

ATTACHMENT 3: FEIR REVISION LETTER RV1

TO: Board of Supervisors

FROM: Alex Tuttle, Planner
Planning and Development, Development Review Division

DATE: May 26, 2010

RE: Revisions to 07EIR-00000-00001, the proposed Final EIR for the Santa Barbara Botanic Garden Vital Mission Plan (72-CP-116 RV01, 99-DP-043) to reflect revisions proposed subsequent to completion of the proposed Final EIR for the project and prior to decision-maker action (including potential certification of the FEIR)

I. LOCATION

The project site is located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District.

II. BACKGROUND

An EIR was prepared for the Santa Barbara Botanic Garden Vital Mission Plan (07EIR-00000-00001) to analyze the project's environmental impacts and identify project alternatives. During the public hearings on the project before the Board of Supervisors, the Board modified the project consistent with the EIR analysis by relocating the Caretaker's Cottage to the site of the destroyed Director's residence. Additionally, following completion of the proposed Final EIR, a minor discrepancy in the boundaries of the Historic Garden, as discussed in Section 4.4 of the EIR and the accompanying Historic Resources Assessment prepared by Historic Resources Group (Appendix D to EIR), was identified and warranted clarification. In response to discussions with the County Fire Department, staff proposed a modification to the replacement ratios for oak tree mitigation in order to achieve a better balance between tree replacement and fuel modification.

At the hearing of May 18, 2010, the Board of Supervisors proposed a modification to the mitigation measure related to the installation of pavers in the Historic Garden in order to further reduce the impacts of the project. Subsequent to the Planning Commission hearing of October 26, 2009, further attempts were made to enumerate the extent of Jesusita Fire rebuilds occurring in Mission Canyon as they relate to the cumulative impact discussions in the EIR. On May 18, 2010, in order to be responsive to concerns raised by appellants and members of the public, while still meeting objectives of the project, the Board of Supervisors proposed revisions to several mitigation measures and identified new conditions of approval that further reduce project impacts. In response to direction provided by the Board of Supervisors at that hearing, Planning and Development prepared a comparison of the proposed changes to those mitigation measures and conditions approved by the Planning Commission and an analysis of the implication of the

changes on the EIR. This analysis is included as Attachment A to this EIR Revision Letter and is hereby incorporated by reference. As discussed below and in the attached analysis, the revisions to the mitigation measures and new conditions of approval do not result in any new impacts or increase the severity of impacts of the proposed project. In addition, the changes do not alter the conclusions of the EIR or affect the adequacy of the mitigation measures in reducing impacts to less than significant levels. This FEIR Revision letter (RV1) has been prepared to discuss the basis for the revisions to the Final EIR.

Section IV of this Revision letter includes an errata section that contains minor corrections and additions to the proposed Final EIR in addition to those identified in Section III below that will be incorporated into the document upon EIR certification.

III. CLARIFICATIONS AND REVISED MITIGATION MEASURES

Caretaker's Cottage

The EIR identified a significant but mitigable impact (Class II) associated with relocation of the Caretaker's Cottage outside of the Historic Garden boundaries. The EIR concluded that relocation would disassociate the Cottage from its historic setting and location within the Historic Garden, resulting in a significant impact to historical resources. The EIR acknowledged that the Cottage had previously been moved in 1942, during the period of significance, but had always remained within the Historic Garden boundaries.

Alternative 4 of the EIR evaluated relocation of the Caretaker's Cottage to the site of the Director's residence in order to retain the cottage within the Historic Garden boundaries. In May 2009, the Director's residence was destroyed in the Jesusita Fire. Consistent with the EIR alternatives analysis, the Board of Supervisors has modified the project to require relocation of the Caretaker's Cottage to the site of the burned Director's residence and used as the Director's residence rather than rebuilding the destroyed structure. With this modification to the project, impacts associated with relocation of the Caretaker's Cottage would be reduced to less than significant levels consistent with the EIR analysis and mitigation measure.

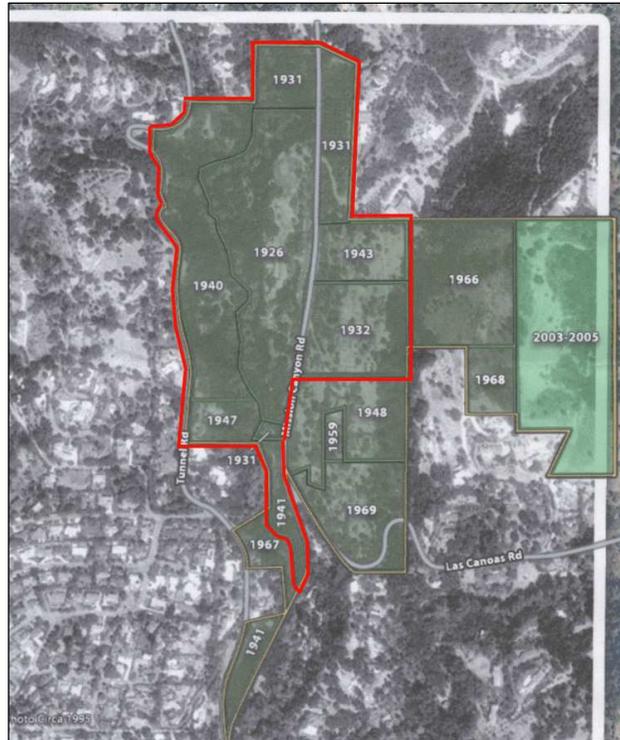
Historic Garden Boundaries

A discrepancy in the boundaries of the Historic Garden and associated parcel numbers was identified. The discrepancy arose as a result of inaccurate parcel boundaries and configurations on a site map that was utilized by Historic Resources Group (HRG) in identifying the boundaries of the Historic Garden. The text description of the boundaries in the report, and which parcels are excluded from the boundaries due to a lack of association with the Garden's operation during the period of significance, does reflect the correct boundaries and requires no changes. Page 4.4-10 of the EIR, reflecting the HRG report, currently states:

Two acquisitions date from the period of significance but are not included in the Historic Garden boundary. One of these is an approximately two-acre parcel donated by Mr. and Mrs. A.B. Watkin in 1941 and located at the southern end of the Garden. This portion is not contiguous with the majority of the Historic Garden land and was not actively used for Garden purposes (display,

*cultivation, research, etc.) during the period of significance. **The second parcel consists of more than six acres of the original Gane property and donated in 1948. This parcel was not actively used for Garden purposes during the period of significance** (in bold for emphasis). All other parcels now controlled by the Santa Barbara Botanic Garden were acquired after 1950 and, therefore, not within the period of significance.*

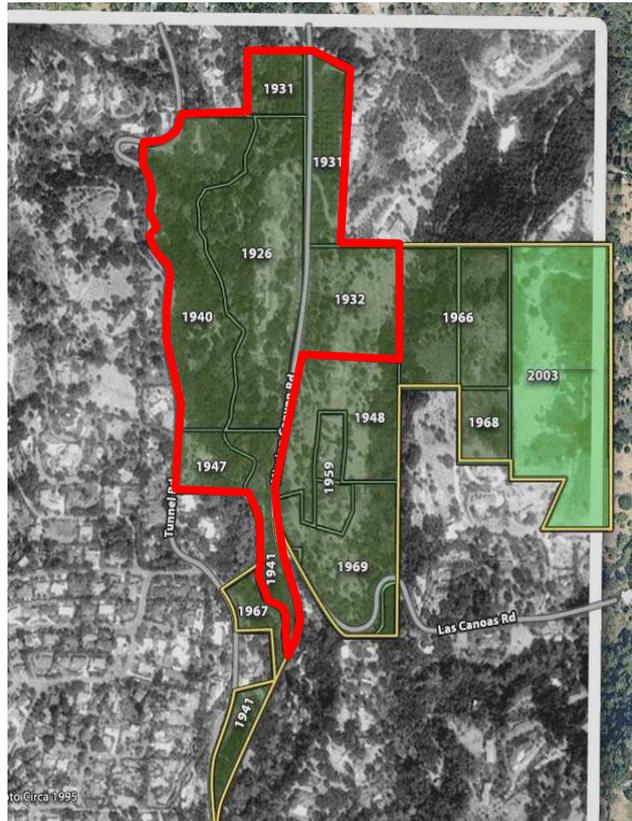
However, Figure A (below) in the report does not reflect this text description due to the error in the parcel boundaries and configurations in the underlying base map.



A corrected base map (see below) has been provided and the boundary of the Historic Garden adjusted accordingly. The correct acreage for the updated boundary is 36.47 and includes seven separate parcels:

- APN 023-340-015 (1926)¹
- APN 023-350-006 (1931)
- APN 023-052-001 (1932)
- APN 023-340-013 (1940)
- APN 023-340-014 (1940)
- APN 023-060-023 (1941)
- APN 023-060-022 (1947)

¹ Parcel includes portion located west of Mission Canyon Road and labeled 1931 on the boundary map.



The result of this correction is that the new buildings proposed as part of the Horticultural Offices (P-6/7/8 and P-9) on the east side of Mission Canyon Road in the area of the existing shade structures would be adjacent to but outside of the boundaries of the Historic Garden as identified by HRG. The HRG report, as restated in the EIR, concluded that impacts to the Historic Garden from development of these structures would be less than significant (Class III). The corrected boundary would not alter this conclusion. In addition, the boundary correction does not alter the extent of trails that are included within the Historic Garden, since the Porter Trail remains within the parcel north of the Horticultural Offices. Thus overall, the boundary adjustment represents a minor clarification based on an accurate underlying base map and does not alter the impact conclusions or analysis in the EIR.

