORATED INTO THE CHANNEL SLOPE FOR VISUAL RELIEF OR BOULDER BERMS, AS DIRECTED BY THE ENGINEER. ROCKS IN EXCESS OF THOSE NEEDED FOR CHANNEL ENHANCEMENT ARE TO BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.

ALL EXPOSED CHANNEL SLOPES SHALL BE COVERED WITH AN EROSION BLANKET.



Ⓒ TYPICAL SECTION - REMOVE EXISTING STORM DRAIN OUTLET
SCALE: 1" = 10' HORIZ.
1" = 2' VERT.

Exhibit 7
 CDP 4-04-088
 Creek Sections

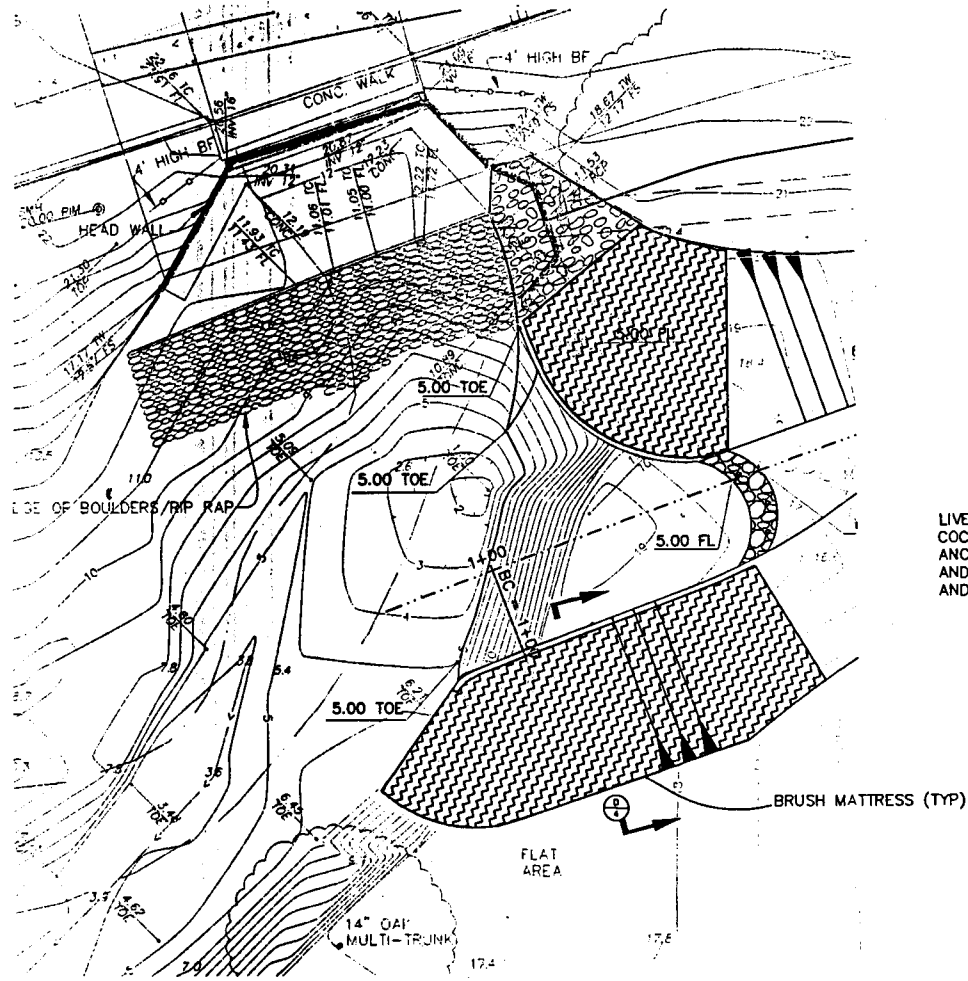
NOTICE: NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

| | | | |
|-----------------------|-----------------------|-----------------------|------|
| DESIGN | DRAWN | CHECKED | DATE |
| ENGINEERS & SURVEYORS | ENGINEERS & SURVEYORS | ENGINEERS & SURVEYORS | DATE |
| PROJECT ENGINEER | PROJECT ENGINEER | PROJECT ENGINEER | DATE |
| DATE | DATE | DATE | DATE |

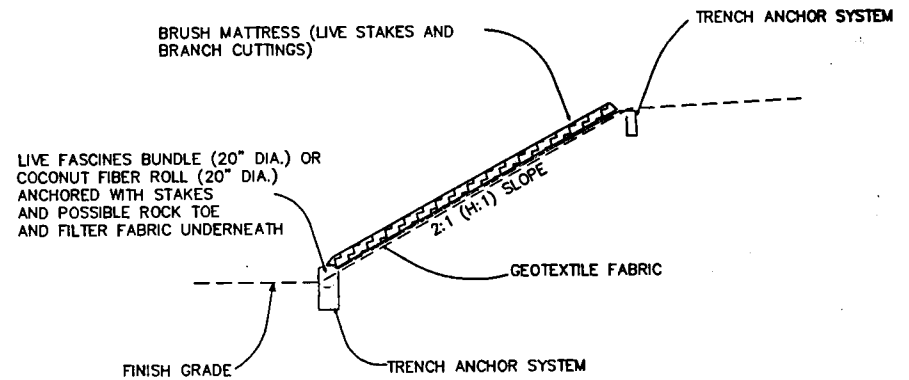
APPROVED BY: [Signature] DATE: [Date]

