

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for Santa Barbara Botanic Garden Vital Mission Plan

Hearing Date: August 5, 2009
Staff Report Date: July 22, 2009
Case No.: 72-CP-116 RV01, 99-DP-043

Deputy Director: Dave Ward
Division: Development Review South
Supervising Planner: Anne Almy
Supervising Planner Phone #: 568-2053
Staff Contact: Alex Tuttle
Planner's Phone #: 884-6844

Environmental Document: 07EIR-00000-00001

APPLICANT:

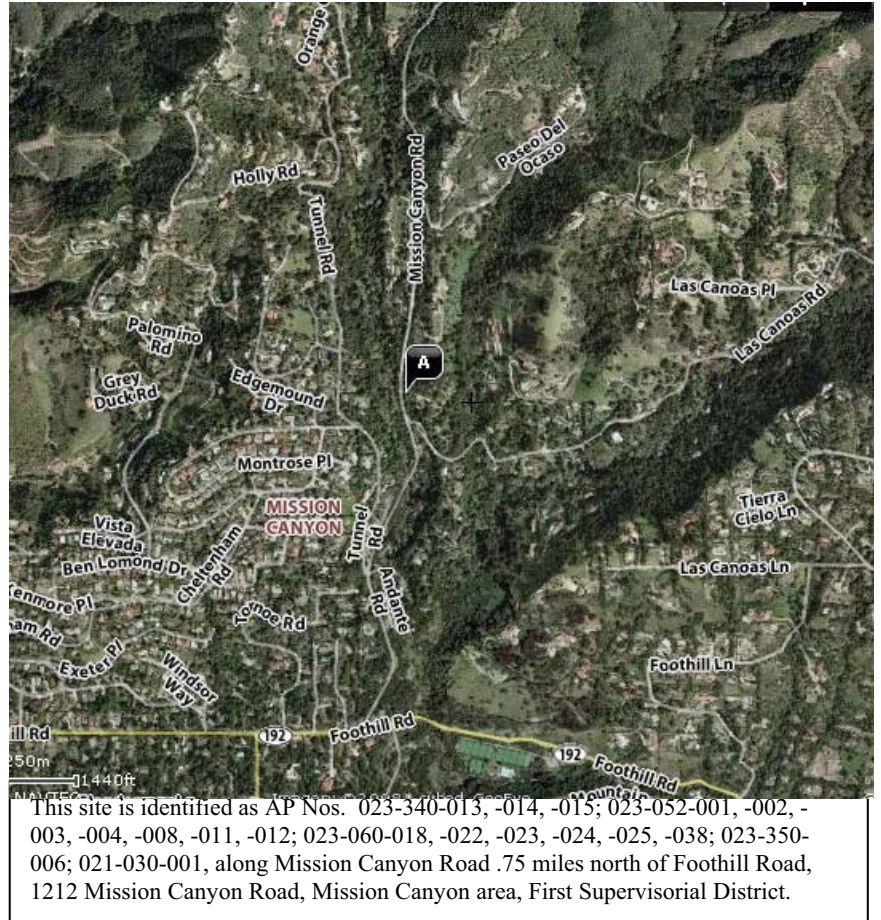
Ed Schneider
Santa Barbara Botanic Garden
1212 Mission Canyon Road
Santa Barbara, CA 93105
(805) 682-4726

AGENT:

Ken Marshall
Dudek & Associates
621 Chapala Street
Santa Barbara, CA 93101
(805) 963-0651

ENGINEER:

Bob Flowers
Flowers & Associates
201 N. Cesar Chavez, Ste. 100
Santa Barbara, CA 93103
(805) 966-2224



Application Complete: January 9, 2006
Processing Deadline: 180 days from certification of EIR

1.0 REQUEST

Hearing on the request of Ken Marshall, agent for the Santa Barbara Botanic Garden (Garden), to consider Case Nos. 72-CP-116 RV01 and 99-DP-043 [applications filed on February 26, 1999 and October 15, 1999, respectively] for a Revised Conditional Use Permit (CUP) allowing continued operation of a botanic garden and incorporation of two parcels into the CUP in compliance with Section 35.82.060, and approval of a Final Development Plan to expand the on-site facilities in compliance with Section 35.82.080 of the County Land Use and Development Code, on property zoned REC, AG-I-10, and 1-E-1; and to certify the Environmental Impact Report (07EIR-00000-

00001) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: biological resources, cultural resources, fire hazards, geologic processes, noise, public facilities, transportation/circulation, and water resources.

The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara.

The application involves AP Nos. 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, -023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and conditionally approve Case Nos. 76-CP-116 RV01 and 99-DP-043 marked "Officially Accepted, County of Santa Barbara August 5, 2009 County Planning Commission Attachments A through G", based upon the project's consistency with the Comprehensive Plan, including the Mission Canyon Area Specific Plan, and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Adopt the required findings for 72-CP-116 RV01 and 99-DP-043 (the Vital Mission Plan) marked as Planning Commission Exhibit No. 1¹ and dated August 5, 2009, specified in Attachment A of this staff report, including CEQA findings.
2. Certify the Final Environmental Impact Report (07EIR-00000-00001) and adopt the mitigation monitoring program contained in the conditions of approval.
3. Approve 72-CP-116 RV01 and 99-DP-043 (the Vital Mission Plan) marked as Planning Commission Exhibit No. 1 and dated August 5, 2009, subject to the conditions included as Attachment C.

Alternatively, refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

As stated in Section 35.82.060 of the County Land Use and Development Code (LUDC), the purpose of Conditional Use Permits (CUP) is to provide for uses that are essential or desirable but cannot be readily classified as allowed uses in individual zones by reason of their special character, uniqueness of size or scope, or possible effect on public facilities or surrounding uses. Operation of a botanical garden within a REC zone therefore requires approval of a CUP.

¹ Half size sets of plans were distributed to the County Planning Commission with their hearing packet. Plans are also available on file with P&D and on the P&D website.

Section 35.26.030.C.1 of the County LUDC also requires that a Final Development Plan be approved in REC zones prior to any development, including grading.

The County Planning Commission is the review authority responsible for acting on the Santa Barbara Botanic Garden's permit requests. The purview of the Planning Commission is the entirety of the project. In approving the project, the review authority must certify the EIR and make all of the necessary findings for approval included in Attachment A to the staff report.

In addition to the role of the Planning Commission, certain elements of the project are also being considered by the County Historic Landmarks Advisory Commission (HLAC) since a portion of the Botanic Garden located west of Mission Canyon Road (approximately 23 acres) is a designated County historic landmark (Landmark #24, Resolution 2003-059, Attachment F). The HLAC review authority is limited to those project elements that occur within and affect the landmark. Their discretion is limited to ensuring that "no changes to the Santa Barbara Botanic Garden, Mission Dam and Aqueduct shall be made which substantially deviate from the [...] historic landscape design concept or historic use of the landmark." The historic landscape design concept is "characterized by a system of trails through and around plant communities, displays, exhibits, and structures. Such plant communities, displays, and exhibits have, with only limited exceptions, historically been dedicated to plants native to California and the California Floristic Province." In addition to their jurisdiction over the landmarked parcels, at the Planning Commission's discretion the HLAC may also serve in an advisory capacity to the Planning Commission on all historical resource issues related to the project, even those occurring outside of the landmark boundaries.

The HLAC has reviewed the project on a number of occasions. While no action has been taken, minutes of the HLAC meetings are attached for informational purposes (Attachment E). The HLAC will next be reviewing the project at its August 10, 2009 meeting in order to provide more specific comments for the Planning Commission's consideration. However, since final action by the HLAC on the project is discretionary and so requires a certified EIR, final action by the HLAC will not occur until after the Planning Commission has acted on the project and certified the EIR (assuming project approval). In this respect, the HLAC functions as an arm of the County, which is the lead agency under CEQA.

The South County Board of Architectural Review (SBAR) also has a role in reviewing the proposed project. To date the SBAR has reviewed the project 11 times (see attached minutes, Attachment D). At their last hearing on October 24, 2008, they concluded that the project design was ready for their preliminary approval and hence could proceed to the Planning Commission. Assuming project approval by the County decision makers, the project returns to the SBAR for preliminary and final reviews and approvals. During those reviews, the SBAR will consider the project as modified through the discretionary process, if at all, and will focus on final architectural details and designs, including building materials and designs, landscaping and hardscape features, fencing, and exterior lighting and direction from the Planning Commission. Among the findings that the SBAR must make in approving the project are that the scale and design of the project are compatible with surrounding development (including existing development within the site) and that the project fits in with the site's environmental qualities and topography.

Both the action by the PC and the action by the HLAC are directly appealable to the County Board of Supervisors (BOS). The BOS' actions would be *de novo*. The SBAR's preliminary and final actions would be appealable to the County PC and then also to the BOS.

4.0 ISSUE SUMMARY

Project Scope and Garden Objectives

The Garden has been operating as a botanical garden in Mission Canyon since 1926. The Garden functions to promote and maintain public programs, collections and exhibits that provide opportunities for research, education and interpretation, conservation and display. Since its founding in 1926, alterations to the Garden property have occurred primarily with incremental construction of various structures and additions to and remodels of existing facilities to accommodate the Garden's growing programs and uses (see Section 5.4 of this staff report for a chronological history of the Garden's permits).

The project before your Commission is a revision to the Garden's currently active CUP (Case No. 72-CP-116) as well as a new Development Plan (nominally, the Vital Mission Plan) specifying all of the existing and proposed development on the site. The Garden's current CUP allows operation of a botanical garden consistent with the uses and development in place at the time of the 1972 CUP approval and as amended through subsequent Substantial Conformity Determinations and Land Use Permits.

Development of the proposed Santa Barbara Botanic Garden Vital Mission Plan would implement a series of changes to the existing facilities of the Garden, which is located within an approximately 78-acre site in Mission Canyon. The proposed project is designed to improve and expand the Garden's facilities to better meet current and future demands for its services. It includes the demolition of some existing structures; renovation, relocation, and modification of other existing structures; construction of new structures and ancillary facilities; and changes to the facility's circulation system. The project would also add use restrictions to the Garden's operations where there are currently no limitations.

The specific objectives of the project, as stated by the applicant, include fulfilling the Botanic Garden's mission to support research, education, horticulture, conservation, and exhibit programs by:

- Developing and updating Garden facilities;
- Consolidating Garden functions and uses within existing and proposed facilities;
- Providing a quality work environment for Garden employees and state-of-the-art collections storage and protection;
- Increasing access opportunities for all visitors to Garden facilities and programs;
- Providing on-site employee housing opportunities for critical Garden support staff; and

- Maintaining and sustaining in perpetuity the economic viability of the Garden through continued use of on-site facilities and of special programs and events that are critical to supporting and funding the resources and goals of the Botanic Garden.

To this end, the Garden is proposing the following as key components of the project:

- Updating its existing facilities and adding 16,641 square feet of new development for research, education, and conservation space, including a new education center, children's lab, and conservation center/herbarium;
- Adding three new residential units totaling 4,235 square feet devoted to subsidized housing for full-time Garden employees;
- Adding 8,414 square feet of additional horticulture and plant propagation areas, including the new horticultural offices, shade structures, and maintenance and storage facilities;
- Installing pavers on all existing dirt trails to improve access and reduce maintenance needs and adding a new paved pathway up to an overlook kiosk on the Cavalli property;
- Expanding its educational program to add up to 10 new daytime courses (from 90 to 100 courses) and 5 new nighttime courses (from 35 to 40 courses) each year; and
- Increasing the number of special fundraising events from 10 to 15 times per year and the number of private parties (e.g. weddings) from 4 to 8 times per year, and increasing attendance levels for private parties from 200 to 300 guests.

The Garden currently includes 30 buildings² (including shade structures) totaling approximately 39,558 square feet of development. The project would result in a net floor area increase of 25,884 square feet relative to existing development (65% increase), taking into account the demolition of several buildings. Upon completion of the proposed project, the Garden would include a total floor area of 65,442 square feet of development (existing plus proposed development). The proposed buildout is anticipated to occur over an approximate ten-year period, though the increases in uses proposed would extend for the life of the project.

Proposed Development and Site Constraints

The project site is constrained by various physical factors that make new development inappropriate except generally in areas of existing development. Physical constraints include restricted access, steep slopes, riparian areas and specimen trees, historic and cultural resources. Given identification of these constraints, the project has been significantly reduced in scale since it was originally submitted. It went through several iterations since its original application in 1999, including most recently a significant reduction and redesign that resulted from review of the project by the SBAR after preparation of the DEIR had already commenced. This resulted in a reduction from a net increase of 37,716 square feet down to its current proposal of 25,884 square feet of net new buildings (representing an approximate 31% reduction). Buildings as presented in the current project have been designed to better fit the site and work with the site constraints, including the site's visual resources, biological resources, cultural resources (historic and archaeological), and steep slopes. Proposed new buildings are primarily consolidated in

² This figure represents the pre-fire condition and is kept as is to reflect the fact that the Garden intends to rebuild structures that were lost in the May 2009 Jesusita Fire.

areas of existing development of the site in order to preserve the majority of the site in open space and garden exhibits (roughly 91%) and avoid development in areas characterized by dense vegetation or steep slopes.

On the west side of Mission Canyon Road, which is the main visitor-serving area and the area within the historic landmark, the Garden is proposing three new buildings: a new visitor admissions building to replace the existing entry kiosk, a new library and adult education center that would be in the location of the existing Herbarium and Caretaker's Cottage (which would be demolished and relocated, respectively), and a new children's education center. These new buildings represent a net increase of approximately 7,000 square feet of new development and approximately 2,482 square feet of new building footprint relative to the existing setting. The remainder of the new structural development is located east of Mission Canyon Road in areas that are less accessible to the public.

The level and scale of proposed development would be compatible with existing development in and around the Garden. For example, proposed development around the existing Library and North Wing, both of which are two stories, would be two stories. Similarly, the proposed two-story Conservation Center would be compatible with the adjacent Gane House. Remaining development on the site is proposed to be single story. Additionally, new buildings are dispersed in areas of the site that already experience development, and would not significantly impact any scenic views from public viewing places. The new development would respect the historic character of the Garden's landscape design and many of its buildings, as discussed in the EIR. In addition, the project incorporates flat green (vegetated) roofs for several of its buildings that help them to blend in with the landscape and surrounding vegetation. With the revised building scales and designs that grew out of the SBAR process, new development would add to the eclectic mix of existing development at the Garden rather than create a homogenous institutional campus feel if every building were designed in the same architectural vocabulary. This is in keeping with the residential context of Mission Canyon, which is characterized by unique and differentiated housing styles.

The proposed Cavalli path, which leads up to a 470 square foot overlook kiosk on the top of a ridge on the Cavalli site, traverses a steep hillside with slopes in excess of 30%. The Mission Canyon Area Specific Plan includes a policy prohibiting grading and development on slopes 30% or greater, unless it would preclude reasonable use of the property. There is also a policy requiring that grading and cut and fill slopes be in concert with existing natural contours and the scale of the natural terrain. The path is proposed to be six feet wide and paved with an all-weather impermeable surface. In addition, retaining walls would be constructed on the uphill and downhill sides of the trail given the steepness of the terrain, ranging in heights from one to six feet. In order to achieve consistency with Specific Plan policies, without precluding reasonable use of the property, staff is recommending that the path be more natural and informal, which could be achieved by reducing its width, keeping it unpaved, and eliminating the vertical retaining walls (stacked stone could be used where necessary to stabilize slopes).

Overall, staff is recommending Planning Commission approval of the **proposed structural development**, with modification of the Cavalli path as discussed above, given the findings and mitigations included in the EIR, the ability to reduce impacts to less than significant levels, and

positive conceptual review of the project by the SBAR. See Section 6.1 of the staff report for a summary of the project's environmental effects and identified mitigation measures that reduce impacts to less than significant levels.

Appropriate Intensity of Use

The Garden is unrestricted in its current use levels. Regardless, for purposes of CEQA, the Garden provided information to the County relating to the levels of use existing at the Garden at the time of the Notice of Preparation (March 2006), to serve as baseline conditions under CEQA against which the proposed project may be evaluated. Uses include classes, workshops, community festivals, private parties, fundraising events, lectures, etc. As a non-profit organization, the Garden relies in part on fundraising activities in order to support its ongoing programs. The Garden is proposing to expand its current fundraising activities over and above baseline levels in order to continue to maintain its economic viability. However, these activities carry with them potential impacts on local residents resulting from the increase in temporary populations at the site. Such impacts include those to public safety related to increased vehicle traffic that could congest the roads in the event of an emergency evacuation, noise impacts related to an increase in the use of amplified music associated with events, and general traffic impacts associated with large events in a residential neighborhood. Many of these activities also impact the night sky and the surrounding residents' enjoyment thereof, since they necessitate that additional lighting be left on during nighttime events (nighttime lighting in Mission Canyon is typically very limited due to the low residential density and lack of commercial facilities and street lighting). Mission Canyon is particularly sensitive to significant increases in population (temporary or permanent) and associated vehicle use due to the limited ingress and egress options within the canyon and the fire hazards that exist – Mission Canyon Road represents the only primary road in and out of the canyon.

The EIR evaluates the physical effects of the proposed project on the various issue areas (e.g. biological resources, aesthetics, historic resources, fire hazards, traffic, etc.) resulting from the new development and increases in use. The impacts associated with the increases in use are most pronounced in the discussion of fire hazards, though other issue areas are affected as well. As required under CEQA, the EIR includes an evaluation of alternatives to the project that would feasibly avoid or substantially lessen physical effects on the environment. Four alternatives were evaluated, including an **Off-Site Alternative**, **Reduced Development Alternative**, **Project Redesign Alternative**, and **No Project Alternative**. Each of these alternatives addressed the structural development and intensity of use aspects of the project. In regards to intensity of use, the Reduced Project Alternative included among its features the capping of special activities (i.e. classes, lectures, private parties, and special events) at baseline levels in order to reduce impacts associated with public safety and fire hazards. Under the Reduced Project scenario, general visitation would be allowed to continue to grow consistent with historic trends and future growth projections, since general visitation is typically dispersed throughout any given day and does not have the same effects as large groups visiting the site at a single time. The conclusion of this analysis of capped use was a significant reduction in fire hazard impacts (from a Class II to a Class III impact), as well as reductions in impacts to other issue areas such as noise and traffic.

The table below identifies the size, frequency, and types of special programs that are currently

held at the Garden.

Current Garden Programs/Activities

Program Type	Current Frequency / Year	Hours	Current Attendance (per class)	Total Annual Attendance (maximum)
Daytime Classes	80-90 Courses 200-225 Sessions	7:30 am- 5:30 pm	10-20	4,500
Nighttime Classes	25-35 Courses 60-90 Sessions	6 pm- 10 pm	10-20	1,800
Master Gardner/Docent Training	20 Sessions	7:30 am- 5:30 pm	40-50	1,000
Annual Lecture Series	7 Sessions	6 pm- 10 pm	50-70	490
Plant Sales, Book Signings	4/year	11 am- 7 pm	100-250/event	1,000
Art/Craft Exhibits	4/year Case-by-Case	9 am- 5 pm	Case-by-Case	N/A
Community Festivals (Exhibits, Vendors, Music)	2/year 2 days	9 am- 5 pm	250-750 per day	3,000
Fundraising/Special Events (Food/Music)	10/year 1 day	Noon- 10 pm*	20-300/event	3,000
Community Group Meetings	10-20/year 1 day	9 am- 10 pm*	30-150/event	3,000
Private Parties (Music/Food)	2-4/year 1 day	9 am- 10 pm*	75-200/event	800
Symposia & Workshops	1-2/year 1-3 days	8 am- 8 pm	50-150 per day	900
Recognition Events	3/year 1 day	9 am- 10 pm*	50-200/event	600

* Events ends by 9pm with additional time provided for event breakdown, cleanup, and guest departure.

Approval of a CUP and Development Plan requires that the decision makers make a series of findings. Included among these are findings that significant environmental impacts will be mitigated to the maximum extent feasible and that the project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood. While the Reduced Project Alternative as a whole was determined to be infeasible (see CEQA Findings, Attachment A), in order to ensure that the CUP and DP findings can be made, staff is recommending modifying the proposed project to include the limitation that uses associated with special events and other activities not associated with general visitation remain at baseline levels (except that class sizes would be allowed to increase from 20 to 22 students). A condition of approval has been added to the project to this end (condition 63). Under this scenario, the Garden would retain its ability to hold a number of classes, lectures, symposia, special events, private parties, and other fundraising activities in order to continue to provide critical financial support in furtherance of its ongoing mission. Additionally, the Garden would be able to upgrade and expand its facilities consistent with the project objectives. However, increases in use beyond current maximum levels would be limited to general visitation which is typically more harmonious with and less impactful on the surrounding community. Staff determined that

this option respects the constraints associated with Mission Canyon while allowing the Garden to continue to serve the larger community with its various programs.

Areas of Controversy

There are several key issues with which members of the community have expressed significant concern. These include fire hazards, historic resources, neighborhood compatibility/aesthetics, and the alternatives considered in the EIR. These issues are summarized below and are discussed in detail in the EIR.

Fire Hazards

Mission Canyon is considered a wildland-urban interface, as are many of the residential communities in the Santa Barbara foothills. A wildland-urban interface is a location where highly flammable vegetation within a wildland (naturally vegetated area) is present adjacent to urban residential development. As such, Mission Canyon is designated as a very high fire hazard area. The situation in Mission Canyon is made more severe by the limited points of access into and out of the canyon, as well as the character of these roads (e.g. narrow, windy, dense roadside vegetation, etc.). Mission Canyon Road is the only access road for many of the Mission Canyon residents, as well as the Garden. In a wildfire scenario, fire and other emergency first responders would potentially rely on the same primary path to gain access to the fire that the residents and visitors use to relocate or evacuate during a fire event.

The recent May 2009 Jesusita Fire is evidence of the existing fire hazard condition in this area. The fire destroyed approximately 70 homes in Mission Canyon. Fortunately, no lives were lost and there were few reported injuries, as there was ample time to evacuate before the fire threatened most of the homes. The fire has, at least in the short-term, reduced the fire hazard in the canyon by significantly reducing fuel loads. However, this relief will not last as vegetation regrows and fuel loads increase. The conditions surrounding the next fire are impossible to predict and evacuation scenarios are site and incident specific. Due to the combination of a sizable residential population in a constrained fire-prone area with difficult emergency evacuation conditions due to limited access in and out of the canyon, the existing fire hazards in Mission Canyon are significant.

The Garden contributes to these existing problems by attracting visitors to the site, as it has done since its inception. The increase in visitors to the Garden contemplated as part of the proposed project, especially associated with special events and activities, exacerbates an already hazardous situation in terms of potentially inhibiting evacuation of surrounding residents during a wildfire event as visitors of the Garden add vehicles to Mission Canyon Road. Proposed Mitigation Measures and project improvements have been applied to reduce these potential impacts, including: 1) closing the Garden on Red Flag Days, days in which the potential for a rapid-onset wildfire are greatest; 2) limiting special events to no more than 180 guests during High Fire Season Preparedness levels; 3) requiring the use of shuttle buses/trolleys that remain on-site for events with more than 80 guests during High Fire Season Preparedness levels in order to facilitate rapid evacuation with minimal vehicles; and 4) various improvements to the site, as identified in the Fire Protection Plan, including increased water supply, more rigorous vegetation

management, improved emergency access, installation of a Remote Access Weather Station, etc. that enhance fire protection and fire-fighting capabilities in and around the Garden (condition 31).

On balance with the proposed increases in use, the EIR (with concurrence by the County Fire Department) concluded that these measures are sufficient to reduce the fire hazard impacts of the project and associated increases in use to less than significant levels (Class II). Many members of the community have disagreed with the EIR analysis and have asserted that the mitigation measures and site improvements are inadequate to reduce impacts to less than significant levels and that fire hazard impacts remain significant and unavoidable (Class I) due to the increases in use of the site. With no established quantitative thresholds against which to evaluate the project's fire hazard impacts, the EIR analysis relied on expert opinion by the County Fire Department, in concluding that the project would result in a Class II impact. Regardless, and as noted above, staff is recommending that special events and activities be capped at current levels in order to reduce fire hazard impacts to the maximum extent feasible, as required by CUP and DP findings, and ensure that the project does not compromise the general health, safety, and welfare of the surrounding community.

Historic Resources

As discussed above, the Garden is home to numerous historical resources, including historic buildings, features such as the Mission Dam and Aqueduct, and the overall historic landscape design of the Garden itself. For these reasons, 23 acres of the Garden were designated as County Historic Landmark #24 in 2003. To evaluate the Garden's historical significance, the EIR included an analysis of the entire Garden, including its landscape characteristics, buildings, and objects, as a collective historic resource to determine its potential eligibility for listing on the California and National Registers. The analysis concluded that 35 acres of the site qualify as a historic designed landscape (Historic Garden) which is a specific type of cultural landscape defined by the National Park Service as "a landscape that was consciously designed or laid out ..." and "may be associated with a significant person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture." The Garden is distinguished as the first botanic garden devoted to the study of native California species propagated and displayed in a natural setting. It is associated with important landscape designers Ervanna Bowen Bissell, Beatrix Farrand, and Lockwood de Forest, as well as architect Lutah Maria Riggs. The Garden has been instrumental in furthering the understanding of native California plants and their use in landscaping and gardens. Because the 35-acre historic portion of the Garden was consciously designed, is associated with significant persons, and illustrative of important developments in landscape architecture, defining it as a historic designed landscape is the appropriate framework for the proposed project's impact analysis.

The value of the Garden as an historic resource in keeping with its historic origins as a botanic garden devoted to the study of native California species propagated and displayed in a natural setting is felt deeply by many members of the community, as evidenced by the extent of public comment on the EIR and at HLAC hearings on the project. This notion was emphasized in the cultural resources section of the EIR and Historic Resources Assessment prepared in support of

the EIR analysis. A mitigation measure requiring the preparation and implementation of a Cultural Landscape Master Plan that would guide implementation of the project and long-term management of the Garden would help to ensure the Garden retains its historic integrity (condition 20).

The EIR evaluates the impacts of the proposed project on the historic designed landscape, as well as individual historically significant buildings including the Library, Caretaker's Cottage, and Gane House. The EIR concludes that proposed new buildings adjacent to the Library on the west side of Mission Canyon Road respect the historic resources present through their siting and appropriate design, thus resulting in less than significant impacts on the Historic Garden. According to the EIR analysis, the most significant impacts of the project to the Historic Garden include the installation of concrete pavers throughout the Garden's existing dirt trail system, the Meadow Terrace project, and the relocation of the historic Caretaker's Cottage outside of the Historic Garden boundaries. The EIR has identified mitigation measures to reduce these impacts, including limiting the amount of additional paved pathways to 10% over existing levels in and around intensive use areas as well as considering alternative pathway materials that are more historically appropriate, softening the Meadow Terrace in order to better integrate it into the landscape, and keeping the Cottage within the Historic Garden boundaries. These mitigation measures are included in the proposed conditions of approval (conditions 21, 22 and 24).

Many members of the community, including members of the HLAC, disagree with the adequacy of the mitigation measures for the pavers and Meadow Terrace, indicating that anything short of elimination of the Meadow Terrace and any new pavers would result in a significant and unavoidable impact (Class I) on the historic landscape. However, implementation of the mitigation measures discussed above would ensure that the site continues to convey its historic significance and remains eligible for listing on the National and California registers. This is the proper basis for determining whether a significant impact is unavoidable or mitigable. Therefore, the EIR rightly concludes that the impacts would be reduced to less than significant levels with implementation of these mitigation measures.

Neighborhood Compatibility: Aesthetics and Land Use

The Garden is surrounded by low-density residential development and has served as an important community resource and open space setting since its inception in 1926. Existing development at the Garden is compatible with and respects the physical scale of surrounding residential development. Given its setting in a residential neighborhood and its history of modest structural development, it is critical that new development is compatible with existing development at the Garden and in the surrounding neighborhood. This is supported by County policy, such as Land Use Element Visual Resource Policy 3, which requires new development to be in conformance with the scale and character of the existing community, as well as the CUP and DP findings necessary for project approval. Through extensive review of the project by the SBAR, the project has been reduced in scale and refined in its design in order to maintain its neighborhood compatibility. Most of the new development is sited in areas of existing development and screened from public view. In addition, the design and scale of new buildings respect the existing development on the site and the relationship of buildings to the surrounding natural and designed landscape. While the project does increase the density of development on

the site, the new development would not significantly impair or obstruct scenic views. Certain elements of the project, especially along the East Ridge east of Mission Canyon Road, would be visible to both public and private views. However, the visual resources of the site would be preserved and the new development would be in keeping with the scale and character of existing development on the site and surrounding properties.

Fencing is one aspect of the project that concerned the SBAR. The project had initially proposed the installation of 6-foot high cyclone fencing along most of its perimeter in order to reduce trespassing and protect its rare collections from theft and vandalism. After significant opposition by the SBAR and surrounding residents and comments that the cyclone fencing was incompatible with the visual character of Mission Canyon, the project was redesigned to eliminate any new cyclone fencing and instead propose the installation of 3 ½-foot post and smooth wire fencing along its perimeter. Additionally, existing cyclone fencing that had already been installed in recent years along portions of Mission Canyon Road and Tunnel Road would be setback from the road at least six feet where feasible in order to reduce its visibility and encroachment into the road right-of-way. While supportive of the new design, the SBAR and members of the public continue to express discontent with the need for fencing in general and are rather unified in their position that existing cyclone fencing is inappropriate and should be replaced with a more aesthetically pleasing design. The existing cyclone fencing, with the exception of approximately 225 feet along Tunnel Road, was installed prior to the Notice of Preparation for the EIR (March 2006) pursuant to a Substantial Conformity Determination and as such is considered part of the existing baseline conditions and not part of the proposed project. Beyond this, staff recommends support of the proposed fence design.

Night lighting is another concern expressed by surrounding residents who currently enjoy a night sky with limited exterior lighting due to the low-density character of existing residential development, the absence of street lights on area roads, and absence of commercial facilities other than the Garden. To address this concern, the Garden is proposing to design its outdoor lighting consistent with Lighting Zone (LZ) 1 standards, which are California nighttime lighting standards that are designed for wildlife preserves, parks, and other outdoor areas with minimal lighting needs (Condition 4). In achieving this standard as part of the final design of the project, nighttime lighting is expected to be reduced relative to the existing condition at the Garden since existing outdoor lighting does not incorporate light-reducing measures that shield light and prevent spillover onto adjacent properties.

EIR Off-Site Alternative

As required under CEQA, the EIR evaluates alternatives to the proposed project that would feasibly attain most of the basic project objectives and would substantially lessen or avoid significant impacts to the environment. Of note herein, is that the DFEIR identifies no significant, unmitigable impacts associated with the Garden's Vital Mission Plan. Regardless, section 15126.6 of the CEQA Guidelines states: "An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decisionmaking and public participation. An EIR is not required to consider alternatives which are infeasible." To this end, the EIR evaluated four alternatives: No Project Alternative, Off-Site Alternative, Reduced Development Alternative,

and Project Redesign Alternative. The adequacy of the Off-Site Alternative has been the subject of public debate.

The Off-Site Alternative included in the DFEIR moves the administrative functions, staff housing, and the annual lecture series to an off-site location. Alternatives that were considered but ultimately rejected include a more robust off-site alternative and use of other Garden-owned properties adjacent to the project site for proposed facilities and staff housing. Many interested members of the public have emphasized the need to consider an off-site alternative that would move all of the Garden facilities and activities that are not directly tied to the living exhibits off-site, including administrative functions, lecture-based classes, research, library, and staff housing, and have been critical of the EIR for failing to do so. They consider this alternative as the only way to significantly reduce impacts associated with the project's increase use levels and ensure the protection of public safety of surrounding residents by minimizing the level of use in fire-prone Mission Canyon.

This alternative was considered infeasible because it would not meet most of the basic project objectives and would significantly disrupt daily operations at the Garden which are characterized by collaboration among and between researchers, educators, and administrative staff. The classroom and education facilities proposed as part of the project are designed to accommodate both classes that utilize the living collections and involve interaction with the Garden's exhibits as well as more lecture-based classes or those that only involve dried plant collections. Under this reasoning, the proposed project would include educational facilities on site whether or not they would need to be utilized by all scheduled classes. Classes change season to season and year to year and it is impossible to predict with any precision how many of the classes in the future would be lecture-based versus interactive with the Garden's planted exhibits. Thus, moving some of the classes to an off-site location was not seen as a feasible component of the off-site alternative and would not clearly result in the reduction of development on-site nor would moving some of the classes off-site clearly result in a significant reduction in environmental effects. Garden staff and in-house researchers engage in significant amounts of research involving both the living and dried-plant collections and the separation of these collections would be highly disruptive to the daily research routine. Since much of the research depends on both the live and dried plant collections and regular interaction amongst the various researchers, it is questionable how much space could be saved by attempting to physically separate them out. Thus, it was not evident that incorporating some of the research activities into the off-site alternative would avoid or substantially lessen any significant impacts. For these various reasons, the off-site alternative did not include moving classes offsite or separating collections. However, the Off-Site Alternative that was evaluated moves the administrative functions, staff housing, and annual lecture series to an off-site location. This and other alternatives evaluated in the EIR provide a reasonable range of alternatives to the proposed project that will foster informed decision making and public participation and meet the requirements of CEQA.

The Garden recently purchased two properties in Mission Canyon adjacent to the Garden property, a 6.5-acre parcel at 2333 Las Canoas Road purchased in December 2006 and a one-acre parcel at 1100 Tunnel Road purchased in January 2007. Both of these properties were purchased after initial preparation of the EIR and identification of alternatives. Both of these

properties were purchased by the Garden as long-term investment properties through the accrual of monthly rental income. There are four dwelling units on the 6.5-acre property and one dwelling unit on the one-acre property. One logical use of these two properties as a project alternative would be for staff housing since the dwelling units are already in place and the properties are adjacent to the Garden, meeting the project objectives of consolidating functions and providing on-site affordable housing.

In comment letters on the Draft EIR, many members of the public asserted the need to consider the use of these two properties for staff residences as a project alternative. However, the Garden has indicated that such use of these properties would be financially infeasible since the Garden would be unable to realize any reasonable economic return on these investment properties if they were rented out to Garden staff at subsidized, below market rates. To this end, the Garden provided the County with financial information on the purchase prices for these properties and the market rental rates that would be necessary to provide a return on these investments based on the monthly mortgage amounts. The property on Las Canoas Road was purchased for \$2,550,000 and the property is subject to a conventional mortgage with a monthly payment of \$11,230. Fair market rental value for these types of units are \$3,000 for the main house, \$1,800 for the guesthouse, \$900 for the studio, and \$1,800 for the barn. Even at fair market value, the Garden would not earn sufficient income to cover the monthly mortgage amount. Subsidizing the housing as proposed under the project, which would be necessary since the market rental rates would be well beyond the financial reach of the Garden's support staff, would make it impossible to earn a reasonable return on this investment property. The property on Tunnel Road was purchased for \$825,000 and the property is subject to a conventional mortgage with a monthly payment of \$3,860. Again, a market rental rate in the range of \$3,000 to \$3,800, which would be necessary in order to realize any reasonable financial return on this investment property given the mortgage debt, would be beyond the financial capability of critical Garden staff and subsidizing the rental cost for Garden staff long term would deepen the gap between the rental income and the monthly mortgage amount.

Thus, these properties were not considered as an alternative site for staff housing in the alternatives analysis due to the financial infeasibility of utilizing the residential units for subsidized staff housing and not realizing sufficient economic return on the investments. In addition, there would be no ability to sell the properties for financial gain in the future once the market returns without modification to the CUP. Members of the public have rejected these claims of infeasibility and have continued to push for the use of these two properties for staff housing as an alternative to the proposed project.

These two properties are currently rented to Garden staff at reduced rental rates (\$400 for the property on Las Canoas Road and \$800 for the property on Tunnel Road) because they are in need of significant repair. As a result of these subsidized rents, the Garden is taking a monthly loss of \$13,890 and cannot sustain this loss for the life of the CUP. The Garden does intend to repair these residences in the near future and once completed, they would be rented at full market rental rates. The current rental agreements are month-to-month so that they can be quickly terminated once the Garden is in a position to complete the repairs. The Garden would be unable to subsidize this housing long term and still meet the project objectives of on-site employee housing and "maintaining and sustaining in perpetuity the economic viability of the

Garden through continued use of the on-site facility...” In addition, if the Garden continued to take a substantial loss on this housing, it would impact the Garden’s ability to fulfill its mission to support research, education, horticulture, conservation, and programs. The construction of staff housing within the Garden, on property for which there is no mortgage debt, is more financially feasible and would allow the Garden to meet its project objectives and meet its financial obligations in supporting its ongoing programs.

The EIR analyzes an alternative that moves the proposed staff housing to an off-site location and avoids the impacts associated with those structures. Since an off-site alternative achieving the same avoidance of impacts has already been analyzed, and given the economic infeasibility of using these two properties for affordable staff housing, this alternative, supported by members of the public, was not selected for consideration.

Jesusita Fire

The Botanic Garden suffered significant damage during the recent May 2009 Jesusita Fire. Several structures were destroyed, including the Gane House, Director’s Residence and Garage, Campbell Bridge, as well as several storage sheds and shade structures east of Mission Canyon Road. The Garden intends to rebuild those structures that were lost consistent with what is envisioned in the Vital Mission Plan. In the case of the Director’s Residence and Campbell Bridge, since no alterations are proposed for those structures as part of the VMP, they would be rebuilt outside of the VMP process, similar to how other residences are being rebuilt after the fire, pursuant to existing LUDC regulations. Regardless, the Campbell Bridge would need HLAC review and approval. Shade structures and sheds that were proposed to remain under the VMP will similarly be rebuilt outside of the VMP process. In the case of the Gane House and Director’s Garage, since those structures were proposed to be altered as part of the VMP project, they would be rebuilt under the auspices of the VMP, if approved, consistent with proposed plans. In addition to the structures that were destroyed, much of the vegetation including many of the planted exhibits also burned in the fire. Similarly, many of the pathways and trails through the Garden, especially in and around Mission Creek, also suffered damage. The Garden intends to re-establish its exhibits and repair its trails and pathways, consistent with its mission, though it will be some time before the fate of many of the trees and shrubs left standing is known and a plan for the replanting efforts is developed. Public access to some of these areas is currently closed and will not be reopened until these areas are cleaned up and made safe for Garden visitors.

Overall, the fire has changed the existing conditions at the Garden, though it is expected that the Garden will resemble its former self over time as vegetation is reestablished, and exhibits, trails, and displays are repaired or restored. However, the recent fire has provided an impetus for being more rigorous in its vegetation management practices in the future in order to ensure that adequate defensible space around structures and public spaces is provided. To this end, the Garden prepared a Fire Protection Plan as part of the Vital Mission Plan process that establishes protocols for fuel management as part of the ongoing operation of the Garden (see DFEIR Appendix E). It could be said that the recent fire has reduced the fire hazards in and around the Garden by significantly reducing fuel loads and associated fire intensities. However, this is a short-term condition as evidenced by the local frequency of fire events in the Santa Barbara

foothills. The EIR was amended to include a discussion of the Jesusita Fire and how it affected the EIR analysis. However, the baseline for the purposes of the EIR impact analysis remains the conditions on the ground at the time of the Notice of Preparation (March 2006).

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Urban, Recreation/Open Space, Residential (1 acre minimum parcel size), Agriculture (A-I)
Ordinance, Zone	County LUDC; REC, AG-I-10 and 1-E-1
Site Size	78 acres (approximate)
Present Use & Development	Botanical garden; garden facilities, staff housing; open space
Surrounding Uses/Zone(s)	<i>North:</i> Residential, 1-E-1, RR-5, and RR-10 <i>South:</i> Residential, 1-E-1 <i>East:</i> Residential, 1-E-1, RR-10, and City <i>West:</i> Residential, 1-E-1
Access	Mission Canyon Road
Public Services	Water Supply: City of Santa Barbara Sewage: Laguna Sanitation District Fire: County Fire Department

5.2 Setting

The Santa Barbara Botanic Garden property has evolved from a single 13-acre parcel in Mission Canyon to an assemblage of contiguous parcels that combine to cover approximately 78 acres. The Botanic Garden comprises 18 parcels, all but two of which are zoned REC (Recreation). Of the two remaining parcels, one is zoned 1-E-1 (Residential) and includes the Gane House and associated structures, and the other, the Cavalli property, is zoned AG-I-10 (Agriculture) and includes propagation facilities for native plants. Three canyons cross the project site, as do two intervening ridges and the side slopes of others. Two of the canyons, Mission Canyon and Las Canoas Canyon, are drained by United States Geological Service (USGS) designated blue line streams (Mission Creek and Las Canoas Creek, respectively). A third, and smaller canyon, is drained by an un-named ephemeral drainage that courses southerly along the eastern edge of the Cavalli Site.