Page 4.4-10 of the FEIR has been revised as follows to identify the correct parcel numbers:

- *APN 023-340-015 (1926)*
- *APN 023-350-006 (1931)*
- *APN 023-052-001 (1932)*
- *APN 023-340-013 (1940)*
- *APN 023-340-014 (1940)*
- *APN 023-060-023 (1941)*
- *APN 023-060-022 (1947)*

Page 4.4-19 of the FEIR has been revised as follows in order to clarify the relationship of the proposed new Horticultural Offices to the Historic Garden:

*The proposed project also anticipates the construction of several new buildings ~~within~~ adjacent to the Historic Botanic Garden east of Mission Canyon Road. These include a new Herbarium (P5), the horticulture offices (P6), horticulture services (P7) as well as support facilities and a garage. New construction ~~within~~ adjacent to the Historic Garden and east of Mission Canyon Road does not appear to result in significant impacts to the Historic Garden. The proposed changes involve only one resource that has been evaluated as historically significant (Wood Shed, see below), and important topographical features, plant life, and views that have characterized the area throughout its history would remain. In addition, this area's historical propagation, maintenance, and service functions would continue. Therefore, proposed new construction of structures east of Mission Canyon Road would result in **less than significant impacts** on the Historic Garden. Regardless, the historic Wood Shed was destroyed in the recent Jesusita Fire and has thus lost its historic significance. The Jesusita Fire did burn the hillside leading up to the east ridge north of the driveway leading up to the Gane House, however many individual trees remain and revegetation of this area, including the re-establishment of exhibits, is expected over time.*

Similar corrections apply to the Historic Resources Assessment prepared by Historic Resources Group (Appendix D in the EIR).

Oak Tree Mitigation

The EIR identified significant but mitigable (Class II) impacts to oak woodlands and adverse but less than significant (Class III) impacts with respect to individual native trees associated with development of the proposed project. To mitigate these impacts and ensure consistency with County policies related to native tree protection, the EIR identified mitigation measures requiring the replacement of each protected oak tree removed at a 10 to 1 replacement ratio. This ratio is consistent with Planning and Development's standard conditions for tree replacement. It assumes that most of the trees would not survive but that out of 10 seedlings at least one tree would reach maturity. The County Fire Department has recently expressed a concern about the application of the 10 to 1 replacement ratio for this project, since it would be contrary to their attempts at reducing fuel loads in Mission Canyon. It is also recognized that the Botanic Garden would likely have a greater rate of success in planting trees and ensuring their survival than a typical developer, given their experience as a botanical garden and the professional horticulturalists that they have on staff. For these reasons, the mitigation measures have been modified by reducing the replacement ratio from 10:1 down to 3:1. The visual effect of the reduction in replacement trees would be offset by the use of larger saplings (5 gallon containers) for replacement. This would accomplish the same goal and objective of the original mitigation measures without adding significantly to the site's fuel loads.

Additionally, there is no need to require a performance security for installation of required oak tree mitigation planting since the Botanic Garden is in the business of tree planting and the County would retain its ability to ensure that the plantings are installed in compliance with the Tree Protection and Replacement Plan through its permit compliance and monitoring program.

Therefore, Mitigation Measures BIO 2-1 and BIO 5-1 have been revised as follows:

BIO 2-1 In accordance with PRC Section 21083.4 (SB 1334), up to 50 percent of the project's impacts shall be mitigated by planting of trees as follows:

- a. For each oak tree removal (5 inches dbh or greater), the applicant shall plant ~~ten (10)~~three (3), ~~15~~-gallon size coast live oak trees obtained from locally occurring saplings or seed stock, preferably from the same watershed. The trees shall be planted, gopher fenced, and irrigated (drip irrigation on a timer) for a 7- year maintenance period. Planted trees that do not survive during the maintenance period shall be replaced at a 1:1 ratio and monitored and protected for an additional five years.
- b. Mitigation of oak trees at a ~~10:1~~3:1 ratio shall be accompanied by replacement of understory species placed in appropriate soils and spaced appropriately in an area large enough to mitigate the loss.
- c. Trees shall be planted outside of fuel modification zones identified in the project's Fire Protection Plan.

Plan Requirements/Timing: Proposed seed collection and planting plans shall be shown on a landscape plan and submitted to P&D for review and approval. Prior to Zoning Clearances, the applicant shall obtain approval of the plan and shall submit a performance security to P&D for maintenance. Prior to the proposed permit, the trees and understory species shall be planted, fenced, and irrigated to the satisfaction of P&D.

Monitoring: Through consultation of a certified arborist, the applicant shall demonstrate to P&D that the planted trees and understory species are surviving and are self-sustaining. P&D staff shall ensure adequate installation and maintenance of trees and understory species. Performance security release for maintenance requires P&D sign-off.

BIO 5-1 Tree Protection and Replacement. In order to protect existing native coast live oak and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan. No ground disturbance including grading for buildings, accessways, easements, subsurface grading, sewage disposal and well placement shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:

- j. Any tree that is removed shall be replaced on a ~~10:1~~3:1 basis with ~~15~~-gallon size saplings grown from seed obtained from the same watershed as the project site. Trees that are damaged (i.e. more than 20 percent encroachment into the critical root zone) shall be monitored for 10 years. If at any time during this monitoring period the health of the tree declines, it shall be replaced on a ~~10:1~~3:1 basis. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. If relocation is unsuccessful, the tree shall be replaced on a ~~10:1~~3:1 basis. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period. Planted trees that do not

survive during the maintenance period shall be replaced at a 1:1 ratio and monitored and protected for an additional five years.

- k. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities including, for example, excessive tree pruning or limbing shall be mitigated in a manner approved by P&D. This mitigation may include but is not limited to posting of a performance security, tree replacement on a ~~103~~1:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for ~~installation and~~ maintenance of replacement trees will be released by P&D after its inspection and approval of such ~~installation and~~ maintenance.
- l. Trees shall be planted outside of fuel modification zones identified in the project's Fire Protection Plan, unless approved by the County Fire Department.

Plan Requirements and timing: Prior to Zoning Clearance, the applicant shall submit grading plans, building plans and the tree protection and replacement plan to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to Zoning Clearances, the applicant shall post a performance security in an amount acceptable to P&D to guarantee the maintenance of tree replacement. Timing on each measure shall be stated where applicable on each respective plan; where not otherwise stated, all measures must be in place throughout all grading and construction activities.

Monitoring: P&D or a designated monitor shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security for maintenance shall not occur unless all measures have been complied with to the satisfaction of P&D.

These modifications do not alter the conclusions of the FEIR in terms of the residual impacts of the project on oak woodlands and individual oak trees. The effectiveness of the mitigation measures remain the same.

Paver Installation

The EIR identified a significant but mitigable impact associated with the installation of pavers throughout the Historic Garden, including the heretofore unpaved trail system. The Historic Resources Assessment that was prepared to evaluate the historical significance of the Garden concluded that "trails represent an important design feature of the Historic Garden, providing access to planted areas and scenic vistas while maintaining the naturalistic and informal character championed by landscape architects Lockwood de Forest and Beatrix Farrand." The assessment further concluded that "the proposed new paving will compromise the naturalistic design of the Historic Garden which has been historically characterized by the subtle variations found in nature. Paving of the trails will result in a significant loss of naturalistic landscape features and will formalize and make uniform what was originally designed as an informal and unaffected landscape, resulting in a potentially significant impact."

A mitigation measure was identified to reduce this impact to a less than significant level. The measure restricted additional paving to no more than 10% above existing levels within the

Historic Garden, and limited the pavement to the Administration/Education area, Horticulture/Support area, the currently paved central areas surrounding the Meadow, and selected adjacent areas for accessibility.

In considering this issue, the Board of Supervisors revised the mitigation measure to prohibit the paving of any trails in recognition of their importance as a character-defining feature of the historic designed landscape, limiting paving to only those areas necessary for required paths of travel for ADA purposes and Fire Department emergency vehicle access to and around buildings. This change further reduces impacts to historic resources from proposed paving. However, the impact to historic resources associated with the installation of pavers and hardscape remains significant but mitigable (Class II). Mitigation Measure CULT 3-2 in the FEIR is therefore revised as follows:

CULT 3-2 ~~Limit pavement (including areas improved with pavers) and hardscape to the Administration/Education area, Horticulture/Support area, the currently paved central areas surrounding the Meadow, and selected adjacent areas for accessibility. Paved pedestrian access and trail areas shall constitute no more than ten percent (10%) above the existing paved areas within the Historic Garden regardless of material. New paving shall be of natural material and be limited to that which is required for~~ Required paved path of travel access for ADA purposes and emergency vehicle access for County Fire Department purposes to and around proposed new buildings shall not count towards the 10% limit. Paving shall not be permitted on existing dirt trails. It is also recommended that the Applicant consider the repaving of the Administration/Education courtyard with more historically appropriate material based on historic photos. Trail design shall reflect the naturalistic and informal patterns historically associated with the trail system. It is recommended that for the currently paved areas and for areas to be paved in accordance with this measure (the 10% additional paved area), alternate materials such as decomposed granite and permeable grids be investigated and that a materials palette be developed to ensure sustainability, integration with the natural environment, and sensitive transition from hardscape to natural sections. **Plan Requirements and Timing:** Paving and hardscape plans shall be reviewed and approved by P&D and SBAR prior to Zoning Clearance issuance.

Monitoring: P&D shall conduct field inspections to ensure compliance with the approved paving plans.

Related Projects and Cumulative Impacts

The May 2009 Jesusita Fire destroyed 74 homes and 84 accessory structures (e.g. garages, sheds, etc.) within Mission Canyon and further west towards Highway 154. At the time of preparation of the proposed Final EIR (July 2009), only one application for a rebuild of a single family dwelling destroyed in the Jesusita Fire had been submitted. Since that time, more applications have been submitted for single family dwelling and accessory structure rebuilds and repairs. As of May 24, 2010, a total of 32 applications have been submitted for single family dwelling rebuilds, 11 applications have been submitted for accessory structure rebuilds, and an additional 18 applications have been submitted for repairs of damaged structures. Of these, 14 permits for single family dwelling rebuilds have been issued, 10 permits for accessory structure rebuilds have been issued, and 18 permits for repairs have been issued.

