Haskell’s Beach House Demolition

Habitat Restoration Plan

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# Haskell’s Beach House Demolition Habitat Restoration Plan

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# INTRODUCTION

## Background, Purpose, Participants and Responsibilities, Project Description

### Background

Haskell’s beach house at The Ritz-Carlton Bacara (Bacara) is proposed to be demolished and relocated due to erosion damage, which has compromised the structural integrity of the current building. A new food truck and bathrooms will be constructed in a location further inland and outside of the potential erosion zone. The portion of the project described herein involves the demolition of the current Haskell’s beach house, complete removal of the building structure including the foundation, re-grading of the building pad, and the restoration of the project site with native species. These components comprise the overall Restoration Plan referenced throughout this document. Once restored, the restoration project site will be utilized as a recreation area for the general public.

In response to CDP application number 4-16-0479 regarding the demolition of the existing beach house at Haskell’s Beach and construction of a new snack bar and bathrooms, the California Coastal Commission (CCC) issued an incomplete letter dated August 9, 2017 (further clarified in a letter dated March 1, 2019), which requested the following:

**Restoration Description and Plans.** In addition to the project description and plans for the demolition of the beach house and temporary protection device, please provide plans for the restoration of the demolition site. Please include cross-sections of the restored site, the proposed final contours, proposed grading, and the plant palette that will be needed to restore the site.

This restoration plan is intended to satisfy the request above for a timeframe of five (5) years following issuance of the CDP. Since the nature of this project originates from the need to address bluff erosion caused by the continuation of sea-level rise and other natural environmental factors, the duration of this restoration plan beyond five (5) years is currently unknown. Modification to the restoration area, including the fence and trail is expected in the future.

### Purpose

The purpose of this Restoration Plan is to fulfill the requirements of the incomplete letter issued by the CCC, including the specifications for restoration project implementation. Additionally, this revised draft of the Restoration Plan incorporates changes based on comments received from the CCC. The Restoration Plan will be finalized following CCC review and development of the landscape installation drawings. Prior to project implementation, landscape design plans will be
developed based on the specification provided herein. The landscape design plans are anticipated to provide sufficient detail on the project specifications, plant installation and above-ground temporary irrigation system details for the contractor bidding process and final installation of the restoration project, pending approval of the CCC.

1.1.3 Participants and Responsibilities

Bacara is, and shall remain, jointly and severally financially responsible for all negotiations and costs associated with the implementation of this Restoration Plan, and the monitoring and protection of the restored vegetation on the restoration project site.

Bacara will select a qualified Project Biologist(s) to implement the restoration monitoring and long-term maintenance monitoring of the mitigation areas. The Project Biologist, in coordination with Bacara, will review all aspects of pertinent contract documents, including, but not limited to, site protection, material submittals, formal site observation schedule, lines of communication, and persons with stop-work authority, prior to project implementation. The Project Biologist will oversee and coordinate implementation of this conceptual plan, including landscape design drawings (Appendix A) and interpretation of said drawings, and will conduct field monitoring of restoration project installation and monitoring during the 120-day initial maintenance period, and biological monitoring throughout the five (5)-year maintenance and monitoring period. The Project Biologist will possess specific knowledge and project-level experience with habitat restoration projects. The Project Biologist will possess at least 5 years of habitat restoration experience in Southern California.

Bacara will hire a project installation contractor and maintenance contractor (Restoration Contractor). Bacara may choose to hire a maintenance contractor separately from the installation contractor. The Restoration Contractor will be a qualified, licensed company, preferably one that has experience in habitat restoration and maintenance. During the implementation phase, the Restoration Contractor will be responsible for performing project implementation, including the above-ground temporary irrigation, plant installation, any necessary grading, erosion control, and other tasks as directed by the Project Biologist and as described in this document and construction drawings. During the long-term monitoring phase, the Restoration Contractor will be responsible for maintenance and operation of the irrigation system, weed control, erosion control, trash removal, replanting, and other tasks as directed by the Project Biologist and as described in this document.

1.2 Project Description

As part of the original permitting of the resort, the project was required to provide certain public amenities adjacent to the beach on the southeastern portion of the property, east of Tecolote Creek. Included in the public amenities are public trails to and along the beach, and a 2,050 Square Foot
(SF) Haskell’s Beach House, which is comprised of approximately 400 SF of public restrooms and approximately 1,640 SF storage/snack bar uses. An outdoor shower area of approximately 300 SF near the restroom/snack bar building.

Ongoing beach erosion at the location of Haskell’s Beach House, particularly the winter storms of 2015-2016, significantly eroded the beach bluff, exposing the southerly edge of the Beach House and its foundation to the ocean. In order to protect the Beach House from destruction, the City and the Coastal Commission issued emergency permits for installation of 190 lineal feet of temporary shoreline protection device, consisting of 2 foot wide by 2 foot high by 5.5 foot long precast concrete rectangular blocks placed in five tiers, with 600 sandbags and plastic sheeting, and protective fencing, to protect the existing Beach House while permits are processed for the new Beach House facilities.

In order to satisfy the requirements of the original permit for the hotel and continue providing public amenities at Haskell’s Beach, the facility must now be relocated.

The project therefore includes the following:

1. New Beach House construction

   The new Beach House will be comprised of one (1) single-story structure of 325 SF in size which will contain 4 public restrooms and storage. The outdoor shower will occur on one end of the building, and drinking fountain on the other.

   The new facility is proposed to be located east of the current location and further inland, acknowledging potential sea level rise concerns. Specifically, it will be sited adjacent to the eastern edge of the pavement along the existing paved emergency access road.

   To properly drain the site, and minimize the area of disturbance, a small retaining wall is proposed east of the proposed structure. The wall is proposed to be approximately 65 feet long, ranging in height from 0’, or existing grade, to a maximum of 3 feet. Between the retaining wall and the structure, a 60 linear-foot (LF) concrete v-ditch will be installed. Estimated earthwork for the new restroom structure is 110 CY cut and 10 CY fill. The footprint of the concrete pad housing the proposed structure, showers, drinking fountain and foundation is approximately 750 SF.