The project site is located within the unincorporated Mission Canyon area of Santa Barbara County, in a wildland-urban interface area and designated high fire hazard area. The site is located north of Highway 101 and Foothill Road, and encompasses areas on both the east and west sides of Mission Canyon Road. The Botanic Garden is a privately-owned non-profit botanic museum that is open to the public and is dedicated to research, education, conservation, and the display of California native plants. The site is devoted to planted exhibits or is predominantly undeveloped, with Garden-related structures and facilities comprising less than 5 percent of the site.

Most of the Garden's facilities for public use are located west of Mission Canyon Road, including a visitor information center, library, offices, educational facilities, and restrooms, along with a trail network and cultivated garden areas. Uses east of Mission Canyon Road are primarily support facilities, including maintenance and storage buildings, propagation facilities, and staff housing. Additional trails and cultivated garden areas are located in the northern portion of this area. The Cavalli Site is undeveloped, with the exception of one small shade structure for plants and an access road.

Current uses at the Garden include scientific research, public and private tours (including self-guided tours), installation and maintenance of living exhibits, an internal trail system, educational programs, labs, lectures, seminars and symposia, indoor/outdoor exhibits, nursery and plant sales, a garden shop, propagation and growing of plants, meetings related to Garden activities and community group meetings, membership programs, fundraisers, private parties/weddings and special events, plant collections, library, and staff residences.

Visibility of large contiguous areas of the project site is frequently prevented by even small differences in elevation and the presence of vegetation. The ridge and valley landforms that traverse the project site result in moderate to moderately-steep slopes over most of the site. This condition limits opportunities for development to gently sloping areas that are confined to the tops of ridges and more moderate adjacent side slopes or valley bottoms. The existing on-site conditions in the Garden are highly variable. They include a range of garden exhibits representing different native California ecosystems, as well as a commercial plant nursery with plants for sale; remote dirt trails that traverse through and around the planted exhibits and natural habitats; historic dam and aqueduct facilities near the bottom of Mission Canyon and along Mission Creek; modestly scaled administrative, research, and visitor-serving buildings; and paved courtyards and paths around the visitor-serving and administrative facilities.

The underlying natural vegetation at the Santa Barbara Botanic Garden consists of riparian forest and woodland, upland woodland, chaparral, coastal scrub, and introduced grassland communities associated with the perennial streamcourse of Mission Creek and adjoining upland slopes and minor tributaries. These communities are largely extant, albeit extensively modified over the many years of operation as a botanic garden. In addition to the more natural communities, the Garden consists of plant exhibits comprised of both native and non-native plant species, blended into the more natural surroundings. It should be noted that the Garden has retained and incorporated much of the natural vegetation, especially trees, into the garden setting.

The site's soils are admixtures of sand, silt and clay with a higher percentage of fine-grained materials in the Sespe Formation and more sand in the intermediate-alluvium areas of the site. These soils may contain some organic material and would likely present engineering problems such as expansiveness, and compressibility due to high clay content and porosity.

The site is rich in archaeological and historic resources, including a known Chumash site (CA-SBA-22), several historic structures and features (e.g. Mission Dam and Aqueduct, Library, Caretaker's Cottage, and Information Kiosk), and the historic designed landscape, as described further in Section 4.4 of the EIR.

Development in Mission Canyon is characterized by low- to medium-density residential neighborhoods. The areas to the north and east of the Garden along Mission Canyon Road and Las Canoas Road are predominantly large-lot single-family residences, while areas to the west and southwest along Tunnel Road and in the Mission Heights area (Cheltenham Road/Montrose Place) are more urbanized with smaller residential lots. The Mission Canyon Plan area includes a total of approximately 1,012 residential units located throughout the approximately 1,178-acre planning area, 231 of which are located south of Foothill Road and 254 are located in the Upper Mission Canyon area.

5.3 Description

Proposed Alterations to Existing Structures and New Structures

The Garden currently includes 30 existing buildings (including five shade structures) providing a total of approximately 39,558 s.f. of floor area³. The proposed project would involve changes to a number of these buildings as well as the development of additional buildings, as identified in the tables below.

Of the existing 30 structures, six buildings with a combined floor area of 4,240 s.f. would be demolished (an herbarium, the visitor services kiosk, one shade structure, and three storage sheds), the Gane House would be reduced in size from 9,318 s.f. to 8,178 s.f., a reduction of 1,140 s.f., and three existing structures (North Wing, a shade structure, and Director's garage) would be expanded to add a total of 1,250 s.f. The proposed floor area changes to existing structures would result in a net reduction to existing development floor area of 4,130 s.f. (minus 5,380 s.f. plus 1,250 s.f.), resulting in 35,428 s.f. of floor area associated with existing structures. Three existing structures (the cottage, a storage shed and a wood shed) would be relocated on site with no change in floor area. Sixteen new structures are proposed with a combined floor area of 30,014 s.f. The total floor area at the Garden after implementation of the proposed project would be 65,442 s.f., for a net increase of 25,884 s.f. relative to existing development.

³ This figure represents the pre-fire condition and is kept as is to reflect the fact that the Garden intends to rebuild structures that were lost in the Jesusita Fire.

Santa Barbara Botanic Garden Existing Structures

Symbol	Building Name / Description	Square Footage (Footprint)	Changes	# of Floors
E1	Caretaker's Cottage (offices)	1,390 (1,390)	Relocate, convert to residence	1
E2	Herbarium (collections)	2,818 (1,209)	Demolish	2
E3	Blaksley Library (library, office)	3,153 (1,577)	Remodel, offices, exhibit space, snack window	2
E4	Lath House/Plant Sales	3,003 (3,003)	Remodel	1
E5	North Wing (office, gift shop, kitchen, classroom)	3,298 (1,649)	674 s.f. addition, remodel	2
E6	Visitor Kiosk (admissions)	170 (170)	Demolish	1
E7	Restrooms	404 (404)	Remodel – storage	1
E8	Information Kiosk	320 (320)	No change	1
E9	Tea House	188 (188)	No change	1
E10	Gane House (maintenance and storage)	9,318 (3,975)	Rebuild (fire) 8,178 s.f.	2 + basement
E11	Storage Shed	339 (339)	Demolish	1
E12	Storage Shed	356 (356)	Rebuild (fire)	1
E13	Storage Shed	323 (323)	Demolish	1
E14	Storage Shed	150 (150)	Rebuild (fire) and relocate	1
E15	Can Yard (shade structure)	1,984 (1,984)	Rebuild (fire)	1
E16	Shade Structure (plants)	244 (244)	Rebuild (fire), 119 s.f. addition	1
E17	Lath House (plants)	725 (725)	Rebuild (fire)	1
E18	Shade Structure (plants)	686 (686)	Rebuild (fire)	1
E19	Head House (office, seed bank)	1,138 (1,138)	No change	1
E20	Wood Shed (storage)	143	Rebuild (fire) and relocate	1
E21	Guild Studio (office, storage)	1,585 (1,440)	No change	1 (raised)
E22	Tunnel Road Annex (storage)	483 (483)	No change	1
E23	Employee Residence	1,185 (1,185)	Remodel	1
E24	Employee Residence (duplex)	2,502 (2,203)	Remodel, SFD	2
E25	Storage Shed	667 (667)	No change	1
E26	Storage Shed	185 (185)	Demolish	1
E27	Director's Residence	1,496 (1,496)	Rebuild (fire)	1
E28	Director's Garage	500 (500)	Rebuild (fire), 457 s.f. 2 nd story addition	2
E29	Shade Structure	400 (400)	No change	1
E30	Shade Structure	405	Demolish	1
Additions/Subtractions		N/A	-4,130 (-1,997)	N/A
Total		39,558 (28,937)	35,428 (26,940)	N/A

Santa Barbara Botanic Garden Proposed Structures

Symbol	Building Name / Description	Square Footage (Footprint)	# of Floors
P1-A	Children's Lab	2,678 (1,748)	2
P1-B	Library/Education Center	7,941 (2,779)	2 + basement
P3	Visitor's Admission	724 (724)	1
P5	Conservation Center	5,552 (2,215)	2 + basement
P6/7/8	Horticulture Offices/Services	3,527 (3,527)	1
P9	Horticultural Garage/Support	1,733 (1,733)	1
P10	Can Yard (propagation)	400 (400)	1
P12	Garage	386 (386)	1
P13	Staff Residence	1,472 (1,472)	1
P14	Staff Residence	1,496 (1,496)	1
P17	Shade Structure	400 (400)	1
P18	Shade Structure	400 (400)	1
P19	Shade Structure	400 (400)	1
P20	Overlook Kiosk	470 (470)	1
P21	Garage/Office	1,168 (1,168)	1
P22	Staff Residence	1,267 (1,267)	1
Total – Proposed Development		30,014 (20,565)	N/A
Total – Existing + Proposed		65,442 (47,505)	N/A
Net Increase		25,884 (18,568)	N/A

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.

Circulation and Parking Facilities

The proposed project would also include modifications to existing roadways, construction of new parking areas, visitor circulation modifications, and various Americans with Disabilities Act (ADA) accessibility elements.

The existing driveways and circulation pattern on the West of Mission site would remain largely unchanged. However, a new cut in the parking lot approximately 18 feet in width to create a new large vehicle turnaround would be created at the south exit driveway to Mission Canyon Road, which would allow larger vehicles a better access approach to the east side of the Botanic Garden property while also providing emergency vehicles an alternative means of turning around on Mission Canyon Road.

The primary visitor parking lot on the West of Mission site currently contains 74 parking spaces (3 ADA accessible) and one bus parking space. A total of 70 marked parking spaces (including

three ADA accessible spaces) and one bus parking space are proposed. Therefore, the net change in parking on the west property lot would be four fewer vehicular parking spaces. A new ADA accessible pedestrian entry sequence to the West of Mission site would be constructed of stone pavers and would include a small pedestrian bridge located just south of the existing entry path. The existing entry path would then serve as a separate maintenance and emergency access route.

The Guild Studio is currently served by 7 informal employee parking spaces adjacent to the building. The proposed project would provide 1 formal ADA accessible space at the Guild Studio in place of the informal spaces and a new employee parking area containing 5 employee parking spaces on the west side of Mission Canyon Road adjacent to the Mission Canyon Road and Las Canoas Road intersection. This would result in a net decrease of 1 parking space serving the Guild Studio. The new employee parking area would be accessed directly from Mission Canyon Road (presently gated), and a paved pedestrian path and span bridge (approximately 55 feet long and six feet wide) would provide access from the parking area to the Guild Studio across Mission Creek.

The East of Mission site currently contains 35 unmarked parking spaces in various locations (not including parking spaces used by staff residences on the Hansen site). New pocket parking would be provided for 23 spaces along the driveway accessing the Gane House and a 14-stall parking lot and view “overlook” is planned where the driveway terminates beyond the existing propagation center. This parking area would also function as a helipad in emergency situations (e.g. wildfires) for use by emergency crews, as identified in the Fire Protection Plan. It would not be used for any other occasion.

The net change in the total supply of visitor and employee parking on the project site would decrease by 3 spaces, from 116 to 113 spaces.

Employee and Visitor Parking

	Existing Number of Spaces	Proposed Number of Spaces	Change
<u>Visitor</u>			
West of Mission	74	70	-4
East of Mission	0	0	0
<i>Total Visitor Parking</i>	<i>74</i>	<i>70</i>	<i>-4</i>
<u>Employee</u>			
Guild House	7 (unmarked)	6 (marked)	-1
East of Mission	35 (unmarked)	37 (marked)	+2
<i>Total Employee Parking</i>	<i>42</i>	<i>43</i>	<i>+1</i>
Total Visitor And Employee Parking	116	113	-3

The entire access road through the East of Mission and Hansen sites (extending from Mission Canyon Road to Las Canoas Road) is proposed to be paved, partially re-routed, and improved in order to meet current Fire Department standards. Re-grading of the existing circulation system will be required to increase road widths and to provide road grades consistent with current Fire

Department standards (i.e. 12% maximum grade). In all, approximately 2,400 linear feet of roads on the East of Mission and Hansen sites will be improved and widened to 16 feet in most places (not including turnouts, turnarounds and parking spaces).

The Botanic Garden currently implements traffic management programs for all events that have the potential to exceed the existing supply of visitor parking spaces and thereby result in traffic congestion and parking impacts along Mission Canyon Road. The traffic management programs typically employ on-site traffic monitors and valet parking programs, offsite parking agreements with shuttle services and local law enforcement for traffic control. The Garden currently implements the following vehicle use reduction efforts:

- Promoting carpooling and bus transportation in all advertisements for events. This is provided for events of all sizes, not just the larger events which trigger the transportation and parking provisions.
- Promoting carpooling for staff, though varying schedules make consistent carpooling impractical for many.
- For large events, typically occurring on the weekends when MTD Line 22 runs, SBBG pays for visitors traveling to the Garden via MTD. MTD collects the event ad presented by riders, and then bills SBBG for those ads collected from individuals traveling on Line 22 to the Garden. In addition, for large events, the Garden provides bookmarks to all public library branches and Borders bookstore that have a free-ride MTD tear off.

As part of the Vital Mission Plan, the Garden would continue these efforts and is also proposing to purchase MTD passes for weekend employees to further reduce vehicular use.

Grading, Paving, and Pathways

Grading for full project buildout would consist of approximately 13,200 cubic yards (cy) of cut and 5,400 cy of fill, resulting in a net export of approximately 7,200 cy, with allowance for compaction loss in the fill areas. New retaining walls are proposed as masonry block units and will be faced with rock (sandstone) where walls are visible from locations within the Garden.

As part of the proposed project, all remaining pathways, with the exception of the proposed path on the Cavalli property, would be surfaced with pavers as individual portions of pathways are determined in need of maintenance and increased accessibility for mobility-impaired Garden visitors. The proposed path on the Cavalli property, a six-foot wide path, would be paved with an all-weather, impermeable surface.

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 levels⁴. The

⁴ The Meadow Terrace was partially constructed under a Substantial Conformity Determination issued by the County that was subsequently revoked due to substantial public controversy. Under direction from the Board of Supervisors, the Meadow Terrace project was incorporated into the Vital Mission Plan.

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 240 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. A total of 36 path lights and 11 electrical outlets are proposed. 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.

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.

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. 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 project's CEQA 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 proposed 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.

Lighting Plan

Exterior lighting is proposed to provide security and safety around structures. The lighting plan consists of small, 3 x 6 inch shielded pathway lights between buildings, 3 x 4 inch step lights along low walls, 24-inch tall sandstone path lights with two-inch shielded lights directed to the ground, and 2 x 6 inch hidden trellis lights to be provided at the main entrance to the Botanic

Garden. Timers would be used to control the duration of daily lighting including paths of travel to and from vehicles. Lights would be illuminated from dusk until the end of the business day and until the end of classes or lectures, as needed. Selected areas around buildings within the Garden are proposed to continue to include low level security lighting which would remain illuminated throughout the night. During special events, low level and shielded light fixtures may be utilized along pathways around the meadow area. The parking lot would be provided with pole lighting consisting of 12-foot high pole lights set in mission-style fixtures with sharp cut-off luminaries to reduce glare. Residential lighting typical of residential uses in the neighborhood are proposed for new residences at the Botanic Garden as well. It is the goal of the Garden to achieve LZ1 lighting standards, which are designed for areas with minimal lighting needs, such as parks, wilderness areas, and wildlife preserves.

Water and Sewer Services

The Garden is served by both a private well and the City of Santa Barbara's municipal water system. The City of Santa Barbara currently serves domestic needs, and approximately 35 percent of irrigation needs, while the existing well provides for the remaining irrigation needs. New water mains and hydrants would be installed and all new and remodeled buildings would be fire sprinkled. Except for the Director's Residence (1140 Tunnel Road), which is served by municipal sewers, the Garden wastewater disposal is currently processed through septic systems.

All new and existing facilities would be connected to the municipal sewer system, with the necessary sewer main extensions and laterals, and all sewer connections are proposed to be gravity lines. The proposed residence and office space on the Cavalli site (P-21 and P-22) would only be constructed if and when sewer service is introduced into the adjacent residential area or a suitable private septic system becomes available.

Drainage Facilities

The proposed grading and drainage plans for the Vital Mission Plan include stormwater runoff control and treatment improvements in project areas that would be subject to new development. Where new impervious surfaces are proposed, drainage devices with oil and grit filtration are incorporated into the design to filter, control and divert runoff from the site in a non-erosive manner to an appropriate location for discharge. Additionally, two detention basins and one bioswale have been incorporated into the project design to retain and treat stormwater runoff onsite where site terrain is level enough to accommodate this type of stormwater treatment method. Two detention basins are proposed to be installed along the access road between Mission Canyon Road and Las Canoas Road, and one bioswale is proposed to be installed to collect stormwater runoff from the proposed Cavalli site improvements.

Proposed Fire Protection/Fuel Modification Plans

The Garden is subject to Fire Department requirements, which include fuel modification within 100 feet of habitable structures. In addition, a Conceptual Fire Protection Plan has been developed for the Garden (Dudek, July 2009, included in FEIR Appendix E). This Plan includes requirements and recommendations for fuel modification, building construction, road design, water systems, and evacuation.

Construction Phasing

Implementation of the Vital Mission Plan is expected to occur in eight sequential phases, consisting of the following:

- Phase I: All proposed water and sewer line extensions in an 8-month duration.
- Phase II: Construction of new Horticulture Facilities in an 11-month duration.
- Phase III: Reconstruction of the Gane House and construction of new Herbarium/Conservation Center in a 14-month duration.
- Phase IV: Relocation of existing Administration Cottage and conversion to residential use, demolition of existing Herbarium, and construction of the Educational Center in a 13-month duration.
- Phase V: Renovations to existing Blaksley Library and North Wing buildings and construction of new entrance kiosk in a 12-month duration.
- Phase VI: Construction of new staff residences in a 14-month duration.
- Phase VII: Construction of public path and overlook kiosk on Cavalli property in a 6-month duration.
- Phase VIII: Construction of Cavalli housing and office structures and associated parking/paving once sewer/septic becomes available.

OPERATIONAL COMPONENTS OF THE PROPOSED PROJECT

Existing and Proposed Botanic Garden Uses

The general uses that occur at the Garden on a typical day include curation of collections, exhibit development, self-guided garden tours and garden tours in groups, educational programs, workshops, volunteer meetings, research activities, staff activities related to administration, management and maintenance, business and group meetings, retail sales at the garden shop and plant nursery, and horticultural activities. No change in these existing primary uses is proposed.

Most visitors to the Garden are touring the outdoor gardens and visiting the garden shop and nursery. An average of approximately 305 people visit the Botanic Garden daily (based on admissions counts taken in 2005 by Garden staff). This number includes general visitors as well as attendees at special events, classes, lectures, and other activities. The Garden estimates that 75 percent of the daily public visitors remain on the west side, while 25 percent also tour the exhibits on the east side.

The 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 or a suitable private septic system becomes available. This would result in a net gain of three residential units beyond what exists currently, for a total of seven units.

A 226 square-foot snack window is proposed within the lower level of the Library (E3) which would provide visitors with light lunch fare consisting of pre-packaged foods such as salads and sandwiches, various snack foods, fruit and primarily bottled or canned drinks. A microwave oven would be provided to heat pre-packaged foods. The proposed food service would be available during regular visiting hours only. In addition, a kitchen area with refrigerator, dishwasher, microwave oven, and sink is proposed within the lower level of the Library (E3) that would serve as a preparation and storage area for special events held at the Garden. No cooking facilities are proposed as part of this project; all cooking would be done off-site.

Hours of Operation

The Garden is open to the general public from 9:00 a.m. to 5:00 p.m. during the winter season and 9:00 a.m. to 6:00 p.m. during the summer season. The Botanic Garden is open 361 days per year. All activities occur seven days per week, with most staff working Monday through Friday. Staff typically work 8:00 a.m. to 5:00 p.m., while educational programs run from 7:30 a.m. to 10:00 p.m. Approximately 75 percent of classes occur during the daytime hours and 25 percent occur during evening hours. Meetings related to garden activities can occur throughout the day from 7:30 a.m. to 6:00 p.m. All special events at the Garden such as private parties and fundraisers conclude by 9 p.m. with additional time provided for event breakdown and cleanup. Music associated with special events ends by 9 p.m. No change in operating hours is proposed.

Staff Levels

Staffing at the Botanic Garden at the time of the Notice of Preparation consisted of 32 full-time and 15 part-time employees, 1 intern, and approximately 31 instructors. Typically, 1 instructor is involved with a class on any given day. At the time of the Notice of Preparation, approximately 20 volunteers currently provide services such as docents, horticultural assistance, membership/visitor services, garden shop, fundraising, etc. each day. The Botanic Garden estimates that staffing needs will increase to 37 full-time and 24 part-time employees, 4 interns and approximately 32 instructors, while volunteers are assumed to remain at 20. Therefore, it is anticipated that total staff and volunteers would increase from 99 to approximately 117 under buildout of the project, accounting for 5 more full-time employees, 9 more part-time employees, 3 more interns, and 1 more instructor.

Classes, Visitors, and Special Events

The Garden is requesting visitor increases associated with classes, lectures, special events, etc. Existing and proposed classes, lectures, special events, and other activities are identified in the tables below. Currently, five to ten professionals use the herbarium and research facilities weekly, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The Garden Volunteer meetings consisting of 5 to 25 people are held 6 to 12 times per year. The Garden does not expect an increase in these meetings or attendance. Miscellaneous business, research

and educational visits not included above account for approximately 12 people per day and would not directly increase with project implementation. These individuals typically utilize various buildings on the west side or are out on the Garden grounds.

Classes, Hours, and Attendance

Current Classes/Year	Proposed Classes/Year	Hours	Current Attendance (per class)	Proposed Attendance (per class)	Change in # of Sessions	Change in Attendance	Total Change in Annual Attendance
Daytime Classes							
80-90 Courses 200-225 Sessions	90-100 Courses 225-250 Sessions	7:30 a.m.- 5:30 p.m.	10-20	12-22	+25	+2	+1,000
Nighttime Classes							
25-35 Courses 60-90 Sessions	30-40 Courses 75-100 Sessions	6:00 p.m. - 10:00 p.m.	10-20	12-22	+10	+2	+400
Master Gardner and Docent Training							
20 Sessions	20 Sessions	7:30 a.m.- 5:30 p.m.	40-50	40-50	0	0	0
Annual Lecture Series							
7 Sessions	7 Sessions	6:00 p.m.- 10:00 p.m.	50-70	50-125	0	+55	+385

Special Events, Hours, and Attendance

Event Type	Current Frequency/ Duration	Proposed Frequency/ Duration	Hours	Current Attendance	Proposed Attendance	Change in Attendance	Change in # of Events	Total Change in Annual Attendance
Plant Sales, Book Signings	4/year	4/year	11 am- 7 pm	100-250/event	100-250/event	0	0	0
Art/Craft Exhibits	4/year Case-by- Case	4/year Case-by- Case	9 am- 5 pm	Case-by-Case	Case-by-Case	NA	0	0
Community Festivals (Exhibits/ Vendors/ Music)	2/year 2 days	2/year 2 days	9 am- 5 pm	250-750 per day	250-750 per day	0	0	0
Fundraising/ Special Events (Food/Music)	10/year 1 day	15/year 1 day	Noon- 10 pm*	20-300/event	20-300/event	0	5	+1,500
Community Group Meetings	10-20/year 1 day	10-20/year 1 day	9 am- 10 pm*	30-150/event	30-150/event	0	0	0
Private Parties (Music/Food)	2-4/year 1 day	8/year 1 day	9 am- 10 pm*	75-200/event	75-300/event	100	4	+400
Symposia & Workshops	1-2/year 1-3 days	1-2/year / 1- 3 days	8 am- 8 pm	50-150 per day	50-150 per day	0	0	0
Recognition Events	3/year 1 day	3/year - 1 day	9 am-10 pm*	50-200/event	50-200/event	0	0	0

* Note that these events would end by 9pm (i.e. no music after 9 pm) with additional time provided for event breakdown, cleanup, and guest departure.

Tents are commonly utilized during most of the private parties and other special events indicated above, including certain outdoor classes depending on weather and solar radiation conditions (up to an estimated 55 uses per year). Tents are removed immediately after an event has completed.

Alcohol may be served at special events as well, with liquor licenses obtained as necessary. The number of such events varies year to year. All events include an on-site monitor. Music (both acoustic and amplified) would typically be used up to approximately 25 times per year. The Garden proposes to maintain these use parameters.

5.4 Background Information

The Garden has been in operation at its current site since 1926. In 1959, the Garden obtained a Conditional Use Permit for additions to the Library that had been originally constructed in 1941.

In 1972, a new CUP was approved (725-CP-116) that superseded the previous CUP and validated existing use and development at the Garden and authorized development of a Horticultural Unit on the east side of Mission Canyon Road. The Garden continues to operate under the 1972 CUP and no major structural changes beyond the new horticultural unit (which was constructed in 1985) have occurred at the Garden since. The table below provides a history of the noteworthy authorized development at the Garden since its original CUP.

YEAR	FEATURE	PERMIT TYPE
1959	Library Addition	CUP/LUP
1960	Caretaker's Cottage Addition	LUP
1961	Library Addition	LUP
1963	North Wing and Restrooms	LUP
1972	Horticultural Unit/Validation of Existing Development	CUP
1973	Herbarium (previous building removed)	LUP/SCD
1981	North Wing Remodel and Addition	LUP
1985	Horticultural Unit	LUP/SCD
1987	Campbell Bridge Reconstruction, Mission Dam Railing	LUP/SCD
1988	Conversion of Caretaker's Cottage to Office Space	LUP/SCD
1988	Director's Residence Addition and Remodel	LUP
1989	Director's Garage (replacement of existing one-car garage)	LUP
1989	Remodel to North Wing (conversion to classroom/office space)	SCD, LUP (1991)
1989	Gane House Use	SCD
1990	Wooden Deck	SCD/LUP
1991	Water Tank	LUP
1995	Caretaker's Cottage Remodel	LUP
1998	New Admission Kiosk	SCD/LUP
1999	Japanese Tea House	SCD/LUP
2004	Toad Hall	SCD
2005	New Security Gates	SCD
2006	Portions of Perimeter Fence	SCD
2006	Gift Shop Interior Remodel	SCD
2007	Pavers down to Redwood Trail	SCD
2007	Security Camera Poles	SCD
2007	Tunnel Road Annex – Interior Remodel	SCD
2007	Water Line and Fire Hydrants	SCD/LUP
2009	Herb Parker Sculpture	SCD/LUP

6.0 PROJECT ANALYSIS

6.1 Environmental Review

An Environmental Impact Report (EIR) has been prepared by the County of Santa Barbara to evaluate potential environmental impacts resulting from the proposed Santa Barbara Botanic Garden Vital Mission Plan (the proposed project). The EIR was prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 and the CEQA Guidelines, including the County CEQA Implementation Guidelines and Environmental Thresholds and Guidelines Manual. The County of Santa Barbara is the lead agency for this EIR as per Section 15367 of the CEQA Guidelines. The County will use this EIR in its consideration of the requested approvals that would allow implementation of the proposed project.

A Notice of Preparation (NOP) and EIR scoping document were circulated for review and comment by the public, agencies, and organizations as required under CEQA. A public hearing to accept scoping comments was held on April 4, 2006. Comments relating to the EIR scope were taken into consideration in the preparation of the EIR. The Draft EIR (DEIR) was circulated for public review from July 4, 2007 through September 7, 2007 and a public hearing was held on July 26, 2007. Comments were received in the form of letters, e-mails, and public hearing testimony. During the next year, the project was revised through the SBAR process and a Fire Protection Plan and Historic Resources Assessment were prepared. In December 2008, in response to public comment, a DEIR Recirculation Document was prepared in order to allow for public review of new information regarding Section 4.4 Cultural Resources (specifically Historic Resources) and Section 4.5 Fire Protection, as well as a revised project description. This DEIR Recirculation Document was circulated for public review from December 19, 2008 through February 17, 2009.

After release of the December 2008 DEIR Recirculation Document, in response to public comment as well as applicability of revised County construction and demolition waste thresholds of significance, it was determined that three sections of the EIR required additional analysis to a sufficient degree to warrant further review by the public. These included Section 4.1 Air Quality, Section 4.9 Public Facilities, and Section 6.0 Alternatives. The April 2009 DEIR Recirculation Document was circulated for public review from April 25, 2009 through June 22, 2009. Written comments on the DEIR and recirculation documents and comments received at the public hearings focused primarily on the project's potential impacts on aesthetics, biological resources, cultural resources, and fire hazards.

Finally, the Jesusita Fire occurred during circulation of the April 2009 DEIR Recirculation Document. As such the DFEIR includes acknowledgement of the fire and the fire damage to the Garden. Regardless, the impact analysis remains the same and compares the project to baseline conditions. The discussion below provides a summary of the environmental impacts and mitigation measures identified in EIR.

6.1.1 Impacts and Mitigation

Class II Impacts

Biological Resources: The project would result in significant but mitigable impacts to special status plants, including Santa Barbara honeysuckle, Hoffman's sanicle, and Fish's milkwort, which are present along portions of the proposed alignment of the Cavalli path. Construction of the path would directly impact some individuals of these species, though much of this area burned in the fire and it is unknown how the sensitive plant species were affected. In addition, Santa Barbara honeysuckle and possibly Hoffman's sanicle would potentially be impacted through installation of the perimeter fence. Mitigation to reduce these impacts to a less than significant level includes monitoring by a qualified botanical consultant during construction of the path and fencing, and realignment as necessary in order to avoid direct impacts to special-status plants(condition 8).

The project would result in significant but mitigable direct and indirect impacts to oak woodlands, resulting from realignment of the roadway and installation of a detention basin at the southern end of the Hansen Site, construction of a new parking area on Mission Canyon Road, and installation of the Cavalli path and fencing. Mitigation to reduce these impacts includes replacement of removed trees at a 10 to 1 ratio, contribution of funds to the Oak Woodlands Conservation Fund, hand installation of fencing that traverses through oak woodlands, and the implementation of erosion control measures in association with the Cavalli path (condition 9, 10, 11 and 59).

The project would result in significant but mitigable impacts to wetlands and riparian corridors through the construction of the two footbridges over Mission Creek and Las Canoas Creek, respectively. While both bridges would span the creek banks and not involve footings or abutments within the channel, there is the potential for construction-related impacts, including the removal of riparian vegetation and water quality impacts. In addition, the proposed fence would be located adjacent to Las Canoas Creek on the east side of the Hansen site. Installation of the fencing in this location would have the potential to result in the temporary removal of riparian vegetation and disturbance of riparian habitat if not sited and installed properly. Mitigation to reduce these impacts to less than significant levels includes coordination with Army Corps of Engineers and California Department of Fish and Game (condition 13), restoration of any riparian vegetation removed or impacted during construction activities (condition 14), and prohibiting construction vehicles from crossing through the stream channel at Las Canoas Creek(conditions 13, 14, and 15). In addition, all fencing along Las Canoas Creek shall be sited so as to avoid removal of or disturbance to riparian vegetation or habitat (condition 11).

The project would also potentially impact special-status bird species that are nesting at locations close to or within construction areas. Impacts could include disturbance of nesting activity and/or destruction of nests. Removal of on-site trees and/or construction in close proximity to these trees would result in the potential for direct impacts (destruction of nests) and indirect impacts (e.g., noise, light, visual disturbance) to nesting birds. Mitigation to reduce this impact to a less than significant level includes a survey by a qualified biologist of the immediate

construction site to determine the status of nesting birds thereon, or within 200 feet, if demolition or construction is proposed to take place during the normal nesting season for birds, between February 1 and August 30 (condition 16). The proposed project also has the potential to significantly impact sensitive aquatic species associated with water quality impacts and construction-related impacts to riparian habitat. This impact would be mitigated through water quality protection measures, including construction and post-construction erosion control and best management practices (condition 49 and 54).

Implementation of the proposed mitigation measures to reduce the significant project-specific impacts discussed above would also ensure that the project's contribution to cumulative biological impacts is not cumulatively considerable.

Cultural Resources: The project would result in significant but mitigable direct and indirect impacts to archaeological resources within the site. Specifically, development proposed in the Hansen site in and around a known archaeological resource (CA-SBA-22) has the potential to disturb low density archaeological deposits within the site. In addition, the introduction of new residential units in this area increases the possibility for indirect impacts from vandalism, disturbance, or collection of archaeological deposits by residents. Mitigation measures to reduce these impacts to less than significant levels include avoidance through redesign or capping, Phase 3 data recovery where further redesign is infeasible, and monitoring by a County-qualified archaeologist and Native American during all construction and ground disturbance in this area (condition 17). Additionally, Garden residents and staff will be educated annually on the sensitivity of archaeological resources in order to prevent vandalism or collection of artifacts (condition 23). Other ground disturbing activities associated with the proposed project outside of CA-SBA-22 have the potential to result in significant but mitigable impacts to archaeological resources by disturbing unknown deposits since the entire Garden is considered sensitive for archaeological resources based on multiple known sites in the Mission Canyon area, despite surface investigations failing to find evidence of other archaeological sites within the areas of project disturbance. Mitigation to reduce this impact to a less than significant level includes monitoring of all ground disturbing activities within the project site by a County-qualified archaeological monitor (condition 18). If archaeological deposits are encountered during grading or construction, work shall be stopped immediately or redirected until the site is evaluated pursuant to County Archaeological Guidelines (condition 19).

The project would also result in significant but mitigable impacts to several historic resources on the site. Installation of the pavers on existing earthen trails and installation of the Meadow Terrace next to the Meadow area would compromise the naturalistic design of the Historic Garden, which has been historically characterized by the subtle variations found in nature. Paving of the trails 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. Installation of the Meadow Terrace would introduce a more architectural and fabricated element into an otherwise informal landscape, interrupting the naturalistic meadow to canyon transition. Mitigation to reduce the impact of the pavers includes limiting the extent of additional paving to no more than 10% beyond existing paving, and restricting it to the area of existing paving in and around the Administration/Education area, Horticulture/Support area, the currently paved central areas surrounding the Meadow, and selected adjacent areas for

accessibility (condition 21). Mitigation to reduce the impact of the Meadow Terrace to a less than significant level includes a project redesign so that hardscape is minimized, a dead and previously removed tree is restored, and the terrace reflects the naturalistic and informal design historically associated with the area (condition 22).

The project would also significantly impact the historic designed landscape by relocating the historic Caretaker's Cottage outside of the historic garden boundaries, disassociating the Cottage from its historic setting and location. Mitigation to reduce this impact to a less than significant level includes relocation of the Cottage to another site within the boundaries of the Historic Garden (condition 24).

Remodeling of the historic Library and Caretaker's Cottage has the potential to significantly impact these historic structures without measures to assure that character-defining features of these buildings would not be compromised during renovation and remodeling. Impacts to these buildings would be reduced to less than significant levels through documentation by a P&D approved architectural historian and compliance with the County and Secretary of the Interior's *Standards for the Treatment of Historic Properties* to insure maintenance of their historic integrity (condition 26).

The project also has the potential to significantly impact other historic features within the site by inadvertent damage during construction activities adjacent to or in the vicinity of these resources. This impact would be reduced to a less than significant level through the education of construction personnel on the site's historic resources, and construction flagging to identify historic features during construction activities (condition 30).

In order to reduce the collective impacts of the new project on the historic designed landscape, additional mitigation measures include preparation of a Cultural Landscape Master Plan that will guide project implementation and long-term management of the Garden in order to protect the historic resources and features on the site (condition 20). Additionally, the Garden will educate staff regarding the maintenance of historic buildings, structures, objects, and furnishings, as well as the importance and sensitivity of archaeological resources within the site (condition 23). Together with the mitigations identified above, these will help to ensure impacts to historic resources are reduced to less than significant levels. The EIR also identified *recommended* mitigation to further ensure the preservation of the site's significant historic resources, including nomination to the National Register of Historic Places (condition 29) and development of an interpretive program to educate the public on the Garden's development history (condition 28). This recommended measure has been incorporated as a project condition of approval in order to mitigate impacts to the maximum extent feasible, consistent with CUP and DP findings.

Implementation of the proposed mitigation measures to reduce the significant project-specific impacts discussed above would also ensure that the project's contribution to cumulative cultural resources impacts is not cumulatively considerable.

Fire Protection: The project results in potentially significant but mitigable impacts with respect to defensibility from wildfire risks, emergency access and evacuation, water supply and fire flows, and increased activity on-site for potential for wildland fires to occur. Many of these

impacts result from the increases in use at the Garden and are balanced by the various improvements proposed as part of the project, as identified in the Garden's Fire Protection Plan, that would improve fire fighting capabilities in and around the Garden. Mitigation to reduce these impacts to less than significant levels include implementation of the Fire Protection Plan; closure of Garden to the public, including special events, on all Red Flag Alert days, as called by the County Fire Chief; restrictions on special events during High Fire Season Preparedness levels, including 1) maximum attendance of 180 guests for any single event, and 2) the use of shuttle buses 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 (condition 31). In addition, construction activities would be prohibited on Red Flag days and the applicant would be required to prepare and implement a Fire Awareness and Avoidance Plan to regulate construction activities throughout the year, including the use of water trucks when necessary (condition 32). Lastly, construction activities within the road right-of-way would necessitate traffic flag crews to ensure that at least one traffic lane is left open with limited exceptions (condition 33). Implementation of the proposed mitigation measures to reduce the significant project-specific impacts discussed above would also ensure that the project's contribution to cumulative fire protection impacts is not cumulatively considerable.

Geologic Processes: Grading associated with the proposed project to prepare the site for construction and proposed development in areas of moderately steep slopes would increase the potential for construction-related and long-term erosion and slope instability, resulting in significant but mitigable geologic impacts. There is also the potential for liquefaction and development on expansive soils given the site's geology. Mitigation to reduce these impacts includes compliance with the California Building Code and County Grading Ordinance; development of an erosion control plan for grading during the rainy season; incorporating the geotechnical recommendations of past geotechnical and soils reports and refining where necessary based on the final site design; and implementation of long-term measures to prevent significant erosion and sedimentation in on-site and off-site areas (conditions 34, 35, 37, 49 and 59). There is also the potential for development in areas where radon gas may be present given the possible presence of the Rincon formation under a portion of the project site. This is considered a significant but mitigable impact. Mitigation to reduce this impact to a less than significant level includes radon testing prior to the issuance of building permits and the implementation of proper venting and other measures for habitable structures in the event radon gas is detected (condition 36).

Noise: The project has the potential to result in construction-related noise impacts given the proximity of the project site to sensitive noise receptors. Mitigation to reduce these impacts to less than significant levels includes restricting noise-generating construction activities to between 8am and 5pm on weekdays, locating construction staging areas away from existing residences to the extent feasible, using properly operating mufflers on construction equipment, shielding stationary construction equipment and locating it as far away from surrounding residents as possible, and utilizing electric power instead of diesel generators to run air compressors and other power tools (conditions 38).

Public Facilities: The proposed project would result in a significant impact to solid waste associated with waste generated from construction and demolition activities. Mitigation to reduce this impact to a less than significant level includes preparation and implementation of a Solid Waste Management Plan (SWMP) to reduce waste generated by construction and demolition activities by a minimum of 75% (condition 40).

The project also results in a significant impact to the local water supply, as extension of lines to provide domestic service to the site and meet County Fire Department standards for minimum fire flows and water pressure would potentially result in a deficiency in the water supplies to residents elsewhere in the system. Mitigation to reduce this impact to a less than significant level and ensure that the project site meets County Fire Department standards for minimum fire hydrant flows and pressure without negatively impacting the rest of the water system includes applicant-funded upgrades to the existing water main that would serve the site. This shall include, at a minimum, the construction of a 12-inch water main that will extend from the existing 12-inch gravity fed water main on Tunnel Road to the existing fire hydrant at the intersection of Las Canoas Road and Mission Canyon Road, unless other means of upgrading the system are approved by the City of Santa Barbara Public Works (condition 42 and 43).

Development of the proposed residence and office/garage on the Cavalli site would have a potentially significant impact associated with providing sewage disposal service to these buildings. A private septic system in this location would not meet County Environmental Health Services standards for private systems due to presence of an ephemeral drainage and steep slopes adjacent to these structures. Thus, impacts would be potentially significant due to the inability of such a system to meet EHS requirements and the potential for effluent contamination to occur. Mitigation to reduce this impact to a less than significant level includes servicing these structures by a municipal sewer service connection (condition 44).

Transportation/Circulation: The proposed project would result in a significant but mitigable cumulative impact to one intersection in the project vicinity as a result of project-generated traffic in addition to traffic from ambient growth and related projects. The intersection is expected to operate at LOS D in the future. The payment of development impact mitigation fees as part of the proposed project would fund its fair share of intersection improvements, thereby reducing its contribution to this cumulative impact to a less than significant level (condition 70).

The proposed project would also result in significant but mitigable parking impacts associated with the increases in use of the site. Mitigation to reduce these impacts to less than significant levels and ensure adequate on-site parking at all times includes requiring class participants and Garden employees to park on the East of Mission Site on Saturdays between 11:00 AM to 3:00 PM; and revising the Garden's Transportation and Parking Management Plan for special events to require traffic monitors for events that generate a parking demand in excess of 70 spaces and off-site parking provisions for events that generate a parking demand in excess of 107 spaces (conditions 45 and 46) .