It is unknown at this point the extent or timing of rebuilding efforts associated with the remaining properties that suffered damage or loss from the Jesusita Fire but have yet to submit applications. It would be speculative to presume that all of the lost homes will be rebuilt, though it is expected that most of the rebuild efforts related to lost residences that are to occur will happen within the next two years in order to minimize the length of owners' displacement from their homes. However, due to insufficient insurance payouts, it is possible that some of the lost homes may not be rebuilt or at least not for some time.

At the same time, it will likely take more than one year from the date of final approval of the Garden's project before building permits have been obtained to start construction, based on the various steps that must be taken and conditions that must be complied with before permits can be issued. Once permits are obtained, buildout of the project would occur in phases over the next decade. The fire rebuild projects that have received issued building permits will likely be completed before construction associated with the Vital Mission Plan commences. Thus, the amount of overlap between construction of the proposed project and Jesusita Fire rebuilds is not expected to result in significant cumulative impacts on the environment.

The Jesusita fire rebuild projects that have been submitted would contribute incrementally to various cumulative impacts; however, all of the cumulative impacts of these projects would be short-term construction related impacts and would not contribute to any long-term effects as they simply restore properties to a previous condition. In this regard, the addition of these projects to the list of related projects would not alter the conclusions of the EIR.

The proposed Final EIR discusses the cumulative effects of the Jesusita Fire and rebuilding projects (generally) as they relate to aesthetics, biological resources, land use, and noise. The contribution of the Jesusita Fire rebuilds and repairs identified above to cumulative impacts in other issue areas was determined to not be significant and therefore was not included in the proposed Final EIR. Nonetheless, a brief discussion of these projects as it relates to cumulative impacts in these other issue areas is provided below now that more applications have been submitted.

Air Quality

The Jesusita Fire projects would contribute incrementally to short-term air quality impacts in combination with the proposed project and other planned, pending, and recently constructed projects. As discussed in Section 4.2 of the EIR, short-term construction-related air quality impacts are considered less than significant. These projects are rather small in scale and would not be expected to generate significant dust or emissions that would result in a significant cumulative impact when added to the list of other related projects.

Cultural Resources

The Jesusita Fire destroyed or damaged two historically significant buildings in the Botanic Garden, namely the Gane House and Wood Shed. As a result, their historical significance has been lost and rebuilding of these structures, along with other off-site non-historic structures, would not result in a cumulative impact on historic resources. Also destroyed in the fire was the Campbell Bridge, identified as one of the seven historic features in the Landmark Resolution for County Landmark #24. Rebuilding this bridge in a similar design, respecting its historic features, would not contribute to a cumulative impact on historic resources. Additionally, these projects would not contribute to cumulative impacts on archaeological resources, as they simply involve rebuilding lost or damaged structures in place.

Fire Protection

The cumulative fire analysis discussed the cumulative impacts of buildout of the Botanic Garden project, along with buildout of the Mission Canyon community and associated planned and pending projects on emergency evacuation in a wildfire scenario. Rebuilding of the single family dwellings and accessory structures destroyed in the Jesusita Fire would incrementally add construction vehicles to an already constrained roadway network along with the other related projects. However, these effects would be short-term and would be offset by the reduced residential population in the community while houses are being rebuilt. Additionally, they would not contribute traffic at night, when evacuation is most difficult due to poor visibility. Further, unlike residents, construction workers do not need time to gather personal belongings and valuables, and would likely be the first to evacuate, clearing the area before many residents have even left their homes. These rebuild projects would not contribute to any long-term impacts except that the new structures will be built with more fire-resistant building material than what previously existed, thus improving defensibility. With the mitigation measures imposed on the project, these related projects would not affect the significance of the Garden's contribution to these cumulative impacts.

Geologic Processes

The Jesusita Fire rebuilds would contribute incrementally to cumulative erosion and sedimentation impacts associated with grading and site disturbance. However, most of these projects would include little or no grading given their scope and the fact that the sites have already been developed and graded. In addition, any impacts would be short-term and would be mitigated through standard erosion control measures.

Public Facilities and Recreation

These Jesusita Fire rebuild projects would have no cumulative impact on public facilities, including water and sewer service. They would add to the amount of construction and demolition waste generated by related projects. However, this would have no bearing on the project's cumulative contribution to this impact. These rebuild projects would also have no cumulative impact on recreation, as they merely involve rebuilding what was destroyed.

Transportation/Circulation

As discussed in the land use section, the Jesusita Fire rebuilds would result in short-term construction traffic. This would be at least partially offset by the reduced residential population in the community while homes are being rebuilt. In any case, these impacts would be short-term and would not result in any of the area roadways or intersections being degraded to a level of service below what was already analyzed in the EIR. The EIR already includes an analysis of cumulative traffic impacts and these related projects would have no bearing on long-term cumulative traffic levels. Additionally, many of the rebuild projects are spread throughout the Mission Canyon area, and many of the construction vehicles would utilize different travel routes to access these different project sites. This would help to minimize the potential for cumulative traffic impacts affecting single intersections or road segments.

Water Resources/Flooding

The Jesusita Fire rebuilds would contribute incrementally to cumulative short-term water quality impacts resulting from erosion and sedimentation associated with grading and site disturbance. However, most of these projects would include little to no grading or site disturbance given their scope and the fact that the

sites have already been developed and graded in the past. In addition, any impacts would be short-term and would be mitigated through standard erosion control measures.

In sum, the Jesusita Fire rebuild and repair projects would add incrementally to many of the environmental effects generated by the list of related projects. However, these impacts would be short-term and would not result in changing the significance of the project's cumulative contribution in any of the issue areas.

IV. FEIR ERRATA

This errata section contains minor corrections and additions to the proposed Final EIR, in addition to that which was identified in Section III above, which will be incorporated into the final certified EIR. None of the proposed corrections or additions alter the conclusions of the EIR analysis or identify new significant impacts, except as discussed above.

The corrections and additions are listed below, by EIR section, along with an explanation for the change. Deleted text is in ~~strikeout~~. New text is underlined.

Executive Summary

- *Page 1-29, Mitigation Measure CULT 2-2:* The phrase "Native American representative" should not be crossed out. **Reason:** This error reflects a discrepancy between the Executive Summary and the text in Section 4.4 of the EIR.

First paragraph should read:

CULT 2-2 In the event potentially significant archaeological remains are encountered, work shall be stopped immediately or redirected until the P&D approved archaeologist and a Native American representative, ~~as applicable~~, evaluates the significance of the find pursuant to County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.

Section 4.1 Aesthetics and Visual Resources

- *Page 4.1-33, Mitigation Measure AES 2-2:* The mitigation measure has been revised to eliminate the requirement for performance securities. **Reason:** The Botanic Garden is in the business of landscaping and the decision makers considered it unnecessary to require the Garden to pay performance securities for the installation and maintenance of landscaping. The County would retain the ability to ensure compliance with the landscaping requirements through its permit compliance and monitoring program.

The **Monitoring** paragraph should read:

Monitoring: ~~P&D shall require landscape performance securities prior to Zoning Clearance approval for any buildout under the Vital Mission Plan.~~ Compliance staff shall ensure consistency of installation with approved plans and shall respond to complaints.

Section 4.5 Fire Protection

- *Throughout Section 4.5 and Executive Summary:* The section has been amended where applicable to clarify that red flag days would be declared by the National Weather Service rather than the County Fire Department. In addition, references in the document to Red Flag days or Red Flag Fire Alert days have been replaced by “Red Flag Warning.” These changes would apply throughout the document as well as the Fire Protection Plan. **Reason:** The County Fire Department relies on the National Weather Service for red flag declarations. The effectiveness of this provision is unchanged as the weather criteria used for declaring red flag conditions have not changed, only the manner in which the declarations are issued. A Red Flag Warning is the current terminology used by the National Weather Service for identifying red flag days.
- *Page 4.5-10, Last paragraph:* The text should be amended to clarify that the County Fire Department requirement for road widths applies to private roads. **Reason:** Mission Canyon Road is a public road and therefore this width requirement does not apply. Additionally, the width requirements for a private road would be between 24 feet with no parking, 32 feet with parking on one side, and 40 feet with parking on both sides of the roadway.

The paragraph should read:

“Access to the Garden is provided via Mission Canyon Road, a public road. This road has pavement width of 20 to 22 feet from Foothill Road to the Santa Barbara Botanic Garden site. The road ~~does~~ would not meet County Fire Department requirements for road width applied to private roads, which are based on the number of parcels served. In this location a road width of ~~24~~ 32 to 40 feet would be necessary, depending on whether or not parking would be allowed, in order to meet County requirements. However, since the road is public, this road width requirement does not apply. In addition...”

- *Page 4.5-17, Last paragraph:* The text should be corrected to eliminate reference to non-compliance associated with the lack of designated secondary access. **Reason:** There is no code requirement for secondary access that applies to this project. Secondary access is preferred to aid in emergency access, but not required in this case. Thus, the discussion of project elements providing the *same practical effect* on page 4.5-18 to offset the lack of secondary access is beneficial but unnecessary.