CITY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT-ENGINEERING DIVISION

SCALE: _____
 VERT. 1" = 20'
 HOR. 1" = 20'
 SHEET 3 OF 13



CREEK OUTLET DETAIL



① TYPICAL SECTION - CREEK OUTLET EROSION PROTECTION

Exhibit 8
 CDP 4-04-088
 Creek Mouth Erosion Control

MESSINES

| | | | | | |
|--------|-------|---------|----------|------|----------|
| DESIGN | DRAIN | CHECKED | PLUMBING | DATE | APPROVED |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Perkins & Stone
 ENGINEERS & SURVEYORS
 1000 S. ANTELOPE ST. SUITE 200
 SANTA BARBARA, CA 93101
 TEL: 805-965-1111 FAX: 805-965-1112
 WWW: PERKINSANDSTONE.COM

DESIGN: [] CHECKED: []
 DATE: []
 PROJECT ENGINEER: []
 R.C.E. 3/2/07 (D.P. 4/22/07)
 DRAWING FILE: []

BANK PROTECTION DETAILS

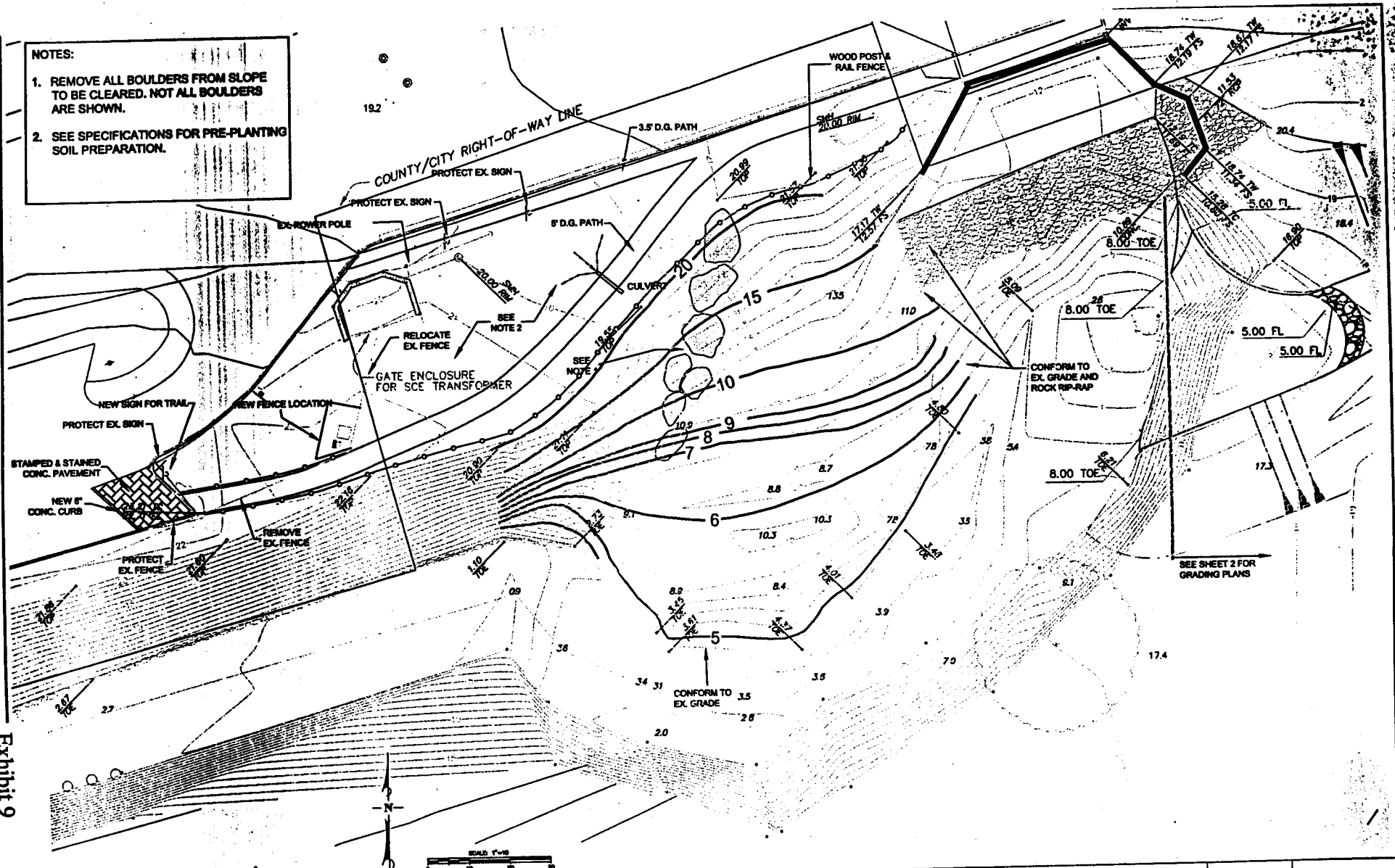
CITY OF SANTA BARBARA
 PUBLIC WORKS DEPARTMENT-ENGINEERING DIVISION

SCALE: VERT. 1"=20' HOR. 1"=20'
 PROJ. NO. []
 SHEET: 4 OF 13
 DATE: []

ARROYO BURRO UPPER ESTUARY RESTORATION PROJECT

NOTES:

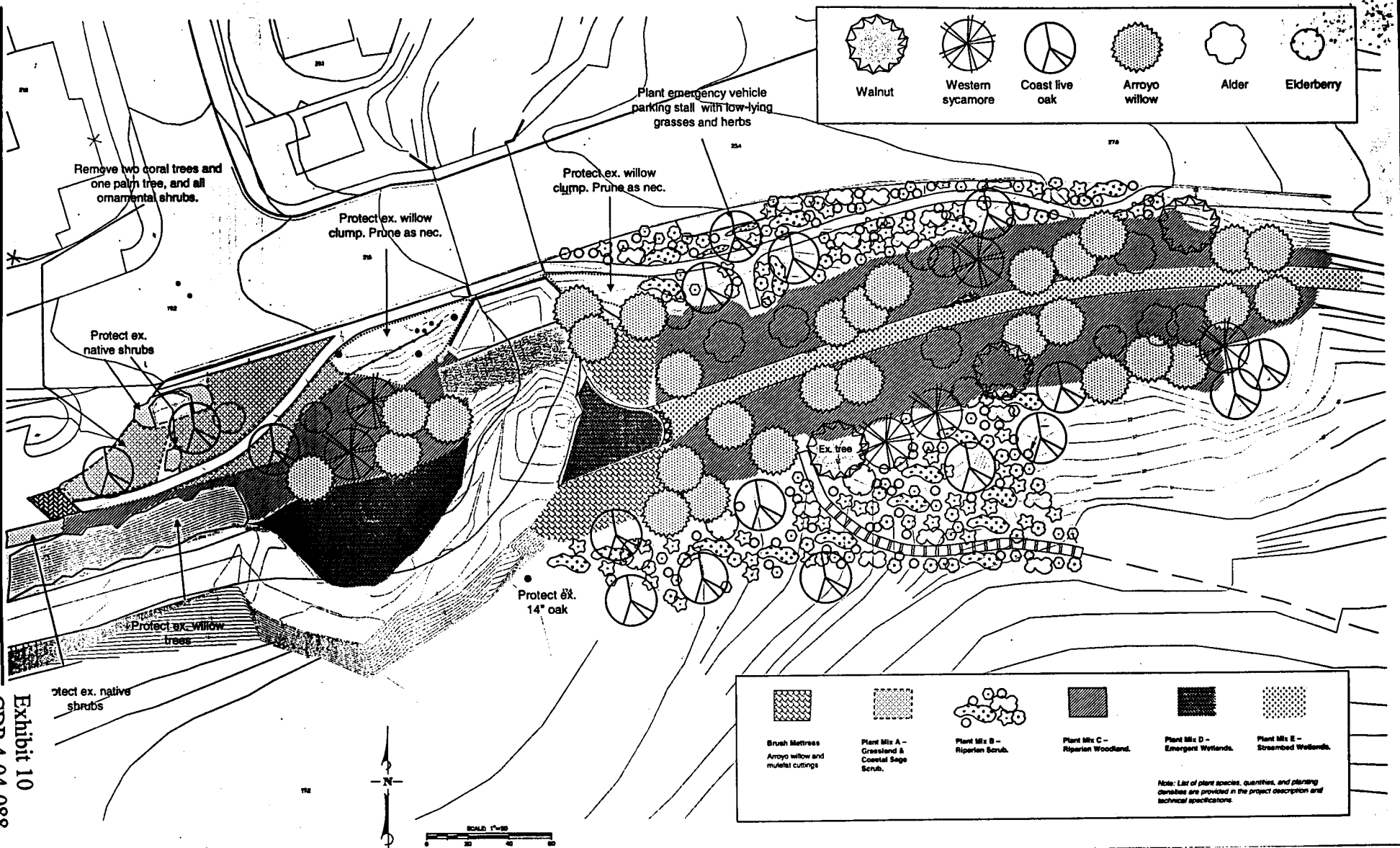
1. REMOVE ALL BOULDERS FROM SLOPE TO BE CLEARED. NOT ALL BOULDERS ARE SHOWN.
2. SEE SPECIFICATIONS FOR PRE-PLANTING SOIL PREPARATION.



SEE SHEET 2 FOR GRADING PLANS

Exhibit 9
 CDP 4-04-088
 West Bank Grading Plan

| | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------|---------|---------|------|----------|------|-------|-------|---------|----|------|----|--|--|--|---|--------|-----------|--------------|--------------|-------------|------|
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: 8px;">DESIGN</td><td style="font-size: 8px;">DRAWN</td><td style="font-size: 8px;">CHECKED</td><td style="font-size: 8px;">DATE</td></tr> <tr><td style="font-size: 8px;">PUB. NO.</td><td style="font-size: 8px;">PAGE</td><td style="font-size: 8px;">SCALE</td><td style="font-size: 8px;">SHEET</td></tr> <tr><td style="font-size: 8px;">REVISED</td><td style="font-size: 8px;">BY</td><td style="font-size: 8px;">DATE</td><td style="font-size: 8px;">BY</td></tr> </table> | DESIGN | DRAWN | CHECKED | DATE | PUB. NO. | PAGE | SCALE | SHEET | REVISED | BY | DATE | BY | <p>URS 130 ROBIN HILL RD, SUITE 100 SANTA BARBARA, CA 93117 (805) 964-8010</p> | <p>WEST BANK GRADING PLAN</p> <p>ARROYO BURRO ESTUARY RESTORATION</p> | <p>CITY OF SANTA BARBARA PUBLIC WORKS DEPARTMENT-ENGINEERING DIVISION</p> <p>APPROVED: _____ DATE _____ CITY ENGINEER</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="font-size: 8px;">SCALE:</td><td style="font-size: 8px;">PROJ. NO.</td></tr> <tr><td style="font-size: 8px;">VERT. 1"=10'</td><td style="font-size: 8px;">SHT. 7 of 13</td></tr> <tr><td style="font-size: 8px;">HOR. 1"=10'</td><td style="font-size: 8px;">DATE</td></tr> </table> | SCALE: | PROJ. NO. | VERT. 1"=10' | SHT. 7 of 13 | HOR. 1"=10' | DATE |
| DESIGN | DRAWN | CHECKED | DATE | | | | | | | | | | | | | | | | | | | |
| PUB. NO. | PAGE | SCALE | SHEET | | | | | | | | | | | | | | | | | | | |
| REVISED | BY | DATE | BY | | | | | | | | | | | | | | | | | | | |
| SCALE: | PROJ. NO. | | | | | | | | | | | | | | | | | | | | | |
| VERT. 1"=10' | SHT. 7 of 13 | | | | | | | | | | | | | | | | | | | | | |
| HOR. 1"=10' | DATE | | | | | | | | | | | | | | | | | | | | | |