Water Resources/Flooding: Development of the proposed project would necessitate on-site storm water detention in order to ensure that the project does not increase peak flows off-site. To this end, the project includes two on-site detention basins and a bio-swale to detain runoff

before it exits the site. Prior to detailed review to assure that these facilities would be of sufficient volume, the potential for increased storm water runoff exiting the project site would be considered a significant impact to drainage and flooding. Feasible mitigation to reduce this impact to a less than significant level includes confirmation of the adequacy of the proposed drainage system conveyance elements and detention basin designs, locations, and characteristics to satisfy both drainage (flood) control and water quality treatment by County Flood Control and Project Clean Water (condition 48). Detention basin(s) shall be maintained for the life of the project by the landowner/operator (condition 48). In addition, storm water exiting the site must be conveyed in pipes either directly to a suitable drainage or to the appropriate drop inlet structure and not to surface flow paths along existing streets (condition 54). In the case of the new development on the Cavalli site (residence and office/garage), mitigation requires that a specific drainage analysis be performed to establish final finished floor elevations for these structures to ensure they meet Flood Control requirements and to identify design elements (if any) that would be required to prevent flood damage to these structures (condition 48).

Construction activities associated with the proposed project would result in temporary water quality impacts resulting from grading, vegetation removal, and other ground disturbance. Mitigation measures to reduce these impacts to less than significant levels include implementation of an erosion and sediment control plan to reduce erosion and sedimentation associated with storm water runoff during construction, restrictions on construction vehicle and equipment washing, documented compliance with the National Pollutant Discharge Elimination System, prohibiting the application of concrete, asphalt, and seal coat during wet weather, and regulations on the proper storage and disposal of construction materials and waste (conditions 49, 51, 50, 52, and 53).

Long-term water quality impacts associated with project development, considered significant but mitigable, are associated with the increase in impervious surfaces (and resultant increase in surface runoff and transport of common pollutants into area drainages and/or storm drains) and development in close proximity to Mission Creek and Las Canoas Creek. Mitigation to reduce these impacts to less than significant levels includes the development of a Storm Water Quality Management Plan and incorporation of structural and non-structural best management practices into the project design to treat surface runoff; installation of a roof runoff collection system where feasible to allow for infiltration and/or connection to the site's irrigation system; labeling of storm drains to prevent illegal discharges; installation of permanent erosion control measures for all construction allowed within 50-feet of the top-of-bank of Mission Creek and Las Canoas Creek; implementation of a parking lot cleaning program; and the proper location and design for trash container areas to prevent transport of waste (conditions 55, 56, 57, 59, 60 and 61).

Implementation of the proposed mitigation measures to reduce the significant project-specific impacts discussed above would also ensure that the project's contributions to cumulative water quality and drainage impacts are not cumulatively considerable. No further mitigation is required.

Class III Impacts

Aesthetics/Visual Resources: The project would result in adverse but less than significant impacts to the site's visual resources as experienced from public viewpoints, as most of the new development would be accommodated in the vicinity of existing development on the site and the site's resources, including its native vegetation, Garden exhibits, topography and landforms, would not be significantly altered by the proposed project. The project would also result in adverse but less than significant impacts to public views and visual character of the area from area roadways. The project has been designed to preserve the visual quality of the site and respect the natural terrain and vegetation on the site. Development on the site would not intrude prominently into the skyline or significantly impair and obstruct scenic views. Existing vegetation along area roadways, as well as topographical variations, provide effective screening of existing and proposed development. Where development is visible, such as the increase in density along the East Ridge and development of the overlook kiosk on the Cavalli site, it would not be out of character with surrounding residential development and existing development within the site. Increased fuel modification proposed as part of the project would incrementally increase the visibility of portions of the project. However, development in these areas would remain subordinate to the surrounding landscape and would not significantly impact views or change the visual character of the site. The visual character of the site and surrounding area would not be significantly impaired by proposed development, as the site would remain primarily open and undeveloped. The effects on private views would be similar to those on public views.

The project would also result in adverse but less than significant light and glare impacts. The Garden is intending to achieve Lighting Zone 1 standards (condition 4), which are lighting standards designed for areas with minimal lighting needs such as wildlife preserves and parks. Compliance with this standard would ensure compatibility with the surrounding neighborhood which is characterized by a relatively dark night sky. While these impacts are less than significant, the EIR identified recommended mitigation measures that would further reduce impacts to the maximum extent feasible. These measures have been incorporated into the project as conditions of approval consistent with CUP and DP findings. These include the use of building materials and colors that are compatible with surrounding terrain (e.g. earth tones and non-reflective paints), the maintenance of perimeter landscape screening where compatible with fuel management requirements, and a confirmation that LZ1 standards are achieved in the lighting design and placing exterior lighting (with the exception of certain security lighting) on timers to be shut-off during non-business hours. Cumulative aesthetic impacts resulting from the project in combination with other planned and pending projects, including potential residential buildout of the Mission Canyon area, are not expected to be significant in terms of changing the aesthetic character of the canyon, obstructing or impairing scenic views, or resulting in significant amounts of light and glare. The project's contribution to cumulative impacts would not be cumulatively considerable.

Air Quality: Adverse but less than significant impacts to air quality would result from construction activities associated with buildout of the project generating localized air pollutant emissions, including particulate matter and ozone precursors. Dust and ozone precursor controls applied to construction activities would ensure these impacts were mitigated to the maximum extent feasible. Increased vehicle trips and electricity consumption resulting from long-term operation of the Garden would also incrementally increase air emissions of criteria pollutants,

though below established County thresholds. The project would also generate greenhouse gas emissions, though its contribution would be minimal relative to the state's total greenhouse gas inventory. Overall, long-term air quality impacts are considered adverse but less than significant. Nonetheless, the EIR identified a recommended mitigation measure requiring the incorporation of energy conservation measures into the project design in order to reduce the project's generation of greenhouse gases and other criteria pollutants to the maximum extent feasible. This measure has been incorporated into the project as a condition of approval consistent with CUP and DP findings (condition 7). While the project would incrementally increase air pollutant emissions, it would be consistent with the Clean Air Plan and cumulative air quality impacts resulting from this and other foreseeable development in the area would be considered adverse but less than significant and the project's contribution to cumulative air quality impacts would not be considerable.

Biological Resources: The proposed project would result in adverse but less than significant impacts related to the removal of individual oak trees to accommodate the proposed development, since the number of trees removed and/or damaged would represent far less than the County's threshold of 10% of the site's tree canopy. However, in order to ensure policy consistency, the EIR identifies a tree protection and replacement measure to minimize impacts of the project, requiring any tree removed to be replaced at a 10 to 1 ratio (condition 12). The project would also result in an adverse but less than significant impact to wildlife movement from the erection of fencing around much of the Garden's perimeter. However, the height and style of proposed fencing would allow wildlife to pass under and/or over the fencing and would not significantly impede their ability to move through or across the property. No mitigation is required to further reduce this impact.

Cultural Resources: Adverse but less than significant impacts to historic resources would result from development of the new buildings within the Historic Garden on the west and east sides of Mission Canyon Road. These buildings are designed and sited to be compatible with the height, scale and massing of existing development as well as to ensure they do not detract from the natural environment of the landscape and spatial relationships that characterize the site. Regardless, mitigation has been identified to ensure that the volume, massing, and siting of all new construction respects the historic character and features of the Historic Botanic Garden and conforms to the Secretary of the Interior's *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* (condition 20). The project's proposed perimeter fencing would also result in an adverse but less than significant impact to the Garden's historic resources. Located at the outer edge of the Garden property and of a "visually permeable" design, the perimeter fence as proposed would blend in with the Garden landscape and would not interfere with important vistas and sightlines from the garden outward. The new fencing would not compromise character-defining features of the Historic Garden. No mitigation is required to reduce this impact. Lastly, fuel modification associated with project development and implementation of the Fire Protection Plan would also result in adverse but less than significant impacts to the historic designed landscape. Proposed fuel modification would be in keeping with the landscape management historically associated with the Garden as it appears that this type of vegetation management could be executed in a "naturalistic" manner that is sensitive to the Garden's historic design intent. No mitigation is required to reduce this impact,

though implementation of the Cultural Landscape Master Plan would ensure historic features are protected.

Geologic Processes: Impacts associated with seismic shaking and fault rupture would be adverse but less than significant since there are no active faults within or in close proximity to the project site and new development would be constructed in conformance with applicable requirements of the California Building Code, which would ensure that the risk of general ground shaking during an earthquake is reduced to an acceptable level. No additional mitigation besides compliance with the CBC is required. Cumulative impacts related to grading, erosion, slope stability, and exposure to geologic hazards would be considered adverse but less than significant as a result of buildout of the proposed project and other planned and pending projects in the vicinity, with the project's contribution not being considerable.

Land Use: The project would result in adverse but less than significant land use impacts with respect to compatibility with surrounding land uses and development. The Garden currently provides a botanical museum within a single-family residential neighborhood. This juxtaposition provides for mutual benefits as well as the potential for compatibility issues. The Garden contributes to the area's low-density, semi-rural character. The project is not expected to significantly affect the rural aesthetic quality of the area. The site would remain predominantly undeveloped and would not introduce elements that are inconsistent with the visual character or quality of the area. The proposed intensification of uses and activity levels at the Garden would result in adverse but less than significant land use compatibility impacts.

Proposed increases in on-site residents and Garden staff are not of sufficient magnitude to substantially foster economic growth in the project area or induce residential growth in the area. The proposed project includes the extension of sewer and water lines to serve existing and proposed Garden facilities. Water line extensions would not result in the removal of an impediment to growth since the residential areas north and east of the Garden are already served by existing water lines. The proposed sewer line extensions would not extend beyond the proposed Garden facilities to other properties. The incremental extension of sewer lines in this area would have some contribution to potential growth inducement, but given that additional development in the canyon is subject to other significant constraints and would require substantial further extension of these lines in order to directly spur growth, the proposed growth-inducing effects of the proposed sewer line extensions are considered adverse but less than significant. No mitigation is required to reduce these growth inducing effects.

The proposed project, in combination with other planned and pending projects, would not substantially change the character of existing land uses or result in land uses that are incompatible with existing development. Besides the Botanic Garden, buildout of Mission Canyon will be exclusively residential in nature given existing zoning and land use designations. Design guidelines, as well as standard zoning and land use restrictions would ensure that future residential development in Mission Canyon is compatible with the neighborhood and would not change its overall character. Cumulative impacts would be less than significant and the project's contribution to these impacts would not be cumulatively significant. No additional mitigation is required.

Noise: The proposed project would result in adverse but less than significant impacts related to noise generated by special events held at the Garden, especially those involving amplified music. Noise levels would remain below County thresholds, and ambient noise levels would not be affected due to the infrequency of these events. However, the EIR includes a recommended mitigation requiring that amplified sound cease by 9pm in order to minimize potential noise impacts to surrounding sensitive receptors (condition 39). Noise impacts associated with vehicle parking and Garden-related traffic to and from the site would result in less than significant noise impacts to surrounding residents, as noise levels would remain well below County thresholds. Similarly, the project's contribution to less than significant cumulative noise impacts from the project in combination with other planned and pending projects would not be cumulatively considerable. No further mitigation is required.

Public Facilities: Long-term waste generation associated with the proposed project and continued operation of the Garden would be below County solid waste thresholds, resulting in an adverse but less than significant impact. Similarly, the project's contribution to cumulative solid waste impacts from this and other planned and pending projects would not be cumulatively considerable. However, in order to ensure consistency with the County's Source Reduction and Recycling Element, a mitigation measure is recommended to require preparation of a Solid Waste Management Plan to promote recycling, composting, and overall waste reduction within the project site (condition 40).

The project would result in an adverse but less than significant impact to groundwater resources through additional water usage associated with the new buildings and increase in use. Since the groundwater basin is actively managed and not in a state of overdraft, and the increase in water usage represents a small fraction of the basin's annual yield, impacts are considered less than significant. Since the basin is actively managed and not in a state of overdraft, there is adequate supply to serve the Garden project as well as past, planned and pending projects in the vicinity. The increase in water demand associated with these projects, in conjunction with the Botanic Garden project, would not significantly impact the status of the groundwater basin or the supply of surface water to serve the Mission Canyon area. The Garden's contribution to cumulative water supply impacts would not be considerable. However, State officials have identified a significant long-term statewide shortage of water and are developing revised regulations to implement conservation and increased recycled water use. While the basin is not in overdraft on an average basis, it could potentially become depleted during an extended dry spell. Therefore, a mitigation measure has been added that would promote water conservation with the goal of incorporating all feasible conservation measures within the project site to reduce water usage and demand to the extent feasible (condition 43). No further mitigation is required.

The proposed project would generate an estimated 7,692 gallons of wastewater per day, which represents an insignificant fraction of the City's sewage treatment facility's capacity (approximately 2.9 million gallons of surplus capacity per day). As such, wastewater service to the project would result in an adverse but less than significant wastewater impact. Similarly, the project's contribution to adverse but less than significant cumulative wastewater impacts would not be considerable. No mitigation is required.

Recreation: The proposed project would result in adverse but less than significant impacts to off-site recreational opportunities. The proposed project would not interfere with any existing or planned recreational use of hiking, biking, and equestrian trails in the vicinity of the project site. Public use of and access to the existing trail network in the foothills above the project site would be unaffected by the proposed project. Fencing along Tunnel Road is proposed to be setback from the shoulder at least six feet where feasible in order to not impede public use of the shoulder for walking and cycling. No mitigation is necessary to reduce these impacts.

The public has in the past accessed the Garden's trail network at various informal points along Tunnel Road and Mission Canyon Road. Up until recently, prior to the installation of fencing and gates along various portions of Tunnel Road and Mission Canyon Road, neighbors of the Garden and local residents had access to the Garden's trails from these alternative access points. The proposed continuation of the perimeter fence included as part of the project would further restrict random access to the Garden which had been unrestricted in the past; however, the primary informal access points have already been restricted by the installation of fences and gates in recent years and access via the existing gates and the main entrance to the Garden would be preserved as part of the project. The additional fencing, including the recently constructed fence along Tunnel Road (which replaced an old post and wire fence in disrepair), would not block any informal access points that are currently clearly in use and which offer easy access to the Garden's pathway network. Recreational impacts associated with access to the Garden's trail network are considered adverse but less than significant. The fencing erected prior to the Notice of Preparation that restricted informal access into the Garden represents a significant cumulative impact. However, the proposed project's contribution to this impact is not cumulatively considerable as there are no additional significant primary informal access points that would be restricted by additional fencing along the Garden's perimeter and the Garden would continue to provide access to its trail network to visitors through its main entrance area. No mitigation is required to reduce these impacts.

Transportation/Circulation: The proposed project would result in adverse but less than significant traffic impacts to area roads and intersections. Area roadways would continue to operate at LOS A under project buildout and peak hour traffic generated by the proposed project would not significantly impact any area intersections; they would continue to operate at LOS C under the existing plus project scenario. However, the EIR includes a recommended mitigation that would further reduce the project's contribution to peak hour trips by scheduling construction workers to arrive and depart the site outside of peak hour periods (condition 47). Area roadways would continue to operate at LOS B or better under the cumulative project scenario, accounting for ambient growth and other related projects, consistent with County standards. No further mitigation is required to reduce these impacts.

Water Resources/Flooding: The proposed project would result in adverse but less than significant flooding impacts from construction of the two bridges, one over Mission Creek and the other over Las Canoas Creek. In both cases, the bridges would span the creek and would be above the 100-year flood level. Thus, these structures would not impede flows or be at risk to flood related hazards. In addition, the proposed residence and office/garage on the Cavalli site are proposed to have finished floor elevations at least two feet above the flow path in order to protect them from flood-related hazards. A paved driveway with a concrete drainage swale, a

flow dissipation device, and a detention basin and bioswale are proposed as measures to control local runoff, flooding and sedimentation and minimize the downstream effects of altering the natural drainage pattern. Thus, flooding impacts from the proposed Cavalli site structures are considered adverse but less than significant. No further mitigation is required, though mitigation to reduce other project-related drainage impacts would ensure these impacts are reduced to the maximum extent feasible (condition 56).

Class IV Impacts

Recreation: The proposed project would result in a beneficial impact to on-site recreation by expanding the Garden's existing trail network with the addition of the proposed Cavalli path, which would offer the public expansive views of the Santa Ynez Mountain range and coastline. In addition, access improvements within the Garden would improve accessibility for disabled visitors, including ensuring that access to the main visitor buildings on the West of Mission site is fully compliant with ADA requirements (e.g. proper grades, elevators, wheelchair ramps, etc.). This would improve use of the site for disabled visitors.

6.1.2 Alternatives

As required under CEQA Guidelines Section 15126.6, the EIR evaluated a range of alternatives to the proposed project. While the proposed Vital Mission Plan was evaluated under CEQA and determined to have no significant impacts, regardless, alternatives were developed that would reduce or avoid potential environmental effects while achieving most of the basic project objectives consistent with CEQA's mandate. These alternatives include:

- Alternative 1 – No Project Alternative
- Alternative 2 – Off-Site Alternative
- Alternative 3 – Reduced Development Alternative
- Alternative 4 – Project Redesign Alternative

No Project Alternative: This alternative assumes that the Garden continues to operate under its existing CUP. The Garden would continue its current operations, and would not implement the proposed changes or additions to the existing physical facilities and uses at the site. The Garden currently includes 30 buildings/structures totaling approximately 39,558 square feet of floor area with a total building footprint of approximately 29,066 square feet. Of note, the Garden plans to rebuild the structures that were lost in the May 2009 Jesusita Fire, so this alternative assumes that these structures remain in place. The Garden would continue to experience growth in visitation, consistent with the average historic growth it has seen in the last decade without any new development. In addition, the Garden would continue to be unrestricted in its scheduling of, and attendance levels associated with, classes, special events and other activities, i.e. the No Project Alternative would not be subject to the restrictions and caps placed on uses and activities at the Garden under the proposed project as long as they conformed to activities traditionally held at the Garden. A review of historic visitation growth experienced by the Garden over the last decade indicates an average annual growth rate of 1.8%, inclusive of these various activities. This historic growth rate would be reasonably expected to continue, and so a growth rate of 36%

was applied to existing visitation levels (i.e. 1.8% over the 20-year planning period) under this alternative (see EIR Appendix H).

This alternative would result in reduced impacts related to aesthetics/visual resources, construction-related air quality, biological resources, cultural resources, geologic resources, growth inducement, construction-related noise generation, public facilities, and water resources/flooding by not developing the site with the proposed new and remodeled buildings. However, this alternative would increase impacts related to fire hazards and on-site noise generation associated with the lack of restrictions on levels of use at the Garden and lack of fire-related improvements that would otherwise be implemented as part of the proposed project. Other impacts related to light and glare, land use compatibility, off-site recreation, and traffic and parking would be roughly similar to the proposed project. The beneficial recreation impacts would not occur under this alternative. Overall, this alternative is considered to result in fewer environmental impacts relative to the proposed project, with the exception of fire hazards.

Off-Site Alternative: The Off-Site Alternative would relocate proposed administrative office space and staff housing from the Garden site to a less constrained property on the South Coast of Santa Barbara County. This alternative assumes that these uses would be accommodated by the existing supply of office space and residential units within the County. Therefore, it would not involve new construction of offices or residences or new impacts at those locations, with the exception of minor traffic impacts associated with the use of these existing facilities. (Other properties under Garden ownership in Mission Canyon were not considered under this alternative as use of these properties would not achieve the desired effect of relocating activities out of the Canyon.) This alternative would hold the Garden's annual lecture series at an off-site location and move its rare book collection to an off-site location as well. The elimination of new residences at the south end of the Hansen Site would also eliminate the need for the proposed detention basin at this location. This alternative would result in a reduction of approximately 8,600 square feet of development. All other development and uses would be similar under this alternative as compared to the proposed project.

By reducing the amount of new development within the site, including avoiding new development in the area of a known archaeological resource and eliminating new residential units, this alternative would reduce environmental impacts related aesthetics, construction-related air quality, biological resources, cultural resources, geologic resources, land use compatibility, construction and vehicle noise, construction and demolition waste generation, traffic generation, and water resources/flooding. This alternative would result in generally similar impacts related to long-term air quality, on-site noise generation, long-term solid waste generation, water supply, sewer service, recreation, and traffic and parking. The relocation of the annual lecture series to an off-site location would reduce the number of large events held at the Garden which would help to reduce but not eliminate the significant impact associated with overburdening of area roadways in the event of an emergency evacuation. Other fire hazard impacts would be similar under this alternative relative to the proposed project. Overall, this alternative is considered to result in fewer environmental impacts relative to the proposed project.

Reduced Development Alternative: The Reduced Development Alternative would reduce the square footage of the proposed development by approximately one-third, from a 25,884 square-foot increase to a 16,547 square-foot increase. It would eliminate the proposed new residences and one of the proposed new visitor facilities (P-1A, children's laboratory and activity center). However, space for this function would be provided by existing structures. The elimination of new residences at the south end of the Hansen Site would also eliminate the need for the proposed detention basin at this location. Under this alternative, the proposed perimeter fence and the Cavalli path would not be built, and the pavers would not be installed on existing dirt pathways. Activities at the Garden, including classes, lectures, private parties and special events would be capped at current levels under this alternative, though classes would be allowed to increase from 20 students to 22 students per class, consistent with the proposed project.

This alternative would result in reduced impacts to aesthetics/visual resources associated with the corresponding reduction in development, though most of the development reduced under this alternative is in areas not immediately visible from public viewing points. The cap on Garden activities at current levels would reduce the amount of night lighting needed during evening events and would also reduce noise impacts associated with amplified music. This alternative would reduce impacts to biological resources stemming from the Cavalli path, fencing, Mission Creek footbridge, and other project elements including impacts to oak woodlands, individual oak trees, special-status plants and wildlife, and riparian habitat. Impacts to archaeological resources would be significantly reduced associated with the elimination of new development in and around the known archaeological site. Impacts to historic resources would be significantly reduced through elimination of the pathway pavers and retaining the Caretaker's Cottage within the Historic Garden boundaries. The reduction in the number of on-site residences and reduced number of activities would significantly reduce impacts related to fire hazards, including impacts related to emergency evacuation, as well as impacts to traffic and parking and land use compatibility. Geologic impacts would be slightly reduced under this alternative resulting from the reduction in development; however, elimination of the pavers would increase the potential for long-term erosion impacts associated with erosion of unpaved paths. Impacts associated with providing sewer service for development on the Cavalli site would be avoided under this alternative. Elimination of the Cavalli path would reduce the project's beneficial recreation impact associated with expanding on-site recreational opportunities, though elimination of the fencing would reduce the project's less than significant impact with regard to informal access into the Garden. Overall, this alternative is considered to result in fewer environmental impacts relative to the proposed project.

Project Redesign Alternative: The Project Redesign Alternative assumes a similar level of development as the proposed project, but relocates residential structures proposed within the south end of the Hansen Site in order to avoid new construction within a previously identified archaeological site. Under this alternative, existing residential structures in this area (E23-R and E24-R) would remain and would be remodeled consistent with the proposed project, proposed new structures (P12, P13, and P15) and associated parking areas would not be built at this location, and the detention basin at the south end of the Hansen Site would not be required. The driveway through the site and to the existing structures would still be paved in order to provide improved emergency access. Two of the proposed residential structures on the Hansen site (P-13 and E1-M) would be moved to the parcel including the Director's residence. The proposed

Cavalli path would still be constructed but would be maintained as an unpaved path. In addition, this alternative includes redesigning the existing and recently constructed six-foot cyclone fencing within the project site to match the proposed new 3 ½ -foot post and smooth wire or stone pillar and wood rail fencing. This alternative would reduce the square footage of the proposed new development by 386 square feet as a result of removal of P12. However, this alternative would still provide the same number of additional residential units as the proposed project (three new units). Uses of the site under this alternative would be similar to the proposed project.

Replacement of the existing cyclone fencing with the 3 ½ foot post and smooth wire would reduce the visual impacts associated with this project element and enhance the visual compatibility of the fencing with the character of Mission Canyon. Overall, aesthetic impacts under this alternative would be slightly reduced and would remain less than significant. This alternative would slightly reduce impacts to oak trees and nesting birds associated with less development in the Hansen site, though impacts would remain potentially significant but mitigable. Impacts to archaeological resources would be significantly reduced under this alternative by relocating proposed staff housing off of the Hansen site. Additionally, retaining the Caretaker's Cottage within the Historic Garden boundaries reduces impacts to historic resources. Air quality, fire protection, traffic and parking, geologic, land use, noise, public facilities, recreation, and water resources/flooding impacts would be generally similar under this alternative as compared to the proposed project since the overall amount of development and level of use would be the same under this alternative. Overall, this alternative is considered to result in fewer environmental impacts relative to the proposed project.

Environmentally Superior Alternative: Based on the EIR analysis, the Reduced Project Alternative is considered the environmentally superior alternative of all the alternatives considered. Although use increases would still be anticipated under this alternative, the rate of increase would be less because there would not be the specific requested increases in the number of classes, fundraisers, size of lectures, and number and size of special events. These are the types of activities that have the potential to draw significant visitors to the Garden at single times and result in potential impacts with respect to emergency evacuation. However, the benefits included as part of the proposed project with respect to increasing defensibility, fire protection, and evacuation planning (e.g. fire sprinklers, upgraded water supply system, improved emergency access, improved fuel modification, etc., as well as restrictions on events during High Fire Preparedness levels and closure to the public on red flag days) would still be included as part of this alternative with implementation of the Fire Protection Plan. This alternative would reduce the proposed level of incremental physical development by approximately one-third. It would not introduce the proposed new residences and the proposed perimeter fence and the Cavalli path would not be built. This alternative would avoid or significantly reduce the project's significant impacts pertaining to biological resources, cultural resources, fire hazards, geology and soils, solid waste, parking, and water resources. Less than significant impacts with respect to aesthetics, air quality, land use, noise, recreation, and traffic would also be reduced under the Reduced Project Alternative.

6.2 Comprehensive Plan Consistency

The following analysis assesses the consistency of the proposed project with applicable County policies, including policies of the Comprehensive Plan and Mission Canyon Area Specific Plan. The Mission Canyon Community Plan that is currently being prepared as an update to the Mission Canyon Area Specific Plan is not yet applicable to the proposed project, as the project must be analyzed against the policies in place at the time of project approval.

POLICY REQUIREMENT	DISCUSSION
ADEQUATE SERVICES	
<p>Land Use Element Land Use Development Policy 4: Prior to issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development.</p>	<p>Consistent: Upon development of the project as conditioned, there will be adequate water and sewer supply to serve the project. The project proposes to extend municipal sewer lines to serve the project, which would be managed by the Laguna Sanitation District and treated at El Estero Wastewater Treatment Facility (conditions 1 and 44). Sufficient capacity exists to serve the project. The Garden plans to extend water lines to provide domestic services to all existing and proposed development. Per mitigation PF 2-1, the Garden will be responsible for upgrading the water supply to meet County Fire Department standards for water pressure and flow and ensuring that the City's system has the capacity to serve the project without creating deficiencies elsewhere in the system. These improvements would be in place before any future development is permitted (condition 42). The project would be served by the County Fire Department; it has been designed to be accessible by County Fire and meet all of the department's standards in terms of hydrants, sprinklers, and access. While Mission Canyon Road, which provides access to the Garden, does not meet current minimum road width standards, the County Fire Department has maintained that they are able to serve the proposed development and uses and the project is well within acceptable response times. Thus, the project, as conditioned, is consistent with this policy.</p>
GRADING AND SLOPES	
<p>Mission Canyon Area Specific Plan Landform Alterations: All development, including grading, on slopes of 30% or greater shall be avoided unless this would preclude all reasonable development of the parcel. In addition, all development including grading should be avoided on slopes of 20% or greater, except in special instances where such prohibition would preclude any reasonable, otherwise permitted use of a legal parcel.</p>	<p>Consistent: The project site is characterized by significant topographical variation with the bulk of proposed development occurring on relatively flat areas along ridge tops and valley bottoms. Steep slopes, often densely vegetated, and riparian corridors surround these areas such that the project site is fairly constrained in terms of buildable areas. For the most part, proposed development has been sited to avoid slopes greater than 30%, including the residential development on the Hansen site, the main visitor buildings west of Mission Canyon</p>

POLICY REQUIREMENT	DISCUSSION
	<p>Road, and the structures adjacent to the site of the burned Gane House. The Horticultural offices have been redesigned to avoid development on the adjacent 30% slope. Small portions of the proposed parking pockets alongside the road leading up to the site of the Gane House are located on slopes in excess of 30%. In order to achieve policy consistency, these parking stalls would have to be reduced in size or slightly reconfigured. Such alterations could be achieved as part of final design without substantially changing the scope of the project or its impacts (condition 62).</p> <p>The proposed residence and office on the Cavalli site and visitor entry kiosk on the West of Mission site have been redesigned to avoid development on 30% slopes.</p> <p>The proposed Cavalli path, a six-foot wide paved path with retaining walls on the uphill and downhill slopes winding its way up to a proposed overlook kiosk at the top of the ridge on the Cavalli site, would be located on slopes in excess of 30%. This path is considered development, especially given its width, use of retaining walls, and paved material. The path is therefore considered potentially inconsistent with this policy. The parcels through which the path crosses are currently undeveloped and offer very little level ground that could be easily developed. There is no other development proposed for two of the three parcels. The only other development proposed on the third parcel is located on the other side (eastern) of the ridge top, topographically separated from the Cavalli path. As such, it could be argued that the path represents a minimal level of development in this area and eliminating the path altogether would preclude all development on at least two of the parcels. Thus, a less obtrusive path that is narrower, unpaved, and eliminates the need for vertical retaining walls with footings (dry-stacked boulder walls or similar design could still be used to help stabilize the cut slopes) would be more respectful of the natural terrain and result in less overall development in this area. This redesign would still achieve most of the desired objectives of this element of the project, and would ensure consistency with this policy (condition 62).</p>

POLICY REQUIREMENT	DISCUSSION
	<p>The proposed footbridges over Mission Creek and Las Canoas Creek span creek banks with slopes in excess of 30%. However, the footings and abutments for the bridges themselves would be located upland from the creek banks, thereby avoiding development on the steep slopes of the banks in these instances. Thus, these elements of the project are consistent with this policy.</p> <p>The locations of the proposed detention basins on the Hansen and East of Mission sites, installed to treat runoff from new development, are in areas with some slopes in excess of 30%. These detention basins have to be designed to treat a certain amount of runoff for flood control purposes, which places constraints on their location and design. The majority of the basin on the Hansen site is located on relatively flat slopes (i.e. less than 20%); a small corner of the basin would be located within steeper slopes according to the slope map prepared for the project by Flowers and Associates, but this appears to represent a topographic anomaly. As such, this basin is considered consistent with this policy. The basin located downslope from the Gane House site on the East of Mission site falls within small sections of 30% slopes. It could be refined as part of the final design to avoid 30% slopes with little change to its proposed location and configuration, thereby ensuring consistency with this policy (condition 62).</p>
<p>Mission Canyon Area Specific Plan Grading Design Guidelines: The overall shape, height and grade of any cut or fill slope shall be developed in concert with existing natural contours and scale of the natural terrain of the particular site.</p> <p>Exposed Slopes: Graded slopes shall be concealed wherever possible, and revegetation of those slopes shall be required.</p>	<p>Consistent: Much of the grading associated with the proposed project is related to improving existing access roads to meet County Fire Department standards. Graded slopes associated with the proposed Cavalli path would be screened by existing vegetation. The Jesusita Fire burned much of the vegetation on this hillside, though numerous trees remain and are expected to recover. Associated understory vegetation is expected to be re-established over time, especially with the help of the Garden. There are no areas of excessive grading associated with the proposed project and graded areas would either be covered with proposed development or revegetated in accordance with soil erosion and sedimentation control. The use of retaining walls for the proposed Cavalli path (of up to six feet in height in certain areas) would not be consistent with the</p>

POLICY REQUIREMENT	DISCUSSION
	<p>natural contours and scale of natural terrain in that area of the project site. The reduction in the scope of the proposed Cavalli path, as discussed above, would help to achieve consistency with this policy. However, the proposed Cavalli path would need to be designed to protect the slopes and minimize erosion and drainage problems by directing surface runoff to the sides of the path in a non-erosive manner. With these design elements built in, the project would be consistent with these policies (condition 62).</p>
BIOLOGICAL RESOURCES	
<p>Mission Canyon Area Specific Plan Tree Preservation: All new development shall avoid, to the maximum feasible extent, the removal of native and specimen ornamental trees. Those deserving special protection include oaks, sycamores, California bays, alders, willows, and maples. The plot plan submitted with any application for a Land Use Permit shall indicate the location of any trees which are proposed for removal; such mapping need include only healthy trees having a circumference of 17 or more inches measured at 24 inches above adjacent ground level. If it is determined by Planning and Development that proposed tree removal cannot feasibly be avoided, removed trees shall be relocated or replaced onsite. Preferably, replacements for native trees shall be propagated from onsite or nearby specimens.</p>	<p>Consistent: The proposed project would remove approximately 50 to 60 coast live oak trees throughout the project site and oak trees deserve special protection pursuant to this policy. Of these, approximately 45 are considered “protected” under this policy (equivalent of 6 inches dbh). A number of these trees burned in the Jesusita Fire and it is unknown at this time how many will recover. While this number represents only a small fraction of the total number of oak trees at the Botanic Garden, the policy still requires oak tree protection where feasible. An estimated ten of the protected oak trees would be removed (as well as two trees not planned for removal but with significant encroachment within their dripline) due to the proposed Cavalli path. It is likely that a redesign of the path, making it narrower and/or unpaved, would reduce the number of trees requiring removal and/or being damaged by grading and/or paving and thereby enhance the project’s consistency with this policy. Another element of the project requiring the removal of several oak trees (approximately five trees) is the proposed detention basin on the Hansen site adjacent to Las Canoas Road. However, only two of these trees are of protected size and are in varying levels of health. The purpose of the detention basin is to capture runoff from the increased development of this site (including both the staff residences and the improved road) and detain it and meter it out in order to reduce potential flooding impacts downstream. Site investigations indicate that relocation of the detention basin would not likely reduce the number of trees removed as part of the project. Relocation and/or replacement of the removed trees would facilitate consistency with this policy. Road realignment on the Hansen site at the</p>

POLICY REQUIREMENT	DISCUSSION
	<p>intersection with Las Canoas Road would result in the removal of an estimated nine protected oak trees. Road widening along the Hansen and East of Mission sites in order to meet County Fire Department standards would result in the removal of three protected oak trees. These trees cannot be avoided while still achieving the required road widths. As such, replacement and/or relocation, where feasible, would ensure consistency with this policy. Other new development associated with the proposed project is primarily located in areas of existing development where disturbance has already occurred. As such, the removal of native specimen trees would be minimized. However, the proposed parking area by the Guild Studio (one tree), new visitor entry kiosk (one tree), parking and road improvements in the main parking area (three trees), sewer line extension on the West of Mission site (two trees), parking improvements within the East of Mission site (three trees), one of the staff residences (P15 – one tree), and the detention basin on the East of Mission site below the Gane House (one tree) would all result in the removal of protected oak trees. In addition, vegetation clearance for fire protection purposes as identified in the Garden’s Fire Protection Plan, would remove approximately nine oak trees of protected size. Regardless of the number of these trees remaining after the Jesusita Fire, consistency with this policy would be achieved through implementation of proposed mitigation measures requiring replacement or relocation when avoidance is not feasible (condition 12).</p> <p>In addition to the oak tree removals, the proposed project would result in the removal of two California bays and one bigleaf maple. The maple is of protected size (6 inches dbh) and would be removed to develop the Education center. One of the California bay trees is of protected size (8 inches dbh) and would be removed to facilitate installation of the water and sewer lines entering the West of Mission site from Mission Canyon Road. The other California bay is not of protected size, but would be potentially removed as part of development of the Cavalli path. Consistency with this policy would be achieved through implementation of proposed mitigation measures requiring replacement when avoidance is not</p>

POLICY REQUIREMENT	DISCUSSION
	feasible.
WATERSHED PROTECTION	
<p>Land Use Element Hillside and Watershed Protection Policy 1: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</p> <p>Land Use Element Hillside and Watershed Protection Policy 2: All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</p>	<p>Consistent: The proposed project involves structural development in areas characterized by steep terrain and abundant native vegetation. The project has been designed such that the bulk of the project would be accommodated within relatively flat areas that have previously been disturbed, including locating new development in areas within or adjacent to existing development where feasible. This would also serve to minimize the extent of required fuel management by siting buildings in close proximity to one another, thus further reducing alterations to existing vegetation and associated soil disturbance. Grading for the proposed project is estimated at approximately 13,200 cubic yards of cut and 5,400 cubic yards of fill. The majority of grading is necessary to improve existing roads and driveways and bring them into conformance with County Fire Department standards (minimum 16-foot wide road, 12% maximum grade). As such, grading is kept to a minimum where feasible. However, there are elements of the proposed project that do not fit the site topography and would result in the loss of trees and alteration of natural landforms, and which could be carried out with fewer disturbances. Specifically, the proposed Cavalli path, a six-foot wide paved path with retaining walls winding up a steep hillside with slopes over 30%, would not be consistent with these policies; it would result in significant vegetation removal, including several mature oak trees, and would not minimize grading and site alteration. A redesign of the proposed path by reducing its width and eliminating the use of retaining walls would help to ensure this element of the project is consistent with these policies (condition 62). Along Mission Creek, previous studies evaluating the slope stability recommended a geologic setback of 10 to 30 feet from the top of the creek bank to account for bank erosion over time. New structures would be consistent with these recommendations and would result in no further encroachment to the creek bank relative to existing conditions. Moving structures off of the 30% slopes, as the project proposes, would minimize alteration of existing topography and removal of vegetation, thereby ensuring consistency with these policies. Soil reports and</p>

POLICY REQUIREMENT	DISCUSSION
	<p>geologic investigations prepared for the project (as identified and discussed in Section 4.6 of the EIR) have concluded that the project is feasible from a geotechnical perspective and would result in a relatively low potential for geologic hazards associated with slope failure, faulting, and flooding.</p>
<p>Land Use Element Hillside and Watershed Protection Policy 3: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</p> <p>Land Use Element Hillside and Watershed Protection Policy 5: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.</p>	<p>Consistent: The project site is characterized by significant topographical variation with the bulk of proposed development occurring on relatively flat areas along ridge tops and valley bottoms. However, the proposed project would involve limited grading activities on hillsides, primarily associated with the proposed Cavalli path. It is not known at this time how these grading activities would occur in terms of their scheduling. However, mitigation measures applied to the project to reduce erosion and sedimentation from ground disturbances, including preparation and implementation of an erosion and sediment control plan, would ensure consistency with these policies (condition 49).</p>
<p>Land Use Element Hillside and Watershed Protection Policy 4: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.</p> <p>Land Use Element Hillside and Watershed Protection Policy 6: Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</p> <p>Land Use Element Hillside and Watershed Protection Policy 7: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the</p>	<p>Consistent: The proposed project includes detention basins and other drainage features (e.g. bioswales) in order to retain water runoff onsite and ensure that peak runoff does not exceed existing levels. The project has been conditioned to require implementation of an erosion and sediment control plan during grading and construction in order to prevent erosion and sedimentation of area waterbodies from the construction site (condition 49). The project has also been conditioned to require preparation and implementation of a Storm Water Quality Management in order to treat runoff associated with long-term operation of the proposed project (conditions 54 and 55). Implementation of this plan would ensure that the project would not degrade the water quality of nearby streams and groundwater basins and that pollutants would be filtered and treated before exiting the site. Since the majority of the site would remain undeveloped, there would be ample opportunities for natural percolation and infiltration of rainwater in order to facilitate groundwater</p>

POLICY REQUIREMENT	DISCUSSION
<p>site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</p>	<p>recharge. Therefore, the project is consistent with these policies.</p>
CREEKS AND FLOODING	
<p>Land Use Element Streams and Creeks Policy 1: All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.</p>	<p>Consistent: The bulk of the proposed project is located outside of stream corridors. However, there are proposed footbridges over both Mission and Las Canoas creeks. In both cases, the footbridges would be spanned such that there would be no footings located within the creekbed or banks. This would help to minimize impacts to the creeks associated with these project elements. Implementation of erosion and sediment control measures, as set forth in an erosion and sediment control plan, as well as permanent drainage improvements, would ensure that indirect impacts to creeks from increased runoff, sedimentation, and other pollution are reduced consistent with this policy.</p>
<p>Land Use Element Flood Hazard Area Policy 1: All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.</p>	<p>Consistent: Mission and Las Canoas Creeks, as well as an unnamed drainage swale east of Las Canoas Creek, are located within the project boundaries but are not included on the Flood Insurance Rate Maps. This indicates that the flood hazard in these areas is minimal. The setbacks required by Flood Control (50 feet from the top of bank) only apply to waterways included within the Flood Insurance Rate Maps. However, new development on the Cavalli site adjacent to the unnamed drainage swale would be constructed a minimum of two feet above the 100-year flood elevation to minimize flood hazards to new residents. No other development is proposed within the floodway or floodway fringe except for two footbridges across Mission Creek and Las Canoas Creek which would span the creeks well above the 100-year flood elevations.</p>
<p>Land Use Element Flood Hazard Area Policy 2: Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.</p>	<p>Consistent: The proposed project includes detention basins and other drainage improvements to ensure that increased development of the Garden does not increase flood hazards downstream, or require any alterations to downstream creek channels to accommodate increased flow from the project. No public funds would need to be expended to ensure adequate flood control resulting from the proposed project.</p>
CULTURAL RESOURCES	
<p>Land Use Element Historical and Archaeological</p>	<p>Consistent: The proposed project includes</p>