2. Food Truck

   In order to continue to provide food offerings consistent with the current Snack Bar operation, a resort-operated Food Truck is proposed. The Food Truck will provide the same food and beverage offerings as the existing Snack Bar.
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No new pavement or disturbance is proposed to accommodate the Food Truck. The Food Truck will be parked on the existing paved surface of, and in a striped parking space of approximately 15x30 feet on the existing emergency access road. It will be available during the required hours and times of the year, and be returned to the main hotel area to be restocked and stored in an existing improved staging area near the hotel’s in-room dining kitchen which occurs in the existing development area of the hotel property. It will be stored there overnight and when not in use. The Food Truck parking spot will be clearly marked and occur in the location shown on the accompanying plans.

The Food Truck would be restocked on a daily basis. The Food Truck will be “marked with signs designating that it is open and available to the public when open to any customer”, and “appropriately stocked to serve customers and open at all reasonable hours, at a minimum during all days between Memorial Day and Labor Day, and Holiday weeks such as Christmas and Spring Break, and Holiday weekends,” consistent with the requirements of the current approvals by the City and Coastal Commission.

Replacing the existing Snack Bar with a Food Truck minimizes the total amount of new disturbance and new impervious area associated with the replacement project. The utilization of a removable Food Truck is consistent with Sea Level Rise guidance policies that discourage construction of new permanent structures in potential hazardous areas.

One or more employees will be inside the food truck to serve visitors to the beach (the general public and hotel guests). The Food Truck would be attended by hotel staff at all times and would be immediately moved or removed if required or needed for emergency response vehicles and personnel.

(3) ADA and Public Accessibility

The existing public parking lot for Haskell’s Beach includes ADA Accessible parking spaces with a ramp up to the start of the dirt path which leads through the tennis courts and to the beach. In addition, there are several existing dirt paths around the existing Beach House. Given the sensitive habitat and resources, these paths are not able to be graded to strictly adhere to ADA accessibility standards. Instead, the hotel provides carts driven by hotel staff along the paths to assist guests and members of the public who may need additional assistance accessing the beach from the parking lot or from the hotel.

The path from the public parking lot to the beach area occurs in a north-south direction. No change to this segment is proposed. Two main paths, and a few less formal paths, exist around the existing beach house more or less in the east-west orientation connecting the north-south path to the existing emergency access road to the east. The main east-west path occurs north of the demolition/restoration area and will not be affected by the project.

Replacement of the segment of east-west path on the southern (ocean front) side of the existing Beach House is proposed to occur across the restoration area. This segment will be not be less than
5.0 feet wide and will have informational signage in two locations. The path will be approximately 2.0 feet northward of a buck and rail fence described separately. Access from the path/structure elevation down to the sandy beach currently occurs in two locations at the west and east ends of the beachfront area. No change to these points is proposed. The western access is an informal walking path down the scarp. This point regularly erodes and changes with the tide and storm events. The eastern access occurs down the emergency access ramp area which is regularly maintained to accommodate emergency vehicle use and used by the public.

The proposed replacement bathroom structure, shower and drinking fountains meet ADA accessibility standards. Access to the facility will occur via the existing and replacement segments of dirt path, and across the existing emergency access road. Hotel employees will continue to be available to assist guests and members of the public needing assistance across the paths. Employees within the proposed Food Truck will be able to exit the Truck and assist the public and hotel guests as needed. Only employees will be allowed inside the proposed Food Truck.

(4) Utility connections to the new restrooms and food truck

Utilities to the existing Beach House occur primarily under the existing paved emergency access road. There are also communications lines that run from the general location of the tennis courts, south to the NW corner of the existing beach house. These lines will be abandoned. The new communications lines will run from Hollister Avenue within the existing paved emergency access road. The other new utility laterals are anticipated to connect from the existing lines in the paved access road. With the exception of the existing reclaimed water line, the existing utilities serving the existing Beach House location will be removed. The reclaimed water will be used for the restoration planting.

Utilities provided to the food truck parking area include electric service.

(5) Fire Department access improvements

The Santa Barbara County Fire Department uses an area south of the existing paved emergency access lane as a Water Rescue Attack Point for emergency access to the beach. This access is also used by the State Lands Commission and City for beach hazard removal activities that occur on an almost annual basis. The project proposes to continue maintaining the earthen slope for these purposes. Estimated earthwork to regrade the slope would be approximately 10 CY of cut and 5 CY of fill, and would vary depending on site conditions at the time of maintenance.

(6) Maintain emergency and public access during construction

Public beach access and emergency access will be maintained during construction and demolition. Construction fencing will be erected to ensure public safety during construction and demolition activities, while not unreasonably interfering with beach and bluff trail access.

(7) Demolition of existing structure
Once the new Beach House is completed and operational, demolition of the existing facilities will begin. The showers, the Beach House structure, and its foundation along with underground utilities (domestic water, sewer, etc.) and associated infrastructure (e.g. electrical vault) in the immediate area will be removed, with the exception of the existing reclaimed water line.

(8) Potential to encounter contaminated soils during demolition or construction

The hotel property was historically used for oil and gas uses and the area proposed for demolition and construction is also currently used as a restroom facility. Although additional study has been done and no evidence of contamination is known or expected to occur or be encountered in this area, the potential--however low--still exists to encounter contaminated soils during construction and demolition.

During construction, a Santa Barbara County Public Health Division-approved Soil Management Plan will be implemented under the supervision and direction of a California Professional Geologist or Engineer. The demolition and grading plans include a note that the project is subject to special requirements for the purpose of worker and environmental safety and protection, and directing the contractor and employees to the Plan.