| | | | |
|---------------|-------|------------------|-------|
| DESIGN | _____ | DATE | _____ |
| DRAWN | _____ | CHECKED | _____ |
| CHECKED | _____ | CAD | _____ |
| PLUMBING | _____ | DATE | _____ |
| NO. OF SHEETS | _____ | PROJECT ENGINEER | _____ |
| SHEET NO. | _____ | S.I.C.E. | _____ |
| DATE | _____ | APPROVED | _____ |
| APPROVED | _____ | ATLAS | _____ |

URS
 130 ROBIN HILL RD, SUITE 100
 SANTA BARBARA, CA 93117
 (805) 964-8010

LANDSCAPING PLAN

ARROYO BURRO ESTUARY RESTORATION

CITY OF SANTA BARBARA
 PUBLIC WORKS DEPARTMENT-ENGINEERING DIVISION

| | | | |
|----------|-------|--------------|---------|
| SCALE: | _____ | SHEET NO. | _____ |
| VERT. | _____ | TOTAL SHEETS | 9 of 13 |
| HOR. | _____ | DATE | _____ |
| APPROVED | _____ | DATE | _____ |

49.43

Coconut fiber mat placed on finished slopes prior to planting. See Sheet 10.

Temporary sand bag dam to collect dry weather runoff for pumping

Permanent slope stabilization - brush mattress with fascine at toe of slope

Temporary sand bag dam to collect dry weather runoff for pumping

Coconut fiber mat placed on finished slopes prior to planting. See Sheet 10.

Daily construction staging area

Sump pump

Sump pump

Sump pump

2" PVC pipe on ground surface, or slightly buried

Erosion control on slopes to be graded will be managed by plantings and mulch layer

Silt fence

Silt fence

Work Limits

Temporary cofferdam and troy barriers. Constructed of sheet piles driven across the channel

Creek channel to be kept dry during in-stream work



NOTE: Construction to occur in dry season, July 1 to November 1.

Exhibit 11
CDP 4-04-088
Dewatering Plan

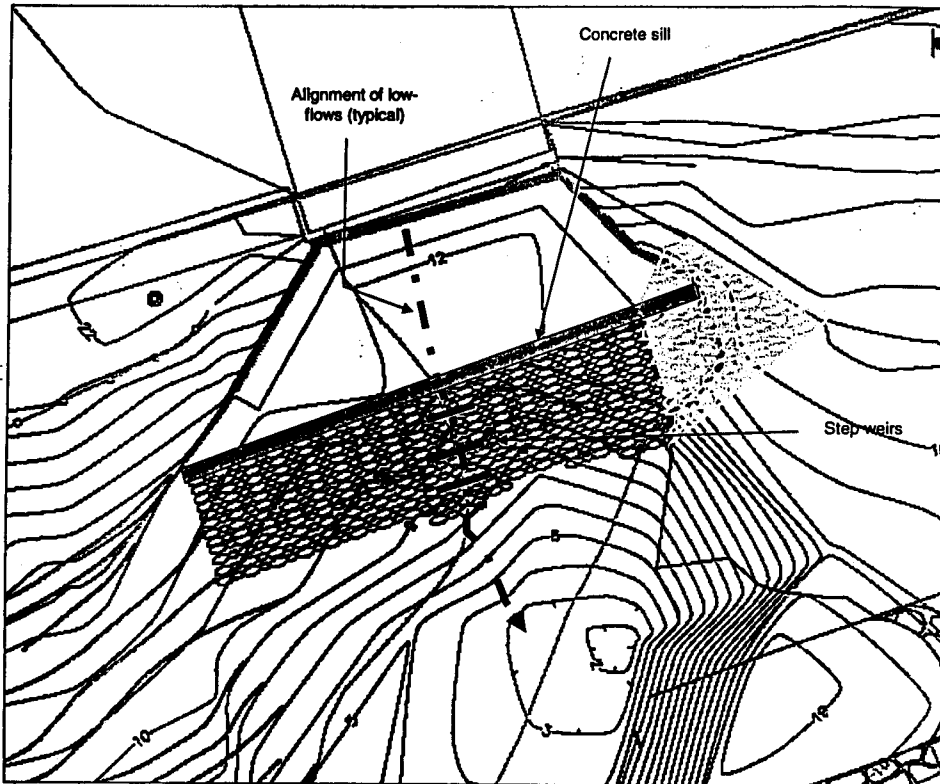
| | | | |
|-----------|------|------------------|---------|
| DESIGN | ____ | CHECKED | ____ |
| DRAWN | ____ | CHKD | ____ |
| CHECKED | ____ | DATE | ____ |
| PUBLISHED | ____ | PROJECT ENGINEER | ____ |
| DATE | ____ | S.E.E. | (EXP.) |
| APPROVED | ____ | DESIGNED BY | ____ |
| DATE | ____ | | |