The paragraph should read:

“With implementation of the FPP, the project will meet or exceed all applicable Code requirements ~~except designated secondary access at a location that is remote from the primary access to the west property.~~ However, this non-conformance While secondary access, which is considered beneficial for emergency access and evacuation, is not provided as part of this project, its absence is offset and is provided the same practical effect with the provision of the following measures:”

- Enhanced fire resistive construction to 2007 California Building and Fire Code standards, including:
 - Life safety interior sprinklers
 - Exterior fire rated walls
 - Glazing, dual pane, tempered windows
 - Vent design, size, and placement
 - Appendage restrictions
 - Attic protection (sprinklered or design features)
 - Others per County Code
 - Road circulatory system improvements with new roads and improved, widened and paved existing roads.
 - Improved water availability, fire flow and volume.
 - Fire Department approved fuel modification zones around all structures.
 - Annual inspections and maintenance of fuel modification zones.
 - Emergency Preparedness Plan.
 - Registration of all telephone numbers in Mission Canyon with Reverse 911
 - Planned and rehearsed evacuation, reduced reliance on Mission Canyon Road in wildfire emergency.
 - Training and annual emergency drills.
 - Restrictions on general public visitation during red flag ~~warnings days as declared by the County Fire Chief~~. Limited participation and mandated shuttle bus transportation associated with events during High Fire Season Preparedness Levels.
 - Remote Area Weather Station establishment in Mission Canyon.
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- *Page 4.5-31, Mitigation FIRE 1-1:* The mitigation measure has been amended to clarify that red flag days would be declared by the National Weather Service rather than the County Fire Department. **Reason:** The County Fire Department relies on the National Weather Service for red flag declarations. The effectiveness of the mitigation measure is unchanged as the weather criteria that go into declaring red flag conditions have not changed, only the manner in which the declarations are issued.
 - *Page 4.5-32, Mitigation FIRE 1-2:* The mitigation measure has been amended to clarify that red flag days would be declared by the National Weather Service rather than the County Fire Department. **Reason:** The County Fire Department relies on the National Weather Service for red flag declarations. The effectiveness of the mitigation measure is unchanged as the weather criteria that go into declaring red flag conditions have not changed, only the manner in which the declarations are issued.

Section 4.12 Water Resources, Drainage, and Flooding

- *Page 4.12-30, Second full paragraph:* The reference to Table 4.12-11 should be corrected to Table 4.12-6. **Reason:** This simply reflects an error in the reference table number.

Attachments

Attachment A – Analysis of Proposed Revisions to Mitigation Measures/Conditions of Approval

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**Appendix A: Analysis of Proposed Revisions to Mitigation Measures/Conditions of Approval
Santa Barbara Botanic Garden Vital Mission Plan**

Existing Condition	Proposed Condition	Discussion
<p>Condition #63: Intensity of Use. Total visitation shall not exceed 110,000 persons per year for the first year following project approval. Thereafter, total visitation shall be limited to a 1.8% annual increase, up to a maximum increase of 50% (i.e. 165,000). Beginning the first year following project approval, attendance associated with Garden classes¹ and events² shall be limited to a 1.8% annual increase above existing levels (existing levels equate to 1,778 for classes and 1,983 for events, based on a 10-year average from 1997 to 2006), up to a maximum increase of 50% (i.e. 2,667 for classes and 2,974 for events, respectively) without subsequent approval by the Planning Commission. These limits shall be based on a 3-year rolling average. If these limits are exceeded in any single year, the Garden shall take the necessary steps to adjust its scheduling in order to adhere to the limits on a three-year rolling average. No single event shall exceed 300 guests at any one time, subject to the separate restrictions during the High Fire Season Preparedness Levels included in Condition #31. Attendance for individual classes and educational programs (i.e. trainings and lectures) shall comply with the maximums identified in the project description. No more than three events individually exceeding 80 attendees in any given month, inclusive of community events, shall be permitted.</p>	<p>Condition #63: Intensity of Use. Total visitation shall not exceed 110,000 persons per year for the first year following project approval. Thereafter, total visitation shall be limited to a 1.8% annual increase, up to a maximum increase of 50% (i.e. 165,000). Beginning the first year following project approval, attendance associated with Garden classes¹ and special events² shall be limited to a 1.8% annual increase above existing levels (existing levels equate to 1,778 for classes and 1,983 for events, respectively, based on a 10-year average from 1997 to 2006), up to a maximum increase of 50% (i.e. 2,667 for classes and 2,974 for events, respectively) without subsequent approval by the Planning Commission. The Garden may hold up to 10 large special events (i.e. events greater than 80 guests) between December 1 and April 30 and up to seven large special events between May 1 and November 30 of each year consistent with the any-one-time caps. These limits shall be based on a 3-year rolling average. If any of these limits are exceeded in any single year, the Garden shall be required to make a corresponding reduction in the applicable limit for the following year and shall forego the 1.8% growth for that year. take the necessary steps to adjust its scheduling in order to adhere to the limits on a three-year rolling average. No more than 200 people (including staff, volunteers, visitors, and guests) shall be on-site at any one time between May 1 and November 30 and no more than 250 people shall be on-site at any one time between December 1 and April 30. Staff, and their families, who reside on-site shall not be counted towards these limits. During construction, construction workers shall not count towards these limits. No single event shall exceed 300 guests at any one time, subject to the separate restrictions during the High Fire Season</p>	<p>This revision eliminates the growth rate applied to the project and institutes an “any-one-time” cap. The limitations on use would help to ensure that the site’s population at any one time and activities do not compromise the health, safety, comfort, or convenience of the surrounding neighborhood in terms of evacuation, traffic, noise, or other potential land use conflicts. These changes are more restrictive than the previous condition, which allowed up to a 50% increase in visitation and attendance associated with classes and events, and allowed events of up to 300 people. This condition was not derived from the EIR. It stems from required ordinance findings for approval and its revision does not affect the conclusions of the EIR or adequacy of mitigation measures. However, by incorporating more restrictive use caps, impacts evaluated in the EIR associated with increases in intensity of use would be further reduced as a</p>

¹ Classes shall include daytime and nighttime classes, summer programs, docent and Master Gardener training, and lectures. School groups shall not count towards the annual class limit.

² ~~Special Events~~ shall include fundraisers, community group meetings, private parties, recognition events, symposia and workshops, and other events not open to the general public. Special events shall not include school groups visiting the Garden. Special events of 80 guests or more shall count towards one of the permitted 17 annual events and shall count towards the annual attendance limit of 1,983. Special events of less than 80 guests shall not count towards the 17 permitted special events but shall count towards the annual attendance limit of 1,983. Community Events open to the public or where visitation is spread out throughout the day shall not count towards the annual event limit, but shall otherwise comply with this condition.

Existing Condition	Proposed Condition	Discussion
	<p>Preparedness Levels included in Condition #31. Attendance for individual classes and educational programs (i.e. trainings and lectures) shall comply with the maximums identified in the project description. <u>All events shall conclude by sunset, and all guests and workers shall be off-site within one hour.</u> No more than three <u>two</u> events individually exceeding 80 attendees between December 1 and April 30 and one event between May 1 and November 30 in any given month, inclusive of community events, shall be permitted <u>each month.</u></p> <p>Monitoring: The Garden shall submit an annual monitoring report to P&D by the end of February for each prior year documenting total visitation, at any one time attendance, and the number and schedule of programs and activities <u>events and classes</u> and associated attendance within each use category in order to demonstrate compliance with this condition. <u>Until construction of the new visitor entrance, which shall incorporate a turnstile system or other technologically based approach to monitoring any one-time and annual attendance, the Garden shall hand out cards to each visitor to track the number of visitors on-site at any one time and require that a driver's license or other form of ID be left at the visitor kiosk for each group, to be returned upon exiting the Garden. No more than the maximum number of cards can be allocated to visitors at any one time, taking into account staff, volunteers, and researchers also present at the Garden.</u></p>	<p>result of this revision.</p>
<p>Condition #39. Mitigation Measure N 2-1: All music and organized social gathering events shall end in sufficient time to allow for attendees to disperse and exit the property by no later than 10 p.m. Amplified sound shall cease by 9 p.m. Sound amplification equipment shall be directed away from the nearest residences. Noise levels shall not exceed 65 dBA at the property lines during special events where amplified sound is provided. Sound monitors shall be utilized in at least two locations on the property lines closest to off-site residences in order to measure sound levels during events. Plan Requirements and Timing: Prior to Zoning Clearance, the Santa Barbara Botanic Garden shall submit to P&D for review and approval,</p>	<p>Condition #39. Mitigation Measure N 2-1: All music and organized social gathering events shall end <u>by sunset and</u> in sufficient time to allow for attendees to <u>and staff shall disperse and exit the property by no later than 10 p.m. within one hour.</u> Amplified sound music shall be prohibited <u>cease by 9 p.m.; limited amplification for speaking shall be permitted.</u> Sound <u>Amplification equipment shall be directed away from the nearest residences. Noise levels shall not exceed 65 dBA at the property lines during special events where</u> amplified sound <u>music and/or amplification of voice is provided. Sound monitors shall be utilized in at least two locations on the property lines closest to off-site residences in order to measure sound levels during events.</u> Plan Requirements and Timing: Prior to Zoning Clearance, the Santa Barbara Botanic Garden</p>	<p>The original condition/ mitigation measure allowed amplified music to last until 9 pm. The updated condition would prohibit amplified music and require that all events end by sunset. Thus, the change to the mitigation measure is more restrictive than that previously proposed. The prohibition of amplified music would decrease the potential for noise to adversely affect surrounding neighbors who are classified as sensitive noise</p>