(9) Installation of fill material to avoid potential resources

In order to limit ground disturbing activity and avoid any possible impacts to potential cultural resources, fill soil will be placed in the area formerly occupied by the Beach House facilities and proposed for restoration planting (approximately 6,500 square feet). The proposed fill soil consists of a geofabric layer base, with 4” of indicator soil on top. Where needed for plant material, another 4” to 14” of fill soil will be provided. The depth of fill soil will transition at the edges to meet existing grade and to maintain connectivity to existing trails, minimizing impacts to existing vegetation. The limits of the fill area and detail are shown on sheet 6 of the Civil plans by Stantec dated September 16, 2019. Approximately 10 CY of cut and 460 CY of fill is estimated for this purpose.

All construction activity in native soil will be monitored by a qualified Archeologist and Native American monitor consistent with the recommendations in the Extended Phase I Archeology Investigation Report (Dudek 2019).

(10) Demolition Habitat Restoration Plan for the existing Beach House

After the existing Beach House is demolished and local native fill soil and liner is in place, native habitat and informational signage is proposed to be installed. A trail will be placed near the bluff to connect to the existing east-west bluff trail and beach access trail from the public parking adjacent to the tennis courts. The new trail segments will be consistent in material to existing trail segments. Please refer to the Haskell’s Beach House Demolition Habitat Restoration Plan by Dudek dated October 2019 for additional details.
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The existing picnic area to the west of the restoration area, and all other areas outside the project limits shown on the proposed project plans will remain as-is.

(11) Installation of a buck and rail fence near the scarp edge.

As a public safety measure, a buck and rail fence is proposed along the bluff’s edge located seaward and directly adjacent to the habitat restoration area. The fence is designed to sit on top of the ground, as opposed to utilizing a typical fence post foundation with concrete footings. Informational signage will be affixed to the buck and rail fence as well, further avoiding ground disturbance. The buck and rail fence detail is shown on sheet 6 of the Civil plans by Stantec dated September 16, 2019. This fence can be relocated inland in the future as necessary due to sea level rise or in response to coastal erosion processes.

(12) Removal of the temporary shoreline protection

Upon completion of construction of the new restroom facility, and the demolition of the existing Beach House area, the temporary shoreline protection device will be removed. Removal of the temporary protection is expected to require approximately 3-4 weeks of work. In order to prevent additional slope damage or erosion, some equipment will need to operate from the dry sandy beach. The total amount of work performed with equipment on the beach is anticipated to be less than 15 working days which may occur over a period of 4-6 weeks depending on weather and tides. Once the device is removed, the exposed scarp will be left to erode naturally. Removal is proposed to occur in the spring in order to avoid winter storm surge conditions and give the restoration planting the best opportunity to be established before the next winter storm season.

1.2.1 Site Location

The Ritz-Carlton Bacara was constructed in 2000 and is located at 8301 Hollister Avenue, in the city of Goleta, in Santa Barbara County. The 73-acre property runs east and west for approximately 3,000 feet immediately inland of Haskell’s beach, which constitutes the southern boundary, with US Highway 101 and the southern boundary of the Southern Pacific railroad right of way making up the northern boundary. The project site is located at Haskell’s beach, immediately inland of the mean high tide line and is centered at approximately 34° 25’ 52.93”N 119° 54’ 59.40”W (Figures 1 and 2). The restoration site is currently developed with a beach house structure consisting of public restrooms and private space used for storage and snack bar purposes, showers surrounded by an area used for recreational purposes by the public and hotel guests, as recreational land accessible to the general public.

1.2.2 Existing Conditions

The Biological Resources Assessment for the Bacara Beach House Relocation Project prepared by Kevin Merk Associates, LLC (KMA 2017) provides details on the existing conditions within the
restoration project site as well as the overall demolition and relocation project site. This report includes an assessment of impacts associated with the overall project and includes recommended mitigation measures to avoid and minimize impacts to biological resources during demolition project implementation.

Dudek. 2010a. Biological Resources Technical Report for the Bacara Resort and Spa Phase Completion, City of Goleta, California


1.3 Goals of the Restoration Plan

The primary goal of this restoration plan is to successfully establish native vegetation within the Haskell’s beach house demolition area that is consistent with the continual use of the site as a recreational area for the general public with the understanding that the project is part of an adaptive managed retreat from the eroding shoreline. Integral to this goal is the establishment of native vegetation that is self-sustaining in the near future, but will eventually be overtaken by sea-level rise and storm surf that contribute to the shoreline retreat. The restoration methodology and specifications provided in this Restoration Plan are targeted to achieve this goal while also providing the information required by the CCC in the incomplete letter and subsequent comments noted above. As requested, the restoration plan includes the establishment of coastal dune habitat in the southern and western low-lying portions of the site, salt grass flats in the northern and northeastern portions of the site, as well as a transition zone between these two distinct habitat types. In addition to the native habitat establishment, the restoration plan also includes a foot path and interpretive signage that will be installed between the salt grass flats and transitional habitat to promote public access. Landscape design plans and specifications will incorporate the overall methodology into construction documents to be utilized by the Restoration Contractor during site preparation and installation to ensure that the restoration project site is constructed in conformance
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with the intent of the Restoration Plan. Long-term maintenance and monitoring detailed herein will guide the Restoration Contractor and Project Biologist in the management of the restoration project site to achieve the primary goal.
Restoration Limits (0.14 Acres)

Native Restoration
- Salt Grass Flats (0.09 Acres)
- Coastal Bluff Scrub (0.04 Acres)
- Foot Path (5-foot wide)
- Relocated Fence
- Interpretive Sign

FIGURE 2
Restoration Project Site
Haskell’s Beach House Demolition Restoration Plan
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2. RESTORATION IMPLEMENTATION

The implementation of the restoration project will include four main components; (1) grading following demolition, (2) import of sand and fill material (i.e., 460 cy of fill to the restoration area), (3) above-ground temporary irrigation system installation, and (4) revegetation with native species. The sub-sections below provide details on implementation of each component of the restoration project.