URS
130 ROBIN HILL RD, SUITE 100
SANTA BARBARA, CA 93117
(805) 964-0010

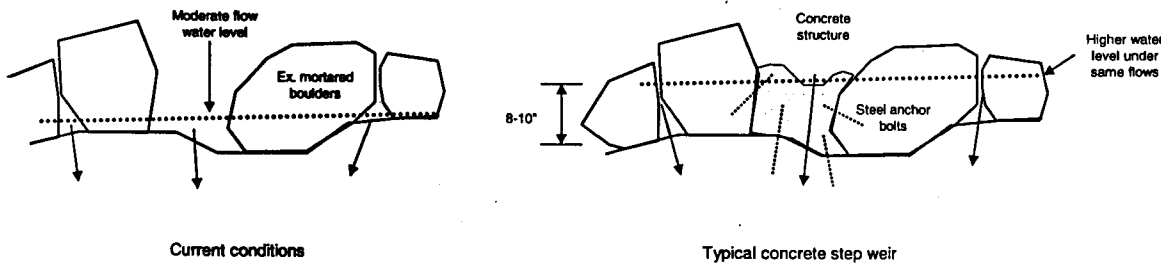
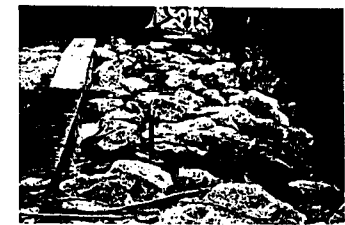
EROSION CONTROL AND DEWATERING PLAN
ARROYO BURRO ESTUARY RESTORATION

CITY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

SCALE: _____
NEXT: _____
DATE: _____
NO. 12
DATE: 7.13.08



Photographs of the locations for three concrete step weirs



NOTE 1: Concrete step weirs to be field designed in consultation with Project Engineer.

NOTE 2: Contractor to provide list of materials and concrete mix to Project Engineer for approval.

NOTE 3: All work shall occur in dry conditions, with rock surfaces free of dirt and algae.

NOTE 4: Concrete to be stained and textured to resemble existing rock.

| | | | | | |
|-------------|-------|------------------|-------|---------|-------|
| DESIGN | _____ | DESIGN | _____ | CHECKED | _____ |
| DRAWN | _____ | CAD | _____ | DATE | _____ |
| CHECKED | _____ | PROJECT ENGINEER | _____ | S.C.E. | _____ |
| PUBLISHING | _____ | DRAWING FILED | _____ | (SHP) | _____ |
| DESCRIPTION | DATE | APPROVED | DATE | DATE | _____ |
| REVISIONS | | | | | |

URS

130 ROBIN HILL RD, SUITE 100
SANTA BARBARA, CA 93117
(805) 964-9010

ROCK APRON MODIFICATION PLAN
ARROYO BURRO ESTUARY RESTORATION

CITY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT-ENGINEERING DIVISION

APPROVED: _____ DATE _____
CITY ENGINEER

| | |
|-------------|----------------------|
| SCALE: | PROJ. NO. |
| VERT. _____ | _____ |
| HOR. _____ | SHT. 13 OF 13 SHEETS |
| ARCH. NO. | DWG. NO. |