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<p>documentation from their website and prototypical rental contracts demonstrating compliance with this mitigation.</p>	<p>shall submit to P&D for review and approval, documentation from their website and prototypical rental contracts demonstrating compliance with this mitigation. Monitoring: P&D shall respond to neighbor complaints. The applicant shall submit annual reports by the end of February of each calendar year to the County Permit Compliance <u>planner</u> documenting compliance with this condition for the prior year. Sound data gathered during events in which <u>music and/or amplification</u>ed sound of voice is utilized shall be included in these annual reports, including the maximum dBA experienced <u>at the property lines</u> during each event. The reports shall include the dates and times that such events are held and what type of music <u>or amplification of voice</u> is used, if any. The report shall also include a log of complaints received by neighbors and what measures are being taken to respond to the complaints. In the event that noise levels are exceeded during a special event, appropriate measures shall be imposed on the <u>use provisions allowing for music and/or provisions allowing for use of amplification</u>ed sound of voice for the following year's events to ensure compliance with this condition.</p>	<p>receptors. Amplification used for speaking purposes would be less likely to exceed the County's sensitive noise threshold of 65 decibels at the property lines. Nonetheless, the requirement for sound monitoring would remain in place to ensure noise levels at the property lines are consistent with County noise thresholds. Therefore, the adequacy of the mitigation measure is unchanged and the changes would not trigger any new impacts or change the conclusions of the EIR, as discussed in Section 4.8 of the EIR.</p>
<p>Project Description: The Botanic Garden has four on-site existing residential units contained within three buildings. These include the Director's residence and two employee residential structures (one single-family dwelling and one duplex). All residences are occupied by full-time staff of the Botanic Garden. The project includes converting the existing administration building (cottage) to its original use as a residence, constructing a garage addition to the Director's residence, and restoring the existing single family dwelling and duplex as two single family residences (the existing duplex would be converted to a single family residence) at the Hansen Site. In addition, the project includes construction of two new single-family dwellings at the Hansen Site, and one single family residence at the Cavalli property in the event sewer service is introduced into the adjacent residential area. This would result in a net gain of three residential units beyond what exists currently, for a total of seven units.</p>	<p>Project Description: The Botanic Garden has four on-site existing residential units contained within three buildings. These include the <u>(now burned)</u> Director's residence and two employee residential structures (one single-family dwelling and one duplex). All residences are occupied by full-time staff of the Botanic Garden. The project includes converting the existing administration building (<u>Caretaker's eCottage</u>) to its original use as a residence <u>and relocating it to the site of the Director's residence to be used as the Director's residence (which was destroyed in the Jesusita Fire)</u>, constructing a garage addition to the Director's residence, and restoring the existing single family dwelling and duplex as two single family residences (the existing duplex would be converted to a single family residence) at the Hansen Site. In addition, the project includes construction of <u>two new single family dwellings at the Hansen Site, and one single family residence at the Cavalli property in the event sewer service is introduced into the adjacent residential area.</u> This would result in <u>no net gain</u>ed net gain of three of residential units beyond what exists currently,</p>	<p>The purpose of this change was to ensure compliance with ordinance requirements limiting the number of caretaker units on any given lot in the REC zone. The Caretaker's Cottage would remain within the boundaries of the Historic Garden. This is consistent with the original mitigation measure discussed in Section 4.4 of the EIR identified to reduce impacts to historic resources associated with relocation of the Caretaker's Cottage. Impacts to archaeological resources would also be reduced with this change to the project as ground disturbance within the recorded archaeological site would be</p>

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	for a total of seven <u>four</u> units.	reduced. These changes were evaluated as project alternatives in Section 6.0 of the EIR, which concluded that these changes would reduce impacts relative to the proposed project. No new impacts would result from this change beyond what was analyzed in the EIR and therefore, the Final EIR and EIR Revision Letter are adequate to support this modification.
<p>Project Description: Fencing. Approximately 30% of the Garden property is currently fenced with various fence materials (cyclone, post with wire, and wood) in areas generally along portions of Mission Canyon Road, Tunnel Road, Las Canoas Road, and along the south and east property boundaries of the Cavalli Site. The Garden proposes to replace and install a 3½-foot high perimeter fence along most of the Garden property boundaries, and will maintain, except as noted below, an existing six-foot high, black cyclone security fence which is limited to specific portions of the Mission Canyon Road and Tunnel Road property boundary. Existing and proposed fencing would result in approximately 70% of the Garden property perimeter being fenced.</p> <p>The perimeter fence is proposed to be a 3½ foot high visually and wildlife permeable post with smooth wire or stone pillar with two flat rail design, avoiding designated fence openings within riparian/wildlife corridors. In addition, fencing would not be placed where setbacks are required from riparian vegetation and installation shall not require oak tree removal impacts. The perimeter fence would be set back six feet from adjacent roadways where feasible given topographic and vegetation constraints. The existing six-foot security fence, a portion of which along Tunnel Road was constructed subsequent to the Notice of Preparation and is considered part of the proposed project, is a black vinyl coated cyclone fence designed with wildlife portals and would be maintained as is</p>	<p>Project Description: Fencing. Approximately 30% of the Garden property is currently fenced with various fence materials (cyclone, post with wire, and wood) in areas generally along portions of Mission Canyon Road, Tunnel Road, Las Canoas Road, and along the south and east property boundaries of the Cavalli Site. The Garden proposes to replace and install a 3½-foot high perimeter fence along most of the Garden property boundaries, and will maintain, except as noted below, an existing six foot high, black cyclone security fence which is limited to specific portions of the Mission Canyon Road and Tunnel Road property boundary. Existing and proposed fTotal fencing would result in approximately 70% of the Garden property perimeter being fenced.</p> <p>The perimeter fence is proposed to be a 3½ foot high visually and wildlife permeable post with smooth wire or stone pillar with two flat rail design, avoiding designated fence openings within riparian/wildlife corridors. In addition, fencing would not be placed where setbacks are required from riparian vegetation and installation shall not require oak tree removal impacts. The perimeter fence would be set back six feet from adjacent roadways where feasible given topographic and vegetation constraints. The existing six-foot security fence, a portion of which along Tunnel Road was constructed subsequent to the Notice of Preparation and is considered part of the proposed project, is a black vinyl coated cyclone fence designed with wildlife portals and would be maintained as is</p>	<p>This change to the project would replace the existing chain link fencing with the 3 ½ foot fencing which is proposed along other boundaries of the project site. The existing cyclone fencing was identified in the EIR as aesthetically out of character with the neighborhood and a potential barrier to wildlife movement and hazard to pedestrian and bicycle users on the roadways. Replacing this fencing with the 3 ½-foot fencing would improve wildlife movement and result in a more visually compatible design. This change is consistent with Alternative 4 of the EIR which evaluated replacement of the existing cyclone fencing. Therefore, the change does not alter the conclusions of the EIR or result in any new impacts that were not previously identified.</p>

Existing Condition	Proposed Condition	Discussion
<p>Road was constructed subsequent to the Notice of Preparation and is considered part of the proposed project, is a black-vinyl coated cyclone fence designed with wildlife portals and would be maintained as-is on portions of the site along Mission Canyon Road and Tunnel Road. The existing fencing along Tunnel Road included in the project would be relocated to provide an approximate six foot setback from the roadway to minimize visibility of the fence and accommodate pedestrian passage along the roadway, where feasible given the site's topographic and vegetation constraints. Currently, nearby residents who are also members in good standing of the Garden and who have been granted permission are permitted access to Garden paths via existing secured gates during regular operating hours. The Garden intends to continue to allow neighboring residents to gain access through its gates under the current terms, but reserves the right to restrict access in the future.</p>	<p>along on portions of the site along Mission Canyon Road and Tunnel Road would be replaced with the 3 ½ -foot high perimeter fence. This replacement shall occur prior to or concurrent with the construction of the first buildings Phase I. The existing fencing along Tunnel Road included in the project would be relocated to provide an approximate six foot setback from the roadway to minimize visibility of the fence and accommodate pedestrian passage along the roadway, where feasible given the site's topographic and vegetation constraints. Currently, nearby residents who are also members in good standing of the Garden and who have been granted permission are permitted access to Garden paths via existing secured gates during regular operating hours. The Garden intends to continue to allow neighboring residents to gain access through its gates under the current terms, but reserves the right to restrict access in the future.</p>	
<p>Condition #21. Mitigation Measure CULT 3-2: Limit pavement (including areas improved with pavers) and hardscape to the Administration/Education area, Horticulture/Support area, the currently paved central areas surrounding the Meadow, and selected adjacent areas for accessibility. Paved pedestrian access and trail areas shall constitute no more than ten percent (10%) above the existing paved areas within the Historic Garden regardless of material. Required paved access for ADA and County Fire Department purposes to and around proposed new buildings shall not count towards the 10% limit. It is also recommended that the Applicant consider the repaving of the Administration/Education courtyard with more historically appropriate material based on historic photos. Trail design shall reflect the naturalistic and informal patterns historically associated with the trail system. It is recommended that for the currently paved areas and for areas to be paved in accordance with this measure (the 10% additional paved area), alternate</p>	<p>Condition #21: Mitigation Measure CULT 3-2: Limit pavement (including areas improved with pavers) and hardscape to the Administration/Education area, Horticulture/Support area, the currently paved central areas surrounding the Meadow, and selected adjacent areas for accessibility. Paved pedestrian access and trail areas shall constitute no more than ten percent (10%) above the existing paved areas within the Historic Garden regardless of material. <u>New paving shall be of natural material and be limited to that which is required for Required paved path of travel access for ADA purposes and emergency vehicle access for County Fire Department purposes to and around proposed new buildings shall not count towards the 10% limit. Paving shall not be permitted on existing dirt trails.</u> It is also recommended that the Applicant consider the repaving of the Administration/Education courtyard with more historically appropriate material based on historic photos. Trail design shall reflect the naturalistic and informal patterns historically associated with the trail system. It is recommended that for the currently paved areas and for areas to be paved in accordance with this measure (the 10% additional paved area), alternate</p>	<p>The EIR identified a significant but mitigable impact to historic resources from the proposed paving of trails throughout the Historic Garden (Section 4.4 of the EIR). To mitigate this impact, the EIR limited any new paving to a maximum of 10% above existing amounts. The modification to the mitigation measure proposed by the Board of Supervisors would further limit new paving to only that which is required for Fire Department and ADA access to and around buildings. No trails would be permitted to be paved under the revised mitigation measure. Therefore, the mitigation measure is more restrictive than previously</p>