2.1 Grading to Establish Restoration Site and Plantings

Following removal of the existing structure and foundation, grading and import of local fill soil will be necessary to match the existing elevations adjacent to the restoration project site. Salvaged quality soil from excavation and grading will involve the temporary stockpiling of native soil to the greatest extent possible; however, import of additional soil may be necessary from local source(s) based on the deficit created by the removal of the existing structure and foundation. Since the beach house relocation site will be prepared simultaneous with the demolition of the existing structure, it is estimated that sufficient soil will be excavated and transported from the new building pad to the demolition site. The grading and restoration will take place within approximately 0.14 acre including a 5-foot wide path, as shown on Figure 2. Grading activities will be completed in conformance with the following specification:

1. Grading will be completed with tracked equipment to minimize over compaction of the soil and will be deemed complete when the elevations match those on the landscape design plans.

Fill material will adhere to the following specifications:

1. The preferred fill is from an on-site source. Preparation of building pad for the relocated beach house is expected remove native enough soil to fill the void left from removal of the foundation of the existing beach house and is suitable for native habitat restoration.

2. Any imported soil material will consist of Goleta loam or similar loam soil type will be sourced from the Santa Barbara region. Any imported sand material will be sourced from the Santa Barbara Region.

3. Imported soil and sand material shall be free of large organic debris (e.g. woody material) and have similar chemical composition and pH to the native soil present within the project site. Soil suitability analysis conducted by a qualified laboratory will be necessary to confirm the chemical composition of the native and imported soil material to ensure compliance with these specifications.
4. Any soil amendments added to the restoration area will consist of organic material for incorporation into soil including compost, humus (wood based), and rice hulls.

2.2 Irrigation System Installation

An above-ground temporary irrigation system will be constructed prior to the installation of native plantings. The irrigation system will consist of an above ground mainline and lateral lines with pop-up overhead spray heads for 100% head-to-head coverage of the salt grass flats and coastal bluff scrub portions of the restoration project site. The mainline of the temporary irrigation system will be connected with the existing recycled water line at the Ritz-Carlton Bacara. Prior to plant installation, the entire irrigation system will be pressure tested to ensure that all connections are stable. To reduce the potential for unnecessary damage to the irrigation system, irrigation spray heads will be demarcated with highly visible flagging. Additionally, the irrigation system shall be frequently inspected by the Restoration Contractor for line breaks, leaks, and other incidents that could cause a release of water. The above-ground irrigation system will be temporary in nature and removed once the plantings are established, or after two (2) years of the long-term monitoring timeline.

2.3 Restoration Plantings

Following completion of grading and installation of the above-ground temporary irrigation system, the revegetation component of the restoration project will begin. As the restoration project site will have been recently graded, non-native species are not anticipated to be present; however, should a time lapse occur between grading and revegetation, and non-native species begin to recruit within the restoration project site, selective weed removal may be necessary. Any weeding will be accomplished primarily by hand pulling due to the small overall size of the restoration project site. Particularly problematic non-native species may be controlled via herbicide spot-spraying, if determined to be necessary by the Restoration Contractor in coordination with the Project Biologist.

The revegetation will consist of two zones: salt grass flats and coastal bluff scrub. The salt grass flats will consist of a very limited plant palette based on the anticipated use of the restoration project site as a public recreation area consistent with adjacent recreational areas. Low-growing, hardy native grass and herbaceous species are included in this portion of the restoration project as they will be subject to human use including trampling and mowing activities. The coast bluff scrub will consist of a diverse assemblage of common shrubs found in coastal bluff and terrace habitats along the Ritz-Carlton Bacara and Santa Barbara’s Gaviota Coast and beyond. It is anticipated that the restoration project site will be temporarily fenced until native vegetation has sufficiently established, as determined by the Project Biologist. However, a trail will allow movement of visitors through the restoration site to view the habitat and informative signs and provide access to
the beach via the existing connecting trails. Depending on the timing of the revegetation installation, this establishment may take up to one year. These species are identified in Table 1. Planting will be accomplished via installation of liner grown individuals, as opposed to seed, and are anticipated to establish more readily and outcompete non-native recruits. Plantings will be installed by hand by the Restoration Contractor and under the supervision of the Project Biologist based on the specifications included below and in the landscape design drawings (Appendix A). Plant quantities will be determined during the development of the landscape design plans.

Table 1
Revegetation Plant Palette

<table>
<thead>
<tr>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Recommended Container Size</th>
<th>Average Spacing</th>
<th>Percent Relative Composition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distichlis spicata</td>
<td>saltgrass</td>
<td>liner or 2-inch pot</td>
<td>2 feet</td>
<td>80</td>
</tr>
<tr>
<td>Frankenia salina</td>
<td>alkali heath</td>
<td>liner or 2-inch pot</td>
<td>random</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td><strong>Total Plant Composition</strong></td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>Artemisia californica</td>
<td>California sage</td>
<td>4-inch or 1-gallon</td>
<td>4 feet</td>
<td>20</td>
</tr>
<tr>
<td>Atriplex lentiformis</td>
<td>big saltbush</td>
<td>4-inch or 1-gallon</td>
<td>3 feet</td>
<td>20</td>
</tr>
<tr>
<td>Baccharis pilularis</td>
<td>coyote brush</td>
<td>4-inch or 1-gallon</td>
<td>4 feet</td>
<td>5</td>
</tr>
<tr>
<td>Encelia californica</td>
<td>California brittlebush</td>
<td>4-inch or 1-gallon</td>
<td>4 feet</td>
<td>20</td>
</tr>
<tr>
<td>Eriogonum parvifolium</td>
<td>seakliff buckwheat</td>
<td>4-inch or 1-gallon</td>
<td>3 feet</td>
<td>10</td>
</tr>
<tr>
<td>Isocoma menziesii</td>
<td>coastal goldenbush</td>
<td>4-inch or 1-gallon</td>
<td>2 feet</td>
<td>15</td>
</tr>
<tr>
<td>Rhus integrifolia</td>
<td>lemonade berry</td>
<td>4-inch or 1-gallon</td>
<td>5 feet</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td><strong>Total Plant Composition</strong></td>
<td></td>
<td></td>
<td>100%</td>
</tr>
</tbody>
</table>

1 All species found naturally along the coastal bluffs of Haskell’s Beach and the East Terrace at the Ritz-Carlton Bacara and are common along Santa Barbara County’s Gaviota Coast.