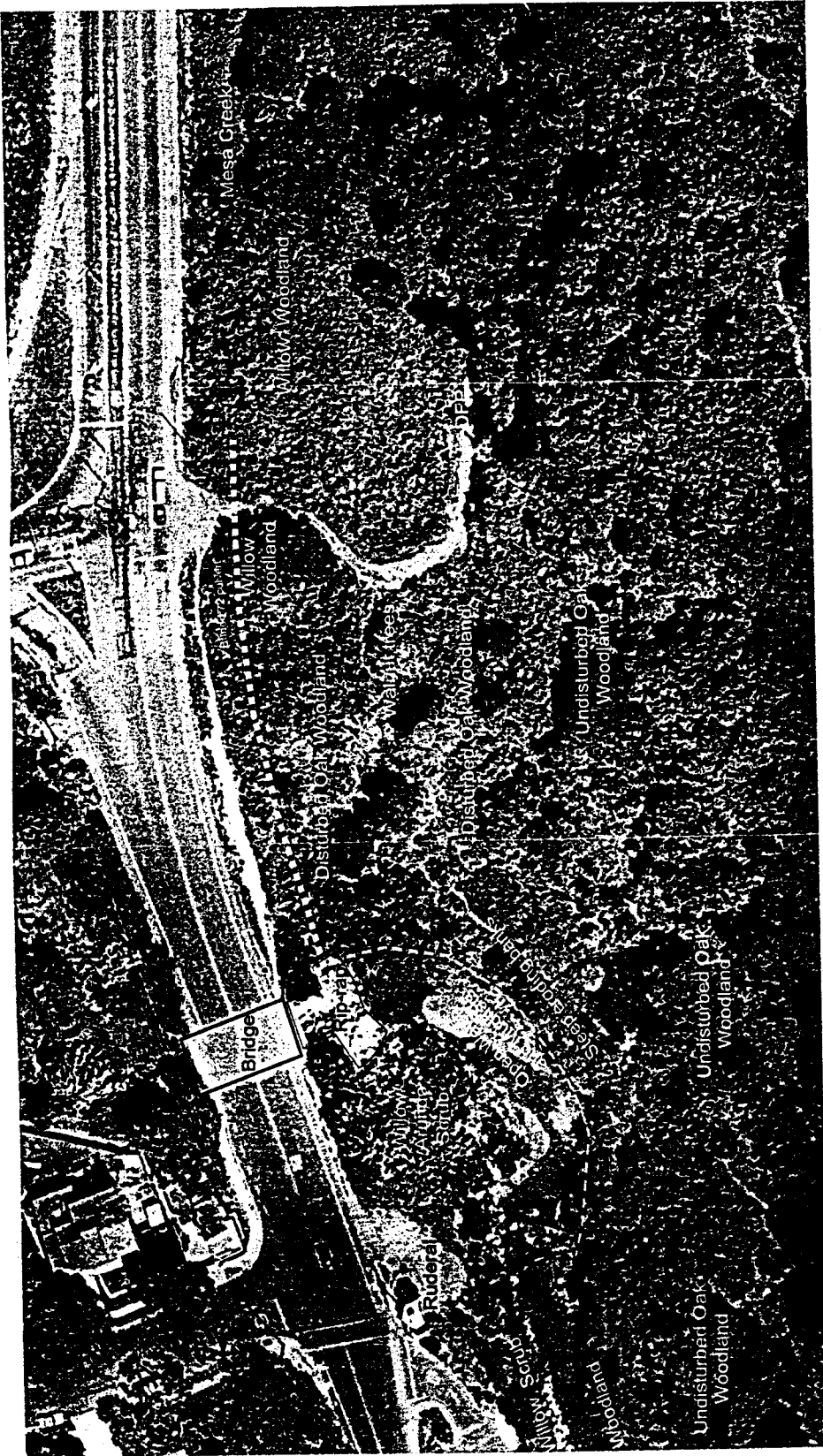
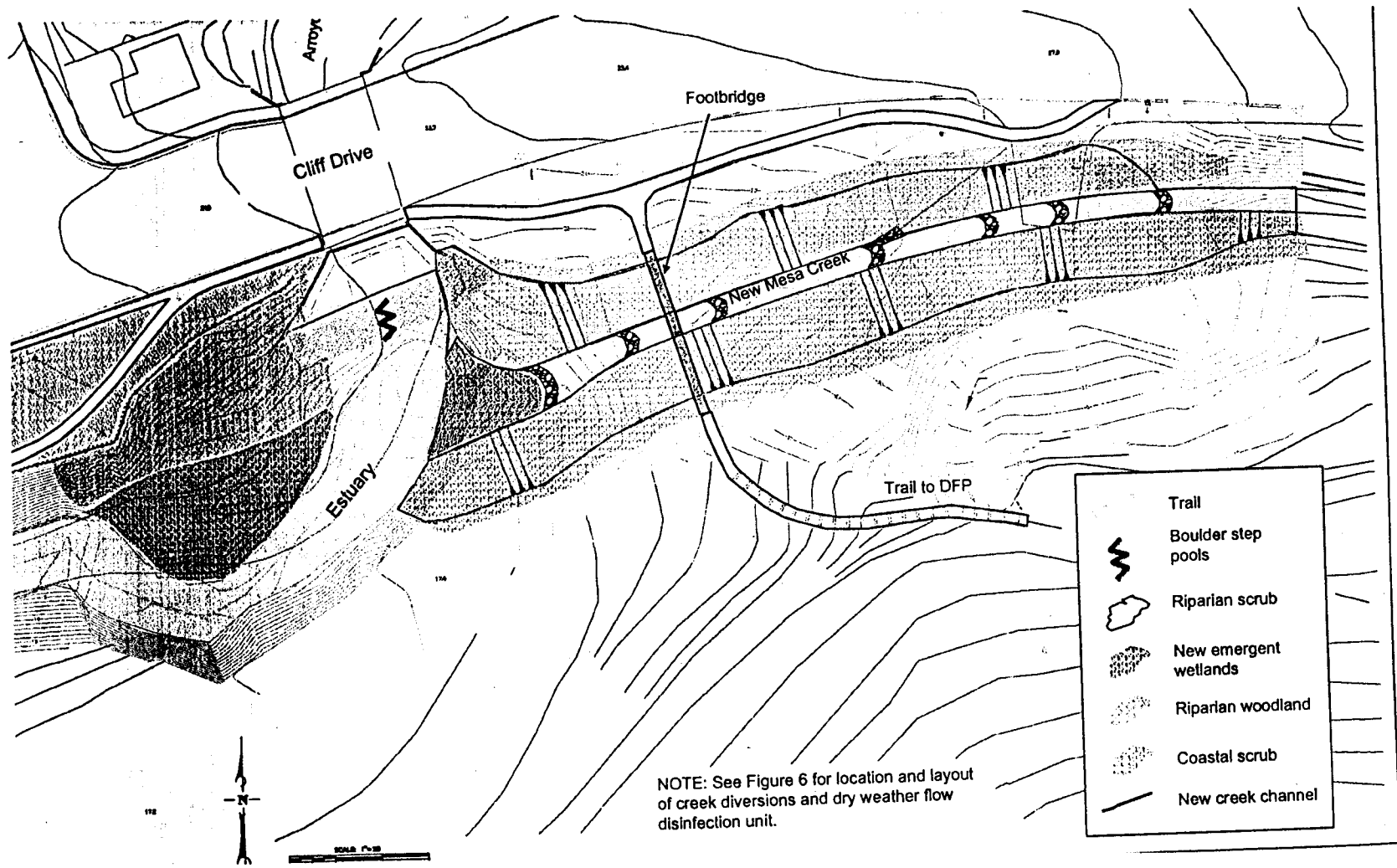