POLICY REQUIREMENT	DISCUSSION
<p>Sites Policy 1: All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.</p> <p>Land Use Element Historical and Archaeological Sites Policy 2: When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.</p> <p>Land Use Element Historical and Archaeological Sites Policy 3: When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.</p> <p>Historical and Archaeological Sites Policy 5: Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.</p>	<p>development in an area occupied by a known archaeological site. Efforts have been made to site the development to avoid impacts to the archaeological resources to the extent feasible while still meeting project objectives. This includes revising the project to reduce the scale of development in this area and restore existing residences in order to avoid impacting archaeological resources. However, there remains the potential for archaeological resources to be impacted given the sensitivity of the site. Implementation of the proposed mitigation measures would ensure impacts to archaeological resources are avoided or reduced to the maximum extent feasible, thereby ensuring consistency with these policies (condition 17). Native Americans have been consulted and involved in the review of this project. Comments received by these individuals and tribal representatives have resulted in revisions to the project and mitigation measures where applicable.</p> <p>Several existing structures within the Botanic Garden are historically significant. In addition, approximately 23 acres of the site constitute a designated County Historic Landmark (#24). As conditioned, any alterations of the historic buildings or construction of new buildings adjacent to historic features would be done consistent with the Secretary of the Interior’s <i>Standards for the Treatment of Historic Properties</i> (condition 20). In addition, mitigation measures have been incorporated as project conditions of approval that reduce or avoid impacts to historic resources associated with the Garden’s historic designed landscape (conditions 21, 22, 24 and 25). Project elements which affect the Historic Landmark would require review and approval by the County Historic Landmarks Advisory Commission. Together, these conditions of approval would ensure consistency with these policies.</p>
RECREATION	
<p>Land Use Element Parks/Recreation Policy 4: Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.</p>	<p>Consistent: The Botanic Garden has several miles of trails and paths within its property that are used by visitors of the Garden to view exhibits and explore the varied terrain and natural beauty of the property. Many surrounding residents have in the past used the paths and trails for their own use and enjoyment through informal access points along</p>

POLICY REQUIREMENT	DISCUSSION
	<p>Tunnel Road and Mission Canyon Road even though the land is in private ownership and the Garden's paths and trails are not part of the County's established trail network in the area. The Garden proposes to install additional fencing around much of the perimeter of the Garden property in order to protect the Garden's exhibits and collections from theft and vandalism, reduce liability, as well as to reduce the risks of human-caused wildfire by people entering the site outside of business hours where no monitoring or enforcement of Garden policies is in place. The fence design is permeable and serves as a visual reminder of the property lines and deterrent to trespassing as opposed to providing an impenetrable barrier to achieve these ends. Despite these fences, the Garden would continue to be open to visitors and surrounding residents who are members of the Garden. Equestrian use of the property is not and would not be compatible with the use of the Garden as a natural museum. Abundant hiking and equestrian opportunities exist in the foothills further up Mission Canyon on land owned by the U.S. Forest Service. The proposed project would have no impact on the use of those public trails. In addition, all existing development and proposed project components have been reviewed and designed in coordination with an accessibility consultant and numerous project design features are proposed to enhance disabled access and recreation opportunities.</p>
VISUAL RESOURCES	
<p>Land Use Element Visual Resource Policy 3: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</p>	<p>Consistent: The existing community in the vicinity of the Botanic Garden is eclectic in nature. The Garden itself, with its various building types (residences, institutional buildings, shade structures, etc.), exhibits, and open space, has comprised an element of the neighborhood since 1926. The extensive vegetation on and surrounding the project site has historically assisted with the visual integration of the Garden within the neighborhood. To the east and north of the Garden are large residential lots with medium to large homes with a semi-rural character and extensive natural vegetation and wooded feel. The neighborhoods to the west and south are characterized more by single family homes on smaller lots with a more urban type character and more landscaped appearance.</p>

POLICY REQUIREMENT	DISCUSSION
	<p>Proposed new development at the Garden is designed to be consistent with the character of the surrounding residential neighborhoods. All new development would adhere to the height limits in place for residences subject to Hillside/Ridgeline standards. Consistent with the policy, the project is designed to cluster development where feasible to minimize the area of disturbance. Proposed staff residences on the Hansen site would be sized and sited to be in conformance with neighborhood residences and designed with a residential vocabulary. The majority of the administrative, research, and educational buildings would also be scaled and designed in such a way as to respect the residential character of the surrounding community as well as the scale and character of existing Garden facilities. Those buildings that exceed the scale of surrounding development, such as the Education Center, are located interior to the Garden and are not readily visible from surrounding development. Buildings have been set into hillsides to reduce their bulk and massing where appropriate and have incorporated natural materials and green roofs to help tie them into the surrounding landscapes. Significant vegetation within and around the perimeter of the Garden serves to provide effective screening in shielding structures from the surrounding neighborhoods. The recent Jesusista Fire has diminished this screening along Tunnel Road and portions of Mission Canyon Road and Las Canoas Road; however, existing and proposed development would continue to be screened in most places and vegetation along the perimeter is expected to fill in over time as part of the natural post-fire recovery and with the help of the Garden (condition 3). Where structures are more visible, they would not be out of character with surrounding development. Due to the topography of the site, development opportunities are limited. Development, which is proposed in more visually prominent areas, such as the ridgeline on the East of Mission site, is designed as primarily single story with flat roofs in order to remain compatible with and subordinate to the Gane House (which is proposed to be rebuilt) and other development in the area.</p> <p>Appropriate colors and materials, as approved by</p>

POLICY REQUIREMENT	DISCUSSION
	<p>the Board of Architectural Review, would assist the buildings in receding from any views. Finally, lighting restrictions to assist the Garden in remaining as dark as possible throughout nighttime, which includes retrofitting existing lighting, would also ensure that the Garden would be compatible with the surrounding community which is dark at night (condition 4).</p>
CIRCULATION	
<p>Circulation Element</p> <p>Roadway Standards:</p> <p>The policy capacities provided in this Element shall be used as guidelines for evaluating consistency with this section of this Element. A project's consistency with this section shall be determined as follows:</p> <ol style="list-style-type: none"> a. A project that would contribute ADTs to a roadway where the Estimated Future Volume does not exceed the policy capacity would be considered consistent with this section of this Element. b. For roadways where the Estimated Future Volume exceeds the policy capacity but does not exceed the Acceptable Capacity, a project would be considered consistent with this section of this Element only if the number of ADTs contributed by the project to the roadway was less than or equal to 2 percent of the remaining capacity of that roadway or 40 ADT, whichever is greater. c. For roadways where the Estimated Future Volume exceeds the acceptable capacity but does not exceed Design Capacity, a project would be considered consistent with this section of this Element only if the number of ADTs contributed by the project to the roadway does not exceed 25 ADT. d. For roadways where the Estimated Future Volume exceeds the design capacity, a project would be consistent with this section of this Element only if the number of ADTS contributed by the project to the roadway does not exceed 10 ADT. <p>Intersection Standards:</p>	<p>Consistent: Roadways: Existing ADT counts on roadways in the vicinity of the project site indicate that all of the roadways are currently operating within acceptable levels of service and below the policy capacities assigned to those segments. The contribution of ADTs from the proposed project to these roadways would not result in the Estimated Future Volumes for any of these segments exceeding their policy capacities. As such, the proposed project would be consistent with this policy with respect to roadways.</p> <p>Intersections: All of the area intersections evaluated in this project are currently operating at Level of Service C or better during both AM and PM peak hours under existing conditions. Their Estimated Future Levels of Service are expected to remain within this range. The proposed project's increases at these intersections would be below the thresholds identified. As such, the project would be consistent with this policy.</p>

POLICY REQUIREMENT	DISCUSSION
<p>a. Projects contributing PHTs (peak hour trips) to intersections that operate at an Estimated Future Level of Service that is better than LOS C shall be found consistent with this section of this Element unless the project results in a change in V/C (volume/capacity) ratio greater than 0.20 for an intersection operating at LOS A or 0.15 for an intersection operating at LOS B.</p> <p>b. For intersections operating at an Estimated Future Level of Service that is less than or equal to LOS "C", a project must meet the following criteria in order to be found consistent with this section of this Element.</p> <ol style="list-style-type: none"> 1) For intersections operating at an Estimated Future Level of Service C, no project must result in a change of V/C ratio greater than 0.10. 2) For intersections operating at an estimated future Level of Service D, no project shall contribute 15 or more Peak Hour Trips. 3) For intersections operating at an Estimated Future level of Service E, no project shall contribute 10 or more Peak Hour Trips. 4) For intersections operating at an Estimated Future Level of Service F, no project shall contribute 5 or more Peak Hour Trips. 	
<p>FIRE SAFETY</p>	
<p>Mission Canyon Area Specific Plan, Fire Hazards 1: The entire unincorporated Specific Plan area shall be included within the County's designated High Fire Hazard Zone.</p> <p>Seismic Safety and Safety Element, Fire Hazard Conclusions and Recommendations:</p> <p>-- The County should require that land development proposals in each of the fire hazard areas shown on the County-wide Fire Hazards map be accompanied by detailed plans for fire prevention and control prepared in accord with prescribed County regulations. Separate criteria for the preparation of these plans should be prescribed</p>	<p>Consistent: The proposed project is located within a designated High Fire Hazard Zone. The project includes a Conceptual Fire Protection Plan (Appendix E of the DFEIR). This Fire Protection Plan has been reviewed and approved by the County Fire Department and is considered adequate to reduce project impacts on fire hazards to less than significant levels. The Fire Department project review included project compliance with County Code Chapter 15 Fire Prevention.</p> <p>Construction associated with buildout of the project has been conditioned to effectively reduce impacts to the neighborhood in regards to fire hazards. By implementing various improvements on the site</p>

POLICY REQUIREMENT	DISCUSSION
<p>for each of the three fire hazard areas in consultation with responsible federal and State agencies. Once these criteria have been adopted, existing development should be evaluated to determine whether it conforms with the regulations. Owners whose property does not comply with the regulations should be required to make necessary improvements within a reasonable time, or to submit an alternate plan for fire prevention and control that is acceptable to the County Fire Prevention Officer.</p>	<p>such as improved circulation, increased water supply, a remote area weather station, fire protection and fire safety in and around the Garden are expected to increase.</p> <p>Staff's recommended project includes a cap on site usage at those levels present at the time of the NOP for the DEIR (condition 63). Capping use levels would effectively reduce fire hazard impacts associated with the project to the maximum extent feasible, consistent with the intent of these recommendations and policies and with the permit finding that impacts are mitigated to the maximum extent feasible.</p>

In summary, the project is consistent with County Comprehensive Plan policies, including policies of the Mission Canyon Area Specific Plan, with the exception of the proposed parking stalls along the private road leading up to the Gane House, the Cavalli path, and detention basin below the Gane House. In order to ensure consistency with these policies, staff is recommending that the parking stalls be redesigned or eliminated to avoid the 30% slope, the Cavalli path be left unpaved and narrowed so as to eliminate the need to construct vertical retaining walls, and the detention basin be reconfigured as part of the final design (condition 62).

6.3 Zoning: Land Use and Development Code Compliance

Development proposed as part of the project is consistent with applicable ordinance requirements of the Land Use Development Code for the REC, 1-E-1 (D), and AG-I-10 zone districts, as they relate to permitted uses, building heights, setbacks, and parking. An institutional facility such as the Botanic Garden is permitted in any zone district with a major Conditional Use Permit, which the Garden currently holds and to which the Garden is currently requesting a revision. Development in the REC zone district also requires a Final Development Plan, which the Garden is currently seeking as part of its project approval. Development on the project site is subject to Ridgeline/Hillside Guidelines (ordinance standards called "guidelines") due to the steepness of the surrounding topography. These standards establish a maximum height of 25 feet for structures, consistent with the height requirements in the REC zone district. The project complies with these height requirements.

6.4 Subdivision/Development Review Committee

The project was reviewed by the Subdivision Development Review Committee/Special Problems Area Committee on October 27, 2005. Condition letters have been included in the project conditions of approval (Attachment B) from applicable County departments and agencies.

6.5 Historic Landmarks Advisory Commission

Twenty-three acres of the Garden on the west side of Mission Canyon Road is currently designated as a Santa Barbara County Historic Landmark (Landmark #24, Resolution 2003-059,

Attachment F, dated February 25, 2003). The Board of Supervisors' Resolution that designated the landmark recognized numerous important historical resources and features within the site that contribute to its eligibility as a local landmark, including most notably the Mission Dam and Aqueduct. In addition to the Mission Dam and Aqueduct, the Garden includes several structures and landscape features designed by notable architects and landscape architects. In total, the resolution recognizes seven features: Mission Dam and Aqueduct, Caretaker's Cottage (1927), Library (1941), Information Kiosk (1937), Entry Steps (1948), "Indian Steps", and Campbell Bridge, as deserving special protection under the landmark. In addition to these features, the resolution recognizes the Garden's historic use and historic landscape design concept, which is characterized by "a system of trails through and around plant communities, displays, exhibits, and structures. Such plant communities, displays, and exhibits have, with only limited exceptions, historically been dedicated to plants native to California and the California Floristic Province."

The Garden is prevented from making any changes to the seven identified features without seeking review and approval by the County Historic Landmarks Advisory Commission (HLAC). In regards to the historic landscape design concept, the intent of the resolution is to ensure that any alterations to the Garden within the landmark boundaries do not substantially deviate from, or substantially conflict with, the historic landscape design concept. The resolution allows the Garden to maintain, change, repair, and update its exhibits, displays, public areas, etc. without review and approval by the HLAC, but any new features or structures would fall under the HLAC review authority.

The HLAC has reviewed and commented on the EIR and project as it relates to the historic landmark. Copies of the minutes from recent HLAC meetings are included as Attachment E to this staff report. In general, the HLAC does not support the proposed pavers and Meadow Terrace elements of the project, but is split in terms of the proposed building changes within the landmark.

In considering the project and its impacts on Landmark #24, the HLAC is to rely on the evidence in the record, specifically the EIR analysis and Historic Resources Assessment that was prepared by Historic Resources Group to evaluate the Garden's significance as a historic designed landscape. These reports and documents provide the studied assessment of the project's impacts to historical resources, including resources within the landmark. They identify significant impacts associated with certain elements and provide mitigation measures that effectively reduce these impacts to less than significant levels. In addition to the EIR analysis, the HLAC's actions on the project must be grounded in the language of the Boards' Landmark Resolution, which provides specific guidance as to what is and is not subject to HLAC jurisdiction.

6.6 Design Review

The project was reviewed by the South County Board of Architectural Review on multiple occasions between February 23, 2007 and October 24, 2008. The project underwent significant revisions as a result of comments made by the BAR. The BAR was in general support of the final design and layout of the project, though continued to have concerns with fencing in particular. Copies of the minutes from each meeting are included in Attachment D.

6.7 Development Impact Mitigation Fees

A series of ordinances and resolutions adopted by the County Board of Supervisors require the payment various development impact mitigation fees. This project is subject to the fees as shown in the following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid.

The developer of a project that is required to pay development impact mitigation fees may appeal to the Board of Supervisors for a reduction, adjustment or waiver of any of those fees based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. The appeal must be submitted to the director(s) of the relevant departments within 15 calendar days following the determination of the fee amount(s). For a discretionary project, the date of determination of fee amounts is the date on which the decision-maker adopts the conditions of approval and approves the project.

Estimated Countywide Development Impact Mitigation Fees			
Fee Program	Base Fee (per unit or 1,000 sf)	Estimated Fee	Fee due at
Recreation (Parks)	\$1,135 per unit	\$3,405	Final Inspection
Transportation	\$1,945 per PHT	\$73,912	Zoning Clearance
Fire (\$0.10/sf.)	\$0.10/sf. (sprinklered)	\$3,001	Final Inspection

7.0 APPEALS PROCEDURE

The action of the Planning Commission may be appealed to the Board of Supervisors within 10 calendar days of said action. The appeal fee to the Board of Supervisors is \$643.

ATTACHMENTS

- A. Findings
- B. EIR Impact Summary Table⁵
- C. Conditions of Approval (CUP, DVP) with attached Departmental letters
- D. SBAR Minutes
- E. HLAC Minutes - April 13, 2009, June 8, 2009 and July 13, 2009 (Unapproved)
- F. County Historic Landmark #24 Resolution (2003-059)
- G. Site Plan, Floor Plans, Elevations

⁵ Copies of the DFEIR were distributed to all of the Planning Commissioners and the document is posted on P&D's website.

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15090 AND 15091:

1.1 CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

The Final Environmental Impact Report (07EIR-00000-00001) was presented to the Planning Commission and all voting members of the Planning Commission have reviewed and considered the information contained in the Final EIR (07EIR-00000-00001) and its appendices prior to approving the project. In addition, all voting members of the Planning Commission have reviewed and considered testimony and additional information presented at or prior to public hearing[s] on August 5, 2009. The Final EIR reflects the independent judgment and analysis of the Planning Commission and is adequate for this proposal.

1.2 FULL DISCLOSURE

The Planning Commission finds and certifies that the Final EIR (07EIR-00000-00001) constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA. The Planning Commission further finds and certifies that the Final EIR has been completed in compliance with CEQA. The final EIR has been completed in compliance with CEQA (15090(a)(1)).

1.3 LOCATION OF RECORD OF PROCEEDINGS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Planning Commission of the Planning and Development Department, Ms. Dianne Black, located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.4 FINDINGS THAT CERTAIN IMPACTS ARE MITIGATED TO INSIGNIFICANCE BY CONDITIONS OF APPROVAL

The Final EIR (07EIR-00000-00001) identified several subject areas for which the project is considered to cause or contribute to significant, but mitigable environmental impacts (Class II). For each of these Class II impacts identified by the Final EIR (07EIR-00000-00001), feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect, as discussed below:

- 1. Biological Resources:** The project would result in significant but mitigable impacts to special status plants, including Santa Barbara honeysuckle, Hoffman's sanicle, and Fish's milkwort, which are present along portions of the proposed alignment of the Cavalli path. Construction of the path would directly impact some individuals of these species, though much of this area burned in the fire and it is unknown how the sensitive plant species were affected. In addition, Santa Barbara honeysuckle and possibly Hoffman's sanicle would potentially be impacted through installation of the perimeter fence. Mitigations to reduce these impacts to a less than significant level include narrowing of the Cavalli path, monitoring by a qualified botanical consultant during construction of the path and fencing, and realignment as necessary in order to avoid direct impacts to special-status plants.

The project would result in significant but mitigable direct and indirect impacts to oak woodlands, resulting from realignment of the roadway and installation of a detention basin at the southern end of the Hansen Site, construction of a new parking area on Mission Canyon Road, and installation of the Cavalli path and fencing. Mitigation to reduce these impacts includes replacement of removed trees at a 10 to 1 ratio, contribution of funds to the Oak Woodlands Conservation Fund, hand installation of fencing that traverses through oak woodlands, narrowing and realignment of the Cavalli path, as necessary, and implementation of erosion control measures.

The project would result in significant but mitigable impacts to wetlands and riparian corridors through the construction of the two footbridges over Mission Creek and Las Canoas Creek, respectively. While both bridges would span the creek banks and not involve footings or abutments within the channel, there is the potential for construction-related impacts, including the removal of riparian vegetation and water quality impacts. In addition, the proposed fence would be located adjacent to Las Canoas Creek on the east side of the Hansen site. Installation of the fencing in this location would have the potential to result in the temporary removal of riparian vegetation and disturbance of riparian habitat if not sited and installed properly. Mitigation to reduce these impacts to less than significant levels includes coordination with Army Corps of Engineers and California Department of Fish and Game, restoration of any riparian vegetation removed or impacted during construction activities, and prohibiting construction vehicles from crossing through the stream channel at Las Canoas Creek. In addition, all fencing along Las Canoas Creek shall be sited so as to avoid removal of or disturbance to riparian vegetation or habitat.

The project would also potentially impact special-status bird species that are nesting at locations close to or within construction areas. Impacts could include disturbance of nesting activity and/or destruction of nests. Removal of on-site trees and/or construction in close proximity to these trees would result in the potential for direct impacts (destruction of nests) and indirect impacts (e.g., noise, light, visual disturbance) to nesting birds. Mitigation to reduce this impact to a less than significant level includes a survey by a qualified biologist of the immediate construction site to determine the status of nesting birds thereon, or within 200 feet, if demolition or construction is proposed to take place during the normal nesting season for birds, between February 1 and August 30. The proposed project also has the potential to significantly impact sensitive aquatic species associated with water quality impacts and construction-related impacts to riparian habitat. This impact would be mitigated through water quality protection measures, including construction and post-construction erosion control and best management practices.

The County Planning Commission finds that implementation of the mitigation measures discussed above would reduce impacts to biological resources to less than significant levels. The County Planning Commission further finds that implementation of the mitigation measures discussed above would ensure that the project's contribution to cumulative biological impacts is not cumulatively considerable.

- 2. Cultural Resources:** The project would result in significant but mitigable direct and indirect impacts to archaeological resources within the site. Specifically, development proposed in the Hansen site in and around a known archaeological resource (CA-SBA-22)

has the potential to disturb low density archaeological deposits within the site. In addition, the introduction of new residential units in this area increases the possibility for indirect impacts from vandalism, disturbance, or collection of archaeological deposits by residents. Mitigation measures to reduce these impacts to less than significant levels include avoidance through redesign and capping, Phase 3 data recovery where further redesign is infeasible, and monitoring by a County-qualified archaeologist and Native American during all construction and ground disturbance in this area. Additionally, Garden residents and staff will be educated annually on the sensitivity of archaeological resources in order to prevent vandalism or collection of artifacts. Other ground disturbing activities associated with the proposed project outside of CA-SBA-22 have the potential to result in significant but mitigable impacts to archaeological resources by disturbing unknown deposits since the entire Garden is considered sensitive for archaeological resources based on multiple known sites in the Mission Canyon area, despite surface investigations failing to find evidence of other archaeological sites within the areas of project disturbance. Mitigation to reduce this impact to a less than significant level includes monitoring of all ground disturbing activities within the project site by a County-qualified archaeological monitor. If archaeological deposits are encountered during grading or construction, work shall be stopped immediately or redirected until the site is evaluated pursuant to County Archaeological Guidelines.

The project would also result in significant but mitigable impacts to several historic resources on the site. Installation of the pavers on existing earthen trails and installation of the Meadow Terrace next to the Meadow area would compromise the naturalistic design of the Historic Garden, which has been historically characterized by the subtle variations found in nature. Paving of the trails 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. Installation of the Meadow Terrace would introduce a more architectural and fabricated element into an otherwise informal landscape, interrupting the naturalistic meadow to canyon transition. Mitigation to reduce the impact of the pavers includes limiting the extent of additional paving to no more than 10% beyond existing paving, and restricting it to the area of existing paving in and around the Administration/Education area, Horticulture/Support area, the currently paved central areas surrounding the Meadow, and selected adjacent areas for accessibility. Mitigation to reduce the impact of the Meadow Terrace to a less than significant level includes a project redesign so that hardscape is minimized, a dead and previously removed tree is restored, and the terrace reflects the naturalistic and informal design historically associated with the area through irregularly berming soil against the walls.

The project would also significantly impact the historic designed landscape by relocating the historic Caretaker's Cottage outside of the historic garden boundaries, disassociating the Cottage from its historic setting and location. Mitigation to reduce this impact to a less than significant level includes relocation of the Cottage to another site within the boundaries of the Historic Garden.

Remodeling of the historic Library and Caretaker's Cottage has the potential to significantly impact these historic structures without measures to assure that character-defining features of these buildings would not be compromised during renovation and remodeling. Impacts to these buildings would be reduced to less than significant levels through documentation by a

P&D approved architectural historian and compliance with the County and Secretary of the Interior's *Standards for the Treatment of Historic Properties* to insure maintenance of their historic integrity.

The project also has the potential to significantly impact other historic features within the site by inadvertent damage during construction activities adjacent to or in the vicinity of these resources. This impact would be reduced to a less than significant level through the education of construction personnel on the site's historic resources, and construction flagging to identify historic features during construction activities.

In order to reduce the collective impacts of the new project on the historic designed landscape, additional mitigation measures include preparation of a Cultural Landscape Master Plan that will guide project implementation and long-term management of the Garden in order to protect the historic resources and features on the site. Additionally, the Garden will educate staff regarding the maintenance of historic buildings, structures, objects, and furnishings, as well as the importance and sensitivity of archaeological resources within the site. Together with the mitigations identified above, these will help to ensure impacts to historic resources are reduced to less than significant levels. The EIR also identified *recommended* mitigation to further ensure the preservation of the site's significant historic resources, including nomination to the National Register of Historic Places and development of an interpretive program to educate the public on the Garden's development history. This recommended measure has been incorporated as a project condition of approval in order to mitigate impacts to the maximum extent feasible, consistent with CUP and DP findings.

The County Planning Commission finds that the mitigation measures discussed above would reduce impacts to cultural resources to less than significant levels. The County Planning Commission further finds that implementation of the proposed mitigation measures to reduce the significant project-specific impacts discussed above would ensure that the project's contribution to cumulative cultural resources impacts is not cumulatively considerable.

- 3. Fire Protection:** The project results in potentially significant but mitigable impacts with respect to defensibility from wildfire risks, emergency access and evacuation, water supply and fire flows, and increased activity on-site for potential for wildland fires to occur. Many of these impacts result from the increases in use at the Garden and are balanced by the various improvements proposed as part of the project, as identified in the Garden's Fire Protection Plan, that would improve fire fighting capabilities in and around the Garden. Mitigation to reduce these impacts to less than significant levels include implementation of the Fire Protection Plan; closure of Garden to the public, including special events, on all Red Flag Alert days, as called by the County Fire Chief; restrictions on special events during High Fire Season Preparedness levels, including: 1) maximum attendance of 180 guests for any single event, and 2) the use of shuttle buses 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. In addition, construction activities would be prohibited on Red Flag days and the applicant would be required to prepare and implement a Fire Awareness and Avoidance Plan to regulate construction activities throughout the year, including the use of water trucks when necessary. Lastly, construction activities within the road right-of-way would necessitate traffic flag crews to

ensure that at least one traffic lane is left open with limited exceptions. Implementation of the proposed mitigation measures to reduce the significant project-specific impacts discussed above would ensure that the project's contribution to cumulative fire protection impacts is not cumulatively considerable. The County Planning Commission finds that the mitigation measures discussed above would reduce impacts to fire hazards to less than significant levels and would ensure that the project's contribution to cumulative fire hazard impacts would not be cumulatively considerable.

- 4. Geologic Processes:** Grading associated with the proposed project to prepare the site for construction and proposed development in areas of moderately steep slopes would increase the potential for construction-related and long-term erosion and slope instability, resulting in significant but mitigable geologic impacts. There is also the potential for liquefaction and development on expansive soils given the site's geology. Mitigation to reduce these impacts includes compliance with the California Building Code and County Grading Ordinance; development of an erosion control plan for grading during the rainy season; incorporating the geotechnical recommendations of past geotechnical and soils reports and refining where necessary based on the final site design; and implementation of long-term measures to prevent significant erosion and sedimentation in on-site and off-site areas. There is also the potential for development in areas where radon gas may be present given the possible presence of the Rincon formation under a portion of the project site. This is considered a significant but mitigable impact. Mitigation to reduce this impact to a less than significant level includes radon testing prior to the issuance of building permits and the implementation of proper venting and other measures for habitable structures in the event radon gas is detected. The County Planning Commission finds that the mitigation measures discussed above would reduce geologic to less than significant levels.
- 5. Noise:** The project has the potential to result in construction-related noise impacts given the proximity of the project site to sensitive noise receptors. Mitigation to reduce these impacts to less than significant levels includes restricting noise-generating construction activities to between 8am and 5pm on weekdays, locating construction staging areas away from existing residences to the extent feasible, using properly operating mufflers on construction equipment, shielding stationary construction equipment and locating it as far away from surrounding residents as possible, and utilizing electric power instead of diesel generators to run air compressors and other power tools. The County Planning Commission finds that the mitigation measures discussed above would reduce noise impacts to less than significant levels.
- 6. Public Facilities:** The proposed project would result in a significant impact to solid waste associated with waste generated from construction and demolition activities. Mitigation to reduce this impact to a less than significant level includes preparation and implementation of a Solid Waste Management Plan (SWMP) to reduce waste generated by construction and demolition activities by a minimum of 75%.

The project also results in a significant impact to the local water supply, as extension of lines to provide domestic service to the site and meet County Fire Department standards for minimum fire flows and water pressure would potentially result in a deficiency in the water supplies to residents elsewhere in the system. Mitigation to reduce this impact to a less than

significant level and ensure that the project site meets County Fire Department standards for minimum fire hydrant flows and pressure without negatively impacting the rest of the water system includes applicant-funded upgrades to the exiting water main that would serve the site. This shall include, at a minimum, the construction of a 12-inch water main that will extend from the existing 12-inch gravity fed water main on Tunnel Road to the existing fire hydrant at the intersection of Las Canoas Road and Mission Canyon Road, unless other means of upgrading the system are approved by the City of Santa Barbara Public Works.

Development of the proposed residence and office/garage on the Cavalli site would have a potentially significant impact associated with providing sewage disposal service to these buildings. A private septic system in this location would not meet County Environmental Health Services standards for private systems due to presence of an ephemeral drainage and steep slopes adjacent to these structures. Thus, impacts would be potentially significant due to the inability of such a system to meet EHS requirements and the potential for effluent contamination to occur. Mitigation to reduce this impact to a less than significant level includes servicing these structures by a municipal sewer service connection. The County Planning Commission finds that the mitigation measures discussed above would reduce impacts to public facilities to less than significant levels.

7. **Transportation/Circulation:** The proposed project would result in a significant but mitigable cumulative impact to one intersection in the project vicinity as a result of project-generated traffic in addition to traffic from ambient growth and related projects. The intersection is expected to continue to operate at LOS D in the future. The payment of development impact mitigation fees as part of the proposed project would fund its fair share of intersection improvements, thereby reducing its contribution to this cumulative impact to a less than significant level.

The proposed project would also result in significant but mitigable parking impacts associated with the increases in use of the site. Mitigation to reduce these impacts to less than significant levels and ensure adequate on-site parking at all times includes requiring class participants and Garden employees to park on the East of Mission Site on Saturdays between 11:00 AM to 3:00 PM; and revising the Garden's Transportation and Parking Management Plan for special events to require traffic monitors for events that generate a parking demand in excess of 70 spaces and off-site parking provisions for events that generate a parking demand in excess of 107 spaces. The County Planning Commission finds that the mitigation measures discussed above would reduce impacts to transportation/circulation to less than significant levels and would ensure that the project's contribution to cumulative impacts would not be cumulatively considerable.

8. **Water Resources/Flooding:** Development of the proposed project would necessitate on-site storm water detention in order to ensure that the project does not increase peak flows off-site. To this end, the project includes two on-site detention basins and a bio-swale to detain runoff before it exits the site. Prior to detailed review to assure that these facilities would be of sufficient volume, the potential for increased storm water runoff exiting the project site would be considered a significant impact to drainage and flooding. Feasible mitigation to reduce this impact to a less than significant level includes confirmation of the adequacy of the proposed drainage system conveyance elements and detention basin designs, locations,

and characteristics to satisfy both drainage (flood) control and water quality treatment by County Flood Control and Project Clean Water. Detention basin(s) shall be maintained for the life of the project by the landowner/operator. In addition, storm water exiting the site must be conveyed in pipes either directly to a suitable drainage or to the appropriate drop inlet structure and not to surface flow paths along existing streets. In the case of the new development on the Cavalli site (residence and office/garage), mitigation requires that a specific drainage analysis be performed to establish final finished floor elevations for these structures to ensure they meet Flood Control requirements and to identify design elements (if any) that would be required to prevent flood damage to these structures.

Construction activities associated with the proposed project would result in temporary water quality impacts resulting from grading, vegetation removal, and other ground disturbance. Mitigation measures to reduce these impacts to less than significant levels include implementation of an erosion and sediment control plan to reduce erosion and sedimentation associated with storm water runoff during construction, restrictions on construction vehicle and equipment washing, documented compliance with the National Pollutant Discharge Elimination System, prohibiting the application of concrete, asphalt, and seal coat during wet weather, and regulations on the proper storage and disposal of construction materials and waste.

Long-term water quality impacts associated with project development, considered significant but mitigable, are associated with the increase in impervious surfaces (and resultant increase in surface runoff and transport of common pollutants into area drainages and/or storm drains) and development in close proximity to Mission Creek and Las Canoas Creek. Mitigation to reduce these impacts to less than significant levels includes the development of a Storm Water Quality Management Plan and incorporation of structural and non-structural best management practices into the project design to treat surface runoff; installation of a roof runoff collection system where feasible to allow for infiltration and/or connection to the site's irrigation system; labeling of storm drains to prevent illegal discharges; installation of permanent erosion control measures for all construction allowed within 50-feet of the top-of-bank of Mission Creek and Las Canoas Creek; implementation of a parking lot cleaning program; and the proper location and design for trash container areas to prevent transport of waste.

The County Planning Commission finds that the mitigation measures discussed above would reduce impacts to water resources/flooding to less than significant levels. The County Planning Commission further finds that implementation of the proposed mitigation measures to reduce the significant project-specific impacts discussed above would also ensure that the project's contributions to cumulative water quality and drainage impacts are not cumulatively considerable.

1.5 FINDINGS THAT IDENTIFIED PROJECT ALTERNATIVES OR MITIGATION MEASURES ARE NOT FEASIBLE

The Final EIR (07EIR-00000-00001), prepared for the project evaluated a no project alternative, an off-site alternative, a reduced project alternative, and a redesigned project alternative as methods of reducing or eliminating potentially significant environmental impacts. The Planning

Commission finds that the following alternatives are infeasible for the reasons stated:

- 1. No Project Alternative:** This alternative would not meet the basic project objectives identified by the applicant, specifically as they relate to developing and updating Garden facilities, providing a quality work environment for Garden employees and state-of-the-art collections storage and protection, increasing access opportunities for all visitors to Garden facilities and programs, and providing on-site employee housing opportunities for critical Garden support staff. This alternative would not allow the Garden to update and expand its facilities to improve its operation and address its space needs. In addition, this alternative would not allow the Garden to improve handicapped accessibility to the Garden's facilities and exhibits, consistent with ADA requirements. Lastly, this alternative would not allow the Garden to increase opportunities for affordable staff housing on-site. For these various reasons, this alternative is infeasible and was not selected.
- 2. Off-Site Alternative:** This alternative does not meet the objectives of the project, specifically, consolidating Garden functions and uses within existing and proposed facilities. The alternative would significantly disrupt daily operations at the Garden which are characterized by collaboration between researchers, educators, and administrative staff, necessitating regular travel back and forth between the Garden and the off-site offices. In addition, with the exception of a remote parcel in Toro Canyon, there are no properties or offices outside of Mission Canyon that are under the control of the Garden, making it practically and financially difficult to relocate its administrative functions off-site. Separating out the administrative functions from the Garden itself would make it very difficult for the Garden to manage daily operations and continue to function in furtherance of its mission, as many of the administrative personnel support and facilitate the Garden's daily research, educational and horticultural programs. Daily operational and support services are integral functions that maintain the Garden as an institution of research, education, conservation, and display. Administrators fill roles of researchers, educators, supervisors of essential on-site staff (volunteers, gardeners, teachers, etc.), and separating them from the Garden would significantly hinder the ability for the Garden to conduct its daily operations, something it has been doing since its inception in 1926. Relocation of the existing rare book collection off-site would hinder the ability of researchers and educators to utilize this resource in conjunction with the Garden's onsite collections. Additionally, this alternative does not meet the project objective of providing on-site affordable housing opportunities for critical Garden staff. For these various reasons, this alternative is considered infeasible and was not selected.
- 3. Reduced Development Alternative:** This alternative, as a whole, does not meet the objectives of the project. By eliminating the proposed staff housing on the Hansen and Cavalli sites, this alternative does not meet the project objective of providing additional on-site affordable housing opportunities for critical Garden staff. Elimination of the Cavalli path under this alternative would prevent over 20 acres of the site from being used for visitor programs. Capping classes, special events, private parties, and other fundraising activities at current use levels would limit the ability of the Garden to fundraise on site. Elimination of the proposed Children's Laboratory and instead utilizing the existing Caretaker's Cottage for that function would not meet the Garden's

objective of developing and updating Garden facilities and providing a quality work environment for Garden employees as this building would be undersized for the purposes envisioned under the proposed project. Collectively, this alternative is considered infeasible and was not selected.

- 4. Project Redesign Alternative:** Consistent with the allowances under CEQA, this alternative would not meet some of the objectives of the project. Specifically, establishing the Cavalli path as an unpaved pathway would not meet the objective of increasing universal access opportunities for visitors to Garden pathways, since it would not be accessible to mobility-impaired visitors⁶. Replacement of the existing cyclone fencing in high use areas with 3 ½-foot post and smooth wire fencing is achieved through the Garden's redesign of the project, except in those areas where existing cyclone fencing occurs. In addition, locating two additional staff residences next to the Director's residence (the Caretaker's Cottage and a new single family dwelling) would be feasible, but not necessary. Therefore, this alternative was not selected.

1.6 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

⁶ P&D is recommending that this path be narrowed and unpaved to ensure policy consistency in respect to minimization of grading and reduced impacts to biological resources. Of note herein is that there is no requirement for full ADA access to the entire garden and additionally, access to the mobility impaired could be provided to the Cavalli overlook, while not along the new pathway, through vehicular access from the east side of the Cavalli site, off Los Canoas, up to the proposed new overlook.

2.0 ADMINISTRATIVE FINDINGS

2.1 CONDITIONAL USE PERMIT FINDINGS

Findings required for all Conditional Use Permits. In compliance with Subsection 35.82.060.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Conditional Use Permit the review authority shall first make all of the following findings:

2.1.1 The site for the proposed project is adequate in terms of location, physical characteristics, shape, and size to accommodate the type of use and level of development proposed.

The Botanic Garden site is approximately 78 acres in size. Buildout of the proposed project would result in total building coverage of approximately 1.1 acres. Approximately 91% of the site would remain undeveloped or contain cultivated Garden exhibits. Therefore, the level and intensity of development proposed remains low relative to the size of the Garden property. Development on the site would meet all setback requirements and height restrictions. While the project site is constrained due to steep slopes, dense vegetation, creek corridors, and other important biological and cultural resources, proposed development is clustered around existing development in areas where impacts to these resources are minimized. The Garden has been operating at this site since 1926; therefore, the property is adequate for accommodating its continued use as a botanic garden open to the public. By capping Garden activities and programs at current levels (with the exception of general visitation), hazards associated with the location of the site in an area that is confronted by significant public safety concerns related to wildfires and evacuation, are substantially abated. The site is therefore adequate to accommodate the type of use and level of development proposed and this finding can be made.

2.1.2 Within the Inland area significant environmental impacts will be mitigated to the maximum extent feasible.

The proposed project would not result in any significant and unavoidable impacts. Implementation of mitigation measures identified for the project would reduce impacts of the project to less than significant levels. One of the most significant elements of the project is its impacts related to fire hazards and emergency evacuation, primarily associated with large groups visiting the Garden and potentially inhibiting evacuation of surrounding residents in a wildfire event. In order to mitigate this impact to the maximum extent feasible, proposed uses at the Garden related to special programs and events would be capped at current baseline levels. This would still allow the Garden to hold special events and programs consistent with their current use levels in order to provide a necessary fundraising element of their operation. With these use restrictions and the proposed fire protection improvements proposed as part of the project, fire hazard impacts would be reduced to the maximum extent feasible. In addition, all of the recommended mitigation measures of the EIR have been incorporated into the project as conditions of approval to ensure impacts are reduced to the maximum extent feasible. Therefore, impacts of the proposed project have been reduced to the maximum extent feasible and this finding can be made.

2.1.3 Streets and highways are adequate and properly designed to carry the type and

quantity of traffic generated by the proposed use.

Streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use. Construction and operational traffic generated by the proposed project would not result in any project-specific impacts to area roadways or intersections, as concluded Section 4.11 of the EIR, hereby incorporated by reference. Local roadways and intersections would continue to operate at acceptable levels of service with buildout of the proposed project. Under the cumulative scenario, ambient population growth in addition to project-generated traffic would result in a significant impact to the Mission Canyon Road (west)/Foothill Road intersection in the year 2026. The payment of development impact mitigation fees as part of project approval would ensure the project funds its fair share of roadway and intersection improvements. Therefore, this finding can be made.

2.1.4 There will be adequate public services, including fire protection, police protection, sewage disposal, and water supply to serve the proposed project.