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<p>materials such as decomposed granite and permeable grids be investigated and that a materials palette be developed to ensure sustainability, integration with the natural environment, and sensitive transition from hardscape to natural sections. Plan Requirements and Timing: Paving and hardscape plans shall be reviewed and approved by P&D and SBAR prior to Zoning Clearance issuance.</p> <p>Monitoring: P&D shall conduct field inspections to ensure compliance with the approved paving plans.</p>	<p>materials such as decomposed granite and permeable grids be investigated and that a materials palette be developed to ensure sustainability, integration with the natural environment, and sensitive transition from hardscape to natural sections. Plan Requirements and Timing: Paving and hardscape plans shall be reviewed and approved by P&D and SBAR prior to Zoning Clearance issuance.</p> <p>Monitoring: P&D shall conduct field inspections to ensure compliance with the approved paving plans.</p>	<p>contemplated and would further reduce impacts to historic resources by preserving the existing dirt trails in their naturalistic state. No new impacts would be created by further limiting the amount of paving that can be installed on-site and therefore, the Final EIR and EIR Revision Letter are adequate to support the modified mitigation measure.</p>
<p>N/A</p>	<p>Condition #101: <u>No Land Use Permit or Zoning Clearance shall be issued for development under the Vital Mission Plan without 1) a finding of consistency with policies and development standards of the adopted Mission Canyon Community Plan, and 2) a finding of compliance with ordinance amendments of the Board initiated Mission Canyon Community Plan.</u></p>	<p>This proposed condition simply restates what is already a requirement under the County's Land Use & Development Code. It has no affect on the project.</p>
<p>Condition #31. Mitigation Measure FIRE 1-1: The FPP is documented in the report entitled <i>Santa Barbara Botanic Garden Vital Mission Plan Conceptual Fire Protection Plan</i>, Dudek, Draft July 2009 (contained in Appendix E of the FEIR). The FPP shall be revised to provide greater flexibility in the maintenance of irrigated planted exhibits of native California plants within the fuel modification zones. SBBG shall be required to implement all requirements set forth in this FPP, which has been approved by the SBCFD and P&D, or subsequent updated versions of the plan as approved by the SBCFD and P&D. Specific operational elements of the plan include the following:</p> <ol style="list-style-type: none"> a. Closure of Garden to the public, including special events, on all Red Flag Alert days called which include Mission Canyon; b. Restrictions on special events during High Fire Season Preparedness levels, including 1) maximum attendance of 180 guests for any single event, and 	<p>Condition #31. Mitigation Measure FIRE 1-1: The FPP is documented in the report entitled <i>Santa Barbara Botanic Garden Vital Mission Plan Conceptual Fire Protection Plan</i>, Dudek, Draft July 2009 (contained in Appendix E of the FEIR). The FPP shall be revised to provide greater flexibility in the maintenance of irrigated planted exhibits of native California plants within the fuel modification zones. SBBG shall be required to implement all requirements set forth in this FPP, which has been approved by the SBCFD and P&D, or subsequent updated versions of the plan as approved by the SBCFD and P&D. Specific operational elements of the plan include the following:</p> <ol style="list-style-type: none"> a. <u>The Garden shall not open to the public, including events, or if already open shall immediately close</u> Closure of Garden to the public, including special events, on all Red Flag Alert Warning days called <u>issued by the National Weather Service</u> which include Mission Canyon; b. Restrictions on special events during High Fire Season Preparedness levels <u>between May 1 and November 30,</u> 	<p>Defining the high fire season as lasting from May 1 through November 30 does not change the adequacy of the mitigation measure. Providing definitive dates provides more assurance and predictability to the Garden and public and improves the monitoring and enforceability of the condition. May 1 through November 30 represents the period of the year historically considered the high fire season. Placing greater restrictions on use between May 1 and November 30 is consistent with the original intent of the mitigation measure, which was to place greater restrictions on use during the high fire season. Changing the</p>

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<p>2) the use of shuttle buses or trolleys to transport guests for any event exceeding 80 guests, with a requirement that the shuttle buses remain on-site for the duration of the event to facilitate rapid evacuation of the guests in a single trip.</p> <p>c. At no time shall commercial buses greater than two axles or 45 passengers be sanctioned by the Garden for carrying visitors to and from the Botanic Garden during High Fire Season Preparedness levels.</p> <p>Plan Requirements and Timing: The FPP shall be included in the project’s deed encumbrances. In addition, a requirement for annual inspection of all active and passive fire protection mitigation measures, including vegetation management, shall also be included in the project’s deed encumbrances. SBBG shall submit an annual report to P&D in February of each year documenting the number, size, and dates of special events and activities held during periods of High Fire Season Preparedness Levels during the previous year and measures taken to ensure compliance with the above requirements. The report shall also include a list of days in which the Garden closed due to Red Flag conditions, and any activities that were canceled or rescheduled as a result. The Garden shall be responsible for determining when red flag conditions have been declared for the area. This shall be accomplished by monitoring the NOAA website at least three times each day (8am, 12pm, and 4pm) and maintaining a daily log identifying days and times in which red flag conditions have been declared and any programs or activities affected as a result. This log shall be submitted to P&D along with the annual report. The methods for monitoring how and when red flag conditions have been declared can be modified by the County Fire Department at any time.</p>	<p>including 1) maximum attendance of 180 guests for any single event <u>no more than one special event per month</u>, and 2) the use of shuttle buses or trolleys to transport guests for any event exceeding 80 guests, with a requirement that the shuttle buses remain on-site for the duration of the event to facilitate rapid evacuation of the guests in a single trip <u>and parking for the shuttle be provided at a site outside of Mission Canyon and adjacent high fire hazard areas and accessed from Garden Street and south. If using the Mission for off-site parking, vehicles shall exit the parking lot using the Garden Street driveway.</u></p> <p>c. At no time shall commercial buses greater than two axles or 45 passengers longer than 31 feet be sanctioned by the Garden for carrying visitors to and from the Botanic Garden during High Fire Season Preparedness levels. School buses used for school field trips shall be exempt from this provision.</p> <p>d. <u>The Garden shall hold at least one unannounced fire drill each year.</u></p> <p>Plan Requirements and Timing: The FPP shall be included in the project’s deed encumbrances. In addition, a requirement for annual inspection of all active and passive fire protection mitigation measures, including vegetation management, shall also be included in the project’s deed encumbrances. SBBG shall submit an annual report to P&D in February of each year documenting the number, size, and dates of special events and activities held during periods of High Fire Season Preparedness Levels during the previous year and measures taken to ensure compliance with the above requirements. The report shall also include a list of days in which the Garden closed due to Red Flag conditions, and any activities that were canceled or rescheduled as a result. The Garden shall be responsible for determining when red flag <u>warnings</u> conditions <u>have been declared</u> issued by the National Weather Service for the area. This shall be accomplished by monitoring the NOAA website at least three times each day (8am, 12pm, and 4pm) and maintaining a daily log identifying days and times in which red flag <u>warnings</u> conditions <u>have been declared</u> and any programs or</p>	<p>limitation on the size of buses from “2 axles or 45 passengers” to “31 feet long” results in a greater limitation on the size and capacity of buses that can transport guests to and from the Garden, since buses 31 feet or less in length have fewer than 45 seats and 2 axles or less. Exempting school buses used for school field trips from this restriction is consistent with the original intent of the mitigation measure, since school buses carry no more than 45 passengers. Further, this limitation has been modified to apply year-round, which is more restrictive than the original mitigation measure which only limited bus sizes during the high fire season. Therefore, the mitigation measure is more restrictive than the original measure and impacts to fire hazards and public safety would be further reduced under the revised mitigation measure as compared to the original language. Restricting the location for off-site parking and shuttling to Garden Street south would further remove the off-site parking location from the fire hazard area and area of potential evacuation. This would further reduce impacts relative to the proposed project as it was previously assumed that off-site parking could occur in lower</p>

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	<p>activities affected as a result. This log shall be submitted to P&D along with the annual report. The methods for monitoring how and when red flag conditions have been declared can be modified by the County Fire Department at any time.</p>	<p>Mission Canyon. Given the infrequency of utilizing off-site parking locations and the likelihood that they would be utilized primarily on weekends outside of peak traffic periods, impacts to local roads or intersections in terms of level of service or capacity would not be significant. Lastly, adding a requirement that the Garden hold at least one unannounced fire drill each year codifies in the condition what is already included in the Garden's Fire Protection Plan. Therefore, these changes to the mitigation measures would not create any new or more severe impacts and the analysis and conclusions of the Final EIR remain adequate.</p>
N/A	<p><u>Condition #102.</u> The Garden shall be closed to the public, including special events, on days when the Garden's Remote Access Weather Station (RAWS) records the following weather conditions:</p> <ul style="list-style-type: none"> • <u>Relative humidity of 15% or less with either sustained winds of 25 mph or greater or frequent gusts of 35 mph or greater (for a duration of 6 hours or more); or</u> • <u>Relative humidity of 10% or less for a period of 10 hours or more (with no wind criteria); or</u> • <u>Widespread and/or significant dry lightening (to be determined by the National Weather Service).</u> <p><u>Plan Requirements and Timing:</u> The RAWS system shall be linked to a website accessible to the public. The Garden shall check the RAWS data three times each day and close to the public at any time the readings exceed the required parameters.</p> <p><u>Monitoring:</u> A daily log identifying days and times of these readings, including those during which these parameters have been exceeded and any programs or activities affected as a</p>	<p>Adding this condition provides a mechanism for utilizing local weather data specific to Mission Canyon in determining when the Garden must close due to localized red flag conditions. In addition to closure on declared red flag warning days, this new condition provides an additional protective measure in ensuring the Garden does not compromise the health, safety, or welfare of the surrounding community as it relates to fire safety and the minimization of fire hazards during days experiencing localized red flag weather conditions. The addition of this</p>

