

ATTACHMENT 2: COUNTY HISTORIC LANDMARK #24 FINDINGS

The following findings are made in support of the Board of Supervisors' action upholding the HLAC's action with modifications concerning the Santa Barbara Botanic Garden's Vital Mission Plan under the terms of the County Historic Landmark #24 Resolution (Resolution 2003-059).

- 1. That the EIR prepared for Santa Barbara Botanic Garden Vital Mission Plan, 07EIR-00000-00001, along with the mitigation monitoring report, is adequate for compliance with CEQA and supports the actions taken by the Board of Supervisors regarding the Vital Mission Plan under the terms of the County Historic Landmark #24 Resolution.***

The Board finds that the previously certified Final Environmental Impact Report, 07EIR-00000-00001, for the Santa Barbara Botanic Garden's 72-CP-116 RV01 and 99-DP-043 (the Vital Mission Plan), analyzed this action and the impact to Landmark #24 and is adequate for compliance with CEQA. The Board's CEQA findings for 72-CP-116 RV01 and 99-DP-043 (the Vital Mission Plan), Attachment 1, are evidence that there are no significant environmental impacts of the project that are not fully mitigated.

- 2. That the Meadow Terrace project substantially deviates from the historic landscape design concept as discussed in Resolution 2003-059.***

The Meadow Oaks area, located immediately west of the Meadow Section, is the site of the Meadow Terrace project. Graced with views of the canyon and Mission Dam, the Meadow Oaks area has served as a gathering place since the Garden's inception. Graded and planted to function as an area of respite, design intervention in this area has historically been kept subtle to blend in with the larger landscape. As such, the Meadow Oaks area is characteristic of the Garden's transitional spaces, mediating between deliberately cultivated areas such as the Meadow and the natural landscapes of the creek and canyon. Like the paving of the trails, the Meadow Terrace project represents a serious departure from the naturalistic and informal intent of the Garden's original landscape design. Extensive grading and structural additions, such as stone walls, would introduce a more architectural and fabricated element, interrupting the naturalistic meadow to canyon transition. This would result in a substantial deviation from the historic landscape design concept and the historically informal and unaffected character of the Garden. As such, the Meadow Terrace does not comply with the terms of the Landmark Resolution designed to protect the Garden's historic integrity, and for this reason, cannot be approved.

- 3. That the limited paving of high use areas used for access to and around buildings is consistent with the terms of the Landmark Resolution 2003-059 and does not substantially deviate from the historic landscape design concept or historic use of the Landmark.***

The existing dirt trails represent an important character defining design feature of the 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. Much of the trail system has remained intact and unpaved since the Garden's period of significance. New paving along the trails would compromise the naturalistic design of the Garden, which has been historically characterized by the subtle variations found in nature. Paving of the trails with concrete interlocking pavers would result in a significant loss of naturalistic landscape features and would formalize and make uniform what was originally designed as an informal and unaffected landscape. As such, new paving of the trails would substantially deviate from the historic landscape design concept and historic use of the Garden. However, limited paving to and around buildings as part of the Vital Mission Plan project is compatible with the historic landscape design concept of the Garden, which has traditionally included paved courtyards and paths to and alongside the administrative and education buildings within the Landmark. Therefore, limited paving to provide access to and around buildings is approved and this finding can be made.

4. ***That review and approval of the Cultural Landscape Master Plan as to the area within the Landmark by the County Historic Landmarks Advisory Commission is a reasonable condition imposed on the project in order to ensure consistency with the terms of the Landmark Resolution 2003-059.***

The Landmark Resolution provides the County Historic Landmarks Advisory Commission (and the Board of Supervisors on appeal) with the authority to impose reasonable conditions on a project as deemed necessary in order to ensure that a project does not substantially deviate from the historic landscape design concept or historic use of the Garden. Preparation of a Cultural Landscape Master Plan as a condition of approval establishes a program for implementing the Vital Mission Plan project consistent with the Secretary of the Interior's standards and guides future maintenance of the Garden in a manner that ensures the long-term viability of the Garden's historic resources. The EIR prepared to evaluate the impacts of the Vital Mission Plan project identified preparation of the Cultural Landscape Master Plan as a required mitigation measure to reduce impacts to historic resources to less than significant levels. Requiring review and approval of the Cultural Landscape Master Plan, as to the area within the Landmark, by the County Historic Landmarks Advisory Commission is consistent with the terms of the Landmark Resolution allowing the imposition of reasonable conditions as deemed necessary.

5. ***That the new Education and Library buildings and new Entrance Kiosk do not substantially deviate from or substantially conflict with the historic landscape design concept or historic use of the landmark and that these buildings do not adversely affect the seven identified historic features and structures identified in Landmark Resolution 2003-059.***

In its review of the Vital Mission Plan project, the Board of Supervisors finds that these new buildings are not subject to their jurisdiction under the terms of the Landmark Resolution because they do not substantially deviate from the historic landscape design concept or historic use of the Landmark. The new buildings are located in an area of the Garden that has historically been occupied by development and used for education and

administrative functions and the designs of the new buildings are compatible with the historic structures and features on the site. Therefore, this finding can be made.

6. ***That the new entrance does not substantially deviate from the historic landscape design concept as long as the historic entry steps are preserved and made open to visitors on occasion.***

The historic entry steps are an important character defining feature of the Botanic Garden. In reviewing the new entrance, the Board of Supervisors wanted to ensure that the historic entry steps would continue to be utilized and remain a focal point of the Garden's designed landscape. However, it is recognized that the historic entry steps do not meet current accessibility requirements. To this end, the Board of Supervisors approves the new entrance, subject to the re-opening of the historic main entrance on occasion, where practical, to be utilized in concert with the new entrance.

7. ***Find that the exterior alterations to the Blaksley Library are consistent with the terms of the Landmark Resolution 2003-059.***

The Blaksley Library is one of the seven historically significant structures and features specifically identified in the Landmark Resolution 2003-059. The alterations to the Blaksley Library are minor and primarily involve interior changes. The project is conditioned to require review by a County-qualified architectural historian to ensure that remodeling of the Blaksley Library is completed in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. The alterations would not compromise the historic integrity of the building and are permitted under the terms of the Landmark Resolution. Therefore, the Board of Supervisors approves these changes and this finding can be made.