Adequate public services are available to serve the proposed project. The project proposes to extend municipal sewer lines to serve the project, which would be managed by the Laguna Sanitation District and treated at El Estero Wastewater Treatment Facility. Sufficient capacity exists to serve the project. The Garden plans to extend water lines to provide domestic services to all existing and proposed development. The project has been conditioned to require that the Garden be responsible for upgrading the water supply to meet County Fire Department standards for water pressure and flow and ensuring that the City's system has the capacity to serve the project without creating deficiencies elsewhere in the system. These improvements would be in place before any future development is completed. The project would be served by the County Fire Department; it has been designed to be accessible by County Fire and to meet all of the department's standards in terms of hydrants, sprinklers, and access. The project site is less than one mile from Fire Station #15, well within the 5 minute response time. While Mission Canyon Road, which provides access to the Garden, does not meet current minimum road width standards, the County Fire Department has maintained that they are able to serve the proposed development and uses and the project is well within acceptable response times. Police protection would be provided by the County Sheriff's Department, as it is currently. The proposed project would not increase the need for additional police protection. Therefore, this finding can be made.

2.1.5 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will be compatible with the surrounding area.

The Santa Barbara Botanic Garden has been operating at its current location since 1926, gradually expanding its operation and land area over time. The Garden, with its eclectic mix of structures, has comprised an element of the neighborhood for over 80 years. During that time, the canyon surrounding the Garden has experienced significant growth in residential development. The Botanic Garden has been a centerpiece of Mission Canyon since its inception. Extensive vegetation on and surrounding the Garden have historically assisted with the visual integration of the site within the surrounding neighborhood and the level of development and intensity of use have been compatible with the semi-rural residential character of Mission Canyon. Upon buildout of the

project, the site would remain predominantly open and developed with nothing more than Garden exhibits (approximately 91% of the site would be left undeveloped), thereby retaining its historic park-like visual character. The scale and design of the proposed buildings are compatible with the residential character of the neighborhood and the eclectic style of existing development on the site, as most buildings are single story and are designed to be subordinate to the landscape. Construction associated with buildout of the project has been conditioned to effectively reduce impacts to the neighborhood in regards to noise, traffic, parking, fire hazards, aesthetics, and air quality emissions. Proposed development is not expected to be detrimental to the comfort, convenience, health, safety, or general welfare of the surrounding neighborhood. By implementing various improvements on the site such as improved circulation, increased water supply, and a remote area weather station, fire protection and fire safety in and around the Garden are expected to improve. In addition, by capping use levels at the Garden associated with its special programs and events, the proposed project would not exacerbate the existing fire hazards related to evacuation of the canyon in the event of a wildfire. Capping these events and activities would also reduce potential nuisances to surrounding neighbors associated with noise and traffic resulting from large groups visiting the garden and events utilizing outdoor amplified music. Conditions of approval placed on the proposed project provide clear regulations on the Garden's development and operations where none currently exist. For these reasons, this finding can be made.

2.1.6 *The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan, including any applicable community or area plan.*

As conditioned, the proposed project is consistent with all applicable provisions of the Land Use Development Code and Comprehensive Plan, including the Mission Canyon Area Specific Plan. As discussed in Section 6.2 of the staff report dated July 21, 2009 for the August 5, 2009 PC hearing, hereby incorporated by reference, the project, as conditioned, is consistent with applicable policies of the Comprehensive Plan and Mission Canyon Area Specific Plan. The project has been conditioned to require minor project modifications in order to ensure consistency with County policies. Therefore, this finding can be made.

2.1.7 *Within Rural areas as designated on the Comprehensive Plan maps, the proposed use will be compatible with and subordinate to the rural and scenic character of the area.*

The project site is not located within a Rural area as designated on the Comprehensive Plan maps. Therefore, this finding does not apply.

2.2 DEVELOPMENT PLAN FINDINGS

A. Findings required for all Preliminary or Final Development Plans. In compliance with Subsection 35.82.080.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the review authority shall first make all of the following findings:

2.2.1 *The site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of*

development proposed.

The Botanic Garden site is approximately 78 acres in size. Buildout of the proposed project would result in total building coverage of approximately 1.1 acres. Approximately 91% of the site would remain undeveloped or contain cultivated Garden exhibits. Therefore, the level and intensity of development proposed remains low relative to the size of the Garden property. Development on the site would meet all setback requirements and height restrictions. While the project site is constrained due to steep slopes, dense vegetation, creek corridors, and other important biological and cultural resources, proposed development is clustered around existing development in areas where impacts to these resources are minimized. The Garden has been operating at this site since 1926; therefore, the property is adequate for accommodating its continued use as a botanic garden open to the public. By capping Garden activities and programs at current levels (with the exception of general visitation), hazards associated with the location of the site in an area that is confronted by significant public safety concerns related to wildfires and evacuation, are substantially abated. The site is therefore adequate to accommodate the type of use and level of development proposed and this finding can be made.

2.2.2 *Adverse impacts will be mitigated to the maximum extent feasible.*

The proposed project would not result in any significant and unavoidable impacts. Implementation of mitigation measures identified for the project would reduce impacts of the project to less than significant levels. One of the most significant elements of the project is its impacts related to fire hazards and emergency evacuation, primarily associated with large groups visiting the Garden and potentially inhibiting evacuation of surrounding residents in a wildfire event. In order to mitigate this impact to the maximum extent feasible, proposed uses at the Garden related to special programs and events would be capped at current baseline levels. This would still allow the Garden to hold special events and programs consistent with their current use levels in order to provide a necessary fundraising element of their operation. With these use restrictions and the proposed fire protection improvements proposed as part of the project, fire hazard impacts would be reduced to the maximum extent feasible. In addition, all of the recommended mitigation measures of the EIR have been incorporated into the project as conditions of approval to ensure impacts are reduced to the maximum extent feasible. Therefore, impacts of the proposed project have been reduced to the maximum extent feasible and this finding can be made.

2.2.3 *Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.*

Streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use. Construction and operational traffic generated by the proposed project would not result in any project-specific impacts to area roadways or intersections, as concluded Section 4.11 of the EIR, hereby incorporated by reference. Local roadways and intersections would continue to operate at acceptable levels of service with buildout of the proposed project. Under the cumulative scenario, ambient population growth in addition to project-generated traffic would result in a significant impact to the Mission Canyon Road (west)/Foothill Road intersection in the year 2026. The payment of development impact mitigation fees as part of project approval would

ensure the project funds its fair share of roadway and intersection improvements. Therefore, this finding can be made.

2.2.4 *There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.*

Adequate public services are available to serve the proposed project. The project proposes to extend municipal sewer lines to serve the project, which would be managed by the Laguna Sanitation District and treated at El Estero Wastewater Treatment Facility.

Sufficient capacity exists to serve the project. The Garden plans to extend water lines to provide domestic services to all existing and proposed development. The project has been conditioned to require that the Garden be responsible for upgrading the water supply to meet County Fire Department standards for water pressure and flow and ensuring that the City's system has the capacity to serve the project without creating deficiencies elsewhere in the system. These improvements would be in place before any future development is completed. The project would be served by the County Fire Department; it has been designed to be accessible by County Fire and to meet all of the department's standards in terms of hydrants, sprinklers, and access. The project site is less than one mile from Station #15, well within the 5 minute response time. While Mission Canyon Road, which provides access to the Garden, does not meet current minimum road width standards, the County Fire Department has maintained that they are able to serve the proposed development and uses and the project is well within acceptable response times.

Police protection would be provided by the County Sheriff's Department, as it is currently. The proposed project would not increase the need for additional police protection. Therefore, this finding can be made.

2.2.5 *The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area.*

The Santa Barbara Botanic Garden has been operating at its current location since 1926, gradually expanding its operation and land area over time. The Garden, with its eclectic mix of structures, has comprised an element of the neighborhood for over 80 years. During that time, the canyon surrounding the Garden has experienced significant growth in residential development. The Botanic Garden has been a centerpiece of Mission Canyon since its inception. Extensive vegetation on and surrounding the Garden have historically assisted with the visual integration of the site within the surrounding neighborhood and the level of development and intensity of use have been compatible with the semi-rural residential character of Mission Canyon. Upon buildout of the project, the site would remain predominantly open and developed with nothing more than Garden exhibits (approximately 91% of the site would be left undeveloped), thereby retaining its historic park-like visual character. The scale and design of the proposed buildings are compatible with the residential character of the neighborhood and the eclectic style of existing development on the site, as most buildings are single story and are designed to be subordinate to the landscape. Construction associated with buildout of the project has been conditioned to effectively reduce impacts to the neighborhood in regards to noise, traffic, fire hazards, aesthetics, and air quality emissions. Proposed development is not expected to be detrimental to the comfort, convenience, health, safety, or general welfare of the surrounding neighborhood. By implementing various

improvements on the site such as improved circulation, increased water supply, a remote area weather station, fire protection and fire safety in and around the Garden are expected to increase. In addition, by capping use levels at the Garden associated with its special programs and events, the proposed project would not exacerbate the existing fire hazards related to evacuation of the canyon in the event of a wildfire. Capping these events and activities would also reduce potential nuisances to surrounding neighbors associated with noise and traffic resulting from large groups visiting the garden and events utilizing outdoor amplified music. Conditions of approval placed on the proposed project provide clear regulations on the Garden's development and operations where none currently exist. For these reasons, this finding can be made.

2.2.6 *The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan.*

As conditioned, the proposed project is consistent with all applicable provisions of the Land Use Development Code and Comprehensive Plan, including the Mission Canyon Area Specific Plan. As discussed in Section 6.2 of the staff report dated July 21 for the August 5, 2009 PC hearing thereby incorporated by reference, the project, as conditioned, is consistent with applicable policies of the Comprehensive Plan and Mission Canyon Area Specific Plan. The project has been conditioned to require minor project modifications in order to ensure consistency with County policies. Therefore, this finding can be made.

2.2.7 *Within Rural areas as designated on the Comprehensive Plan maps, the use will be compatible with and subordinate to the agricultural, rural, and scenic character of the rural areas.*

The project site is not located within a Rural area as designated on the Comprehensive Plan maps. Therefore, this finding does not apply.

2.2.8 *The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.*

There are no existing easements in place on the property that provide public access through or public use of a portion of the property. Therefore, this finding can be made.

B. *Additional finding required for Final Development Plans. In compliance with Subsection 35.82.080.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Final Development Plan the review authority shall first find that the plan is in substantial conformity with any previously approved Preliminary Development Plan except when the review authority considers a Final Development Plan for which there is no previously approved Preliminary Development Plan. In this case, the review authority may consider the Final Development Plan as both a Preliminary and Final Development Plan.*

There is no previously approved Preliminary Development Plan associated with this project. The Development Plan considered as part of the proposed project serves as both the Preliminary and Final Development Plan. Therefore, this finding can be made.

**Table 1-1
Summary of Impacts and Mitigation Measures**

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Aesthetics and Visual Resources <u>Impacts on Visual Resources</u> Class III. In on-site views and in views from off-site, the visual resources of the site are defined by the presence of mature native and non-native trees and other vegetation, and the planted exhibits representing different California ecosystems, along with structures and features that are subordinate to the landscape and blend in with the surroundings, and the dense chaparral. The existing development in each of the sub-areas comprising the Garden is in all but a few instances concealed from public view by terrain features and onsite vegetation. This continues to be the case despite the loss of vegetation associated with the <u>Jesusita Fire</u>. Most of the proposed modifications to or relocations of existing structures and construction of new facilities would be accommodated relatively close to and within the immediate vicinities of existing development. <u>Most of the site would remain undeveloped (only 1.4% of the site would be developed with facility structures), with no significant changes to the defining visual resources.</u> Overall, the proposed project would not result in substantial impacts to the site's visual resources including its dense <u>vegetation</u>, oak woodlands, native vegetation, creek channels, native California planted exhibits, and landforms.</p>	<p>Less Than Significant</p>	<p>None required.</p>	<p>Less Than Significant</p>
<p><u>Impacts on Views and Visual Character</u> Class III. The new development proposed for the project site has been designed to preserve the park-like visual quality of the appearance of the Garden and to respect both the natural terrain and vegetation on site. Most of the proposed development would be sited in locations in proximity to existing development that have existing gentle to moderate slopes, thereby eliminating the need for substantial grading of existing steeper landforms. <u>The post and wire fencing design is consistent with the semi-rural character of the area and therefore completion of post and wire fencing in the remaining unfenced boundary areas is considered a less than significant impact.</u> The proposed Meadow Terrace is generally located at an elevation of 15 to 20 feet lower than the nearest parallel segment of Mission Canyon Road, and views of the stone paving and low walls in the Meadow Terrace area are</p>	<p>Less Than Significant</p>	<p>AES 2-1 Roof-top building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used. AES 2-2 Where feasible and consistent with the Fire Protection Plan and County Fire Department fuel management requirements, the Botanic Garden shall incorporate landscaping in the form of planted buffers along its perimeter and in areas open to public views, with special emphasis along Mission Canyon Road and the East Ridge north of the Gane House. Landscaping shall include groundcover, understory and canopy plantings as needed to achieve effective screening. Landscape screening shall be maintained for the life of the project. In the</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>not readily visible from the road or other public viewing places. With the exception of the 470 square-foot Overlook Kiosk proposed on the Cavalli Site and the Cavalli residence and office/garage, the project would not result in new structural development in an area that is currently undeveloped or primarily maintained in natural vegetation. Overall, the existing semi-rural character of the Mission Canyon area equipped-by-the visual character of the Botanic site Garden would not undergo a significant change as a result of the proposed project. The proposed project would not result in a substantial change to existing scenic views, or local public or private views due to the compatibility of proposed structures with surrounding development and their limited visibility from off-site locations. Views of the development on the ridge of the East of Mission Site would likely become more prominent with the increase in density. However, these views would remain subordinate to surrounding vistas and the existing Game House (which is proposed to be rebuilt) on site and the impact would not be significant. While the Conservation Center building would be taller than the existing single-story dilapidated sheds and open-air equipment storage yard it would replace, its addition would primarily be visible from a limited number of private residences and it would remain subordinate to the adjacent Game House. It would not rise to impede either public or private views of the coastal zone (south of the project site) nor would it obstruct or significantly impair scenic views of the Santa Ynez Mountain ridgelines and summits (north of the project site).</p> <p><u>Light and Glare Impacts</u> Class III. In the design of the lighting plan proposed for use in the Garden, it is the goal of the Garden to achieve LZ1 lighting standards. The proposed project includes the addition of exterior lighting sources to illuminate pathways, stairs, pedestrian bridges, walkways, on exterior walls of structures, and in the parking area. The proposed new lighting sources are not expected to result in significant light or glare impacts because they would be directed, equipped with glare reducing cut-off luminaires, and in locations that are screened from view by surrounding vegetation and/or obscured from view entirely by intervening terrain features.</p>	<p>Less Than Significant</p>	<p>event of a natural disaster, including wildfire, landscape screening shall be replaced to the satisfaction of this condition in a timely manner. Landscape plans shall be submitted to the BAR for review and approval as to species, locations, and size at installation.</p>	
<p><u>Light and Glare Impacts</u> Class III. In the design of the lighting plan proposed for use in the Garden, it is the goal of the Garden to achieve LZ1 lighting standards. The proposed project includes the addition of exterior lighting sources to illuminate pathways, stairs, pedestrian bridges, walkways, on exterior walls of structures, and in the parking area. The proposed new lighting sources are not expected to result in significant light or glare impacts because they would be directed, equipped with glare reducing cut-off luminaires, and in locations that are screened from view by surrounding vegetation and/or obscured from view entirely by intervening terrain features.</p>	<p>Less Than Significant</p>	<p>AES 3-1 Exterior lighting shall be designed consistent with LZ1 standards. With the exception of security lighting, all exterior lighting shall be on timers and shut-off during non-business hours. When necessary to support an evening activity (class special event, lecture, etc.), only those buildings or areas in use shall be lit as well as the parking area serving the activity and any necessary pathways between the activity and said parking. None required.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Cumulative Aesthetic and Visual Impacts</p> <p>Class III. Proposed related projects in the vicinity of Garden primarily consist of single-family residences, and residence additions proposed in areas to the northwest, west, and southwest of the site. These would be generally consistent in character to that of existing single-family development in this area and would not introduce major new lighting sources. Potential buildout of the Mission Canyon area, as contemplated in the proposed Mission Canyon Community Plan Update, would similarly continue the current pattern of residential development and would not significantly change the visual character of the area. Most development would be subject to design review by the South County Board of Architectural Review (SBAR), which would help to ensure compatibility with the visual character of the Mission Canyon area. Similarly, most of the residences lost in the Jesuita Fire will be rebuilt like-for-like, or if not, would trigger review by the SBAR. Fuel modification activities associated with new and existing development, as identified in the Community Plan Update and consistent with County Fire Department requirements may result in more manicured landscaping throughout the canyon than exists currently, though it is expected that the overall character of the canyon would remain and fuel modification can be designed to protect the aesthetic character of the area. The recently installed cyclone fencing along Mission Canyon Road incrementally degrades the visual character of the canyon. The amount of past fencing, however, is limited and does not result in a significant cumulative aesthetic impact when considered in combination with the proposed project and other past, planned, and pending projects. There are no major projects proposed in the vicinity of the Garden site that, in combination with the proposed project, would result in significant cumulative impacts in terms of changing the aesthetic character of the canyon, obstructing or significantly impairing views, or resulting in significant amounts of light and glare. Therefore, cumulative impacts would be less than significant and the proposed project's contribution to cumulative impacts would not be cumulatively considerable.</p>	<p>Less Than Significant</p>	<p>The project-specific and cumulative aesthetic and visual impacts associated with the proposed development are less than significant before mitigation. However, mitigation measures AES 2-1, 2-2, and 3-1, above, are recommended to further reduce potential impacts to views and visual character/visual resources.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Air Quality</p> <p>Construction-Period Dust Impacts</p> <p>Class III. Construction of the proposed project would result in dust generation from grading activities. Dust generation would be temporary and the amount of grading and site disturbance phased over the buildout of the project would be relatively small.</p>	<p>Less Than Significant</p>	<p>Recommended Measure:</p> <p>AQ 1-1 The applicant shall prepare a Construction Management Plan to control PM-10 emissions. At minimum the Plan shall include the following dust control measures:</p> <ul style="list-style-type: none"> • During construction, water trucks or sprinkler systems should be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. • Minimize the amount of disturbed area and reduce onsite vehicle speeds to 15 mph per hour or less. • Gravel pads must be installed at all access points to prevent tracking of mud on to public roads. • If importation, exportation, and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be covered with a tarp from the point of origin. • After clearing, grading, earthmoving, or excavation is completed, the disturbed area should be treated by watering, revegetating, or spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. • The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as 	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Constructed-Period Diesel Exhaust Emissions Class III.</u> Exhaust emissions would result from operation of on- and off-site heavy construction equipment.</p>	<p>Less Than Significant</p>	<p>necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SBCAPCD prior to approval of Land Use Permits <u>Zoning Clearance</u>.</p> <ul style="list-style-type: none"> All requirements shall be shown on grading and building plans. 	
<p><u>Class III.</u> Exhaust emissions would result from operation of on- and off-site heavy construction equipment.</p>	<p>Less Than Significant</p>	<p><u>Recommended Measure:</u> AQ 2-1 The applicant shall prepare a Construction Management Plan to control diesel emissions during construction. At a minimum the Plan shall incorporate the following mitigation measures:</p> <ul style="list-style-type: none"> Diesel catalytic converters, diesel oxidation catalysts, and diesel particulate filters, as certified and/or verified by EPA or California, shall be installed, if available. Diesel-powered equipment should be replaced by electric equipment whenever feasible. Idling of heavy-duty diesel trucks during loading and unloading should be limited to five minutes; auxiliary power units should be used whenever possible. Construction worker's trips should be minimized by requiring carpooling and by providing for lunch on site. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with Federally mandated "clean" diesel engines) should be utilized wherever feasible. The engine size of construction equipment operating simultaneously shall be the minimum practical size. The amount of construction equipment operating simultaneously shall be minimized through efficient construction management practices to ensure that the smallest practical 	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Operational Impacts Class III. Project-related mobile source emissions (associated with increased vehicular trips) would be below significance thresholds.</p>	<p>Less Than Significant</p>	<p>number is operating at any one time.</p> <ul style="list-style-type: none"> • Construction equipment shall be maintained per the manufacturer's specifications. • Construction equipment operating on site shall be equipped with two or four degree engine timing retard or pre-combustion chamber engines. • Catalytic converters shall be installed on gasoline-powered equipment, if feasible. 	<p>Less Than Significant</p>
<p>Operational Impacts Class III. Project-related mobile source emissions (associated with increased vehicular trips) would be below significance thresholds.</p>	<p>Less Than Significant</p>	<p>Recommended Measure: AQ 3-1 Energy Conservation Measures The applicant shall incorporate the following energy conservation measures into the future building plans unless the applicant or future landowner proves to the satisfaction of P&D that incorporation of a specific measure is infeasible.</p> <ol style="list-style-type: none"> 1. Meet or exceed the California Title 24 Energy Code for all relevant applications, including energy efficient appliances and lighting. 2. Install heat transfer modules for all furnaces. 3. Apply water based paint on all structures. 4. If feasible, incorporate the use of solar panels for water heating systems or water heater systems that heat water only on demand into the design of all habitable structures. 5. Include design elements that maximize the use of natural lighting and passive solar cooling/heating. 6. Construct parking areas with concrete or other non-polluting materials instead of asphalt. 	<p>Less Than Significant</p>
<p>Cumulative Air Quality Impacts Class III. On a cumulative basis, related projects would add to the generation of air pollutants from construction activities and long-term traffic generation. Mitigation measures must be considered and employed where applicable on a project-by-project basis. County-wide air quality impacts are addressed in terms of project compatibility with the County air quality plans. As shown in the 2001 and 2004 Clean Air Plan, the County is projected to reach attainment status even with continued growth</p>	<p>Less Than Significant</p>	<p>The project-specific and cumulative air quality impacts associated with the proposed development are less than significant before mitigation. However, mitigation measures AQ 1-1-###-2-1 and 3-1 are recommended to further reduce potential impacts to air quality.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>(as permitted in adopted growth projection), based upon a menu of air pollution reduction strategies to be implemented on many levels, including development controls, stationary source emission controls, improved vehicle emission standards, and alternative transportation programs. Because this project does not create an increase in unanticipated growth, it is consistent with the Clean Air Plan. Since the project's air quality impacts are less than significant and the project is considered consistent with local air quality planning, the project is not considered to result in a cumulatively considerable contribution to cumulative emissions. The proposed project would emit a small amount of greenhouse gases and would not be classified as a "relatively large GHG emitter" and therefore its contribution to cumulative GHG impacts would remain unclassifiable. Incorporation of Mitigation AQ 3-1 would help to further reduce the project's contribution to GHG emissions.</p>			
<p>Biological Resources</p>			
<p>Special Status Plants Class II. Construction of the Cavalli path would directly impact special-status plants (Santa Barbara honeysuckle, Hoffman's sanicle, and Fish's milkwort), through much of this area burned in the Jesusita Fire and it is unknown how the sensitive plant species were affected (it is possible that they no longer exist). In addition, the project is expected to impact Santa Barbara honeysuckle and possibly Hoffman's sanicle during installation of the proposed perimeter fencing.</p>	<p>Significant</p>	<p>BIO 1-1 During construction, the placement of the Cavalli path and fence shall be monitored by a qualified botanical consultant and realigned as necessary in order to avoid direct impacts to special-status plants, and to protect special-status plants from incidental damages.</p>	<p>Less Than Significant</p>
<p>Oak Woodlands Class II. The proposed project would result in direct impacts to oak woodlands in connection with the proposed development of a parking lot for the Guild Studio (approximately 0.07 acres) and a detention basin and associated discharge channel and roadway realignment at the south end of the Hansen Site (approximately 0.22 acres). <u>Though as a result of the Jesusita Fire understorey was lost in the area east of the roadway by Las Canoas Road, many of the trees appear to have survived and will likely regenerate naturally.</u></p>	<p>Significant</p>	<p>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: For each oak tree removal (5 inches dbh or greater), the applicant shall plant ten (10), 1-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. <u>Mitigation of oak trees at a 10:1 ratio shall be accompanied by replacement of understorey species placed in appropriate soils and spaced appropriately</u></p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Class II. The proposed perimeter fence would be installed in areas that are currently undisturbed, including oak woodland habitats. Installation of the fence would likely necessitate opening and disturbance of these habitats, including clearing of understory and possible removal of trees. However, the fencing plan specified that fencing alignment would be designed to avoid native tree removal. Although the proposed fencing has been revised to post and 3-wire rather than chain-link, if the construction is accomplished with heavy machinery, this disturbance would still occur. The removal or disturbance of oak woodlands associated with this project element is considered a significant impact. Many of the woodland areas were damaged by the Jesusita Fire, though individual trees remain. Installation of fencing has now been made easier since less vegetation would need to be removed or disturbed to accommodate it.</p>	<p>Significant</p>	<p>BIO 2-2</p> <p><u>in an area large enough to mitigate the loss.</u> <u>Trees shall be planted outside of fuel modification zones identified in the project's Fire Protection Plan.</u> In accordance with PRC Section 21083.4 (SB 1334), the remainder of the project's impacts (i.e. the portion not mitigated by the planting of oaks) shall be mitigated by the contribution of funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, for the purpose of purchasing oak woodlands conservation easements, as specified under paragraph (1) of subdivision (d) of that section and the guidelines and criteria of the Wildlife Conservation Board. A calculation of the appropriate amount of funds shall be based on the acreage of oak woodlands impacted by the project, in consultation with the California Wildlife Conservation Board.</p>	<p>Less Than Significant</p>
		<p>BIO 3-1</p> <p><u>The fencing plan shall be modified to delete several</u> <u>require that portions of the proposed fence that</u> <u>traverse oak woodlands shall be constructed using</u> <u>hand equipment only so as to minimize the area of</u> <u>disturbance, under the supervision of a biological</u> <u>monitor. All fencing along Las Canoas Creek shall</u> <u>be sited so as to avoid removal of or disturbance to</u> <u>riparian vegetation or habitat. and riparian areas</u> <u>that are impenetrable due to steep terrain and/or</u> <u>dense weedland understory.</u></p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Class II. Portions of the Cavalli path would traverse the understory of oak woodlands. Re-contouring to create a pathway would involve some cutting of tree roots, and possible local alteration of drainage patterns that could lead to erosion. This could expose tree roots or destabilize their support, possibly resulting in their premature demise. As a result of potential changes to the hydrologic conditions, erosion, and unintentional loss of trees could cause substantial impacts to the oak woodland habitat. Prior to incorporation of best management practices to minimize erosion, this is considered a significant impact. <u>Much of the hillside through which the Cavalli path is sited was burned in the Jesuita Fire, resulting in the loss of understory vegetation, loss or damage to many trees, and exposed soil that is now more prone to erosion. Construction of the trail without the incorporation of best management practices would further exacerbate this condition.</u></p>	<p>Potentially Significant</p>	<p>Potential impacts related to erosion associated with construction of the Cavalli path foot-bridge would be mitigated by appropriate design of drainage and erosion control features as set forth by the mitigation measure identified under Water Resources, Drainage and Flooding, below.</p>	<p>Less Than Significant</p>
<p>Class III. Required Fire Management Zones extending for up to <u>100-175</u> feet beyond proposed new structures that are habitable would affect oak woodlands. It general, trees would not need to be removed to effect the necessary reduction of fuel. Although the proposed fuel modification plan requires some modification to oak woodlands, fuel modification already occurs within 100 feet of existing buildings; in particular, disturbed oak woodlands generally meet the specifications of the Fire Protection Plan. Anticipated tree removals and understory modification would generally occur on the periphery of oak woodlands and would not substantially diminish their integrity. Regardless, the Jesuita Fire has reduced the need for significant fuel modification around many of the buildings, at least for the near future, since much of that vegetation has burned. Instead, only the understory vegetation would be removed to eliminate the laddering effect of the low growing fuels that could carry the fire into the canopies of the oak trees. Additional vegetation clearance may be required around the building selected to provide shelter in place during a fire, although it is anticipated that oak trees would remain.</p>	<p>Less Than Significant</p>	<p>None Required.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Individual Trees</u> Class III. A total of 56-44 coast live oak trees would be removed to accommodate development of several of the project elements, 45 of which are six dbh or greater. In addition, a number of other project elements are located in close proximity to, and in some cases encroaching within, the drip lines of the trees. Construction activity in close proximity to these trees may result in indirect impacts such as pruning of limbs and/or trenching within the root zones. The loss of and indirect impact to oak trees would affect less than 10 percent of the trees with biological value on-site. Several of these trees were burned in the Jesusita Fire. It is unknown at this time whether they will recover. In addition to oak tree removals, the proposed project would require the removal of one big leaf maple and two California bay trees, which are native trees. However, these trees are reported to be in poor or fair condition in a survey conducted by the Garden for the project (September 12, 2006). Therefore, they do not meet the County's definition of specimen trees (i.e., mature trees that are healthy, structurally sound, and have grown into the natural stature particular to this species). Regardless, these three trees would account for far less than 10% of the tree canopy.</p>	<p>Less Than Significant</p>	<p>BIO 5-1 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: a. An exhibit showing the location, diameter and critical root zone of all native coast live oak trees located onsite, in the vicinity of project elements. b. In areas of disturbance, fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be temporary high-visibility orange plastic to a height of four feet and staked every six feet. The applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to land-use permit issuance Zoning Clearance and shall remain in place throughout all grading and construction activities. c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by P&D. d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for land use clearance. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor where feasible such that impacts to trees are minimized.</p> <p>f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.</p> <p>g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:</p> <ul style="list-style-type: none"> i. Any paving shall be of pervious material (gravel, brick without mortar or turf block) where feasible. ii. Any trenching required within the critical root zone of a protected tree shall be done by hand. Where feasible, installation of utility lines within the root zones of any protected tree shall be accomplished using methods other than trenching, such as by boring, or removal of soil by pressurized water systems. When trenching is required, it shall be done by hand. iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed. h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction. i. No permanent irrigation shall occur within the critical root zone of any native (or specimen) tree. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding. 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>ii. Only trees designated for removal on the approved tree protection plan shall be removed.</p> <p>j. Any tree that is removed, relocated and/or damaged (more than 20 percent encroachment into the critical root zone) shall be replaced on a 10:1 basis with 1-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 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 basis. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to approval of Land Use permits 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.</p> <p>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 10:1 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</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Wetlands and Riparian Habitat Class II.</u> Wetland and riparian forest habitat would be potentially affected by the proposed new bridge crossing of Mission Creek and the proposed Cavalli path foot-bridge. The Jesusita Fire did not significantly affect this portion of the Mission Creek. Much of the vegetation at the small foot-bridge location was lost in the fire, though many of the specimen trees remain and will likely recover.</p>	<p>Potentially Significant</p>	<p>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.</p> <p>1. <u>Trees shall be planted outside of fuel modification zones identified in the project's Fire Protection Plan, unless approved by the County Fire Department.</u></p> <p>BIO 6-1 No alteration of stream channels or banks shall be permitted until the Department of Fish and Game and US Army Corps have been contacted to determine whether permits are required from these agencies.</p> <p>BIO 6-2 Bridges shall be designed to span the entire stream distance from bank to bank, with buttresses located entirely outside banks of the channel. Construction activity shall also occur outside the banks of the channel. To the extent possible, construction activity shall minimize damage to vegetation in the work area adjacent to bridge construction, which is not to exceed fifteen feet from the bridge buttresses. Work areas shall be clearly demarcated prior to construction using high-visibility orange mesh fencing material. At the end of construction, work areas which vegetation has been damaged shall be re-vegetated. These areas shall be fenced during re-vegetation. Bare soil shall be covered with a weed-free mulch to minimize erosion, and natural regeneration of vegetation shall be allowed to ensure through an entire fall and winter growing season, and monitored by a qualified person in mid-winter (January 31), and again in mid-spring (March 15) following construction. At those times, action shall be taken as necessary, to control invasive weeds, and/or install appropriate containerized native plantings. The County shall be apprised of conditions and measures undertaken.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Class II. The proposed fence would be located adjacent to Las Canoas Creek on the east side of the Hansen site. Installation of the fencing in this location would have the potential to result in the temporary removal of riparian vegetation and disturbance of the riparian habitat if not sited and installed properly. However, at least some of this area was affected by the Jesusita Fire such that the fencing could potentially be installed more easily with fewer disturbances, though it would still depend on proper siting and installation techniques. The proposed fence would cross Las Canoas Creek at two locations. Potential impacts include construction effects as described above for the Cavalli path foot-bridge, as well as long-term impacts associated with potential for obstruction flows by debris accumulation along the chain-link fence. Although there are proposed openings in the fence, these are not at the appropriate stream flow channel locations along Las Canoas Creek.</p> <p><u>Special-Status Wildlife</u> Class II. Special-status species that may be impacted by the proposed project include birds that are nesting at locations close to or within construction areas. Impacts could include disturbance of nesting activity and/or destruction of nests. Removal of on-site trees and/or construction in close proximity to these trees would result in the potential for direct impacts (destruction of nests) and indirect impacts (e.g., noise, light,</p>	<p>Potentially Significant</p>	<p>BIO 6-3 For the Cavalli path foot-bridge only, bridge construction, including placement of the buttresses shall be done by hand, without the need for wheeled vehicles to cross over the stream through the channel. Once the bridge has been built, it would be acceptable for small equipment to use the bridge to cross the channel.</p> <p>Potential impacts related to water quality and erosion associated with construction of the Mission Creek foot-bridge and Cavalli foot-bridge would be mitigated by appropriate design of drainage and erosion control features as set forth by the mitigation measure identified under Geology and Soils and Water Resources, Drainage and Flooding.</p> <p>These impacts would be eliminated with implementation of mitigation measure BIO 3-1, above.</p>	<p>Less Than Significant</p>
<p><u>Special-Status Wildlife</u> Class II. Special-status species that may be impacted by the proposed project include birds that are nesting at locations close to or within construction areas. Impacts could include disturbance of nesting activity and/or destruction of nests. Removal of on-site trees and/or construction in close proximity to these trees would result in the potential for direct impacts (destruction of nests) and indirect impacts (e.g., noise, light,</p>	<p>Potentially Significant</p>	<p>BIO 8-1 If demolition or construction is proposed to take place during the normal nesting season for birds, between March February 1 and August 30, then a qualified biologist shall be required to perform a survey of the immediate construction site to determine the status of nesting birds thereon, or within 200 feet, and to prepare recommendations for their protection and compliance with California</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>visual disturbance) to nesting birds. Special-status bird species that are likely to, or possibly do, nest on the project site include Cooper's Hawk, red-tailed hawk, red-shouldered hawk, American kestrel, great horned owl, western screech-owl, barn owl, Costa's hummingbird, Allen's hummingbird, Nuttall's woodpecker, loggerhead shrike, oak titmouse, California thrasher, yellow-breasted chat, yellow warbler, Southern California rufous-crowned sparrow, lark sparrow, and Lawrence's goldfinch.</p> <p>Class II. Project impacts on water quality and quantity as well as construction period impacts on riparian areas would result in potential effects on habitat for southern steelhead, three-spine stickle back, Coast-range newt, southwestern pond turtle, two-striped garter snake, and possibly coast patch-nosed snake. This is considered a potentially significant impact.</p> <p>Wildlife Movement</p> <p>Class III. The fencing that would surround much of the Botanic Garden on each side of Mission Canyon Road would be wildlife permeable (post and smooth wire or wood and stone post). The two horizontal wires or wood rails would be approximately 18 inches and about 3.5 feet from the ground, respectively, allowing for wildlife movement under and above the fence. Installation of the permeable fencing around most of the western and eastern area is not expected to substantially impede the movement of wildlife. Installation of the proposed perimeter fencing around most of the western and eastern area is expected to substantially impede the movement of wildlife.</p>	<p>Potentially Significant</p>	<p>Fish and Game Code Sections 3500 et seq. The survey shall be conducted no earlier than 14 days and no later than 5 days prior to initial construction. The Department of Fish and Game shall be notified of the findings of such survey, and no demolition or construction activities shall take place without approval of the Department, where potential violations of the Code are identified.</p>	<p>Less Than Significant</p>
<p>Cumulative Biological Resources Impacts</p> <p>Class II. Past, present, and proposed development in the project area includes seven currently planned projects, six of which entail development of 17 new single-family residential units in the Mission Canyon. One other project would expand the Natural History Museum facility south of Foothill Road. The remaining projects involve either demolishing and rebuilding existing residences, minor additions or alterations to existing residences, or short-term Caltrans projects along Highway 192. The fencing previously installed at the Garden would not substantially affect wildlife movement as it only covers small, fragmented sections</p>	<p>Less Than Significant</p>	<p>Project impacts related to water quality and quantity would be mitigated with implementation of the mitigation measures identified below under Water Resources, Hydrology, and Flooding.</p> <p>None Required. Project impacts related to wildlife movement would be mitigated to a less than significant level with implementation of Mitigation Measure BIO-3-1. The following is recommended as an additional measure to further reduce impacts:</p> <p>BIO-10-1 Mitigation measure BIO-3-1 would provide large openings in the perimeter fence. In addition, it is recommended that the applicant design the fencing to provide an open bottom (12 to 18 inches high) that would allow for the movement of small mammals such as beavers and foxes.</p>	<p>Less Than Significant</p>
<p>Cumulative Biological Resources Impacts</p> <p>Class II. Past, present, and proposed development in the project area includes seven currently planned projects, six of which entail development of 17 new single-family residential units in the Mission Canyon. One other project would expand the Natural History Museum facility south of Foothill Road. The remaining projects involve either demolishing and rebuilding existing residences, minor additions or alterations to existing residences, or short-term Caltrans projects along Highway 192. The fencing previously installed at the Garden would not substantially affect wildlife movement as it only covers small, fragmented sections</p>	<p>Significant</p>	<p>The mitigation measures identified above for project-specific biological resource impacts would also reduce the project's contribution to cumulative impacts to a less than significant level.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>along Mission Canyon Road and Tunnel Road and leaves significant openings to allow for unobstructed access to and from the Mission Creek corridor. These projects alone are not expected to result in significant cumulative impacts related to biological resources, given the limited areas involved and nature of the projects. However, given the diminishing habitat for plants and animals that is occurring regionally as a result of development, along with water quality impacts associated with the introduction of impervious surfaces, cumulative impacts on biological resources due to regional development are considered significant. This is exacerbated by the recent Jesusita Fire which damaged or destroyed significant areas of native vegetation and plant communities in the general vicinity of the project site, providing habitat for wildlife as well as water quality and general watershed benefits. The project's significant impacts identified above are also considered a significant contribution to these cumulative impacts.</p>	<p>Cultural Resources Archaeological Resources—Potential Impacts to CA-SBA-22 Class II. Project elements that would involve surface and/or subsurface disturbance within or in close proximity to the previously identified boundaries of CA-SBA-22 include the relocation of the Caretaker's Cottage (E1), and woodshed (E20),² the building of P12, P13, and P15, the improvement of the road and parking areas associated with the existing and proposed structures above, and the grading for the roadways, underground utilities, parking areas, structures, and detention basins located on the southern portion of the Hanson Site east of Mission Canyon Road and north of Las Canoas Road. In addition, the project would result in the introduction of residents to the southerly portion of the Hansen site, resulting in a potential increase in indirect impacts on archaeological resources, including the potential for vandalizing site components and/or sabotaging and collecting artifacts.</p>	<p>CULT 1-1 Avoidance. Prehistoric Site CA-SBA-22 has been identified through archaeological investigations to be a significant historical resource. Impacts to high and medium density areas of the site have been avoided through project design. As currently proposed, the project would impact low density areas within the site as having less. Avoidance of impacts through redesign of the project is the preferred mitigation approach. Project alternatives that would avoid impacts to CA-SBA-22 are evaluated in this EIR. If avoidance is not possible through project redesign, the next preferred option is capping, which would also require Phase 3 data recovery to mitigate for the loss of access to data from the site. If avoidance or capping are not feasible, then further testing and/or resource Phase 3 data recovery through Phase 2 & 3 excavations are will be required. Phase 2 and 3 excavations. Phase 2 excavations are</p>	<p>Less Than Significant</p>

⁷ The Wood Shed was destroyed in the Jesusita Fire but it is proposed to be rebuilt and relocated consistent with the Vital Mission Plan.