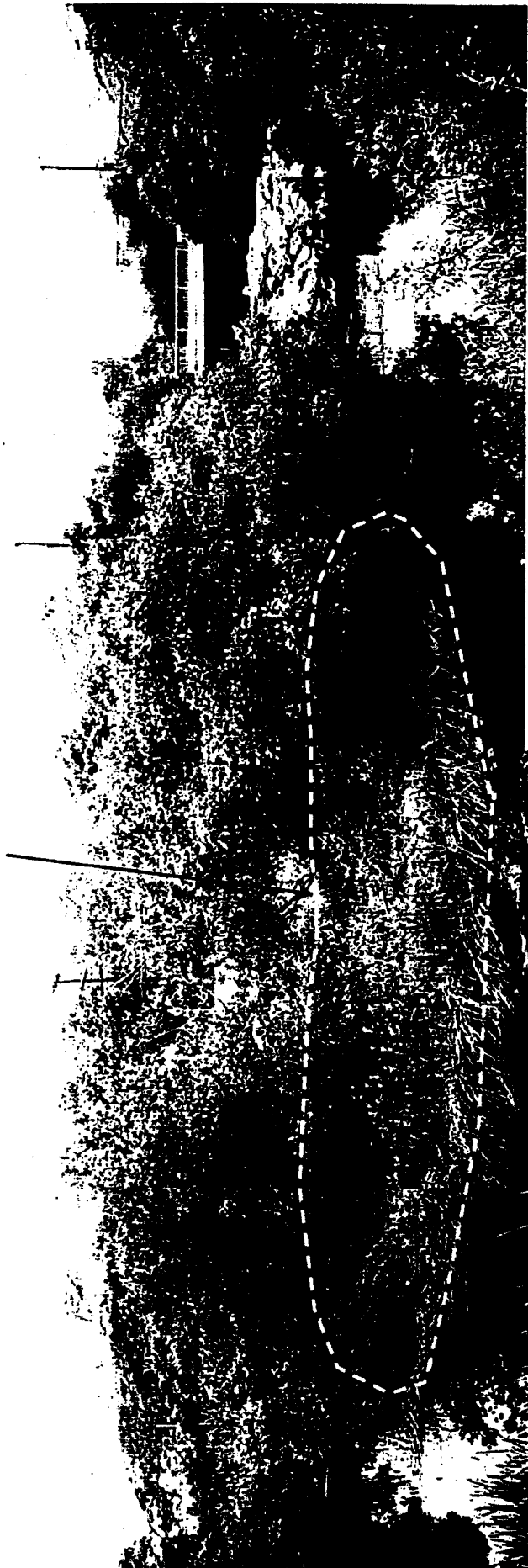
Exhibit 13
CDP 4-04-088
Existing Habitats



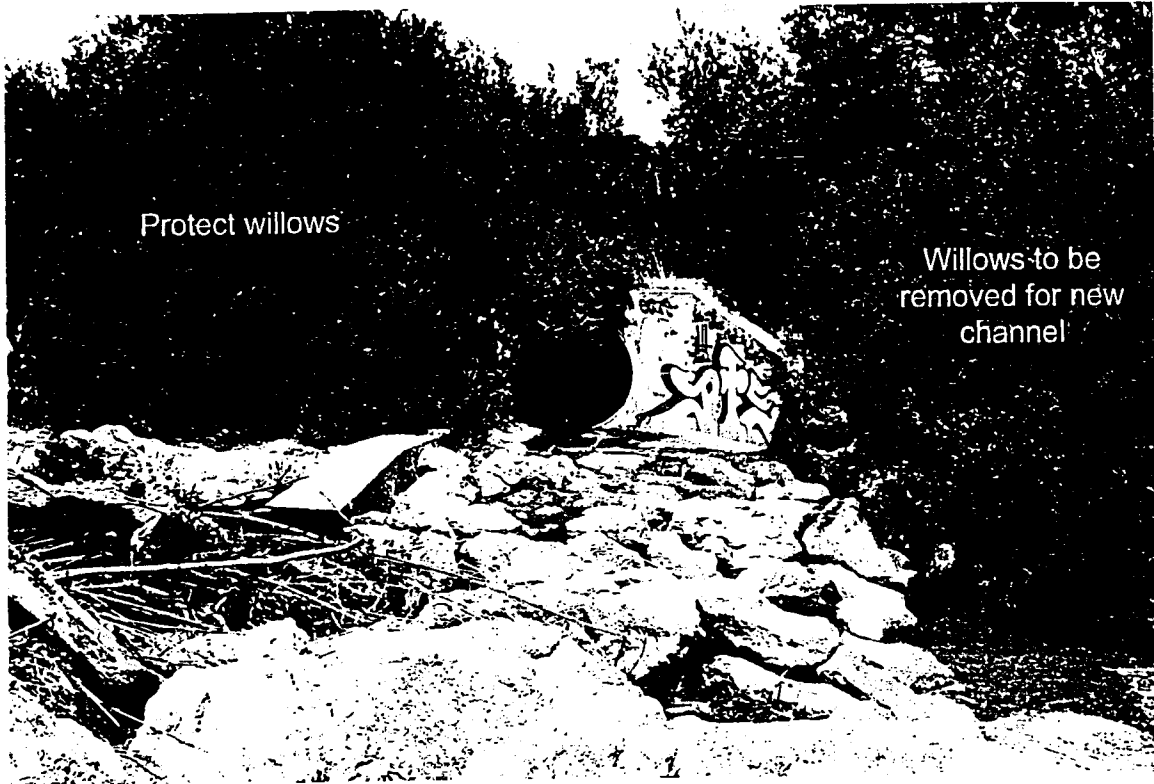
NOTE: See Figure 6 for location and layout of creek diversions and dry weather flow disinfection unit.

Exhibit 14
 CDP 4-04-088
 Proposed Habitats

Portion of the bank to be lowered to near summer water level



Photograph No. 5. View of the west bank to be graded.