A contracting nursery will legally obtain plant materials (propagules and seed) from plant materials preferably originating naturally within Santa Barbara County for all plants used within the restoration project site. However, should plant material from Santa Barbara County not be available, materials originating from San Luis Obispo County or Ventura County may be utilized as an alternative. The genetic stock will be pure; no hybrids or nursery varieties will be accepted. The contracting nursery will propagate native plants under a contract-growing agreement per the plant palettes and source material specifications. The contracting nursery will be given prior notice so as to allow for sufficient lead time to provide for successful propagation and preparation of locally genetic stock plant materials for transport to the restoration project site for installation.
The Restoration Contractor will enter into the contract growing arrangement with an experienced, qualified, and licensed nursery immediately upon approval of this Restoration Plan by the CCC. The contracting nursery may also propagate from locally, legally collected seed and propagules (i.e. cuttings). All seed and propagules will be certified as originating from Santa Barbara County genetic stock.

2.4 Public Access and Signage

The signage component of the restoration project is designed to be consistent with the existing public access and signage plan for the Ritz-Carlton Bacara. The interpretive signs prescribed in this section will be installed at two (2) distinct locations, as shown on Figure 2. The interpretive signage to be installed will describe coastal processes and gray whale migration. The signage will be designed to appear similar to the existing signage to ensure continuity throughout the public access areas. An example of the gray whale migration from a project in the City of Pacifica is included below. This example will be adapted for use on the restoration project site.
3. **EROSION CONTROL**

Soil disturbance will be kept to the minimum necessary during demolition of Haskell’s beach house and grading of the restoration project site. It is anticipated that an erosion control plan or stormwater pollution prevention plan (SWPPP) will be prepared for the demolition and initial grading, snack bar and bathroom relocation, and revegetation portions of the project. Following revegetation installation, limited erosion control devices may be necessary to control minimize erosion and sediment transport. The primary erosion control device is anticipated to be straw wattles, which are expected to be placed around the perimeter of the restoration project site to preclude sediment transport into adjacent areas. Once the native plantings have established and stabilized the restoration project site, the erosion control devices will no longer be necessary. The Restoration Contractor, in coordination with the Project Biologist, will be responsible for installing and maintaining erosion control devices throughout the duration of the installation and long-term monitoring period.

Erosion control materials will be bio-degradable. Erosion and sediment control devices will be checked and maintained prior to and after all rainfall events. Temporary erosion control measures will be the minimum necessary to control erosion and will not bury or otherwise destroy native plant species or their habitats.

### 3.1 **Best Management Practices**

The following BMPs are proposed for implementation of the habitat restoration and are subject to change once permits are received from the City of Goleta and California Coastal Commission:

- The hours of operation of equipment and contractors will be limited to 8:00 am to 6:00 pm, Monday to Saturday.
- All ingress and egress routes for the equipment and contractors will be limited to previously disturbed areas.
- During removal efforts, no heavy equipment will be parked or serviced within 20 feet of native habitats or sensitive biological resources to avoid the accidental spilling or leaking of hazardous materials (e.g., oil, fuel, hydraulic fluid, etc.) into these areas.
- All equipment will be removed from the sites at the end of each day and/or stored in the designated staging areas at a minimum of 20 feet away from native vegetation or sensitive biological resources. All equipment to be temporarily stored on the sites will be placed inside gated and locked fences. Equipment left overnight will have standard BMPs in place (i.e. drip trays, spill kits, etc.).
• All non-native plant materials or debris will be removed from the sites at the end of each week. All materials will be disposed of in areas officially designated and properly equipped for the processing of such organic materials.

• The ultimate disposal of landscape components will be a recycling facility located outside of the Coastal Zone; the County of Santa Barbara South Coast Recycling and Transfer Station located at 4430 Calle Real in Santa Barbara, California.
4. AVOIDANCE OF SENSITIVE BIOLOGICAL AND CULTURAL RESOURCES

4.1 Biological Resources Avoidance Measures

4.1.1 Adjacent Native Habitat

In accordance with the mitigation measures included in the Biological Resources Assessment for the Bacara Beach House Relocation Project (Kevin Merk Associates, LLC 2017) and Supplemental Biological Technical Report for the Ritz-Carlton Bacara Beach House Demolition and Replacement Project, Santa Barbara County, California (Dudek 2018), prior to construction, the Project Biologist working with the project construction team shall delineate the limits of construction and restoration. Orange protective fencing or equivalent shall be installed along the perimeter of the native habitat areas to be preserved and protected.

4.1.2 Nesting Birds

Nesting birds are protected by the Federal Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the Fish and Game Code. Although project restoration/construction activities, including but not limited to initial ground disturbance, are not anticipated to occur within the bird breeding season (February 1 through September 1), should project activities commence during the breeding season, the following standard measure will be implemented to minimize impacts to nesting birds:

- In accordance with the mitigation measures included in the Biological Resources Assessment for the Bacara Beach House Relocation Project prepared by Kevin Merk Associates, LLC (KMA 2017), no more than two weeks prior to initiation of ground disturbance and vegetation removal, a nesting bird pre-construction survey will be conducted by a Project Biologist within the disturbance footprint and a 200-foot buffer. If nests are found, a buffer ranging in size from 50 to 250 feet, depending upon the species and the proposed work activity will be determined and demarcated by the Project Biologist with bright orange construction fencing. No ground disturbing activities will occur within this buffer until the Project Biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between September 2 and January 31.