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	<p><u>result shall be maintained and provided to P&D along with the annual report identified in Condition #31. P&D shall review the annual report to ensure compliance and respond to complaints.</u></p>	<p>condition does not change the conclusions of the EIR. Fire hazard impacts would remain significant but mitigable absent this additional condition, as discussed in Section 4.5 of the EIR. The Board of Supervisors has proposed this condition in support of the necessary ordinance findings for approval.</p>
N/A	<p><u>Condition #103.</u> Whenever the National Weather Service issues a “Fire Weather Watch” -- which means that critical fire weather conditions are possible -- the Botanic Garden shall not open to visitors, or if already open shall immediately close. <u>However, the Botanic Garden may open, or remain open during a “Fire Weather Watch,” if Botanic Garden provides an on-premises Fire Watch of at least one person, who is qualified as both a California State Certified Firefighter 1 and a National Wildfire Coordinating Group Field Observer, or equivalent qualifications as determined by Santa Barbara County Fire, and who is in direct communication by radio or telephone with the Botanic Garden’s Lead Emergency Contact, so that the Fire Watch can observe and report critical fire weather conditions to the Botanic Garden’s Lead Emergency Contact.</u> <u>Plan Requirements and Timing:</u> The Garden shall check the NOAA website three times each day and maintain a daily log <u>identifying days and times in which a Fire Weather Watch has been declared and any programs or activities affected as a result. If a Fire Watch officer is retained to remain open, this shall be included in the daily log. This log shall be submitted to P&D along with the annual report identified in Condition #31.</u> <u>Monitoring:</u> P&D shall review the annual reports to ensure compliance and respond to complaints.</p>	<p>This condition has been added to provide an additional layer of safety during periods of high fire hazard conditions. It has been included in to support the ordinance findings for approval. Its inclusion does not alter the conclusions of the EIR or affect the adequacy of the mitigation measures in reducing fire impacts to less than significant levels.</p>
N/A	<p><u>Condition #104.</u> The criteria for closing the Garden shall be included in all rental contracts to third parties utilizing the Garden for special events or meetings. The Garden shall post a <u>temporary sign at the intersection of Mission Canyon Road and Foothill Road near Fire Station #15 informing the public of Garden closures. The sign shall be removed immediately upon</u></p>	<p>This condition has been added to minimize the potential for members of the public to come to the Garden and travel the roads on days when the Garden is closed due to high fire hazard</p>

Existing Condition	Proposed Condition	Discussion
	<p><u>re-opening of the Garden. Additionally, the Garden shall send email blasts to P&D as well as the Santa Barbara Conference and Visitor's Bureau, Mission Canyon Association, and area hotels informing them of Garden closures.</u></p>	<p>conditions. Additionally, this condition would ensure that renters using the site for a special event are aware of the restrictions and the criteria for closure of the Garden and cancellation of events. This condition does not cause any new physical impacts as it is simply an informational and disclosure provision.</p>
N/A	<p><u>Condition #100.</u> Additional shovel test pits shall be conducted by a County-qualified archaeologist in a manner consistent with County Archaeological Guidelines and current professional standards to determine the presence or absence of <u>archaeological deposits within the area of proposed disturbance along the Hansen site driveway associated with roadway improvements and utility trenching. A plan for the subsurface testing shall be prepared and submitted to P&D for approval prior to commencement of the test pits. The results of the testing shall be included in a report and submitted to P&D for review and approval prior to Zoning Clearance issuance for development in that area of the site. If additional resources are identified and determined to be significant pursuant to Condition #19, redesign and/or relocation of the infrastructure improvements shall be evaluated to avoid disturbance of these resources. If avoidance is not feasible, subsequent data recovery consistent with Condition #17 shall be conducted.</u></p>	<p>This condition does not affect the conclusions of the EIR or the adequacy of existing mitigation measures related to archaeological resources as discussed in Section 4.4 of the EIR. The EIR identified impacts to cultural resources in the area of the shovel test pits and these impacts were already mitigated in the EIR to less than significant levels. The shovel test pits would be occurring in areas of the site that were originally proposed to be disturbed with future development, so it would not result in the disturbance of any new areas that were not previously evaluated in the EIR as part of the proposed project. Thus, this additional condition is not necessary to reduce impacts to less than significant levels, though it provides for more of a methodical review of the site. The condition was included to address concerns raised by the Native American community and support the applicable ordinance</p>

Existing Condition	Proposed Condition	Discussion
<p>Condition #18. Mitigation Measure CULT 2-1: Archaeological monitoring shall be conducted by a County-approved archaeologist in all areas of ground alterations (including excavation or grading for building construction, paving, pathway improvement, fencing, or infrastructure as well as fuel modification activities that would involve subsurface disturbance, e.g., tree removals) on the project site and within public roadways, and during demolition of E26-R. The archaeological monitor shall have the authority to halt any activities impacting potentially significant archaeological resources and the monitor/archaeological consultant must be permitted to adequately evaluate the find in accordance with CEQA criteria. Prior to the commencement of any ground-disturbing activity, the archaeological monitor shall instruct construction staff as to the archaeological sensitivity of the site and procedures to follow in the event that an archaeological resource is encountered. See mitigation measure CULT 2-2, below, for further discussion of measures to be taken if resources are encountered. Plan Requirements/Timing: Prior to issuance of a grading permit, a contract or Letter of Commitment between the applicant and a County approved archaeologist, consisting of a project description and scope of work, shall be prepared. The contract/letter must be executed and submitted to P&D for review and approval.</p>	<p>Condition #18. Mitigation Measure CULT 2-1: Archaeological monitoring shall be conducted by a County-approved archaeologist <u>and Native American monitor</u> in all areas of ground alterations (including excavation or grading for building construction, paving, pathway improvement, fencing, or infrastructure as well as fuel modification activities that would involve subsurface disturbance, e.g., tree removals) on the project site and within public roadways, and during demolition of E26-R. The archaeological monitors shall have the authority to halt any activities impacting potentially significant archaeological resources and the monitor/archaeological consultant must be permitted to adequately evaluate the find in accordance with CEQA criteria. Prior to the commencement of any ground-disturbing activity, the archaeological <u>and Native American monitors</u> shall instruct construction staff as to the archaeological sensitivity of the site and procedures to follow in the event that an archaeological resource is encountered. See mitigation measure CULT 2-2, below, for further discussion of measures to be taken if resources are encountered. Plan Requirements/Timing: Prior to issuance of a grading permit, a contract or Letter of Commitment between the applicant and a County approved archaeologist <u>and Native American monitor</u>, consisting of a project description and scope of work, shall be prepared. The contract/letter must be executed and submitted to P&D for review and approval. Monitoring: P&D shall confirm monitoring by the archaeologist <u>and Native American</u> and P&D grading inspectors shall spot check field work.</p>	<p>findings for approval.</p> <p>This mitigation measure contributes to reducing the impacts of the project to less than significant levels, as discussed in Section 4.4 of the EIR. The revision to this mitigation measure increases the oversight of ground disturbance within the project site to ensure any archaeological deposits encountered during grading are identified. Previously identified impacts to cultural resources were already mitigated in the EIR to less than significant levels. Therefore, the adequacy of this mitigation is not affected and the conclusions of the EIR are unchanged.</p>
<p>Condition #20. Mitigation Measure CULT 3-1: The volume, massing, and siting of all new construction both east and west of Mission Canyon Road shall respect the historic character and features of the Historic Botanic Garden and conform to the Secretary of the Interior's <i>Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Restructuring Historic Buildings and Guidelines for the Treatment of Cultural</i></p>	<p>Condition #20. Mitigation Measure CULT 3-1: The volume, massing, and siting of all new construction both east and west of Mission Canyon Road shall respect the historic character and features of the Historic Botanic Garden and conform to the Secretary of the Interior's <i>Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Restructuring Historic Buildings and Guidelines for the Treatment of Cultural Landscapes</i>.</p>	<p>This change to Mitigation Measure 3-1 follows the action of the County Historic Landmarks Advisory Commission in requiring their review and approval of the elements of the Cultural Landscape Master Plan that pertain to the County Historic Landmark #24. This does not</p>

Existing Condition	Proposed Condition	Discussion
<p><i>Landscapes.</i></p> <p>Plan Requirements/Timing: Prior to approval of Zoning Clearances, the Applicant shall prepare a Cultural Landscape Master Plan for the Historic Botanic Garden to be used as a guide for project implementation, as well as a framework for ongoing Garden management. This plan will reiterate the historic design intent for the Garden; identify character-defining features; prescribe a process to ensure that historic features are protected throughout implementation of the proposed project; assure transparency in implementation; and guide maintenance, interpretation, and visitor experience incorporating the Garden’s history. The Cultural Landscape Master Plan shall include the following:</p> <ul style="list-style-type: none"> a) Documentation of character-defining features of the Historic Garden, including the preparation of an Historic Structures Report for each historically significant building on the property, and documentation of existing conditions for trails, planted sections, structures, objects, and other significant features. b) Goals and design principles based on the Secretary of the Interior’s Standards to guide Garden development. c) Brief history of Garden development, a construction chronology, and description of the Garden’s historic significance. d) Methodology for implementing the proposed plan and its various mitigation measures. e) Treatment approaches for each facet of the proposed project including building design, paving and fencing materials and location, trail and 	<p>Plan Requirements/Timing: Prior to approval of Zoning Clearances, the Applicant shall prepare a Cultural Landscape Master Plan for the Historic Botanic Garden to be used as a guide for project implementation, as well as a framework for ongoing Garden management. This plan will reiterate the historic design intent for the Garden; identify character-defining features; prescribe a process to ensure that historic features are protected throughout implementation of the proposed project; assure transparency in implementation; and guide maintenance, interpretation, and visitor experience incorporating the Garden’s history. The Cultural Landscape Master Plan shall include the following:</p> <ul style="list-style-type: none"> a) Documentation of character-defining features of the Historic Garden, including the preparation of an Historic Structures Report for each historically significant building on the property, and documentation of existing conditions for trails, planted sections, structures, objects, and other significant features. b) Goals and design principles based on the Secretary of the Interior’s Standards to guide Garden development. c) Brief history of Garden development, a construction chronology, and description of the Garden’s historic significance. d) Methodology for implementing the proposed plan and its various mitigation measures. e) Treatment approaches for each facet of the proposed project including building design, paving and fencing materials and location, trail and section maintenance and interpretive program. An historic plant palette, along with a historic building materials palette will be identified for research and treatment purposes, but should not limit future materials use or plantings. 	<p>change the adequacy of the mitigation measure or conclusions of the EIR as the required content and elements of the Cultural Landscape Master Plan are unchanged.</p>