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Archaeological Resources – Potential Impacts to Other Areas</p> <p>In addition to the above, the entire Garden property is considered sensitive for archaeological resources except those specific areas where that have already experienced subsurface deposits. Even in surveyed areas with no surface remains and areas of prior disturbance, there still remains the potential for subsurface materials to be uncovered during construction. Of particular sensitivity is the area within and around CA-SBA-22. In addition, historic archaeological resources may be uncovered during demolition of E26-R. Therefore, construction activity involving new subsurface disturbances throughout the project site that extends to depths below previously disturbed soils (including excavation or grading for building construction,</p>	<p>Potentially Significant</p>	<p>defined as testing to the level of determining significance of a resource as well as identifying limits of the resource site. It is recommended that a Phase 2 study address the area within the previously identified boundaries of CA-SBA-22 as well as the area to the north and east of the site (approximately 20 meters in each direction). The Phase 2 study shall be performed consistent with County Archaeological Guidelines. The Phase 2 study will identify the need for a Phase 3 study. The Phase 3 studies would involve the data recovery of a larger sample of the site's resources, resulting in the formulation of a research design, compilation of a data set, addressing research questions with the data, report preparation, and the preservation of the cultural materials through curation. This level of investigation also provides a permanent record of the site for future studies. And essentially result in the clearance of the area (preserving the site on paper and through curation rather than avoidance, if required). The Phase 3 study must be performed in a manner consistent with County Archaeological Guidelines and current professional standards, to adequately recover the scientifically consequential information from and about the resource.</p>	<p>Less Than Significant</p>
<p>CULT 2-1</p> <p>Archaeological monitoring shall be conducted by a qualified 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 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</p>	<p>Potentially Significant</p>	<p>defined as testing to the level of determining significance of a resource as well as identifying limits of the resource site. It is recommended that a Phase 2 study address the area within the previously identified boundaries of CA-SBA-22 as well as the area to the north and east of the site (approximately 20 meters in each direction). The Phase 2 study shall be performed consistent with County Archaeological Guidelines. The Phase 2 study will identify the need for a Phase 3 study. The Phase 3 studies would involve the data recovery of a larger sample of the site's resources, resulting in the formulation of a research design, compilation of a data set, addressing research questions with the data, report preparation, and the preservation of the cultural materials through curation. This level of investigation also provides a permanent record of the site for future studies. And essentially result in the clearance of the area (preserving the site on paper and through curation rather than avoidance, if required). The Phase 3 study must be performed in a manner consistent with County Archaeological Guidelines and current professional standards, to adequately recover the scientifically consequential information from and about the resource.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>paving, pathway improvement, fencing, or infrastructure as well as fuel modification activities that would involve subsurface disturbance, e.g., tree removals) and the demolition of E26-R would result in potentially significant impacts on archaeological resources.</p>		<p>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.</p> <p>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 Native American representative, as applicable, are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 Investigation of the 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, or other recommendations of the archaeologist, and funded by the applicant. Alternatively, if possible, the project may be revised to avoid this impact, subject to County P&D review procedures.</p>	
		<p>If human remains are uncovered, the County Coroner must be notified and, if the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be notified and contacted by the Coroner permitted to and will identify the Most Likely Descendant (MLD). The disposition of the remains will be coordinated between the Coroner, NAHC, MLD, and archaeological consultant and the landowner. In the event that mediation between the MLD and landowner is necessary, the NAHC will serve as the mediator.</p> <p>All cultural materials recovered from this property must be curated at a qualified institution in accordance with the Santa Barbara County Cultural</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Historic Resources</u></p> <p>Class II. Impact CULT 3 - Potential Impacts to the Historic Garden (Including Landmark #24). The proposed project would result in substantial alterations to the Historic Garden. Alterations that have the potential to result in a significant impact on the Historic Garden are:</p> <ul style="list-style-type: none"> • The relocation of the Caretaker's Cottage and Wood Shed to locations outside the Historic Garden boundary. • Rehabilitation of the Blaksley Library; and Caretaker's Cottage, and Wood Shed. • The proposed new paving of trails, and • The Meadow Terrace alteration. 	<p>Potentially Significant</p>	<p><u>Resource Guidelines</u> in a federally recognized repository. In this case, the Department of Anthropology, University of California, Santa Barbara, would be the most likely repository. The project applicant will be responsible for the curation costs.</p> <p>CULT 3-1</p> <p>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>CULT 3-2</p> <p>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. 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</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>from hardscape to natural sections.</p> <p>CULT 3-3 The Applicant shall re-design the proposed Meadow Terrace project 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. <u>An oak tree should be planted to replace the tree that was removed during initial construction so that spatial relationships between the Meadow Oaks area and the Meadow are maintained.</u> Archival photographs and plans can be used for guidance.</p> <p>CULT 3-4 The Applicant shall train Garden staff regarding the the maintenance of historic buildings, structures, objects, and furnishings, <u>as well as the importance and sensitivity of archaeological resources within the site.</u></p> <p>CULT 3-5 The Applicant shall change the relocation site for the Caretaker's Cottage and Weed Shed such that both buildings are it is relocated to a site within the boundaries of the Historic Garden. Plans for structural removal and relocation shall be designed by a P&D qualified architectural historian and comply with County and Secretary of the Interior's Standards and Guidelines. (Potential alternative locations within the Historic Garden that would avoid or lessen impacts to the Historical Garden are evaluated in Section 6.0 of this EIR.)</p> <p>CULT 3-6 Demolition, removal or destruction, partially or entirely, exterior alterations, additions or changes (other than normal maintenance and repair) to the</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>structures or features identified as being part of Santa Barbara County Historic Landmark #24 shall be prohibited unless express consent in writing is first had and obtained from Historic Landmarks Advisory Commission, with reasonable conditions imposed as deemed necessary.</p> <p>CULT 3-7 All historical resource features to be renovated or remodeled shall be documented by a P&D approved architectural historian and completed in accordance with the County and Secretary of the Interior's <i>Standards for the Treatment of Historic Properties</i> to insure maintenance of the integrity.</p> <p>CULT 3-8 Restoration, renovation, and remodeling of historic structures shall follow the historical guidelines of the County and Secretary of the Interior's <i>Standards for the Treatment of Historic Properties</i>. A P&D-qualified historian shall be retained to identify appropriate preservation and restoration/renovation guidelines for on-site structures pursuant to County Historical guidelines.</p> <p>Recommended Mitigation: CULT 3-9 The Applicant shall also develop an interpretive program to educate the public on the Garden's development history. This program shall be incorporated into existing docent training, Garden maps, and other materials.</p> <p>CULT 3-10 The Applicant shall prepare and submit a <u>National Register Nomination for the Historic Garden that identifies and verifies historic context, character-defining features, and historic boundaries.</u></p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Potential Impacts to the Gane House</p> <p>Class III. As part of the original project, the Gane House was proposed to be remodeled and restored to its original design, which included exterior work consisting of removal of approximately 1,140 square feet of recent additions, and its use changed to offices, workrooms, conference rooms, restrooms, storage, and an employee lounge. Without measures to assure that character-defining features of the Gane House would not be compromised during renovation and remodeling (emphasizing the exterior alterations), restoration and remodeling of the Gane House would have resulted in a potentially significant impact to historic resources. However, since the Gane House was destroyed in the Jesusita Fire, it is no longer a significant historic resource and there is no longer the potential for a significant impact on its historic integrity. Thus, this impact has been nullified by the recent fire and there is no longer the requirement for mitigation. The impact is considered less than significant. Nevertheless, the Garden plans to rebuild the Gane House consistent with its historic design, which would meet the intent of the mitigation measure, albeit with updated fire resistant building materials.</p>	<p>Less Than Significant</p>	<p>CULT 4-1 Rehabilitation of the Gane House shall conform to the Secretary of Interior's Standards for the Treatment of Historic Properties. None required.</p>	<p>Less Than Significant</p>
<p>Potential Impacts During Construction</p> <p>Class II. As described above, the Garden includes a number of individual historic resources and character-defining features, primarily located west of Mission Road, that would not be directly affected by the proposed project. However, construction activities in locations near these resources may result in the potential for impacts to these resources. For example, such impacts would be limited to installation of pavers is proposed throughout the trail system on the West of Mission Site and construction activities adjacent to the Library and lath house. It is anticipated that the majority of construction required for installation of the pavers would be done by hand, however, it may would increase activity and involve the use of construction equipment (a small bobcat and compactor) immediately adjacent in proximity to the Mission Dam, Aqueduct and Campbell Bridge.⁸ In addition, past paver installation and other minor</p>	<p>Potentially Significant</p>	<p>CULT 4-1 All grading and building plans shall include a provision requiring that construction staff are informed of the presence and location of historic resources on the site and required to keep construction equipment sufficiently removed from these resources. The boundaries of existing historic resources within 50 feet of construction activities shall be flagged prior to construction. This historic entry steps shall not be used for construction vehicles or material deliveries into the site unless appropriate measures, as deemed appropriate and adequate by a County-approved architectural historian, are implemented.</p>	<p>Less Than Significant</p>

⁸ The Campbell Bridge was destroyed in the Jesusita Fire but is proposed to be rebuilt.

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>construction activities have involved using the historic entry steps to bring construction equipment into the Garden, which carries with it the potential to indirectly impact this significant historic resource. Prior to implementation of measures that would assure that these resources would be protected during construction of the project, this would result in potentially significant impacts on historic resources.</p> <p>Cumulative Cultural Resources Impacts Class II. Over time, archaeological and historic resources are destroyed either through natural events or as a result of development projects or other human activities. Many archaeological sites are destroyed before being subject to evaluation or systematic data recovery capable of characterizing their contents and determining their scientific potential. As these resources become scarcer, the value of those that remain becomes higher. Planned and pending projects in the area are not expected to adversely affect any historic or archaeological resources, though with any development there is the potential to disrupt or destroy unknown resources, especially given the large number of known sites within the Mission Canyon area. The past projects completed at the Garden did not involve significant ground disturbance and therefore did not significantly impact archaeological resources. However, the pavers installed within the designated County For Landmark within the Garden have incrementally added to the alteration of the historic landscape design concept that is considered significant. The 2007 remodel of the Tunnel Road Annex, a historically significant structure, was primarily an interior remodel and any exterior materials in need of repair or replacement were replaced in kind with like materials in order to protect the structure's historically significant features. For these reasons, cumulative impacts are thus considered potentially significant. Due to the known significance of cultural resources at the Garden, and their growing scarcity in the area, the impacts on archaeological and historic resources identified above are also considered cumulatively considerable.</p> <p>Fire Protection Defensibility from Wildland Fire Class II. The proposed project exacerbates on-site fire hazard issues to the extent that it introduces additional structures, staff,</p>	<p>Potentially Significant</p>	<p>The mitigation measures identified above for project-specific cultural resources impacts would also reduce the project's contribution to cumulative impacts to a less than significant level.</p>	<p>Less Than Significant</p>
<p>Fire Protection Defensibility from Wildland Fire Class II. The proposed project exacerbates on-site fire hazard issues to the extent that it introduces additional structures, staff,</p>	<p>Significant</p>	<p>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</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>residents and visitors that would be exposed to the high fire risk that exists in Mission Canyon. However, the proposed project also includes many fire safety measures to improve conditions on the site as compared to existing conditions. A comprehensive and detailed FPP has been prepared in response to mitigation measures and comments on the DEIR. A number of the FPP requirements would benefit both existing and proposed development and protect existing and future visitors, facility staff, and residents.</p> <p>These include expanded fuel modification requirements around all structures, improved water supply/fire flow facilities and capacity throughout the site, improved internal circulation for existing and new development, restrictions on activity during High Fire Season Preparedness periods, closure to the public on red flag alert days declared by the County Fire Chief and an emergency response plan that includes provisions for temporary on-site relocation if necessary.</p> <p>The FPP was reviewed by the Santa Barbara County Fire Department (SBCFD). SBCFD and was found to provide an adequate level of defensibility for the Garden and improve the resources available to emergency personnel for responding to fires in the Mission Canyon area. It was also found that implementation of the FPP in conjunction with the proposed project would result in a reduced fire hazard situation than currently exists in Mission Canyon. However, balanced against the increase in population at the Garden and prior to imposition of a mitigation measure to assure that the FPP will be fully implemented during project construction and throughout the life of the project, the proposed project would result in the potential for a significant impact related to defensibility from wildland fire risks.</p>		<p>November 2008, Revised July 2009 (contained in Appendix E). 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"> Closure of Garden to the public, including special events, on all Red Flag Alert days, as called by the County Fire Chief; Restrictions on special events during High Fire Season Preparedness levels, including 1) maximum attendance of 180 guests for any single event, and 2) the use of shuttle buses 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>FIRE 1-2 All construction shall be prohibited on red flag days as declared by the County Fire Chief. Except during Low Fire Season Preparedness levels, a water truck shall be on-hand during all construction activities with the potential to ignite fires, including but not limited to welding, pipe cutting, and rough grading.</p> <p>FIRE 1-3 Traffic Flag Crew. A traffic flag crew shall be specifically dedicated and present on-site at all times during construction within the road right-of-way to conduct vehicle traffic flow along Mission Canyon Road and Las Canoas Road. One lane shall be kept open at all times except when construction vehicles are moving within the construction site. The maximum time in which both lanes may be closed shall be 20 minutes.</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Emergency Access in the Mission Canyon Area</u> Class II. Fire and other emergency first responders must use a single access (Mission Canyon Road) that the residents and Garden visitors use to relocate or evacuate during a fire event. The relatively narrow Mission Canyon Road with poor sight distances exacerbates this deficiency. The existing risk to canyon residents in terms of emergency evacuation would be exacerbated by the increase in canyon population (both temporary and permanent). However, as described above, the project's FPP includes measures that include the closure of the Garden to public visitors during red flag alert days as declared by the County Fire Chief and a limit on the number of attendees at special events and requires the use of shuttles/small buses for events over 80 guests during High Fire Season Preparedness periods.</p> <p>The FPP# includes improved fuel modification requirements for all on-site structures and improvements in on-site circulation. In addition, the FPP calls for the implementation of a number of fire safety measures that would benefit the Mission Canyon area (not just the Garden property). These include the provision of an emergency helispot to be used by fire crews during wildfire events, establishing a Remote Area Weather Station with connection to local fire agencies to assist Red Flag Fire Alert declarations, provision of a portable pumpkin tank for helicopter buckets or siphoning, and establishing Mission Canyon residents and all SBBG telephone numbers with Santa Barbara County Sheriff's Department so that use of the Reverse 911 Emergency Notification System works efficiently during a wildfire emergency. Given the above, it is expected that the proposed project including the FPP would not substantially exacerbate existing evacuation issues and the restrictions in Garden activity would ameliorate these issues. However, prior to imposition of a mitigation measure to assure that the FPP, including all restrictions on use, will be fully implemented during project construction and throughout the life of the project, and absent restrictions on construction activities—during declared red flag days, the proposed project would result in the potential for a significant impact related to evacuation of the area.</p>	<p>Significant</p>	<p>The mitigation measures identified above (Fire 1-1, and 1-2, and 1-3) would also mitigate this impact.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>In an up-canyon wildfire event, since evacuation would likely be unavailable, the additional Garden staff and visitors associated with the project would not increase the existing risk posed to surrounding canyon residents. The improved access through the site, increased water supply and fire hydrants, and improved fuel management in and around the Garden would enhance fire fighting capabilities within the upper Canyon. In addition, closure to the public on red flag days would ensure that focus is not taken away from emergency crews assisting canyon residents with evacuation or seeking shelter.</p> <p>Fire Flow and Water Pressure Class II. Existing water supply and pressure at the Garden is substandard for serving the project site consistent with County Fire Department requirements. Water supply for fire protection purposes to serve the proposed project, including the addition of several fire hydrants as dictated by the County Fire Department, would improve water supply for fire suppression activities. However, based on an analysis of the existing water supply system surrounding the Garden and flow tests of hydrants served by the existing water supply system, fire hydrants served by the proposed water system improvements would not meet County Fire Department standards for commercial flows and pressure as currently proposed (i.e. 1,250 gpm at 20 psi residual pressure for 2 hours), though they would meet residential standards (750 gpm). While this would be an improvement over its existing system, because it would not meet County Fire Department requirements for commercial facilities, impacts related to fire flow and water pressure would still be considered significant.</p> <p>Increased Potential for Wildland Fires Class II. An increase in human activity and operation of construction equipment in the project area would increase the potential for wildfires caused by human activities. However, as described above, the project's FPP includes measures that would reduce on-site population during declared red flag alert days and High Fire Season Preparedness periods. With these measures, the project would not result in a significant increase in the potential for wildfires. Nevertheless, prior to imposition of a mitigation measure to assure that the FPP will be fully implemented during project construction and throughout the life</p>	<p>Significant</p>	<p>Water supply and pressure shall be enhanced to meet County Fire Department standards as set forth in Mitigation PF 2-1.</p>	<p>Less Than Significant</p>
<p>Increased Potential for Wildland Fires Class II. An increase in human activity and operation of construction equipment in the project area would increase the potential for wildfires caused by human activities. However, as described above, the project's FPP includes measures that would reduce on-site population during declared red flag alert days and High Fire Season Preparedness periods. With these measures, the project would not result in a significant increase in the potential for wildfires. Nevertheless, prior to imposition of a mitigation measure to assure that the FPP will be fully implemented during project construction and throughout the life</p>	<p>Significant</p>	<p>The mitigation measures identified above (Fire 1-1, and 1-2, and 1-3) would to also mitigate this impact.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>of the project, and absent restrictions on construction activities during declared red flag alert days, the proposed project would result in the potential for a significant impact related to an increased potential for wildland fires.</p> <p><u>Cumulative Fire Hazard Impacts</u> Class II. The Mission Canyon community, including the Garden and surrounding residential neighborhoods, is presently subject to a significant risk from a wildland fire. Related projects include currently planned development projects in the area north of Foothill Road: new single-family residences, several other smaller residential additions and rebuilds, and minor projects at the Garden itself. The proposed project in combination with additional development in the area would exacerbate existing fire risks, which is considered a significant cumulative impact. However, the project's FPP measures would increase fire protection at the site and would improve the fire fighting abilities of local emergency personnel in this area of the canyon. Nevertheless, prior to assurance of full and continued implementation of the FPP, the project's contribution to cumulative fire impacts is considered cumulatively considerable.</p>	<p>Significant</p>	<p>The mitigation measures identified above (Fire 1-1, 1-2 and PF 2-1) would also reduce the project's contribution to cumulative impacts to a less than considerable level.</p>	<p>Less Than Significant</p>
<p>Geology and Resources</p>			
<p><u>Fault Rupture</u> Class III. No active faults have been identified or are expected on the project site or in the near vicinity of the site.</p>	<p>Less Than Significant</p>	<p>None required.</p>	<p>Less Than Significant</p>
<p><u>Seismic Shaking</u> Class III. Potentially active/active (earthquake) faults within about 1,600 feet of the project site (Mission Ridge and More Ranch faults, respectively) are capable of moderate to large earthquakes that could generate substantial groundshaking at the site. All structures would be required to comply with applicable provisions of the Uniform Building Code (UBC) and California Building Code (CBC). Therefore, seismic shaking is considered an adverse but less than significant impact.</p>	<p>Less Than Significant</p>	<p>None required.</p>	<p>Less Than Significant</p>
<p><u>Landslides/Slope Stability</u> Class II. A number of project elements would be subject to potentially significant slope stability impacts because of their slope gradients or proximity to the top or toe of steep slopes.</p>	<p>Potentially Significant</p>	<p>All development would be subject to applicable requirements of the CBC and the County Grading Ordinance. GEO 3-1 Slope stability is an issue for the project elements located a) within close proximity to slopes descending into Mission Creek (west of the WOM</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Expansive Soils Class II. Expansive soils are developed over the Sespe Formation (Tspu) and older alluvium (Qoa) and to a lesser degree over intermediate alluvium (Qia). Expansion and contraction of clays in these soils can cause substantial damage to building foundations and other structures.</p>	<p>Potentially Significant</p>	<p>and east of the Guild Studio elements, and west of the EOM and Hansen to Mission Canyon Road) and Las Canoas Creek (east of the EOM and Hansen), b) along the Cavalli path, and c) adjacent to the EOM and Hansen detention basins. Geotechnical/engineering geology recommendations included in the RHA (1990 and 1999), Adam Simmons and Associates (2001, 2002, and 2005), and Coast Valley Testing (1997, 2002a and 2002b) reports shall be consolidated and refined as necessary, including means to assure sufficient foundation and slope stability data and analyses are available for incorporation into the project design. Adequate studies shall be performed to determine the future stability of affected slopes and the proper top of slope and toe of slope setbacks associated with these canyons based on previous or future engineering geology/geotechnical investigations and/or a distance from the edge of the ridge line computed as a minimum of one-third the slope height from the adjacent canyon bottom or 40 feet, whichever is less.</p>	<p>Less Than Significant</p>
<p>Liquefaction Class II. Liquefaction occurs when saturated granular soils lose strength (i.e., become liquefied) during earthquake shaking. Liquefaction potential exists in the canyon bottom alluvium where the water table may lie near the surface. No building areas are proposed in areas of potential liquefaction. The only proposed construction within Mission Creek is the footbridge adjacent to the Guild Studio.</p>	<p>Potentially Significant</p>	<p>GEO 4-1 Where expansive and/or liquefiable soils are found within areas planned for structures, the soils engineer shall make appropriate recommendations for construction. Such recommendations may include removal and replacement of certain soils.</p> <p>See GEO 4-1.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Construction-Period Erosion/Sedimentation</u> Class II. In general, for hillside construction projects there is a potential for increased short-term erosion and sedimentation due to construction activities. Since the project largely occupies ridge tops and the adjacent slopes, the erosion and sedimentation potential is considered moderate to high. One concern is for eroded earth material to be deposited either a) off-site, possibly blocking drainage inlet structures leading to downstream flood affects, or b) accumulation of sediment within sensitive watercourses. Grading for the proposed project elements, such as the new residential structures, the footbridge foundations, and the Cavalli site path can create additional exposed earth and, if drainage is not controlled, surface water can erode/transport greater quantities of sediment to local drainages and flood control facilities. This situation is exacerbated by the recent Jesuita Fire which has resulted in numerous bare slopes and hillsides more prone to erosion without the protective vegetative cover. This should be ameliorated over time as vegetation is reestablished and the Garden replaces its lost planted exhibits.</p> <p><u>Long Term Erosions/Sedimentation</u> Class II. Long-term erosion and sedimentation impacts depend upon the adequacy of the drainage structures, e.g., inlets, outlets, swales, culverts, riprap velocity dissipaters, and debris, retention, or detention basins. Inadequate drainage facilities can lead to severe erosion (scour) of slopes and stream banks that can undermine structure foundations, steep embankments, and bridge piers/abutments, as well as transport sediment causing blockage of flood control inlet structures.</p> <p><u>Radon Gas</u> Class II. Since the Rincon formation underlies the most southerly portion of the project site beneath the intermediate and older alluvial units, there is some possibility that radon could make its way through these formations to building foundations, slabs, and or sub-floor areas to impact planned structures, e.g., the Guild Studio and residential structures at the southern end of the Hansen Site.</p>	<p>Potentially Significant</p>	<p>GEO 6-1 Grading and erosion and sediment control plans shall be designed to minimize severe erosion, scour, and sedimentation as set forth in Mitigation Measure WAT 2-1 under Water Resources, Drainage, and Flooding.</p>	<p>Less Than Significant</p>
<p><u>Long Term Erosions/Sedimentation</u> Class II. Long-term erosion and sedimentation impacts depend upon the adequacy of the drainage structures, e.g., inlets, outlets, swales, culverts, riprap velocity dissipaters, and debris, retention, or detention basins. Inadequate drainage facilities can lead to severe erosion (scour) of slopes and stream banks that can undermine structure foundations, steep embankments, and bridge piers/abutments, as well as transport sediment causing blockage of flood control inlet structures.</p> <p><u>Radon Gas</u> Class II. Since the Rincon formation underlies the most southerly portion of the project site beneath the intermediate and older alluvial units, there is some possibility that radon could make its way through these formations to building foundations, slabs, and or sub-floor areas to impact planned structures, e.g., the Guild Studio and residential structures at the southern end of the Hansen Site.</p>	<p>Potentially Significant</p>	<p>GEO 7-1 Drainage improvements shall address conveyance of runoff in a manner to prevent significant erosion and sedimentation in on-site and off-site areas, and shall be consistent with approved grading and drainage plans as set forth in Mitigation Measures WAT 2-2, 2-4, and 3-1 under Water Resources, Drainage, and Flooding.</p>	<p>Less Than Significant</p>
<p><u>Radon Gas</u> Class II. Since the Rincon formation underlies the most southerly portion of the project site beneath the intermediate and older alluvial units, there is some possibility that radon could make its way through these formations to building foundations, slabs, and or sub-floor areas to impact planned structures, e.g., the Guild Studio and residential structures at the southern end of the Hansen Site.</p>	<p>Potentially Significant</p>	<p>GEO 8-1 Prior to issuance of building permits, radon testing shall be conducted. If radon gas is present, habitable structures shall be designed to provide venting and any other measures identified to reduce exposure.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Cumulative Geotechnical Impacts</p> <p>Class II. Geologic impacts are generally project-specific in nature, as they involve the land upon which the project is proposed to be located. However, if not properly controlled, grading and subsequent erosion from individual other past, planned, and pending projects, when considered in combination with the proposed project, may contribute to off-site sedimentation and/or deposition of large amounts of landslide debris, which could result in significant cumulative impacts. The past installation of pavers on portions of the existing trails on the West of Mission site has served to reduce erosion by stabilizing the soil and preventing erosion associated with surface water runoff over exposed soil. Prior to implementation of the</p>	<p>Significant</p>	<p>General Geotechnical Investigation Requirement:</p> <p>GEO 9 All project elements that require foundations or footings into earth materials shall have specific recommendations by a geotechnical engineer as to the suitability of the materials for the intended loads. Recommendations for grading, slope configuration, foundations, retaining walls, top-of-slope setback distances, toe-of-slope setback distances, and other structure characteristics contained in existing reports (e.g., Coast-Valley Testing, 1997, 2002a and 2002b; Simmons & Associates, 2001 and 2002; RHA, 1990 and 1999) shall be adhered to, and/or refined, as they apply to specific proposed project elements as determined by P&D. Those project elements investigated for the prior studies (e.g., WOM, EOM, Hansen) and those with no previous specific investigation (e.g., detention basins, Cavalli path, new and relocated project elements for residential use, garages, utilities, footbridges) shall have location-specific engineering geology/geotechnical report(s) prepared as needed to evaluate and approve proposed project elements. Reports shall be submitted by the applicant and reviewed and approved by P&D.</p>	<p>Less Than Significant</p>
<p>The mitigation measures identified above for project-specific impacts would also reduce the project's contribution to cumulative impacts to a less than significant level.</p>	<p>Significant</p>	<p>The mitigation measures identified above for project-specific impacts would also reduce the project's contribution to cumulative impacts to a less than significant level.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>mitigation measures identified herein to reduce the project's potential erosion/sedimentation impact, the proposed project would result in a considerable contribution to this cumulative impact.</p>			
<p>Land Use and Planning <u>Compatibility with Existing Surrounding Land Uses and Character</u> Class III. The Garden currently provides a botanical museum within a single-family residential neighborhood. This juxtaposition provides for mutual benefits as well as the potential for compatibility issues. Overall, the proposed intensification of uses and activity levels at the Garden is not expected to result in significant land use compatibility impacts.</p>	Less Than Significant	None required.	Less Than Significant
<p><u>Potential Growth Inducing Impacts</u> Class III. The proposed project would result in a net increase of threeeight residential units on the project site to house Garden employees. This is not of sufficient magnitude to substantially foster economic growth in the project area as a result of increasing the local demand for commercial uses that serve residents. Similarly, the level of employment increase associated with the proposed project (an increase of 18 employees, from 99 to approximately 117) is not expected to generate substantial inducement of residential growth relative to the population base within the south coast area of the County. The proposed project includes the extension of sewer and water lines to serve existing and proposed Garden facilities. The incremental extension of sewer lines in this area would have some contribution to potential growth inducement, but given that additional development in the canyon is subject to other significant constraints and would require substantial further extension of these lines in order to directly spur growth, the proposed growth-inducing effects of the proposed sewer line extensions are considered adverse but less than significant.</p>	Less Than Significant	None required.	Less Than Significant
<p><u>Cumulative Land Use Impacts</u> Class III. The proposed project is not expected to result in significant land use compatibility issues with existing surrounding residences with respect to aesthetic, noise, and traffic impacts, as described above, and similarly would not be expected to result in significant compatibility impacts for these</p>	Less Than Significant	None required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>issues with respect to additional residential units planned in the area. Therefore, cumulative impacts would be less than significant, and the proposed project's contribution to cumulative land use impacts would not be cumulatively considerable.</p> <p>Noise</p> <p>Construction Noise Impacts Class II. Residences within 1,600 feet of construction areas for proposed project elements are located west of Tunnel Road, east and west of Mission Canyon Road north of the Garden, and north and south of Las Canoas Road. As such construction of the proposed project would result in potentially significant construction-period noise impacts.</p>	<p>Significant</p>	<p>N-1-1</p> <p>In order to mitigate construction activity noise the following mitigation measures are required.</p> <ul style="list-style-type: none"> All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Thanksgiving, Labor Day). Non-noise generating construction activities such as interior painting are not subject to these restrictions Staging areas shall be located away from existing residences. All construction equipment shall use properly operating mufflers. Stationary construction equipment that generates noise exceeding 65 dBA at the property boundaries shall be shielded to P&D's satisfaction and shall be located as far as possible from occupied residences. Temporary noise barriers shall be erected along the line of sight to any residence within 1,600 feet of the noise source activity. Electrical power shall be used to run air compressors and similar power tools. 	<p>Less Than Significant</p>
<p>Operational Noise Impacts Class III. The proposed project would not create a substantial traffic noise increase, and would not expose any noise-sensitive land uses to noise exceeding County of Santa Barbara noise standards.</p>	<p>Less Than Significant</p>	<p>N-2-1</p> <p>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. on week days and 11 p.m. on weekends. Amplified sound shall cease by 9 p.m. on weekdays and 10 p.m. on weekends. Sound amplification equipment shall be directed away from residences.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Cumulative Noise Impacts Class III. Cumulative area growth, with project implementation, would not cause any significant traffic noise impacts. The largest cumulative traffic noise increase in 2026 with the project as compared to the existing noise level is +1.7 dB CNEL on Mission Canyon Road between Las Canoas and the Garden Site Driveway. The project traffic noise contribution along this segment is +1.2 dB CNEL. The remainder of the increase (+0.5 dB CNEL) is attributed to other projects and area growth. These levels are well below the +3.0 dB CNEL criteria for identifying a substantial increase in ambient noise. Therefore, cumulative impacts are adverse but less than significant and the project's contribution would not be cumulatively considerable.</p>	<p>Less Than Significant</p>	<p>The cumulative noise impacts associated with the proposed development are less than significant before mitigation. However, the mitigation measures identified above for project-specific impacts will further reduce potential cumulative noise impacts.</p>	<p>Less Than Significant</p>
<p>Public Services Solid Waste – Construction and Demolition Waste Class II. Prior to recycling of construction and demolition waste, the proposed project would generate approximately 1,144 tons of construction and demolition waste, in excess of the County's significance threshold of 350 tons.</p>	<p>Potentially Significant</p>	<p>PF 1-1 The Applicant shall develop and implement a Solid Waste Management Plan (SWMP) to reduce waste generated by construction and demolition activities by a minimum of 75%. The SWMP shall include the following: 1. Contact information: The name and contact information of who will be responsible for implementing the SWMP. 2. Waste assessment: A brief description of the proposed project wastes to be generated, including types and estimated quantities during the construction phase of this project. 3. Recycling and waste collection areas: Waste sorting/recycling and/or collection areas shall be clearly indicated on the Site Map submitted to P&D with the permit application. The Site Map(s) shall also indicate the location of recyclable and waste storage facilities during occupancy. 4. Transportation and processing: A description of the means of transportation of recyclable materials and waste, and destination of materials (whether materials will be site-</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>separated and self-hauled to designated centers, or whether mixed materials will be collected by a waste hauler and removed from the site to be processed at a mixed waste sorting facility).</p> <ol style="list-style-type: none"> 5. Landfill information: The name of the landfill(s) where trash will be disposed of and a projected amount of material that will be landfilled. 6. Meetings: A description of meetings to be held between applicant and contractor to ensure compliance with the site SWMP. 7. Alternatives to landfilling: A list of each material proposed to be salvaged, reused, or recycled during the course of the Project. 8. Contingency Plan: An alternate location to recycle and/or stockpile C&D in the event of local recycling facilities becoming unable to accept material (for example: all local recycling facilities reaching the maximum tons per day due to a time period of unusually large volume). The County has the ability to stockpile excess material for later recycling at existing facilities such as the Tajiguas Landfill at a nominal fee and shall offer use of facilities if feasible. Implementation of this plan may incur additional cost for storage and handling. <p>To implement a SWMP addressing waste generated during construction:</p> <ol style="list-style-type: none"> 1. Manager: The Permit Applicant or Contractor shall designate an on-site party (or parties) responsible for instructing workers and overseeing and documenting results of the SWMP for the Project Site Foreman. The contact will notify the Department of Public Works Resource Recovery and Waste Management Division immediately should any 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>deviance from the SWMP be necessary.</p> <p>2. Distribution: The Contractor shall distribute copies of the SWMP to the Job Site Foremen, impacted subcontractors, and the Architect.</p> <p>3. Instruction: The Permit Applicant or Contractor shall provide on-site instruction of appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of project development.</p> <p>4. Separation and/or Collection areas: The Permit Applicant or Contractor shall ensure that the approved recycling and waste collection areas are designated on site.</p> <p>5. Construction of Recycling and Waste container facilities: Inspection shall be made by Public Works to ensure the appropriate recycling and waste container storage facilities are created in accordance with AB 2176, California State Public Resources Code 42911 and Santa Barbara County Zoning Ordinances.</p> <p>6. Hazardous wastes: Hazardous wastes shall be separated, stored, and disposed of according to federal, state and local regulations.</p> <p>7. Documentation: The Contractor shall submit with each Building/Zoning Inspection a Summary of Waste Generated by the Project on a quarterly basis. Failure to submit this information shall be grounds for a stop work order. The Summary shall be submitted on a form acceptable to Planning & Development or Public Works and shall contain the following information:</p> <p>a) Disposal information:</p> <ul style="list-style-type: none"> i. amount (in tons or cubic yards) of material landfilled ii. identity of the landfill iii. total amount of tipping fees paid at the landfill 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Solid Waste</u> Class III. Prior to recycling and other diversion methods, the proposed project would increase solid waste generation at the Garden by approximately 29,634.6-12 tons per year, which is below the County's significance threshold of 196 tons per year.</p>	<p>Less Than Significant</p>	<p>iv. weight tickets, manifests, receipts, and invoices (attach copies) b) Recycling information: i. amount and type of material (in tons or cubic yards) ii. receiving party iii. manifests, weight tickets, receipts, and invoices (attach copies) c) Reuse and salvage information: i. list of items salvaged for reuse on project or campus (if any) ii. amount (in tons or cubic yards) iii. receiving party or storage location 8. Contingency Plan: The Permit Applicant or Contractor shall detail the location and recycling of stockpiled material in the event of the implementation of a Contingency Plan.</p>	<p>Less Than Significant</p>
		<p>PFI-2 The applicant shall develop and submit a Solid Waste Management Plan to be reviewed and approved by the County Public Works Solid Waste Division and Planning and Development, and shall include one or more of the following measures:</p> <ul style="list-style-type: none"> • Provision of space and/or bins for the storage of recyclable materials within the project site, • Implementation of a curbside recycling program to serve the development, • Development of a plan for accessible collection of materials on a regular basis, • Development of Source Reduction Measures, indicating method and amount of expected reduction, • Implementation of a composting waste reduction program, and • Design and implement a storage area for pesticides, herbicides, and fertilizers with the following components: A low berm shall be designated around the interior floor to prevent migration of materials in the event of a spill. 	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Cumulative Solid Waste Impacts</u> Class III. The project would not result in a significant cumulative impact since it would generate less than 196 tons/year. Projects that generate more<u>less</u> than 40 tons/year would not be considered to result in an adverse cumulative effect. Thus, the project's contribution to cumulative solid waste impacts would not be cumulatively considerable.</p>	<p>Less Than Significant</p>	<ul style="list-style-type: none"> The floor shall be a concrete slab. The berm shall be designed to provide 100% containment of any stored liquids. <p>The project-specific and cumulative solid waste impacts associated with the proposed development are less than significant before mitigation. However, mitigation measures PFI-1 and PFI-2 are recommended to further reduce potential solid waste impacts.</p>	<p>Less Than Significant</p>
<p><u>Water Supply - Ground Water</u> Class III. Well water use is anticipated to increase 24% over the current demand associated with increasing irrigation needs as the Garden installs new exhibits over time. This equates to an increase of 3.06 AFY over the existing 12.75 AFY, resulting in a total well water usage demand of 15.81 AFY under the proposed project. Since the groundwater basin in which the project is located is not subject to overdraft, the increase in water demand associated with the project would not result in the over commitment or overdraft of the Foothill Groundwater Basin.</p>	<p>Less than Significant</p>	<p>None required.</p>	<p>Less Than Significant</p>
<p><u>Water Service</u> Class II. The Botanic Garden currently uses an average of 6.54 AFY from the City's municipal water supply for both domestic and irrigation purposes. This accounts for water use by all users of the Garden (i.e. staff, daily visitors, class participants, and special event guests). Increasing this water usage by 45%, accounting for increases in both domestic use and irrigation, equates to an increase of 2.94 AFY, resulting in a total projected municipal water usage demand of 9.48 AFY associated with the proposed project. The City of Santa Barbara has determined that it does have the capacity to serve the proposed project in terms of its existing and long-term water supply. However, water modeling done on the existing water system that would be extended to serve the Garden's facilities suggests that the provision of water to provide domestic water supply and fire flows to the Garden consistent with Fire Department standards could result in deficiencies elsewhere in the water system with respect to flow and pressure during periods of peak demand absent certain upgrades to the water system.</p>	<p>Significant</p>	<p>PF 2-1 The applicant shall fund and construct any upgrades necessary to the City of Santa Barbara's existing water system to ensure adequate water capacity and pressure to support domestic water service and fire flows to the Garden as prescribed by the Santa Barbara County Fire Department without negatively impacting the City's existing water system. This shall include, at a minimum, the construction of a 12-inch water main that will extend from the existing 12-inch gravity fed water main on Tunnel Road to the existing fire hydrant at the intersection of Las Canoas Road and Mission Canyon Road, unless other means of upgrading the system are approved by the City of Santa Barbara Public Works. The line shall run across the north end of the APN 023-060-018 in an easement and alignment to be approved by the City, then north on Mission Canyon Road to the intersection with Las Canoas Road. Extension of any additional lines</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Cumulative Water Supply Impacts Class III. The increase in water demand associated with these projects, in conjunction with the Botanic Garden project, would not impact the status of the groundwater basin or the supply of surface water to serve the Mission Canyon area. In addition, prior to any future development hooking into the City's water supply, the City requires that any necessary upgrades be installed to ensure adequate service and avoid deficiencies elsewhere in the system. Cumulative impacts are therefore considered adverse but less than significant and the project's contribution to cumulative impacts would not be considerable. <u>However, State officials have identified a significant long-term statewide shortage of water and are developing revised regulations to implement conservation and increased recycled water use. While the basin is not in overdraft on an average basis, it could potentially become depleted during an extended dry spell, as we have experienced recently. In order to minimize future water usage associated with the project consistent with conservation goals, a water conservation measure is recommended by the City of Santa Barbara as the local water supply purveyor.</u></p>	<p>Less Than Significant</p>	<p>shall be designed to avoid impacts to sensitive vegetation, including oak trees and other specimen trees. This line upgrade would be subject to all applicable mitigation measures included in this document related to air quality, oak tree removal, cultural resources, geologic processes, and noise impacts associated with construction. The Botanic Garden shall deed ownership of the 12-inch water main to the City and grant the City a no-cost maintenance easement for the section of water main on the Botanic Garden's private property.</p> <p><u>The following mitigation measure is recommended in order to incorporate into the project opportunities for conserving water use:</u></p> <p>PF 2-2 The applicant shall meet with the City of Santa Barbara Water Resources Division as part of the final project design with the goal of incorporating all feasible conservation measures that go beyond current plumbing code standards.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Sewer Service Class III. The project proposes to extend sewer lines primarily within existing roads and driveways to provide service to all existing and proposed development on the West of Mission, East of Mission, and Hansen sites. Existing septic systems at the project site would be abandoned as part of the proposed project, consistent with the standards and requirements imposed by County Public Health, Environmental Health Services Division. There is more than sufficient capacity at El Estero Wastewater Treatment Plant to serve the proposed project. The District Manager of County Service Area 12 previously provided a can-and-will serve letter for the Botanic Garden project in 2002 and the changes that have been made to the project since that time would not result in substantial changes to wastewater treatment needs.</p>	<p>Less Than Significant</p>	<p>None required.</p>	<p>Less Than Significant</p>
<p>Sewer Service Class II. The proposed development on the Cavalli site is proposed to be served by either a private septic system or municipal sewer service if it is introduced into the adjacent residential area along Las Canoas Road. However, the Botanic Garden is not proposing to extend sewer lines to serve the development on the Cavalli site as part of the project. Given the septic system regulations and design standards implemented by County Public Health, Environmental Health Services Division (EHS) and the physical constraints found on the Cavalli site, the possible installation of a private septic system to serve the proposed development on the Cavalli site would be considered a significant impact due to the inability of such a system to meet EHS requirements and the potential for effluent contamination to occur.</p>	<p>Significant</p>	<p>PF 3-1 Development of residential structures on the Cavalli site shall be served by a municipal sewer service connection. The habitable structures on the Cavalli site shall not be developed until municipal sewer service is extended to that area.</p>	<p>Less Than Significant</p>
<p>Cumulative Sewer Service Impacts Class III. Other planned and pending projects in the area would be served by a mix of private septic systems and municipal sewer connections depending on their location within Mission Canyon and their proximity to existing sewer trunk lines. Even if all of the related projects were to connect to the municipal sewer system there would continue to be sufficient capacity at the El Estero Wastewater Treatment Plant to provide treatment service. The related projects are not expected to result in the need to</p>	<p>Less Than Significant</p>	<p>The cumulative sewer service impacts associated with the proposed development are less than significant before mitigation. However, the mitigation measures identified above for project-specific impacts will further reduce potential cumulative sewer service impacts.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>construct new wastewater treatment facilities or expand existing facilities, with the exception of minor extension of sewer lines where applicable. In addition, compliance with the restrictions and standards imposed by EHS on the construction of private septic systems would ensure that impacts associated with the installation of private septic systems would not be significant. Cumulative wastewater impacts are thus considered adverse but less than significant and the project's contribution to cumulative impacts is not considered cumulatively considerable.</p>			
<p>Recreation Off-Site Recreation Class III. The anticipated on-site population increase (229 people) would not be sufficient to significantly impact the county's ratio of available public parkland to resident population. The proposed project would not interfere with existing or recreational use of hiking, biking, and equestrian trails in the planned vicinity of the project site.</p> <p>The proposed 3-wire and chain-link fencing along the Garden property fronting Tunnel Road has the potential to impinge on pedestrian use of the shoulder if it extends into the road right-of-way, as it currently does in certain locations. However, there are other areas along Tunnel Road where the shoulder is not maintained and fences and other barriers or steep slopes limit pedestrian use, such that the quality of the proposed on-road trail is already degraded. In addition, the proposed perimeter fence would be set back six feet from adjacent roadways where feasible given topographic and vegetation constraints. This would also help to facilitate continued bicycle use in this area. In that regard, the additional fencing would result in an adverse but less than significant impact to public recreation along Tunnel Road. Impacts to public recreation along Mission Canyon Road in the vicinity of the project site would be similar, as any fencing would be setback where feasible so as to not impede use of the road shoulders by cyclists and pedestrians.</p>	<p>Less Than Significant</p>	<p>None required.</p>	<p>Less Than Significant</p>
<p>On-Site Recreation Class III. The proposed project includes the construction of a perimeter fence around the entire much of the property with the exception of limited fence openings to allow for wildlife</p>	<p>Less Than Significant</p>	<p>None required.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>movement and sections of the Garden adjacent to private property, as described in Section 2.4.5. As the garden paths are on private property and are not connected to nor considered part of the established trail network in the area, impacts to public trails and/or parkland associated with the proposed fencing are not anticipated. The proposed continuation of the perimeter fence would further restrict random access to the garden; however, the primary informal access points have already been restricted by the installation of fences and gates in recent years (i.e. the fencing and gates along Mission Canyon Road and gate along Tunnel Road were installed prior to the Notice of Preparation) and access via the existing gates and the main entrance to the garden would be preserved. The additional fencing, including the recently constructed fence along Tunnel Road, would not block any informal access points that are currently clearly in use and which offer easy access to the Garden's pathway network. The proposed fencing around the Cavalli site may limit the ability of neighboring residents to gain access through existing means but these do not represent past points of general public entry into the site receiving significant use that would suddenly be curtailed under the proposed project. However, given The fact the Garden is a private facility, and that it provides and would continue to provide passive recreational opportunities to the public through its established points of entry. Given that the public has access to miles of public trails in close proximity to the Garden and the Garden's trails represent a small fraction of the local trail network; and that the proposed fencing would not block any new informal access points providing easy access to the Garden's trails that are clearly used by the public, the proposed changes in the access to the Garden would result in less than significant recreational impacts.</p>	<p>Less Than Significant</p>	<p>None required.</p>	<p>Less Than Significant</p>
<p><u>Cumulative Recreational Impacts</u> Class III. Anticipated development in the project area is limited. Seven Twenty eight development projects are currently planned or recently completed, six of which entail development of 17 single-family residential units, one involves and the remaining project would expand a minor expansion of the Natural History Museum facility, and the rest involve minor additions or rebuilds of existing residence and minor projects within the Garden itself.</p>	<p>Less Than Significant</p>	<p>None required.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>These projects would not in and of themselves result in significant recreational impacts. The past fencing projects at the Garden along Mission Canyon Road and Tunnel Road which have occurred in the last few years have served to substantially limit unregulated informal access into the Garden's trail network, access which had been enjoyed by canyon residents and the general public in the past and which provided easy access to and connection with the Garden's trail network. This use served as a significant recreational resource for the community, especially neighboring residents. While canyon residents who are members of the Garden in good standing are still able to access those trails during Garden operating hours with the use of access codes, the cumulative impact of this past fencing and the restrictions placed on this local recreation resource is considered significant. However, the proposed project's contribution to this impact is not cumulatively considerable as there are no additional significant primary informal access points that would be restricted by additional fencing along the Garden's perimeter and the Garden would continue to provide access to its trail network to visitors through its main entrance area. Given the supply of public parkland in the area, the limited total growth anticipated by the proposed project in combination with anticipated development in the immediate vicinity, and the fact that the proposed project would increase the acreage of recreational space (privately owned yet available for public use by members or paid visitors), significant cumulative impacts are not expected. Therefore the proposed project would not result in a considerable contribution to such effects.</p> <p>Traffic and Parking</p> <p>Class III. The proposed project is not expected to create a significant traffic impact at any of the four study intersections during the AM and PM peak hours. The project would result in adverse, but less than significant impacts at the four study intersections. Growth in traffic volumes due to the proposed project is anticipated to result in a significant traffic impact at the Mission Canyon Road (West)/Foothill Road intersection.</p>			
<p>Traffic and Parking</p> <p>Class III. The proposed project is not expected to create a significant traffic impact at any of the four study intersections during the AM and PM peak hours. The project would result in adverse, but less than significant impacts at the four study intersections. Growth in traffic volumes due to the proposed project is anticipated to result in a significant traffic impact at the Mission Canyon Road (West)/Foothill Road intersection.</p>	<p>Less Than Significant</p>	<p>None Required. The northbound approach on Mission Canyon Road (West) at Foothill Road shall be widened to provide a separate left turn lane. The roadway width of Mission Canyon Road (West), south of Foothill Road, is approximately 30 feet. It is estimated that Mission Canyon Road (West), south of Foothill Road, would need to be widened by two to four feet for up to 160 feet in length to accommodate the proposed left turn lane. The existing right-of-way (ROW) based on information from the County of Santa Barbara, is approximately 50 feet. The proposed widening on Mission</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Future Saturday Parking Demand Class II. Development of the proposed project would result in a deficit in visitor parking spaces on the West of Mission site on Saturdays from 11:00 AM to 2:00 PM.</p>	<p>Significant</p>	<p>Canyon Road (West), south of Foothill Road, can be accommodated within the existing ROW. It should be noted that an existing tree on the east side of Mission Canyon Road (West), south of Foothill Road, may need to be removed to accommodate the proposed widening. The resultant northbound Mission Canyon Road (West) approach lane configuration would be one left turn lane and one shared through/right turn lane.</p> <p>T 2-1 The Botanic Garden shall require class participants to park on the East of Mission Site on Saturdays between 11:00 AM to 3:00 PM. There are surplus parking spaces available on the East of Mission site on Saturday, which can accommodate this deficit. Also, Botanic Garden employees shall be assigned to park in the hilltop parking area on Saturdays in order to provide available parking for class participants in close proximity to the West of Mission Site on Saturdays.</p>	<p>Less Than Significant</p>
<p>Parking During Special Events Class II. With the proposed project, the total number of spaces in the public lot on the West of Mission Site would equal 70 spaces and the total visitor parking supply during special events (excluding the six+2 spaces near the Guild Studio) would equal 107 spaces. Therefore, prior to revision of the Transportation and Parking Management Plan that would require traffic monitors for events that generate a parking demand in excess of 70 spaces and off-site parking provisions for events that generate a parking demand in excess of 107 spaces, the proposed project would result in a significant parking impact during special events</p>	<p>Significant</p>	<p>T3-1 The Botanic Garden shall revise its Transportation and Parking Management Plan for special events to require traffic monitors for events that generate a parking demand in excess of 70 spaces and off-site parking provisions for events that generate a parking demand in excess of 107 spaces. With the exception of the roadside pullout across from the main visitor entrance on Mission Canyon Road, On-street parking shall not be permitted.</p>	<p>Less Than Significant</p>
<p>Construction Impacts Class III. During construction, the proposed project is not expected to create a significant traffic impact at any of the four study intersections during the AM or PM peak hours. Adverse but less than significant impacts are noted at the four study intersections during project construction phase. However, mitigation measures are recommended to reduce construction-related traffic. The proposed project is expected to create a significant traffic impact at the Mission Canyon Road (West)/Foothill Road study intersection during the AM and PM peak hours.</p>	<p>Less Than Significant</p>	<p>The proposed project is expected to generate a less than significant impact on traffic during construction; however, the following mitigation measure is recommended to further reduce this impact.</p> <p>T 4-1 Construction workers and construction delivery activities shall be scheduled to arrive and depart the project site during the off-peak travel periods, to the extent possible. It should be noted that many construction workers in the construction field typically arrive and depart a job site during the off-peak hours to avoid the AM and PM peak</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Cumulative Traffic Impacts Class II. Application of the County's threshold criteria to the "Year 2026 Cumulative With Project" scenario indicates that there would be a significant cumulative traffic impact at the Mission Canyon Road (west), Foothill Road intersection during the AM and PM peak hours. The project's contribution to this impact would be considerable.</p>	<p>Significant</p>	<p>commuter traffic periods and to maximize the work day. Mitigation measure T-1-1 identified above would also mitigate the project's cumulative traffic impacts. In addition, the payment of development impact mitigation fees to Public Works pursuant to the County's policy on cumulative impacts and mitigation, the payment of development impact fees to Public Works would address and mitigate the cumulative traffic impact from the development and growth in the community by funding the project's fair share of road improvements identified to address cumulative traffic impacts from development and growth in the community.</p>	<p>Less Than Significant</p>
<p>Water Resources and Flooding Drainage and Flooding Class II. Development of the proposed project would add approximately 1.932-09 acres of additional impervious surfaces from building roofs, residential hardscape, driveways/access roadways, new paved paths, and parking lots. The introduction of impermeable surfaces within the project site would increase the quantity of storm water runoff that enters these systems. The project proposes to provide for on-site detention of storm water runoff from these areas. However, prior to detailed review to assure that these facilities would be adequate, the potential for increased storm water runoff generation from the project site into off-site drainage would be considered a significant drainage impact.</p>	<p>Potentially Significant</p>	<p>WAT 1-1 The project proposes to provide for on-site detention of storm water runoff. Adequacy of the proposed drainage system conveyance elements and detention basin designs, locations, and characteristics to satisfy both drainage (flood) control and to act as a water quality BMP shall be determined by the P&D-Registered Geologist, Flood Control District Engineer, and Project Clean Water. Detention basin(s) shall be maintained for the life of the project by the landowner/operator. In addition, storm water exiting the site must be conveyed in pipes either directly to a suitable drainage or to the appropriate drop inlet structure and not to surface flow paths along existing streets. In the case of the unnamed drainage where buildings P21 and P22 are proposed, a specific drainage analysis shall be performed to establish (1) final finished floor elevations for P21 and P22, and (2) design elements (if any) required to prevent flood damage to the improvements associated with P21 and P22.</p>	<p>Less Than Significant</p>
<p>Short-term Construction-Related Water-Quality Class II. The proposed project would result in the exposure of</p>	<p>Significant</p>	<p>WAT 2-1 During grading and construction the best available erosion control and sediment control measures shall</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>soil and geologic deposits to erosion and transport by precipitation, runoff water, wind, and gravity; and the migration of construction materials and supplies from the site by precipitation, runoff water, wind, and gravity to the surface water and/or groundwater systems. A project would result in a significant impact if it is located in an urban area and project construction would disturb one or more acres of land. The proposed project would disturb approximately <u>4.05-6</u> acres of land associated with project development. As such, construction-related water quality impacts are considered significant. <u>These impacts would be compounded by the recent Jesusita Fire, which has resulted in exposed slopes more prone to erosion and associated water quality impacts. This will be a short-term problem until vegetation re-establishes itself, thereby providing a natural erosion control measure.</u></p>		<p>be implemented. Control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Sediment control measures shall be maintained for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures, or landscaping.</p> <p>In addition, the following measures are designed to comply with water quality maintenance requirements.</p> <p>a. Grading shall be prohibited within 50-feet of the top of bank of Mission Creek, unless 1) structures are proposed to be demolished and rebuilt, in which case the new building may be located within the 50 foot setback but no closer to the top of bank than the original structure, as recommended by a registered geotechnical engineer (see Section 4.6 Geology and Soils), and 2) satisfactory erosion prevention design measures are reviewed and approved by P&D and Flood Control (see WAT 3-6 below). If construction within the 50-foot setback area is required (e.g. P1-B), the protected area shall be designated with orange construction fencing or other barrier to prevent entry by equipment or personnel.</p> <p>b. Methods such as geotextile fabrics, erosion control blankets, mulch, crushed stone, geotextile fabrics, soil stabilizers, temporary seeding and planting, retention basins, drainage diversion structures, siltation basins and spot grading (or other methods as agreed by P&D and Flood Control) shall be used to minimize erosion from occurring and to</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>capture sediment onsite during grading and construction activities.</p> <p>c. All entrances/exits to the construction site shall be stabilized (e.g. using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods.</p> <p>d. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.</p> <p>e. Graded areas not proposed for structural development shall be revegetated within 2 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.</p> <p>f. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.</p> <p>g. A detailed geological and/or soils engineering study addressing structure sites and the access road shall be prepared to determine structural design criteria, as recommended by the Planning and Development Building & Safety Division. The study shall be submitted for review and approval by Public Works.</p> <p>h. Temporary storage of construction equipment shall be limited to a 100 by 100 foot area located in an area away from slopes and along an existing interior access road; equipment storage sites shall be located at least 100 feet from any water bodies.</p> <p>i. General site and materials management practices shall be employed to prevent contaminated discharges from occurring.</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>These shall include cleaning up spills or vehicles drips and leaks immediately and disposing of waste materials appropriately, refueling vehicles at a designated offsite location, washing vehicles at a designated offsite location, or otherwise preventing any wash waters from entering the storm drains, keeping materials storage areas covered especially prior to and during rain, providing covered trash receptacle areas, and training of employees and subcontractors regarding site measures to prevent pollution.</p> <p>j. Special provisions for project areas involving paint work, concrete installation, and roadwork/paving shall be addressed with activity-specific BMPs included in the Erosion & Sediment Control Plan (see County Code 14-29(5)) or approved SWPPP.</p> <p><u>WAT 2-2</u> The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.</p> <p><u>WAT 2-3</u> <u>Washout Area.</u> During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site, and shall not be conducted within the critical root zones of oak trees on the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. The</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Long-Term Operational Water Quality Impacts and Hydrological Changes</u></p> <p>Class II. Post-development (operations) runoff from the proposed project elements would enter detention basins for the EOM, Hansen, and Cavalli Residence sites and conveyed in pipes either directly to a suitable drainage or to the appropriate drop inlet structure. Mission Canyon Road and Las Canoas Road drainages pass through storm drains to the Mission Canyon/Mission Creek storm drain system that ultimately drains to East Beach. Mission Creek borders the project area on the west and is "impaired" based on the CCRWQCB criteria. East Beach lies downstream of the Mission Creek drainage and is "impaired" based on the CCRWQCB criteria. The potential exists for pollutant discharge into these impaired water bodies during project operation.</p> <p>The proposed project would increase the amount of impervious surfaces (structures, paving, and parking) by an estimated 1,932-09 acres, or an 7984 percent increase over existing conditions. <u>The installation of semi-pervious pavers is not expected to result in a significant adverse change in surface runoff or infiltration rates since the existing dirt trails are compacted and already offer reduced infiltration capacities. The increased impervious surfaces would reduce ground surface area</u></p>	<p>Significant</p>	<p><u>washout area(s) shall be in place and maintained throughout construction.</u></p> <p>WAT 2-4 To prevent storm water contamination during roadwork or pavement construction, concrete, asphalt, and seal coat shall be applied during dry weather. Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc.</p> <p>WAT 2-5 Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination.</p> <p>WAT 3-1 A combination of structural and non-structural BMPs from the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods (e.g. bioswales, storm drain filters, permeable pavement, etc.) shall be installed to effectively prevent the entry of pollutants into the storm drain system after development. Recommended post-construction structural BMPs include:</p> <ul style="list-style-type: none"> • Biofiltration Swales and Strips • Catch Basin Inserts • Hydrodynamic Separation Systems and/or Gross Solids Removal Devices (HSS/GSSRD) • Detention Basins <p>Design of treatment control BMPs shall demonstrate compliance with the Standard Conditions for Project Plan Approval – Water Quality BMPs, by adequately treating runoff from the design storm event(s).</p> <p>As a part of the SWQMP program the applicant shall install a roof runoff collection and disposal</p>	<p>Less Than Significant</p>
		<p>WAT 3-2</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>capable of absorbing rainfall; therefore, storm water runoff throughout the site would increase. <u>While the majority of the site would remain undeveloped (permeable), the increase has the potential to increase pollutant loading to existing drainages. The project's increase in impervious surfaces exceeds the 25 percent significance threshold, thereby resulting in a significant water quality impact.</u></p>		<p>system for all new and relocated buildings that are part of the project. Runoff shall be directed to a subsurface infiltration trench, French drains, <u>or connected to the site's irrigation system; in local areas where native soils or amended native soils are suitable for infiltration and where it would not have a detrimental effect on structures, roof runoff may be directed to landscaped areas, or connected to the site's irrigation system.</u></p> <p>WAT 3-3 The project proposes to allow for infiltration and treatment of runoff from the site using biofiltration swales, detention basins, and permeable pavement. Runoff shall be directed to either a permanent grass or appropriately vegetated swale (biofiltration area) or a detention basin. A registered civil engineer or other qualified professional shall design the biofiltration features in accordance with the <u>California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. Only non-invasive perennial grass or other drought tolerant vegetation species shall be used in the vegetated-biofiltration system. To reduce runoff from impervious areas and allow for infiltration, to the extent feasible, the applicant shall incorporate pervious materials or surfaces (e.g., porous pavement, gravel, or unit pavers on sand) into the project design where native soils or amended native soils are suitable for infiltration and where it would not have a detrimental effect on structures to the extent feasible.</u></p> <p>WAT 3-4 To prevent illegal discharges to the storm drains, all on-site storm drain inlets, whether new or existing, shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., "Don't Dump - Drains to Ocean"). The information shall be provided in English and Spanish.</p>	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Cumulative Water Resource and Flooding Impacts Class II. Related projects represent a mix of residential, commercial, and institutional projects, which will result in various changes in the amount of impervious surfaces and the degree of potential surface water quality degradation before necessary regulatory requirements are met. The past installation of semi-pervious pavers would not result in a significant adverse</p>	<p>Significant</p>	<p><u>WAT 3-5</u> The landowner shall be responsible for the long-term maintenance of the water quality conditions of approval. <u>WAT 3-5</u> The applicant shall submit proof of exemption of a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. <u>WAT 3-6</u> Permanent erosion control measures shall be installed for all construction allowed within 50-feet of the top-of-bank of Mission Creek and Las Canoas Creek. <u>WAT 3-7</u> Parking Lot Cleaning Program A parking lot cleaning program shall be developed and implemented. The program shall include the following elements: weekly removal of litter; immediate cleaning of oil, fuel, and other automotive leaks; vacuum sweeping on a bimonthly basis; and inspection and cleaning of storm drain inlets and catch basins before November 1 and in January of each year. Debris removed from the catch basins or inlets shall be disposed of accordingly. <u>WAT 3-8</u> All trash container areas must meet the following requirements: 1) Trash container areas must divert drainage from adjoining paved areas. 2) Trash container areas must be protected and regularly maintained to prevent off-site transport of trash.</p>	<p>Less Than Significant</p>
<p>Cumulative Water Resource and Flooding Impacts Class II. Related projects represent a mix of residential, commercial, and institutional projects, which will result in various changes in the amount of impervious surfaces and the degree of potential surface water quality degradation before necessary regulatory requirements are met. The past installation of semi-pervious pavers would not result in a significant adverse</p>	<p>Significant</p>	<p>The mitigation measures identified above for project-specific impacts, particularly the proper implementation of BMPs in compliance with all applicable regulations and permit conditions, would also reduce the project's contribution to cumulative impacts to a less than significant level.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>change in surface runoff or infiltration rates at the Garden since the dirt trails upon which they were installed were compacted and already offered reduced infiltration capacities. Continued redevelopment, infill, and urbanization of the South Coast Hydrologic Unit, including residential buildout of the Mission Canyon area as identified in the Draft Mission Canyon Community Plan, can be expected to have significant water quality impacts to the Mission Creek watershed, including East Beach. The project level impacts on water quality (Impacts WAT 2 and WAT 3) are also considerable contributions to this cumulative water quality impact prior to proper implementation of BMPs in compliance with all applicable regulations and permit conditions.</p>			