4.1.3 Additional Restrictions During Revegetation Implementation

During revegetation, the following activities will be prohibited:

- Pets or domesticated animals are not allowed on the restoration project site.
Haskell’s Beach House Demolition Habitat Restoration Plan

- No machinery fluids will be added or changed on the restoration project site; refueling of machinery will occur within designated areas, and only over areas with a non-permeable membrane installed.

- Only machinery necessary to perform the removal of non-native species and the installation of native species will be allowed on-site, and each machine will be removed immediately after its task is complete.

- Preparation of the restoration area will be limited to areas designated by the Project Biologist as containing weedy, non-native, or invasive plants, which will be removed.

- All onsite features to be preserved (including adjacent native habitat areas) will be protected and avoided at all times.

4.2 Cultural Resources Avoidance Measures

An Archaeological Specialist and a Native American Monitor will be present at the location of any activities to be conducted pursuant to this Restoration Plan which are likely to result in the excavation and movement of soils currently on-site or which includes the any materials from within the Restoration Area to be removed from the site.

Additional avoidance measures for cultural resources are expected as an outcome of consultation between the Tribe, Archeological Specialist, and permitting agencies.
Haskell’s Beach House Demolition Habitat Restoration Plan

5. MONITORING DURING GRADING AND REVEGETATION

5.1 Restoration Area Installation Inspections by Project Biologist

The Project Biologist will make regular site observations of revegetation activities throughout the duration of revegetation installation. The Project Biologist will visit the restoration project site not less than once per week during grading and plant installation activities and will review all such activities for conformance to this Restoration Plan and the requirements of landscape design drawings (Appendix A). Each site visit will be documented in an observation report. Photodocumentation of site conditions will be conducted on not less than a quarterly basis.

5.2 Quality Control Procedures

The Restoration Contractor will be responsible for conformance with this Restoration Plan. The contract documents include detailed graphical construction plans and written specifications that are in substantial conformance with the information and direction contained herein. The contractor's responsibility will continue through the post-installation, 120-day plant establishment period, as well as the maintenance and warranty period. Final acceptance of the work of the Restoration Contractor will not be granted by the Owners/Respondents until written notification is received from the Project Biologist, certifying satisfactory completion of all required installation and establishment tasks as prescribed in Section 2 and defined in the Revegetation Contract documents.

Actual on-the-ground soil/sand placement, planting, irrigation, and weeding activities may be performed by non-licensed persons. However, a person holding a valid California landscape contractor’s license will be present to oversee all restoration work other than routine hand watering and general observation of plant status.

After initial installation and completion of the 120-day plant establishment period, the Revegetation Contractor will, upon the request of the Owners, enter into a Landscape Maintenance Agreement for a period of up to five (5) years, under which the Restoration Contractor will provide landscape maintenance services as directed by the Project Biologist. Upon approval by the CCC Executive Director, the Owners may choose to hire a maintenance contractor that is separate from the Restoration Contractor.
Haskell’s Beach House Demolition Habitat Restoration Plan

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SUCCESS CRITERIA AND PERFORMANCE STANDARDS

The Restoration Site vegetation will be evaluated in relation to performance standards established and listed below in Table 2. Due to the goal of the Restoration Plan to establish native vegetation consistent with recreational use by the general public, the success criteria are limited to native and non-native species cover targets. Performance standards and success criteria are separated by habitat type and are based on cover values of similar intact native habitat. As the salt grassland flats are anticipated to be utilized by the public as a picnic/recreation area, no specific reference sites were identified. However, the coastal dune habitat is intended to support dune mat vegetation as described in *A Manual of California Vegetation, 2nd Ed.* (Sawyer et al. 2009) and reference sites for this vegetation community include Sands Beach northwest of Coal Oil Point, McGrath State Beach, Rancho Guadalupe Dunes Preserve, and Morro Dunes Natural Preserve. Transitional habitat contains a mix of species from the other installed habitat types and is intended to buffer the more heavily utilized salt grassland flats and less utilized coastal dunes; however, the entirety of the restoration project site will be accessible to the public and some degree of human intrusion is expected. The annual performance standards will be utilized to assess the year-over-year progress and development of the restoration project, and are regarded as interim project objectives designed to achieve the final goals. Fulfillment of these criteria will indicate that the habitat restoration efforts are progressing toward the values that constitute the long-term goals of the Restoration Plan. If restoration efforts fail to meet the performance standards in any one year, the Project Biologist will recommend remedial actions, including additional plantings, as needed, to be implemented during the following fall/winter that will improve the vegetation coverage to a level in conformance with the ultimate success criteria.

**Table 2**

<table>
<thead>
<tr>
<th>Year</th>
<th>Percent Absolute Native Cover</th>
<th>Percent Absolute Non-Native Cover</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Salt Grassland Flats</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>30%</td>
<td>10%</td>
</tr>
<tr>
<td>2</td>
<td>50%</td>
<td>10%</td>
</tr>
<tr>
<td>3</td>
<td>70%</td>
<td>10%</td>
</tr>
<tr>
<td>4</td>
<td>75%</td>
<td>5%</td>
</tr>
<tr>
<td>5</td>
<td>75%</td>
<td>5%</td>
</tr>
<tr>
<td></td>
<td>Coastal Bluff Scrub</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>30%</td>
<td>10%</td>
</tr>
<tr>
<td>2</td>
<td>50%</td>
<td>10%</td>
</tr>
<tr>
<td>3</td>
<td>70%</td>
<td>5%</td>
</tr>
<tr>
<td>4</td>
<td>80%</td>
<td>5%</td>
</tr>
<tr>
<td>5</td>
<td>90%</td>
<td>5%</td>
</tr>
</tbody>
</table>
7. MONITORING PLAN