Existing Condition	Proposed Condition	Discussion
<p>section maintenance and interpretive program. An historic plant palette, along with a historic building materials palette will be identified for research and treatment purposes, but should not limit future materials use or plantings.</p> <p>Final plans and completed reports shall be submitted to P&D prior to Zoning Clearance. Final designs shall be reviewed and approved by South County BAR prior to Zoning Clearance issuance.</p>	<p>Final plans and completed reports shall be submitted to P&D prior to Zoning Clearance. <u>The Cultural Landscape Master Plan shall be submitted to the County HLAC for review and approval of applicable elements within the Landmark prior to construction of any alterations to the Landmark.</u> Final designs shall be reviewed and approved by South County BAR prior to Zoning Clearance issuance.</p>	
<p>Project Description, Construction Phasing: Implementation of the Vital Mission Plan is expected to occur in two sequential phases, consisting of the following:</p> <ul style="list-style-type: none"> Phase I will consist of all infrastructure improvements (water and sewer line extensions) and all new Eastside development (i.e. Horticultural Center, Conservation Center/Herbarium, Gane House rebuild, and Hansen and Cavalli improvements, etc.). Phase II will consist of all new Westside development (i.e. Education Center, Children’s Laboratory, Entry Sequence, North Wing remodel, Blaksley Library remodel, Restroom remodel, etc.). <p>Phase I shall be completed within five years from the start of construction. This time period can be extended by the Planning Director up to an additional year for good cause shown. The construction of Phase II shall not commence until at least 12 months following the completion of Phase I new development.</p>	<p>Project Description, Construction Phasing: Implementation of the Vital Mission Plan is expected to occur in two sequential phases, consisting of the following:</p> <ul style="list-style-type: none"> Phase I will consist of all infrastructure improvements (water and sewer line extensions) and all new Eastside development (i.e. Horticultural Center, Conservation Center/Herbarium, Gane House rebuild, and Hansen and Cavalli improvements, etc.). Phase II will consist of all new Westside development (i.e. Education Center, Children’s Laboratory, Entry Sequence, North Wing remodel, Blaksley Library remodel, Restroom remodel, etc.). <p><u>Infrastructure improvements, including water and sewer line extensions, shall be completed and hydrants tested to confirm compliance with Fire Department standards (currently 1,250 gpm at 20 psi residual pressure) before commencing construction of the remaining Phase I development. No more than two buildings shall be constructed at any time during Phases I and II.</u> Phase I shall be completed within five years from the start of construction. This time period can be extended by the Planning Director up to an additional year for good cause shown. The construction of Phase II shall not commence until at least 12 months following the completion of Phase I new development or half the length of construction of Phase I, whichever is longer.</p>	<p>The construction phasing has been revised in order to clarify that infrastructure improvements, namely water and sewer line extensions, would be completed prior to commencing construction of the rest of Phase I development. This was the original intent of the phasing, so this revision clarifies that intent. In addition, the quiet period in between Phase I and Phase II has been revised to provide the Garden with an incentive to complete the construction in a timely and efficient manner. These changes were made in order to ensure that hydrants are operational prior to construction of the Phase I development. Further, the language has been modified to clarify that no more than two buildings can be constructed simultaneously, consistent with the construction phasing that was contemplated in the EIR. For example, Phase III in the EIR included reconstruction of the Gane House</p>

Existing Condition	Proposed Condition	Discussion
		<p>and construction of the new Herbarium/Conservation Center, which together total 13,730 square feet of floor area. The EIR impact analyses based its conclusions of construction impacts on the peak construction activity that could occur under the proposed construction phasing. No combination of two new buildings on the east or west sides of Mission Canyon Road would exceed this square footage already contemplated in the EIR. Therefore, these changes do not trigger any new impacts or change the conclusions of the EIR. The increased quiet period is designed to grant surrounding residents relief from ongoing construction. These changes support the necessary finding that the project would not compromise the health, safety, and convenience of the surrounding community.</p>
N/A	<p>Condition #99. <u>An informational meeting shall be held with the public to receive comments and input on plans required to be prepared prior to Zoning Clearance, including the Fire Protection Plan (Condition #31), Construction Traffic Control Plan (Condition #33), Transportation Management Plan (Condition #46), and Construction Housekeeping Plan (Condition #69). This informational meeting shall be held prior to approval of said plans and prior to Zoning Clearance issuance for Phase I construction. P&D will make draft plans available and inform the Mission Canyon Association and Friends of Mission Canyon and post the date and time of the informational meeting on P&D's website at least 10 days prior to the meeting. P&D shall retain discretion over plan approval and compliance.</u></p>	<p>This condition was developed as a compromise in order to resolve an appeal issue raised by the Friends of Mission Canyon. This informational meeting does not change the conclusions of the EIR or the effectiveness of the mitigation measures. Rather, it provides an opportunity for concerned residents and members of the public to review and comment on various plans prepared as conditions of</p>

Existing Condition	Proposed Condition	Discussion
<p>Project Description, Temporary Exhibits: In addition to the permanent structures identified above, the Garden would periodically erect temporary installations, representing either seasonal displays or art exhibits. Seasonal displays would be in place for no more than 90 days and temporary art exhibits such as have occurred in the past (e.g. Toad Hall, Herb Parker) would be in place for no more than three years. Temporary art exhibits would not exceed 1,200 square feet in size.</p>	<p>Project Description, Temporary Exhibits: In addition to the permanent structures identified above, the Garden would periodically erect temporary installations, representing either seasonal displays or art exhibits. Seasonal displays would be in place for no more than 90 days and temporary art exhibits such as have occurred in the past (e.g. Toad Hall, Herb Parker) would be in place for no more than three <u>two</u> years. Temporary art exhibits would not exceed 1,200 square feet in size.</p>	<p>approval prior to their approval by P&D.</p> <p>This revision reduces the length of time a temporary exhibit can remain on-site from three years down to two years. This change was identified to address concerns raised by the public as to the appropriateness of temporary exhibits within the Garden and is consistent with the Board's previous action on the Herb Parker exhibit. The EIR had identified less than significant impacts associated with the temporary exhibits given that the site would be returned to its prior state once the exhibits were removed. By reducing the length of time such exhibits can remain installed, impacts would be further reduced.</p>
<p>Project Description, Meadow Terrace: The project also includes terracing of the Meadow Oaks area on the west side of the Meadow, an area that has historically been used as a gathering space and where a large oak tree previously existed but was removed due to its failing condition. This feature, referred to as the Meadow Terrace, would consist of three low-level rock retaining walls defining the terrace levels. The total Meadow Terrace project area is approximately 4,025 square feet, with planting beds along the edge of each retaining wall and decomposed granite making up the terraces. A total of approximately 150 linear feet of retaining walls is proposed and would have a natural Santa Barbara sandstone facing. The maximum exposed height of the retaining walls would be 18 inches and they would be designed to provide seating for the public. The Meadow Terrace would be used as</p>	<p>Project Description, Meadow Terrace: The project also includes terracing of the Meadow Oaks area on the west side of the Meadow, an area that has historically been used as a gathering space and where a large oak tree previously existed but was removed due to its failing condition. This feature, referred to as the Meadow Terrace, would consist of three low-level rock retaining walls defining the terrace levels. The total Meadow Terrace project area is approximately 4,025 square feet, with planting beds along the edge of each retaining wall and decomposed granite making up the terraces. A total of approximately 150 linear feet of retaining walls is proposed and would have a natural Santa Barbara sandstone facing. The maximum exposed height of the retaining walls would be 18 inches and they would be designed to provide seating for the public. The Meadow Terrace would be used as both an exhibit of annual and low growing colorful California perennials and other native plants and an area for hosting special events. The</p>	<p>The change to the project description reflects the County Historic Landmarks Advisory Commission's denial of the Meadow Terrace project. The EIR identified a significant but mitigable impact to historic resources associated with construction of the Meadow Terrace. Elimination of the Meadow Terrace from the project description would avoid impacts to historic resources associated with this element of the project. The site would be returned to its prior condition. This would occur prior to issuance of Zoning</p>

Existing Condition	Proposed Condition	Discussion
<p>both an exhibit of annual and low growing colorful California perennials and other native plants and an area for hosting special events. The Meadow Terrace project would be designed so that hardscape is minimized and the terrace reflects the naturalistic and informal design historically associated with the area. The hard edge of terrace retaining walls shall be softened, potentially with earthen berms and plantings, to minimize the effect of abrupt changes in elevation. Terrace surfaces and areas between the retaining walls shall remain unpaved and the retaining walls shall not continue east of the footpath surrounding the Meadow. An oak tree shall be planted to replace the tree that was removed so that spatial relationships between the Meadow Oaks area and the Meadow are maintained.</p>	<p>Meadow Terrace project would be designed so that hardscape is minimized and the terrace reflects the naturalistic and informal design historically associated with the area. The hard edge of terrace retaining walls shall be softened, potentially with earthen berms and plantings, to minimize the effect of abrupt changes in elevation. Terrace surfaces and areas between the retaining walls shall remain unpaved and the retaining walls shall not continue east of the footpath surrounding the Meadow. An oak tree shall be planted to replace the tree that was removed so that spatial relationships between the Meadow Oaks area and the Meadow are maintained.</p>	<p>Clearance for development of Phase I.</p>