ATTACHMENT C: CONDITIONS OF APPROVAL

SANTA BARBARA COUNTY CONDITIONAL USE PERMIT AND DEVELOPMENT PLAN
COUNTY LAND USE DEVELOPMENT CODE, CHAPTER 35
CASE NOS. 72-CP-116 RV01, 99-DP-043

I. A Conditional Use Permit And Final Development Plan are Hereby Granted:

TO: Santa Barbara Botanic Garden

APNs: 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018,
-022, -023, -024, -025, -038; 023-350-006; 021-030-001

PROJECT ADDRESS: 1212 Mission Canyon Road

ZONE: REC, 1-E-1, AG-I-10

AREA/SUPERVISORIAL DISTRICT: Mission Canyon, First District

FOR: 1) Continued operation of an existing botanic garden and approval of all existing and proposed development.

II. This permit is subject to compliance with the following conditions:

1. This Conditional Use Permit and Development Plan approval [72-CP-116 RV01, 99-DP-043] is based upon and limited to compliance with the project description and conditions of approval. Any deviations from the project description or the conditions must be reviewed and approved by the Director of the Planning and Development Department for conformity with this approval. Deviations from the project description or conditions of approval may require a modification (via a Substantial Conformity Determination, an Amendment or a Revision) to 72-CP-116 RV01 and/or 99-DP-043 and further environmental review. The conditional language (i.e. use of the word “would”) used in this condition #1 must be interpreted as imperative (i.e. “shall”).

The project description is as follows:

Modifications to Existing Structures and New Structures

The Garden currently includes 30 existing buildings (including five shade structures) providing a total of approximately 39,558 s.f. of floor area⁷. The proposed project would involve changes to a number of these buildings as well as the development of additional buildings, as identified in the tables below.

⁷ This figure represents the pre-fire condition and is kept as is to reflect the fact that the Garden intends to rebuild structures that were lost in the Jesusita Fire.

Santa Barbara Botanic Garden Existing Structures

Symbol	Building Name / Description	Square Footage (Footprint)	Changes	# of Floors
E1	Caretaker's Cottage (offices)	1,390 (1,390)	Relocate, convert to residence	1
E2	Herbarium (collections)	2,818 (1,209)	Demolish	2
E3	Blaksley Library (library, office)	3,153 (1,577)	Remodel, offices, exhibit space, snack window	2
E4	Lath House/Plant Sales	3,003 (3,003)	Remodel	1
E5	North Wing (office, gift shop, kitchen, classroom)	3,298 (1,649)	674 s.f. addition, remodel	2
E6	Visitor Kiosk (admissions)	170 (170)	Demolish	1
E7	Restrooms	404 (404)	Remodel – storage	1
E8	Information Kiosk	320 (320)	No change	1
E9	Tea House	188 (188)	No change	1
E10	Gane House (maintenance and storage)	9,318 (3,975)	Rebuild (fire) 8,178 s.f.	2 + basement
E11	Storage Shed	339 (339)	Demolish	1
E12	Storage Shed	356 (356)	Rebuild (fire)	1
E13	Storage Shed	323 (323)	Demolish	1
E14	Storage Shed	150 (150)	Rebuild (fire) and relocate	1
E15	Can Yard (shade structure)	1,984 (1,984)	Rebuild (fire)	1
E16	Shade Structure (plants)	244 (244)	Rebuild (fire), 119 s.f. addition	1
E17	Lath House (plants)	725 (725)	Rebuild (fire)	1
E18	Shade Structure (plants)	686 (686)	Rebuild (fire)	1
E19	Head House (office, seed bank)	1,138 (1,138)	No change	1
E20	Wood Shed (storage)	143	Rebuild (fire) and relocate	1
E21	Guild Studio (office, storage)	1,585 (1,440)	No change	1 (raised)
E22	Tunnel Road Annex (storage)	483 (483)	No change	1
E23	Employee Residence	1,185 (1,185)	Remodel	1
E24	Employee Residence (duplex)	2,502 (2,203)	Remodel, SFD	2
E25	Storage Shed	667 (667)	No change	1
E26	Storage Shed	185 (185)	Demolish	1
E27	Director's Residence	1,496 (1,496)	Rebuild (fire)	1
E28	Director's Garage	500 (500)	Rebuild (fire), 457 s.f. 2 nd story addition	2
E29	Shade Structure	400 (400)	No change	1
E30	Shade Structure	405	Demolish	1
Additions/Subtractions		N/A	-4,130 (-1,997)	N/A
Total		39,558 (28,937)	35,428 (26,940)	N/A

Santa Barbara Botanic Garden Proposed Structures

Symbol	Building Name / Description	Square Footage (Footprint)	# of Floors
P1-A	Children's Lab	2,678 (1,748)	2
P1-B	Library/Education Center	7,941 (2,779)	2 + basement
P3	Visitor's Admission	724 (724)	1
P5	Conservation Center	5,552 (2,215)	2 + basement
P6/7/8	Horticulture Offices, Garage & Services	3,527 (3,527)	1
P9	Horticultural Garage/Support	1,733 (1,733)	1
P10	Can Yard (propagation)	400 (400)	1
P12	Garage	386 (386)	1
P13	Staff Residence	1,472 (1,472)	1
P14	Staff Residence	1,496 (1,496)	1
P17	Shade Structure	400 (400)	1
P18	Shade Structure	400 (400)	1
P19	Shade Structure	400 (400)	1
P20	Overlook Kiosk	470 (470)	1
P21	Garage/Office	1,168 (1,168)	1
P22	Staff Residence	1,267 (1,267)	1
Total – Proposed Development		30,014 (20,565)	N/A
Total – Existing + Proposed		65,442 (47,505)	N/A
Net Increase		25,884 (18,568)	N/A

Of the existing 30 structures, six buildings with a combined floor area of 4,240 s.f. would be demolished (an herbarium, the visitor services kiosk, one shade structure, and three storage sheds), the Gane House would be reduced in size from 9,318 s.f. to 8,178 s.f., a reduction of 1,140 s.f., and three existing structures (North Wing, a shade structure, and Director's garage) would be expanded to add a total of 1,250 s.f. The proposed floor area changes to existing structures would result in a net reduction to existing development floor area of 4,130 s.f. (minus 5,380 s.f. plus 1,250 s.f.), resulting in 35,428 s.f. of floor area associated with existing structures. Three existing structures (the cottage, a storage shed and a wood shed) would be relocated on site with no change in floor area. Condition of approval 24 requires that the cottage be relocated to a site located within the boundaries of the Historic Garden.

Sixteen new structures are proposed with a combined floor area of 30,014 s.f. The total floor area at the Garden after implementation of the proposed project would be 65,442 s.f., for a net increase of 25,884 s.f. relative to existing development.

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.

Circulation and Parking Facilities

The proposed project would also include modifications to existing roadways, construction of new parking areas, visitor circulation modifications, and various Americans with Disabilities Act (ADA) accessibility elements.

The existing driveways and circulation pattern on the West of Mission site would remain largely unchanged. However, a new cut in the parking lot approximately 18 feet in width to create a new large vehicle turnaround would be created at the south exit driveway to Mission Canyon Road, which would allow larger vehicles a better access approach to the east side of the Botanic Garden property while also providing emergency vehicles an alternative means of turning around on Mission Canyon Road.

The primary visitor parking lot on the West of Mission site currently contains 74 parking spaces (3 ADA accessible) and one bus parking space. A total of 70 marked parking spaces (including three ADA accessible spaces) and one bus parking space are proposed. Therefore, the net change in parking on the west property lot would be four fewer vehicular parking spaces. A new ADA accessible pedestrian entry sequence to the West of Mission site would be constructed of stone pavers and would include a small pedestrian bridge located just south of the existing entry path. The existing entry path would then serve as a separate maintenance and emergency access route.

The Guild Studio is currently served by 7 informal employee parking spaces adjacent to the building. The proposed project would provide 1 formal ADA accessible space at the Guild Studio in place of the informal spaces and a new employee parking area containing 5 employee parking spaces on the west side of Mission Canyon Road adjacent to the Mission Canyon Road and Las Canoas Road intersection. This would result in a net decrease of 1 parking space serving the Guild Studio. The new employee parking area would be accessed directly from Mission Canyon Road (presently gated), and a paved pedestrian path and span bridge (approximately 55 feet long and six feet wide) would provide access from the parking area to the Guild Studio across Mission Creek.

The East of Mission site currently contains 35 unmarked parking spaces in various locations (not including parking spaces used by staff residences on the Hansen site). New pocket parking would be provided for 23 spaces along the driveway accessing the Gane House and a 14-stall parking lot and view "overlook" is planned where the driveway terminates beyond the existing propagation center. This parking area would also function as a helipad in emergency situations (e.g. wildfires) for use by emergency crews, as identified in the Fire Protection Plan. It would not be used for any other occasion.

The net change in the total supply of visitor and employee parking on the project site would decrease by 3 spaces, from 116 to 113 spaces.

The entire access road through the East of Mission and Hansen sites (extending from Mission Canyon Road to Las Canoas Road) is proposed to be paved, partially re-routed, and improved in order to meet current Fire Department standards. Re-grading of the existing circulation system will be required to increase road widths and to provide road grades consistent with current Fire Department standards (i.e. 12% maximum grade). In all, approximately 2,400 linear feet of roads on the East of Mission and Hansen sites will be improved and widened to 16 feet in most places (not including turnouts, turnarounds and parking spaces).

Employee and Visitor Parking

	Existing Number of Spaces	Proposed Number of Spaces	Change
Visitor			
West of Mission	74	70	-4
East of Mission	0	0	0
<i>Total Visitor Parking</i>	<i>74</i>	<i>70</i>	<i>-4</i>
Employee			
Guild House	7 (unmarked)	6 (marked)	-1
East of Mission	35 (unmarked)	37 (marked)	+2
<i>Total Employee Parking</i>	<i>42</i>	<i>43</i>	<i>+1</i>
Total Visitor And Employee Parking	116	113	-3

The Botanic Garden currently implements traffic management programs for all events that have the potential to exceed the existing supply of visitor parking spaces and thereby result in traffic congestion and parking impacts along Mission Canyon Road. The traffic management programs typically employ on-site traffic monitors and valet parking programs, offsite parking agreements with shuttle services and local law enforcement for traffic control. The Garden currently implements the following vehicle use reduction efforts:

- Promoting carpooling and bus transportation in all advertisements for events. This is provided for events of all sizes, not just the larger events which trigger the transportation and parking provisions.
- Promoting carpooling for staff, though varying schedules make consistent carpooling impractical for many.
- For large events, typically occurring on the weekends when MTD Line 22 runs, SBBG pays for visitors traveling to the Garden via MTD. MTD collects the event ad presented by riders, and then bills SBBG for those ads collected from individuals traveling on Line 22 to the Garden. In addition, for large events, the Garden provides bookmarks to all public library branches and Borders bookstore that have a free-ride MTD tear off.

As part of the Vital Mission Plan, the Garden would continue these efforts and is also proposing to purchase MTD passes for weekend employees to further reduce vehicular use.

Grading, Paving, and Pathways

Grading for full project buildout consists of approximately 13,200 cubic yards (cy) of cut and 5,400 cy of fill, resulting in a net export of approximately 7,800 cy, with allowance for compaction loss in the fill areas. New retaining walls are proposed as masonry block units and will be faced with rock (sandstone) where walls are visible from locations within the Garden.

As part of the proposed project, all remaining pathways, with the exception of the proposed path on the Cavalli property, would be surfaced with pavers as individual portions of pathways are determined in need of maintenance and increased accessibility for mobility-impaired Garden visitors. The proposed path on the Cavalli property, a six-foot wide path, would be paved with an all-weather, impermeable surface, would be narrowed to eliminate the need for engineered vertical retaining walls and would be unpaved. Nonengineered stacked rock walls, with a maximum height of 24” would be allowed.

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 240 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. A total of 36 path lights and 11 electrical outlets are proposed. 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 Meadow Terrace project would be re-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 should be planted to replace the tree that was removed during initial construction so that spatial relationships between the Meadow Oaks area and the Meadow are maintained.

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.

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 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.

Lighting Plan

Exterior lighting is proposed to provide security and safety around structures. The lighting plan consists of small, 3 x 6 inch shielded pathway lights between buildings, 3 x 4 inch step lights along low walls, 24-inch tall sandstone path lights with two-inch shielded lights directed to the ground, and 2 x 6 inch hidden trellis lights to be provided at the main entrance to the Botanic Garden. Timers would be used to control the duration of daily lighting including paths of travel to and from vehicles. Lights would be illuminated from dusk until the end of the business day

and until the end of classes or lectures, as needed. Selected areas around buildings within the Garden are proposed to continue to include low level security lighting which would remain illuminated throughout the night. During special events, low level and shielded light fixtures may be utilized along pathways around the meadow area. The parking lot would be provided with pole lighting consisting of 12-foot high pole lights set in mission-style fixtures with sharp cut-off luminaries to reduce glare. Residential lighting typical of residential uses in the neighborhood are proposed for new residences at the Botanic Garden as well. It is the goal of the Garden to achieve LZ1 lighting standards, which are designed for areas with minimal lighting needs, such as parks, wilderness areas, and wildlife preserves. Achievement of LZ1 lighting standards is mandated by condition of approval 4.

Water and Sewer Services

The Botanic Garden is served by both a private well and the City of Santa Barbara's municipal water system. The City of Santa Barbara currently serves domestic needs, and approximately 35 percent of irrigation needs, while the existing well provides for the remaining irrigation needs. New water mains and hydrants would be installed and all new and remodeled buildings would be fire sprinkled. Except for the Director's Residence (1140 Tunnel Road), which is served by municipal sewers, the Botanic Garden wastewater disposal is currently processed through septic systems. All new and existing facilities would be connected to the municipal sewer system, with the necessary sewer main extensions and laterals, and all sewer connections are proposed to be gravity lines. The proposed residence and office space on the Cavalli site (P-21 and P-22) would only be constructed if and when sewer service is introduced into the adjacent residential area or a suitable private septic system becomes available.

Drainage Facilities

The proposed grading and drainage plans for the Vital Mission Plan include stormwater runoff control and treatment improvements in project areas that would be subject to new development. Where new impervious surfaces are proposed, drainage devices with oil and grit filtration are incorporated into the design to filter, control and divert runoff from the site in a non-erosive manner to an appropriate location for discharge. Additionally, two detention basins and one bioswale have been incorporated into the project design to retain and treat stormwater runoff onsite where site terrain is level enough to accommodate this type of stormwater treatment method. Two detention basins are proposed to be installed along the access road between Mission Canyon Road and Las Canoas Road, and one bioswale is proposed to be installed to collect stormwater runoff from the proposed Cavalli site improvements. Bioswales and detention basins would be redesigned to avoid slopes of 30% or greater.

Proposed Fire Protection/Fuel Modification Plans

The Garden is subject to Fire Department requirements, which include fuel modification within 100 feet of habitable structures. In addition, a Conceptual Fire Protection Plan has been developed for the Garden (Dudek, July 2009, Appendix E of DFEIR). This Plan includes requirements and recommendations for fuel modification, building construction, road design, water systems, and evacuation. Condition of approval 32 mandates that all construction shall be prohibited on red flag days as declared by the County Fire Chief. Except during Low Fire Season Preparedness levels, a water truck shall be on hand during all construction activities with the potential to ignite fires, including but not limited to welding, pipe cutting and rough grading.

Construction Phasing

Implementation of the Vital Mission Plan is expected to occur in eight sequential phases, consisting of the following:

- Phase I: All proposed water and sewer line extensions in an 8-month duration.
- Phase II: Construction of new Horticulture Facilities in an 11-month duration.
- Phase III: Reconstruction of the Gane House and construction of new Herbarium/Conservation Center in a 14-month duration.
- Phase IV: Relocation of existing Administration Cottage and conversion to residential use, demolition of existing Herbarium, and construction of the Educational Center in a 13-month duration.
- Phase V: Renovations to existing Blaksley Library and North Wing buildings and construction of new entrance kiosk in a 12-month duration.
- Phase VI: Construction of new staff residences in a 14-month duration.
- Phase VII: Construction of public path and overlook kiosk on Cavalli property in a 6-month duration.
- Phase VIII: Construction of Cavalli housing and office structures and associated parking/paving once sewer/septic becomes available.

OPERATIONAL COMPONENTS OF THE PROPOSED PROJECT

Existing and Proposed Botanic Garden Uses

The general uses that occur at the Botanic Garden on a typical day include curation of collections, exhibit development, self-guided garden tours and garden tours in groups, educational programs, workshops, volunteer meetings, research activities, staff activities related to administration, management and maintenance, business and group meetings, retail sales at the garden shop and plant nursery, and horticultural activities. No change in these existing primary uses is proposed.

Most visitors to the Botanic Garden are touring the outdoor gardens and visiting the garden shop and nursery. An average of approximately 305 people visit the Botanic Garden daily (based on admissions counts taken in 2005 by Botanic Garden staff). This number includes general visitors as well as attendees at special events, classes, lectures, and other activities. The Botanic Garden estimates that 75 percent of the daily public visitors remain on the west side, while 25 percent also tour the exhibits on the east side.

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 ~~or a suitable private septic system becomes available~~. This would result in a net gain of three residential units beyond what exists currently, for a total of seven units.

A 226 square-foot snack window is proposed within the lower level of the Library (E3) which would provide visitors with light lunch fare consisting of pre-packaged foods such as salads and sandwiches, various snack foods, fruit and primarily bottled or canned drinks. A microwave oven would be provided to heat pre-packaged foods. The proposed food service would be available during regular visiting hours only. In addition, a kitchen area with refrigerator, dishwasher, microwave oven, and sink is proposed within the lower level of the Library (E3) that would serve as a preparation and storage area for special events held at the Garden. No cooking facilities are proposed as part of this project; all cooking would be done off-site.

Hours of Operation

The Garden is open to the general public from 9:00 a.m. to 5:00 p.m. during the winter season and 9:00 a.m. to 6:00 p.m. during the summer season. The Botanic Garden is open 361 days per year. All activities occur seven days per week, with most staff working Monday through Friday. Staff typically work 8:00 a.m. to 5:00 p.m., while educational programs run from 7:30 a.m. to 10:00 p.m. Approximately 75 percent of classes occur during the daytime hours and 25 percent occur during evening hours. Meetings related to garden activities can occur throughout the day from 7:30 a.m. to 6:00 p.m. All special events at the Garden such as private parties and fundraisers conclude by 9 p.m. with additional time provided for event breakdown and cleanup. Music associated with special events ends by 9 p.m. No change in operating hours is proposed.

Staff Levels

Staffing at the Botanic Garden at the time of the Notice of Preparation consisted of 32 full-time and 15 part-time employees, 1 intern, and approximately 31 instructors. Typically, 1 instructor is involved with a class on any given day. At the time of the Notice of Preparation, approximately 20 volunteers provide services such as docents, horticultural assistance, membership/visitor services, garden shop, fundraising, etc. each day. The Botanic Garden estimates that staffing needs will increase to 37 full-time and 24 part-time employees, 4 interns and approximately 32 instructors, while volunteers are assumed to remain at 20. Therefore, it is anticipated that total staff and volunteers would increase from 99 to approximately 117 under buildout of the project, accounting for 5 more full-time employees, 9 more part-time employees, 3 more interns, and 1 more instructor.

Classes, Visitors, and Special Events

The Botanic Garden is requesting visitor increases associated with classes, lectures, special events, etc., however these proposed increases are not included in the approved project. Rather, use levels are capped at the levels of use that were occurring at the time of the Notice of Preparation. Existing ~~and proposed~~ classes, lectures, special events, and other activities are identified in the tables below. Currently, five to ten professionals use the herbarium and research facilities weekly, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The Botanic Garden Volunteer meetings consisting of 5 to 25 people are held 6 to 12 times per year. The Botanic Garden does not expect an increase in these meetings or attendance. Miscellaneous business, research and educational visits not included above account for approximately 12 people per day and would not directly increase with project implementation. These individuals typically utilize various buildings on the west side or are out on the Botanic Garden grounds.