The purpose of the Monitoring Plan is to provide guidelines for maintenance and biological monitoring of the restoration project site. Maintenance activities will be completed by the Restoration Contractor. Because a goal of the Restoration Plan is to establish a natural system that can support itself with little or no maintenance, the primary effort of the Restoration Plan is concentrated in the first two seasons of plant growth following the revegetation effort, when weeds (non-native invasive plant species) can easily out-compete native plants. The intensity of maintenance activity is expected to subside each year as the native plant materials become more established and local competition from non-native plants for resources on the site is minimized through direct removal of non-natives from the site. However, maintenance will include periodic weeding as outlined herein. The risk of large-scale invasion of weedy non-native plants onto the site can be adequately minimized during the first two to three years (approximate) by adhering to the specific maintenance and management guidelines that are presented below.

7.1 Habitat Monitoring

All native vegetation planted in the restoration project site will be subject to the requirements of this Restoration Plan. The Project Biologist will conduct the monitoring and direct the maintenance activities required by this Plan for five (5) years following the initial planting of the native species, or until the CCC acknowledges the successful completion of the Restoration Plan.

Monitoring will consist of quarterly qualitative field monitoring visits conducted by the Project Biologist to determine percent cover of native container plant species as well as non-native recruits. Evaluation will be based on quarterly qualitative visual assessments for years one (1) through five (5). Annual point-line transect analysis will be used for the quantitative sampling in years two (2) through five (5). Quarterly qualitative monitoring will occur in January, April, July, and October; annual quantitative monitoring (i.e., point intercept transects) will occur in April. Monitoring during year two (2) will be expected to indicate a recommendation to discontinue irrigation. As with qualitative field sampling, transects will be used to determine compliance and achievement of the restoration performance and success criteria (percent cover). Remedial measures will be recommended if vegetation cover do not achieve the established performance standards in any year of the long-term monitoring period. However, the Project Biologist may also recommend remedial measures if it is determined that the restoration project is not on track to achieve the final success criteria. Permanent photo-documentation stations will be established to record the progress and plant establishment over the five-year monitoring period.

The Project Biologist will also note biotic or abiotic factors that may affect the restoration project site’s performance, positively or negatively. For container plants, the presence/absence of new shoots and floral inflorescences will be recorded, especially during spring monitoring. Visual
evidence of use of the site by wildlife species will also be recorded. As the restoration project site is ultimately anticipated to be utilized as a recreation area by the general public, the Project Biologist will take note of human disturbances to the restoration plantings. Any damage or deficiencies (e.g. decline in cover of native species) will be noted in site observation reports and appropriate remediation will be implemented.

Quantitative field monitoring consists of collecting plant occurrence data (plant species present) along point-intercept transects to be established at representative locations within the restoration project site. The number and length of transects will be based on the overall restoration site size to achieve representative sampling.

Transect locations (start and end points) and orientation (i.e., direction) will be determined through randomly (non-biased) selection using GIS tools (adjusted, as necessary, in the field). Transects will also be positioned in non-random locations and orientations, selected by the Project Biologist in the field, that best captures site conditions and revegetation. The goal is to ensure the data collected is indicative or truly represents the status of revegetation; it is also that transects are placed in appropriate locations that will capture the progression of plant cover over five years to demonstrate, without doubt, that the performance standards and success criteria have been met. Transect lengths will run the length and of the habitat types within the restoration project site.

All qualitative and quantitative analyses will be included in annual monitoring reports, discussed in section 7.4, below.

7.1.1 Replacement Actions

If container stock experiences greater than 20-percent mortality, the Project Biologist may recommend, and the Owners may require, additional container stock plantings, so as to achieve the relevant success criteria as specified below.

7.2 Habitat Maintenance Activities

The following maintenance activities will be conducted during implementation and monitoring of the restoration project site:

- Following initial container plant establishment, irrigation from May to November shall be minimized to allow plants to experience normal drought cycles and to promote appropriate root growth. Irrigation may be used in winter months to simulate a normal or above normal rain season if natural precipitation is lacking. Irrigation volume will be gradually reduced over time to acclimate plants to a non-irrigated condition prior to complete cessation of irrigation. Irrigation shall last for a maximum of two years and be phased out per the direction of the Project Biologist.
Haskell’s Beach House Demolition Habitat Restoration Plan

- Natural recruitment of native species and installed native plants will not be cleared in the restoration project site during weeding activities.

- Trash and inorganic debris blown onto the site will be removed during regular maintenance visits.

- The site will not be fertilized during the maintenance period.

- Weedy non-native species may invade the restoration project site and become a problem before or during the establishment of native plants. Weedy non-native species will be hand removed as soon as they begin to invade and before they become too dense for hand extraction. Herbicide treatments may be necessary if the total removal of some plants is not possible, and shall only be performed with approval from the Project Biologist and any and all herbicides shall be applied by a licensed person in accordance with the manufacturer’s instructions.

- No service vehicles will be allowed in the restoration project site at any time.

- Remedial container planting may be necessary following each monitoring stage, as directed by the Project Biologist.

7.3 Habitat Maintenance Guidelines

7.3.1 Dead Plant Replacement

Dead container plant materials will be replaced, as needed, with the same species and in the same size containers as originally specified in fall/winter each year. Replacement plantings will be installed at the recommendation of the Project Biologist and based on an assessment of the restoration project site in comparison to the native cover performance standards as detailed in Section 6.