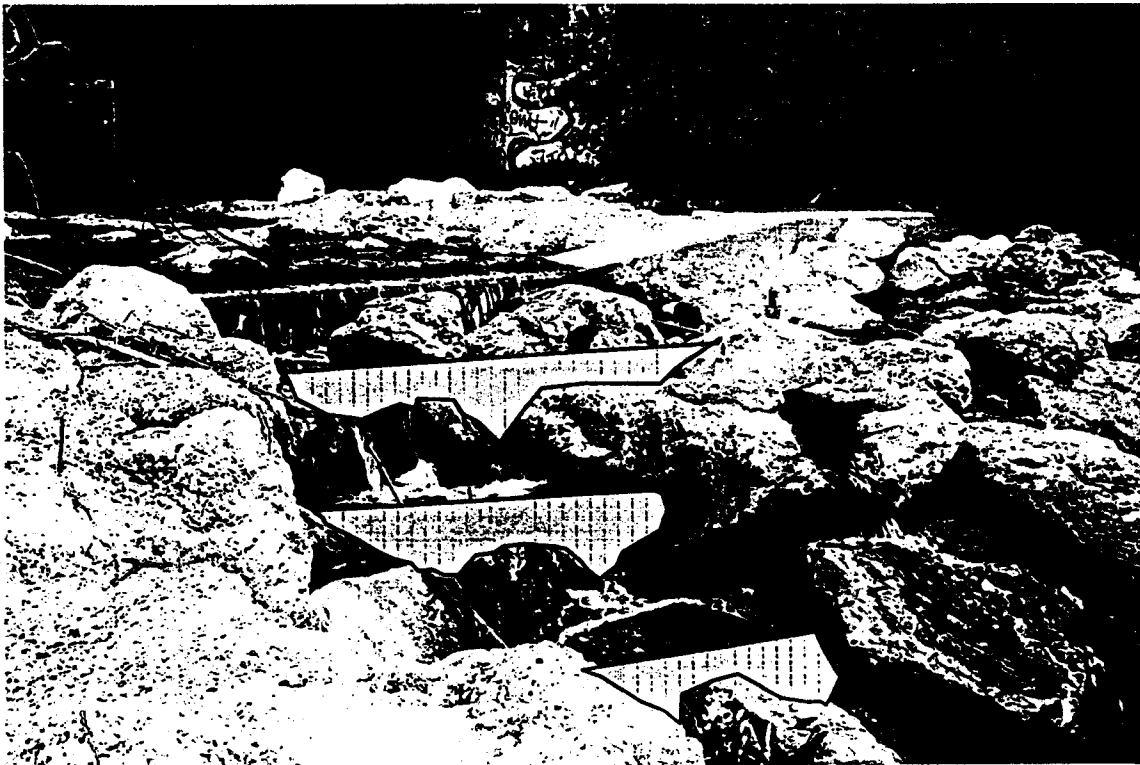
Photograph No. 6. View of the Mesa Creek storm drain outlet. The culvert, headwall, and wingwalls will be removed. The bank will be stabilized with ungrouted rock rip rap.



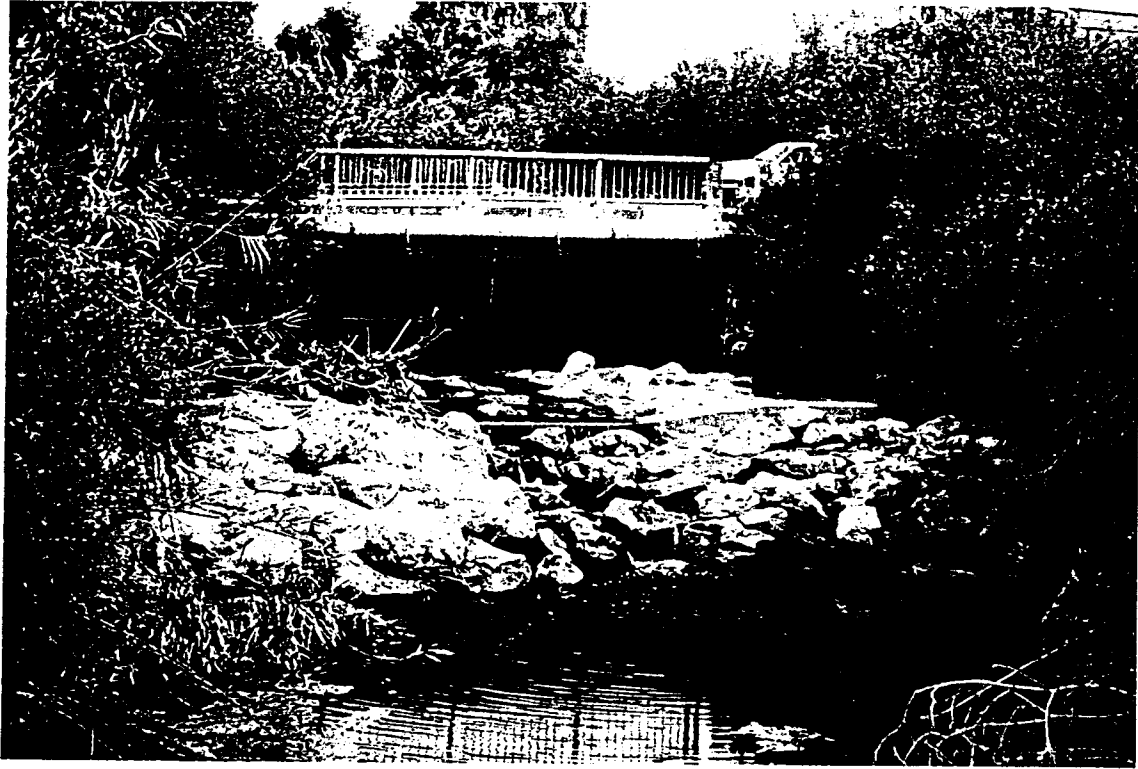
Photograph No. 7. View of the east bank of the estuary, where the new channel opening will be located.



Photograph No. 9. Location of proposed concrete weirs to create small jump pools.



Photograph No. 10. Simulation of the concrete weirs.



Photograph No. 8. View of the concrete and rock apron below the Cliff Drive bridge. Water level is near 5 feet NAVD 88.