7.3.2 Weed Control

The initial clearing and grading work will effectively remove invasive non-native plant species and is expected to dilute the existing weed seed bank to a level that will temporarily minimize weed species. Ongoing weed control activities will occur during the 120-day establishment period, and the five (5)-year maintenance period. Weed eradication will consist of the removal of selected non-native invasive plant species (i.e., seed heads, stems, roots), and all debris and slash generated from weed removal activities will be securely transported and disposed of offsite as described in Section 3.1.
Weed control measures will include the following: (1) hand removal and (2) herbicide application. Hand removal of weeds is the most desirable method of control and will be used around individual plant installations. Hand removal shall occur every other week during the 120-day plant establishment period. Weed plants shall be pulled when plants are less than 12 inches tall and/or prior to the formation of seed heads. Weeding shall be done once per month during the growing season and every three months outside of the growing season during years one through five. More frequent weeding may be conducted as directed by the Project Biologist to keep any weeds establishing on the site at manageable levels.

Chemical herbicide application can be used for invasive perennial species that are difficult to control by hand pulling. The Restoration Contractor will coordinate with the Project Biologist to identify specific sites where the systemic herbicide may be used. Any herbicide treatment must be applied by a licensed pest control applicator and in accordance with the manufacturer’s instructions.

7.3.3 Clearing and Trash Removal

Cutting or clearing of any native vegetation will not be allowed within the restoration project site, except as directed by the Project Biologist. As the site will ultimately be used as recreation area for the general public, deadwood and leaf litter will be removed, as needed, to allow for human use of the site following initial native vegetation establishment. Trash will be removed from the restoration project site by hand on a regular basis, meaning no less than one-month intervals for the first year and quarterly thereafter. Trash consists of all man-made materials, equipment, or debris dumped, thrown, washed, blown, and left within the restoration project site.

7.3.4 Schedule of Maintenance Inspections

Maintenance activities will begin upon the installation of the container plant materials and will continue throughout the entire five (5)-year monitoring period, concluding after five years or when the Owners and CCC agree that the implementation of the Restoration Plan has been completed.

After the first summer following installation, all plants on the restoration project site will be checked for viability. If more than 20 percent of the container stock has not survived, the dead plant material will be removed and replaced with the same size material as was planted originally, based on the recommendation of the Project Biologist. Replacement planting will be implemented to expedite native plant establishment on the restoration project site. The Project Biologist will conduct inspections on a quarterly basis for the duration of the five (5)-year monitoring period. Recommendations for maintenance needs will be based upon site observations and will include items such as irrigation, weed control, and trash and debris removal.
7.4 Annual Reports

Monitoring reports will be submitted annually to the CCC, during the same one-month period of each year, for the five (5)-year monitoring phase. The annual monitoring reports will describe the existing conditions of the restoration project site, identify all issues observed as they apply to site conditions and the performance standards, and recommend remedial measures necessary for the successful completion and compliance of the Restoration Plan. Annual reports will be submitted on the anniversary of installation for the five (5)-year maintenance and monitoring period, currently estimated to be no later than December 31 of each year commencing in 2019 and ending by 2024, in accordance with the anticipated implementation schedule. Each yearly report will provide a summary of the accumulated data. Annual reports also will include the following:

- A list of names, titles, and companies of all persons who prepared the content of the annual report and participated in monitoring activities;
- A copy of the Restoration Plan and any subsequent modifications approved by the CCC;
- A description of the monitoring and maintenance methodology, including sampling procedures and frequency;
- Contingency plans to address potential problems with any of the Restoration Sites;
- Prints of biological monitoring photographs taken annually; and
- Maps identifying monitoring areas and weed removal areas as appropriate.

All annual reports will be sent to the following addresses and contacts:

California Coastal Commission
Attn: Michelle Kubran
Coastal Program Analyst
89 S. California Street, Suite 200
Ventura, CA 93001

7.5 Contingency Measures

If an annual performance standard is not met for the restoration project in any year, or if the final success criteria are not met, the Project Biologist will prepare an analysis of cause(s) of failure and will submit a Supplemental Restoration Plan for review and approval by the CCC. The Supplemental Restoration Plan will identify remedial contingency measures required to correct those portions of the restoration that have failed or are not in conformance with the original,
approved Restoration Plan. The contingency measures may include financial assurances to provide a cushion to account for unforeseen costs of management activities to be carried out in the event that a fire, landslide, extreme weather conditions, or other natural disaster should have a negative impact on the restored habitat during the monitoring period. Remedial actions will be carried out during the monitoring period if habitat quality is reduced due to the occurrence of fire and/or other natural disasters. Actions for habitat remediation may consist of minor restoration of habitat from the effects of erosion, replacement of mitigation planting mortality, unauthorized access, and/or removal of invasive plants; it is not considered ecological habitat restoration or creation. This task may include additional native planting soil preparation, BMPs, and/or weed removal, depending on the condition of remaining and adjacent habitats. Shoreline retreat is expected to continue below the restoration site where erosion of the beach and bluff is an ongoing process. No remedial action(s) will be necessary from the on-going shoreline retreat as this is an expected outcome long-term for the shoreline at Haskell’s Beach.

Following approval of the Supplemental Restoration Plan by the CCC, the identified remedial contingency measures will be implemented until the goals of the original, approved Restoration Plan have been met to the satisfaction of the CCC. If the site has not met the final success criteria, the Owner’s maintenance and monitoring obligations will continue for at least a period of time equal to that during which the project remained out of compliance, or alternative contingency measures implemented until the CCC gives final project compliance/approval. At the end of the five (5)-year monitoring period, a final detailed report prepared by the Project Biologist will be submitted to the CCC for final review and approval.
8. DOCUMENT PREPARERS

Dudek

John Davis, IV, MS, CE. Project Manager / Senior Coastal Ecologist

Randall McInvale, Restoration Ecologist

Kirsten Zecher. Cartography and Data Management.
9. REFERENCES

Dudek. 2010a. Biological Resources Technical Report for the Bacara Resort and Spa Phase Completion, City of Goleta, California


Dudek. 2019. Extended Phase I Archeological Investigation Report for Ritz-Carlton Bacara Beach Facilities Relocation and Improvement Project


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