Classes, Hours, and Attendance

Current Classes/Year	Proposed Classes/Year	Hours	Current Attendance (per class)	Proposed Attendance (per class)	Change in # of Sessions	Change in Attendance	Total Change in Annual Attendance
Daytime Classes							
80-90 Courses 200-225 Sessions	90-100 Courses 225-250 Sessions	7:30 a.m.- 5:30 p.m.	10-20	12-22	+250	+2	+1,000
Nighttime Classes							
25-35 Courses 60-90 Sessions	30-40 Courses 75-100 Sessions	6:00 p.m. - 10:00 p.m.	10-20	12-22	+100	+2	+400
Master Gardner and Docent Training							
20 Sessions	20 Sessions	7:30 a.m.- 5:30 p.m.	40-50	40-50	0	0	0
Annual Lecture Series							
7 Sessions	7 Sessions	6:00 p.m.- 10:00 p.m.	50-70	50-125	0	+55	+385

Special Events, Hours, and Attendance

Event Type	Current Frequency/ Duration	Proposed Frequency/ Duration	Hours	Current Attendance	Proposed Attendance	Change in Attendance	Change in # of Events	Total Change in Annual Attendance
Plant Sales, Book Signings	4/year	4/year	11 am- 7 pm	100-250/event	100-250/event	0	0	0
Art/Craft Exhibits	4/year Case-by-Case	4/year Case-by-Case	9 am- 5 pm	Case-by-Case	Case-by-Case	NA	0	0
Community Festivals (Exhibits/ Vendors/ Music)	2/year 2 days	2/year 2 days	9 am- 5 pm	250-750 per day	250-750 per day	0	0	0
Fundraising/ Special Events (Food/Music)	10/year 1 day	15/year 1 day	Noon- 10 pm*	20-300/event	20-300/event	0	5	+1,500
Community Group Meetings	10-20/year 1 day	10-20/year 1 day	9 am- 10 pm*	30-150/event	30-150/event	0	0	0
Private Parties (Music/Food)	2-4/year 1 day	8/year 1 day	9 am- 10 pm*	75-200/event	75-300/event	100	4	+400
Symposia & Workshops	1-2/year 1-3 days	1-2/year / 1-3 days	8 am- 8 pm	50-150 per day	50-150 per day	0	0	0
Recognition Events	3/year 1 day	3/year 1 day	9 am-10 pm*	50-200/event	50-200/event	0	0	0

* Note that these events would end by 9pm (i.e. no music after 9 pm) with additional time provided for event breakdown, cleanup, and guest departure.

Tents are commonly utilized during most of the private parties and other special events indicated above, including certain outdoor classes depending on weather and solar radiation conditions (up to an estimated

55 uses per year). Tents are removed immediately after an event has completed. Alcohol may be served at special events as well, with liquor licenses obtained as necessary. The number of such events varies year to year. All events include an on-site monitor. Music (both acoustic and amplified) would typically be used up to approximately 25 times per year. The Garden proposes to maintain these use parameters.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the conditions of approval hereto.

MITIGATION MEASURES FROM 07EIR-00000-00001

2. **AES 2-1** Roof-top building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used. **Plan Requirements and Timing:** Materials shall be denoted on building plans. Final building plans shall be reviewed and approved by the SBAR prior to Zoning Clearance. Structures shall be painted prior to final building inspection.

Monitoring: P&D shall inspect prior to final building inspection.

3. **AES 2-2** Where feasible and consistent with the Fire Protection Plan and County Fire Department fuel management requirements, the Botanic Garden shall incorporate landscaping in the form of planted buffers along its perimeter and in areas open to public views, with special emphasis along Mission Canyon Road and the East Ridge north of the Gane House. Landscaping shall include groundcover, understory and canopy plantings as needed to achieve effective screening. Landscape screening shall be maintained for the life of the project. In the event of a natural disaster, including wildfire, landscape screening shall be replaced to the satisfaction of this condition in a timely manner. Landscape plans shall be submitted to the BAR for review and approval as to species, locations, and size at installation. **Plan Requirements and Timing:** Prior to Zoning Clearance approval for each phase of buildout, the applicant shall submit landscape planting plans for each phase of buildout for review and approval by the SBAR and P&D.

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.

4. **AES 3-1** Exterior lighting shall be designed consistent with LZ1 standards. With the exception of security lighting, all exterior lighting shall be on timers and shut-off during non-business hours. When necessary to support an evening activity (class, special event, lecture, etc.), only those buildings or areas in use shall be lit as well as the parking area serving the activity and any necessary pathways between the activity and said parking. **Plan Requirements and Timing:** Prior to Zoning Clearance approval, the applicant shall submit a lighting plan that demonstrates compliance with LZ1 standards and the restrictions of this condition for review and approval by the SBAR and P&D.

Monitoring: P&D shall site inspect to ensure compliance prior to occupancy clearance. Permit compliance shall respond to complaints.

5. **AQ 1-1** The applicant shall prepare a Construction Management Plan to control PM-10 emissions. At minimum the Plan shall include the following dust control measures:
- During construction, water trucks or sprinkler systems should be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this

should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible.

- Minimize the amount of disturbed area and reduce onsite vehicle speeds to 15 mph per hour or less.
- Gravel pads must be installed at all access points to prevent tracking of mud on to public roads.
- If importation, exportation, and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be covered with a tarp from the point of origin.
- After clearing, grading, earthmoving, or excavation is completed, the disturbed area should be treated by watering, revegetating, or spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SBCAPCD prior to Zoning Clearance.
- All requirements shall be shown on grading and building plans.

Plan Requirements/Timing: These measures shall be noted on all construction plans and approved by the County Planning and Development department prior to Zoning Clearance.

Monitoring: The County building/grading inspector shall perform periodic site inspections throughout the construction period and respond to complaints.

6. **AQ 2-1** The applicant shall prepare a Construction Management Plan to control diesel emissions during construction. At a minimum the Plan shall incorporate the following mitigation measures:
- Diesel catalytic converters, diesel oxidation catalysts, and diesel particulate filters, as certified and/or verified by EPA or California, shall be installed, if available.
 - Diesel-powered equipment should be replaced by electric equipment whenever feasible.
 - Idling of heavy-duty diesel trucks during loading and unloading should be limited to five minutes; auxiliary power units should be used whenever possible.
 - Construction worker's trips should be minimized by requiring carpooling and by providing for lunch on site.
 - Heavy-duty diesel-powered construction equipment manufactured after 1996 (with Federally mandated "clean" diesel engines) should be utilized wherever feasible.
 - The engine size of construction equipment operating simultaneously shall be the minimum practical size.
 - The amount of construction equipment operating simultaneously shall be minimized through efficient construction management practices to ensure that the smallest practical number is operating at any one time.
 - Construction equipment shall be maintained per the manufacturer's specifications.

- Construction equipment operating on site shall be equipped with two or four degree engine timing retard or pre-combustion chamber engines.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

Plan Requirements/Timing: These measures shall be noted on all construction plans and approved by the County Planning and Development department prior to Zoning Clearance.

Monitoring: The County building/grading inspector shall perform periodic site inspections throughout the construction period. Permit compliance will respond to complaints.

7. **AQ 3-1 Energy Conservation Measures.** The applicant shall incorporate the following energy conservation measures into building plans unless the applicant or future landowner proves to the satisfaction of P&D that incorporation of a specific measure is infeasible:
- a. Meet or exceed the California Title 24 Energy Code for all relevant applications, including energy efficient appliances and lighting.
 - b. Install heat transfer modules for all furnaces.
 - c. Apply water based paint on all structures.
 - d. If feasible, incorporate the use of solar panels for water heating systems or water heater systems that heat water only on demand into the design of all habitable structures.
 - e. Include design elements that maximize the use of natural lighting and passive solar cooling/heating.
 - f. Construct parking areas with concrete or other non-polluting materials instead of asphalt.

Plan Requirements and Timing: The applicant shall incorporate the listed provisions into building and improvement plans or shall submit proof of infeasibility prior to Zoning Clearance.

Monitoring: Building and Safety shall site inspect to ensure development is in accordance with approved plans prior to occupancy clearance.

8. **BIO 1-1** During construction, the placement of the Cavalli path and fence shall be monitored by a qualified botanical consultant and realigned as necessary in order to avoid direct impacts to special-status plants, and to protect special-status plants from incidental damages. **Plan Requirements and Timing:** Improvement plans shall be modified as necessary to depict the “as-built” conditions of the path and fence alignment. Prior to initiation of construction, the applicant shall receive P&D department approval of the proposed botanical consultant.

Monitoring: The botanical consultant shall be on-site throughout the Cavalli path and fence construction and shall submit a summary report of the changes to the alignment that were necessary. The report shall be submitted for P&D approval, along with revised plans (as necessary).

9. **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), 1-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.

- b. Mitigation of oak trees at a 10:1 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. Prior 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 requires P&D sign-off.

10. **BIO 2-2** In accordance with PRC Section 21083.4 (SB 1334), the remainder of the project's impacts (i.e, the portion not mitigated by the planting of oaks) shall be mitigated by the contribution of funds to the Oak Woodlands Conservation Fund, as established under subdivision (a) of Section 1363 of the Fish and Game Code, for the purpose of purchasing oak woodlands conservation easements, as specified under paragraph (1) of subdivision (d) of that section and the guidelines and criteria of the Wildlife Conservation Board. A calculation of the appropriate amount of funds shall be based on the acreage of oak woodlands impacted by the project, in consultation with the California Wildlife Conservation Board. **Plan Requirements and Timing:** Payment of mitigation fee shall be completed prior to Zoning Clearance.

Monitoring: P&D shall verify compliance with this requirement prior to Zoning Clearance.

11. **BIO 3-1** The fencing plan shall require that portions of the proposed fence that traverse oak woodlands shall be constructed using hand equipment only so as to minimize the area of disturbance, under the supervision of a biological monitor. All fencing along Las Canoas Creek shall be sited so as to avoid removal of or disturbance to riparian vegetation or habitat. **Plan Requirements and Timing:** This requirement shall be indicated on the project's fencing plan and shall be submitted and approved by P&D staff prior to installing the fence. The final location of all fencing shall be staked in the field and approved by P&D staff or a designated monitor prior to construction.

Monitoring: P&D or a designated monitor shall conduct periodic site inspections during the construction period to ensure that the fence is installed in accordance with the fencing plan.

12. **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:

- a. An exhibit showing the location, diameter and critical root zone of all native coast live oak trees located onsite, in the vicinity of project elements.
- b. In areas of disturbance, fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be temporary high-visibility orange plastic to a height of four feet and staked every six feet. The applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to Zoning Clearance and shall remain in place throughout all grading and construction activities.
- c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by P&D.
- d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for land use clearance. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.
- e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor where feasible such that impacts to trees are minimized.
- f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.
- g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:
 - i. Any paving shall be of pervious material (gravel, brick without mortar or turf block) where feasible.
 - ii. Where feasible, installation of utility lines within the root zones of any protected tree shall be accomplished using methods other than trenching, such as by boring, or removal of soil by pressurized water systems. When trenching is required, it shall be done by hand.
 - iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut.
- h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.
 - i. Only trees designated for removal on the approved tree protection plan shall be removed.
 - j. Any tree that is removed shall be replaced on a 10:1 basis with 1-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 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 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.
- 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 10:1 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 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 shall not occur unless all measures have been complied with to the satisfaction of P&D.

13. **BIO 6-1** No alteration of stream channels or banks shall be permitted until the Department of Fish and Game and US Army Corps have been contacted to determine whether permits are required from these agencies. **Plan Requirements and Timing:** Prior to issuance of Zoning clearances, the applicant must receive all necessary permits from California Department of Fish and Game and US Army Corps of Engineers. Proof of obtainment of the required permits shall be submitted to P&D.

Monitoring: On-site monitoring during construction is recommended to enforce standard County conditions to protect the integrity of the stream and the water. Monitoring requirements shall be specified in CDFG and Corps permits.

14. **BIO 6-2** Bridges shall be designed to span the entire stream distance from bank to bank, with buttresses located entirely outside banks of the channel. Construction activity shall also occur outside the banks of the channel. To the extent possible, construction activity shall minimize damage to vegetation in the work area adjacent to bridge construction, which is not to exceed fifteen feet from the bridge buttresses. Work areas shall be clearly demarcated prior to construction using high-visibility orange mesh fencing material. At the end of construction, work areas in which vegetation has been damaged shall be re-vegetated. These areas shall be fenced during re-vegetation. Bare soil shall be covered with a weed-free mulch to minimize erosion, and natural regeneration of vegetation shall be allowed to ensue through an entire fall-winter growing season, and monitored by a qualified person in mid-winter (January 31), and again in mid-spring (March 15) following construction. At those times, action shall be taken, as necessary, to control invasive weeds, and/or install appropriate containerized native plantings. The County shall be apprised of conditions and measures undertaken. **Plan Requirements and Timing:** All bridge improvement plans shall be submitted to P&D for review and approval prior to Zoning Clearances.

Monitoring: Site inspections by P&D or a designated monitor shall occur throughout the construction period, and ensuing growing season to ensure consistency with the approved bridge improvement plans.

15. **BIO 6-3** For the Cavalli path foot-bridge only, bridge construction, including placement of the buttresses shall be done by hand, without the need for wheeled vehicles to cross over the stream through the channel. Once the bridge has been built, it would be acceptable for small equipment to use the bridge to cross the channel. **Plan Requirements and Timing:** Bridge improvement plans

shall be submitted to P&D for review and approval prior to Zoning Clearances. The Plans shall include specifications stating the requirement to construct the buttresses by hand.

Monitoring: A P&D designated monitor shall conduct periodic site inspections throughout the bridge construction period to ensure compliance.

16. **BIO 8-1** If demolition or construction is proposed to take place during the normal nesting season for birds, between February 1 and August 30, then a qualified biologist shall be required to perform a survey of the immediate construction site to determine the status of nesting birds thereon, or within 200 feet, and to prepare recommendations for their protection and compliance with California Fish and Game Code Sections 3500 et seq. The survey shall be conducted no earlier than 14 days and no later than 5 days prior to initial construction. The Department of Fish and Game shall be notified of the findings of such survey, and no demolition or construction activities shall take place without approval of the Department, where potential violations of the Code are identified. **Plan Requirements/Timing:** The applicant shall submit a proposed grading, construction and demolition schedule to P&D for approval prior to issuance of construction permits. Project improvement plan specifications shall incorporate this measure. The surveys shall be performed not more than five (5) days prior to the planned commencement of grading, demolition or construction.

Monitoring: Throughout the construction period, monitoring of construction during the nesting season shall occur by a P&D approved biologist. The monitor shall submit monitoring reports to P&D documenting observations and any protective measures taken.

17. **CULT 1-1 Avoidance:** Prehistoric site CA-SBA-22 has been identified through archaeological investigations to be a significant historical resource. Impacts to high and medium density areas of the site have been avoided through project design. As currently proposed, the project would impact low density areas within the site as having low Avoidance of impacts through redesign of the project is the preferred mitigation approach. Project alternatives that would avoid impacts to CA-SBA-22 are evaluated in Section 6.0 of this EIR. If avoidance is not possible through project redesign, the next preferred option is capping, which would also require Phase 3 data recovery to mitigate for the loss of access to data from the site. If avoidance or capping are not feasible, then Phase 3 data recovery will be required.

Phase 3 excavations: Phase 3 studies would involve the data recovery of a larger sample of the site's resources, resulting in the formulation of a research design, compilation of a data set, addressing research questions with the data, report preparation, and the preservation of the cultural materials through curation. This level of investigation also provides a permanent record of the site for future studies. The Phase 3 study must be performed in a manner consistent with County Archaeological Guidelines and current professional standards, to adequately recover the scientifically consequential information from and about the resource.

Plan Requirements/Timing: All Phase 3 archaeological work shall be completed prior to approval of Zoning Clearances for development in or around the resource site. The applicant shall hire a P&D qualified archaeologist to perform the studies.

Monitoring: A Native American monitor shall be on-site during all field investigations associated with the Phase 3 studies. Assuming the Phase 3 studies result in approval of construction within the area of CA-SBA-22, a P&D qualified archaeological monitor and Native American observer shall be on-site to oversee the proposed construction and all earth disturbances, including scarification and placement of fill, and to prevent impacts to previously unidentified resources (e.g. additional burials) consistent with County Archaeological Guidelines. If additional resources are identified and

determined potentially significant, subsequent data recovery would again be necessary. It should be noted that the resources need not be of Native American or prehistoric origin, but may represent the later historic occupation of the area. Such resources may also represent a different period in prehistory, indicating a multi-occupational use of the area. P&D shall review the results of the archaeological investigations and shall spot check in the field to confirm monitoring by archaeologists and Native American observers during grading and construction.

18. **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.

Monitoring: P&D shall confirm monitoring by the archaeologist and P&D grading inspectors shall spot check field work.

19. **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.

If human remains are uncovered, the County Coroner must be notified and, if the remains are determined to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner and will identify the Most Likely Descendant (MLD). The disposition of the remains will be coordinated between the MLD and the landowner. In the event that mediation between the MLD and landowner is necessary, the NAHC will serve as a mediator.

All cultural materials recovered from this property must be curated at a qualified institution in accordance with the Santa Barbara County Cultural Resource Guidelines. The project applicant will be responsible for the curation costs.

Plan Requirements/Timing: This condition shall be printed on all building and grading plans.

Monitoring: P&D shall check plans prior to Zoning Clearance and shall spot check in the field.

20. **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 *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*.

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:

- 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.

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.

Monitoring: P&D shall ensure completion of documentation prior to Zoning Clearance issuance and shall spot check in the field to ensure implementation of the Cultural Landscape Master Plan during construction of the Vital Mission Plan. Permit Compliance staff shall confirm buildings are constructed in conformance with final approved plans prior to occupancy clearance.

21. **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. 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.

22. **CULT 3-3** The Applicant shall re-design the proposed Meadow Terrace project 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 should be planted to replace the tree that was removed during initial construction so that spatial relationships between the Meadow Oaks area and the Meadow are maintained. Archival photographs and plans can be used for guidance. **Plan Requirements/Timing:** Final 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 plans.

23. **CULT 3-4** The Applicant shall educate Garden staff regarding the maintenance of historic buildings, structures, objects, and furnishings, as well as the importance and sensitivity of archaeological resources within the site. **Plan Requirements/Timing:** The Applicant shall submit a training curriculum to P&D prior to occupancy clearance.

Monitoring: P&D shall review and approve training materials prior to occupancy clearance to ensure compliance.

24. **CULT 3-5** The Applicant shall change the relocation site for the Caretaker's Cottage such that it is relocated to a site within the boundaries of the Historic Garden. Plans for structural removal and relocation shall be designed by a P&D qualified architectural historian and comply with County and Secretary of the Interior's Standards and Guidelines. (Potential alternative locations within the Historic Garden that would avoid or lessen impacts to the Historic Garden are evaluated in Section 6.0 of this EIR.) **Plan Requirements/Timing:** Removal and relocation plans shall be reviewed and approved by P&D and SBAR prior to Zoning Clearance issuance.

Monitoring: P&D shall monitor relocation activities to ensure compliance with the relocation plan.

25. **CULT 3-6** Demolition, removal or destruction, partially or entirely, exterior alterations, additions or changes (other than normal maintenance and repair) to the structures or features identified as being part of Santa Barbara County Historic Landmark #24 shall be prohibited unless express consent in writing is first had and obtained from Historic Landmarks Advisory Commission, with reasonable conditions imposed as deemed necessary. **Plan Requirements/Timing:** Plans affecting structures identified as being part of Landmark #24 shall be reviewed and approved by the Historic Landmarks Advisory Commission prior to Zoning Clearance issuance.

Monitoring: P&D shall monitor construction activities to ensure compliance with approved plans.

26. **CULT 3-7** All historical resource features to be renovated or remodeled shall be documented by a P&D approved architectural historian and completed in accordance with the County and Secretary of the Interior's *Standards for the Treatment of Historic Properties* to insure maintenance of the integrity. **Plan Requirements/Timing:** Prior to Zoning Clearance approval, the applicant shall provide for documentation of all historical resource features using historic photographs, measured drawings and archival quality photography. A copy of these documents shall be provided to P&D and the (local) Historic Society.

Monitoring: P&D shall ensure completion of this documentation.

27. **CULT 3-8** Restoration, renovation, and remodeling of historic structures shall follow the historical guidelines of the County and Secretary of the Interior's *Standards for the Treatment of Historic Properties*. A P&D-qualified historian shall be retained to identify appropriate preservation and restoration/renovation guidelines for on-site structures pursuant to County Historical guidelines. **Plan Requirements/Timing:** Prior to Zoning Clearance approval, the report shall be reviewed and approved by P&D and the applicant shall record a covenant, subject to P&D and County Counsel approval, to implement the program. Project elements impacting historic features included as part of Landmark #24 shall be reviewed and approved by the County Historic Landmarks Advisory Commission prior to Zoning Clearance.

Monitoring: Permit Compliance shall ensure compliance through site visit and/or photo documentation. The Applicant shall provide construction monitoring to ensure compliance with the Secretary of the Interior's Standards as necessary throughout project implementation. Monitoring shall be done by a qualified historic preservation professional who meets the Professional Qualifications Standards developed by the National Park Service.

28. **CULT 3-9** The Applicant shall also develop an interpretive program to educate the public on the Garden's development history. This program shall be incorporated into existing docent training, Garden maps, and other materials. **Plan Requirements and Timing:** The Applicant shall submit an educational curriculum to P&D for review prior to occupancy clearance.

Monitoring: Permit Compliance shall review educational materials prior to occupancy clearance to ensure compliance.

29. **CULT 3-10** The Applicant shall prepare and submit a National Register Nomination for the Historic Garden that identifies and verifies historic context, character-defining features, and historic boundaries. **Plan Requirements and Timing:** A copy of the nomination shall be submitted to Planning and Development prior to Zoning Clearance for the project.

Monitoring: P&D shall review the nomination prior to Zoning Clearance to ensure compliance.

30. **CULT 4-1** All grading and building plans shall include a provision requiring that construction staff are informed of the presence and location of historic resources on the site and required to keep construction equipment sufficiently removed from these resources. The boundaries of existing historic resources within 50 feet of construction activities shall be flagged prior to construction. This historic entry steps shall not be used for construction vehicles or material deliveries into the site unless appropriate measures, as deemed appropriate and adequate by a County-approved architectural historian, are implemented. **Plan Requirements/Timing:** Prior to issuance of a building or grading permit, P&D shall review construction documents to ensure inclusion of this provision. Use of the historic entry steps for access during construction shall required P&D review and approval.

Monitoring: Permit Compliance will spot check during construction of the project.

31. **FIRE 1-1** The FPP is documented in the report entitled *Santa Barbara Botanic Garden Vital Mission Plan Conceptual Fire Protection Plan*, Dudek, Draft July 2009 (contained in Appendix E of the FEIR). 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:

- a. Closure of Garden to the public, including special events, on all Red Flag Alert days, as called by the County Fire Chief;
- b. Restrictions on special events during High Fire Season Preparedness levels, including 1) maximum attendance of 180 guests for any single event, and 2) the use of shuttle buses 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.

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.

Monitoring: Prior to Zoning Clearance, P&D shall assure that the above measure is included in deed encumbrances. An annual report of inspection shall be filed with the SBCFD and with Permit Compliance. Where deficiencies are found, the required maintenance or repair shall be accomplished forthwith. In the event of a failure to perform, the SBCFD is authorized to contract such work by a third party. The cost of such inspection and/or maintenance shall, if not paid, be made a lien on the property, executable by the fire authority. P&D shall conduct periodic site inspections during construction and operation to ensure compliance.

32. **FIRE 1-2** All construction shall be prohibited on red flag days as declared by the County Fire Chief. Except during Low Fire Season Preparedness levels, a water truck shall be on-hand during all construction activities with the potential to ignite fires, including but not limited to welding, pipe cutting, and rough grading. **Plan Requirements and Timing:** The applicant shall prepare a Fire Awareness and Avoidance Plan to regulate construction activities throughout the year, including steps to be taken to minimize fire hazards during construction. This plan shall be submitted to P&D and County Fire prior to zoning clearance and shall be implemented for each phase of construction. This condition shall be included on all building and grading plans.

Monitoring: Permit compliance shall respond to complaints and spot check in the field to ensure compliance with this condition.

33. **FIRE 1-3 Traffic Flag Crew.** A traffic flag crew shall be specifically dedicated and present on-site at all times during construction within the road right-of-way to conduct vehicle traffic flow along Mission Canyon Road and Las Canoas Road. One lane shall be kept open at all times except when construction vehicles are moving within the construction site. The maximum time in which both lanes may be closed shall be 20 minutes. **Plan Requirements and Timing:** This condition shall be included on all building and grading plans.

Monitoring: Permit compliance shall respond to complaints and spot check in the field to ensure compliance with this condition.

34. **GEO 3-1** Slope stability is an issue for the project elements located a) within close proximity to slopes descending into Mission Creek (west of the WOM and east of the Guild Studio elements, and west of the EOM and Hansen to Mission Canyon Road) and Las Canoas Creek (east of the EOM and Hansen), b) along the Cavalli site path, and c) adjacent to the EOM and Hansen detention basins.

Geotechnical/engineering geology recommendations included in the RHA (1990 and 1999), Adam Simmons and Associates (2001, 2002, and 2005), and Coast Valley Testing (1997, 2002a and 2002b) reports shall be consolidated and refined as necessary, including means to assure sufficient foundation and slope stability data and analyses are available for incorporation into the project design. **Plan Requirements and Timing:** An updated/consolidated geotechnical/engineering geology report shall be submitted to P&D for review prior to Zoning Clearance. The refined report shall depict the slopes, canyons, and ridgelines adjacent to affected project elements and the recommended remedial measures (e.g., type and depth of foundations, erosion prevention, retaining walls, flatter slope angles). The slope setback requirements may be modified (reduced) for specific sites if slopes and proposed structures are demonstrated to be stable in an engineering geology/geotechnical report(s) submitted by the applicant and reviewed and approved by P&D.

Monitoring: As part of the Zoning Clearance process, P&D shall review submitted plans to assure that the proposed affected project elements are designed consistent with the slope setback standards or approved remedial measures. Grading/building inspectors shall perform site inspections to assure construction occurs in accordance with approved plans.

35. **GEO 4-1** Where expansive and/or liquefiable soils are found within areas planned for structures, the soils engineer shall make appropriate recommendations for construction. Such recommendations may include removal and replacement of certain soils. **Plan Requirements and Timing:** The soils investigation, submitted with project grading plans prior to the approval of Building and/or Grading Permits, shall determine the location of expansive and liquefiable soils. Grading plans for individual residences and other relevant structures shall indicate remedial steps to be taken.

Monitoring: Grading inspectors shall verify compliance in the field.

36. **GEO 8-1** Prior to issuance of building permits, radon testing shall be conducted. If radon gas is present, habitable structures shall be designed to provide venting and any other measures identified to reduce exposure. **Plan Requirements and Timing:** A radon report including recommendations shall be submitted to Building and Safety prior to issuance of building permits.

Monitoring: P&D shall ensure compliance with this requirement.

37. **GEO 9** All project elements that require foundations or footings into earth materials shall have specific recommendations by a geotechnical engineer as to the suitability of the materials for the intended loads. Recommendations for grading, slope configuration, foundations, retaining walls, top-of-slope setback distances, toe-of-slope setback distances, and other structure characteristics contained in existing reports (e.g., Coast-Valley Testing, 1997, 2002a and 2002b; Simmons & Associates, 2001 and 2002; RHA, 1990 and 1999) shall be adhered to, and/or refined, as they apply to specific proposed project elements as determined by P&D. Those project elements investigated for the prior studies (e.g., WOM, EOM, Hansen) and those with no previous specific investigation (e.g., detention basins, Cavalli path, new and relocated project elements for residential use, garages, utilities, footbridges) shall have location-specific engineering geology/geotechnical report(s) prepared as needed to evaluate and approve proposed project elements. Reports shall be submitted by the applicant and reviewed and approved by P&D. **Plan Requirements and Timing:** Prior to Zoning Clearance, the applicant shall submit a site plan, and supporting reports/calculations, that depicts the project elements requiring grading and foundation recommendations/remedial measures (e.g., residential foundations, retaining wall foundations, slab-on-grade, and trench backfill) for review and approval by P&D. The nature and extent of remedial measures shall be depicted on the site plan as diagrams and notes.

Monitoring: As part of the Zoning Clearance process for buildout of the project, P&D shall review submitted plans to assure that the proposed affected project elements are designed consistent with the grading and foundation recommendations, building code standards, and/or approved remedial measures. Grading/building inspectors shall perform site inspections to assure construction occurs in accordance with approved plans.

38. **N 1-1** In order to mitigate construction activity noise the following mitigation measures are required.

- All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Thanksgiving, Labor Day). Non-noise generating construction activities such as interior painting are not subject to these restrictions.
- Staging areas shall be located away from existing residences.
- All construction equipment shall use properly operating mufflers.
- Stationary construction equipment that generates noise exceeding 65 dBA at the property boundaries shall be shielded to P&D's satisfaction and shall be located as far as possible from occupied residences.
- Electrical power shall be used to run air compressors and similar power tools.

Plan Requirements and Timing: Construction plans shall specify the above requirements. These plans shall be approved by P&D prior to issuance of the grading permit.

Monitoring: Permit Compliance, or a designated monitor, shall conduct periodic site inspections during the construction period to ensure compliance and respond to complaints.

39. **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 residences. **Plan Requirements and Timing:** Prior to Zoning Clearance, the Santa Barbara Botanic Garden shall submit to P&D for review and approval, documentation from their website and rental contracts demonstrating compliance with this mitigation.

Monitoring: P&D shall respond to neighbor complaints. The applicant shall submit annual reports at the beginning of each calendar year to the County Permit Compliance documenting compliance with this condition for the prior year. The reports shall include the dates and times that such events are held and what type of music 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.

40. **PF 1-1** The Applicant shall develop and implement a Solid Waste Management Plan (SWMP) to reduce waste generated by construction and demolition activities by a minimum of 75%. The SWMP shall include the following:

1. Contact information: The name and contact information of who will be responsible for implementing the SWMP.
2. Waste assessment: A brief description of the proposed project wastes to be generated, including types and estimated quantities during the construction phase of this project.
3. Recycling and waste collection areas: Waste sorting/recycling and/or collection areas shall be clearly indicated on the Site Map submitted to P&D with the permit application. The Site

Map(s) shall also indicate the location of recyclable and waste storage facilities during occupancy.

4. Transportation and processing: A description of the means of transportation of recyclable materials and waste, and destination of materials (whether materials will be site-separated and self-hauled to designated centers, or whether mixed materials will be collected by a waste hauler and removed from the site to be processed at a mixed waste sorting facility).
5. Landfill information: The name of the landfill(s) where trash will be disposed of and a projected amount of material that will be landfilled.
6. Meetings: A description of meetings to be held between applicant and contractor to ensure compliance with the site SWMP.
7. Alternatives to landfilling: A list of each material proposed to be salvaged, reused, or recycled during the course of the Project.
8. Contingency Plan: An alternate location to recycle and/or stockpile C&D in the event of local recycling facilities becoming unable to accept material (for example: all local recycling facilities reaching the maximum tons per day due to a time period of unusually large volume). The County has the ability to stockpile excess material for later recycling at existing facilities such as the Tajiguas Landfill at a nominal fee and shall offer use of facilities if feasible. Implementation of this plan may incur additional cost for storage and handling.

To implement a SWMP addressing waste generated during construction:

1. Manager: The Permit Applicant or Contractor shall designate an on-site party (or parties) responsible for instructing workers and overseeing and documenting results of the SWMP for the Project Site Foreman. The contact will notify the Department of Public Works Resource Recovery and Waste Management Division immediately should any deviance from the SWMP be necessary.
2. Distribution: The Contractor shall distribute copies of the SWMP to the Job Site Foremen, impacted subcontractors, and the Architect.
3. Instruction: The Permit Applicant or Contractor shall provide on-site instruction of appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of project development.
4. Separation and/or Collection areas: The Permit Applicant or Contractor shall ensure that the approved recycling and waste collection areas are designated on site.
5. Construction of Recycling and Waste container facilities: Inspection shall be made by Public Works to ensure the appropriate recycling and waste container storage facilities are created in accordance with AB 2176, California State Public Resources Code 42911 and Santa Barbara County Zoning Ordinances.
6. Hazardous wastes: Hazardous wastes shall be separated, stored, and disposed of according to federal, state and local regulations.
7. Documentation: The Contractor shall submit with each Building/Zoning Inspection a Summary of Waste Generated by the Project on a quarterly basis. Failure to submit this information shall be grounds for a stop work order. The Summary shall be submitted on a form acceptable to Planning & Development or Public Works and shall contain the following information:
 - a) Disposal information:
 - i. amount (in tons or cubic yards) of material landfilled
 - ii. identity of the landfill
 - iii. total amount of tipping fees paid at the landfill
 - iv. weight tickets, manifests, receipts, and invoices (attach copies)

- b) Recycling information:
 - i. amount and type of material (in tons or cubic yards)
 - ii. receiving party
 - iii. manifests, weight tickets, receipts, and invoices (attach copies)
 - c) Reuse and salvage information:
 - i. list of items salvaged for reuse on project or campus (if any)
 - ii. amount (in tons or cubic yards)
 - iii. receiving party or storage location
8. Contingency Plan: The Permit Applicant or Contractor shall detail the location and recycling of stockpiled material in the event of the implementation of a Contingency Plan.

Timing: The plan shall be submitted for review and approval by the Department of Public Works prior to Zoning Clearances for the development. Plan components shall be implemented prior to occupancy clearance.

Monitoring: Public Works staff shall inspect the site during construction prior to occupancy.

41. **PF1-2** The applicant shall develop and submit a Solid Waste Management Plan to be reviewed and approved by the County Public Works Solid Waste Division and Planning and Development, and shall include one or more of the following measures:

- Provision of space and/or bins for the storage of recyclable materials within the project site;
- Implementation of a curbside recycling program to serve the development;
- Development of a plan for accessible collection of materials on a regular basis;
- Development of Source Reduction Measures, indicating method and amount of expected reduction; and
- Implementation of a composting waste reduction program.

Design and implement a storage area for pesticides, herbicides, and fertilizers with the following components:

- A low berm shall be designated around the interior floor to prevent migration of materials in the event of a spill.
- The floor shall be a concrete slab.
- The berm shall be designed to provide 100% containment of any stored liquids.

Plan Requirements and Timing: The applicant shall submit a Solid Waste Management Plan to the County of Santa Barbara Planning and Development and Public Works Departments for approval prior to Zoning Clearance. The mitigation measures will be implemented prior to occupancy of the project.

Monitoring: The County of Santa Barbara Planning and Development Department will inspect the site as specified in the Solid Waste Management Plan.

42. **PF 2-1** The applicant shall fund and construct any upgrades necessary to the City of Santa Barbara's existing water system to ensure adequate water capacity and pressure to support domestic water service and fire flows to the Garden as prescribed by the Santa Barbara County Fire

Department without negatively impacting the City's existing water system. This shall include, at a minimum, the construction of a 12-inch ductile iron water main that will extend from the existing 12-inch gravity fed water main on Tunnel Road to the existing fire hydrant at the intersection of Las Canoas Road and Mission Canyon Road, unless other means of upgrading the system are approved by the City of Santa Barbara Public Works. The line shall run across the north end of the APN 023-060-018 in an easement and alignment to be approved by the City, then north on Mission Canyon Road to the intersection with Las Canoas Road. Extension of any additional lines shall be designed to avoid impacts to sensitive vegetation, including oak trees and other specimen trees. This line upgrade would be subject to all applicable mitigation measures included in this document related to air quality, oak tree removal, cultural resources, geologic processes, and noise impacts associated with construction. The Botanic Garden shall deed ownership of the 12-inch water main to the City and grant the City a no-cost maintenance easement for the section of water main on the Botanic Garden's private property. **Plan Requirements and Timing:** Plans for the water system upgrade shall be submitted for review and approval by Planning and Development, County Fire Department, and the City of Santa Barbara Public Works prior to Zoning Clearance for any new structural development at the Garden. The water system upgrades must be constructed and the lines must be tested, and the results of the testing reviewed, to ensure they meet the minimum County Fire Department and City Water Resources Division standards prior to receiving occupancy clearance for any proposed development. The design for the water system upgrades shall be shown on all building and grading plans.

Monitoring: Planning and Development and the City of Santa Barbara shall inspect the site during and after construction to ensure compliance prior to granting occupancy clearance.

43. **PF 2-2** The applicant shall meet with the City of Santa Barbara Water Resources Division as part of the final project design with the goal of incorporating all feasible conservation measures that go beyond current plumbing code standards. **Plan Requirements and Timing:** The applicant shall submit a letter from the City of Santa Barbara Water Resources Division demonstrating compliance with this condition prior to Zoning Clearance. All water conservation measures shall be shown on building plans.

Monitoring: Planning and Development and the City of Santa Barbara shall inspect the site during and after construction to ensure compliance prior to granting occupancy clearance.

44. **PF 3-1** Development of residential structures on the Cavalli site shall be served by a municipal sewer service connection. The habitable structures on the Cavalli site shall not be developed until municipal sewer service is extended to that area. **Plan Requirements and Timing:** Sewer mains shall be constructed per City standards. Designs for the sewer line connection shall be shown on all grading and building plans and shall be submitted to Planning and Development, County Public Works, and City Public Works for review and approval prior to Zoning Clearance for that element of the project.

Monitoring: County Public Works staff shall site inspect in the field to ensure compliance prior to issuing occupancy clearance.

45. **T 2-1** The Botanic Garden shall require class participants to park on the East of Mission Site on Saturdays between 11:00 AM to 3:00 PM. There are surplus parking spaces available on the East of Mission site on Saturday which can accommodate this deficit. Also, Botanic Garden employees shall be assigned to park in the hilltop parking area on Saturdays in order to provide available parking for class participants in close proximity to the West of Mission Site on Saturdays. **Plan Requirements and Timing:** The Garden shall conduct an annual employee orientation during April

that addresses parking as well as instructions for emergency scenarios. The Garden shall also post a notice or memo to all staff reminding them of the parking requirements on weekends. A notice shall be included with class applications or orientation packages informing class participants of the requirements for parking on the east property. A copy of the notice shall be provided to the County Permit Compliance once each year.

Monitoring: County permit compliance staff shall conduct site visit spot checks and respond to complaints.

46. **T 3-1** The Botanic Garden shall revise its Transportation and Parking Management Plan for special events to require traffic monitors for events that generate a parking demand in excess of 70 spaces and off-site parking provisions for events that generate a parking demand in excess of 107 spaces. With the exception of the roadside pullout across from the main visitor entrance on Mission Canyon Road, on-street parking shall not be permitted. **Plan Requirements and Timing:** The Garden shall submit their final Transportation Management Plan to County P&D for review and approval prior to Zoning Clearance for the project.

Monitoring: County permit compliance staff shall conduct site visit spot checks and respond to complaints.

47. **T 4-1** Construction workers and construction delivery activities shall be scheduled to arrive and depart the project site during the off-peak travel periods, to the extent possible. It should be noted that many construction workers in the construction field typically arrive and depart a job site during the off-peak hours to avoid the AM and PM peak commuter traffic periods and to maximize the work day. **Plan Requirements and Timing:** The applicant shall provide written notice to construction contractors to inform them of this requirement with a copy to County Planning and Development prior to commencement of construction activities. This requirement shall also be included in project grading and building plans.

Monitoring: County Permit Compliance shall check plans and monitor during construction as needed.

48. **WAT 1-1** The project proposes to provide for on-site detention of storm water runoff. Adequacy of the proposed drainage system conveyance elements and detention basin designs, locations, and characteristics to satisfy both drainage (flood) control and to act as a water quality BMP shall be determined by Flood Control District Engineer and Project Clean Water. Detention basin(s) shall be maintained for the life of the project by the landowner/operator. In addition, storm water exiting the site must be conveyed in pipes either directly to a suitable drainage or to the appropriate drop inlet structure and not to surface flow paths along existing streets. In the case of the unnamed drainage where buildings P21 and P22 are proposed, a specific drainage analysis shall be performed to establish (1) final finished floor elevations for P21 and P22, and (2) design elements (if any) required to prevent flood damage to the improvements associated with P21 and P22. **Plan Requirements and Timing:** Drainage plans and current supporting drainage (flow rate) calculations showing, and describing, the location and design parameters of the detention basins, appurtenant structures, finished floor and bridge elevations, and storm water conveyance pipelines shall be submitted to P&D and Flood Control for review and approval. Outlet structures at Mission and Las Canoas Creeks for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble where feasible. Where hard bank materials must be used, natural rock, gabions, crib-wall, or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control. Installation and maintenance of the basin and appurtenant structures for five years shall be ensured through a performance security provided by the

applicant. Long-term maintenance requirements shall be specified in the final grading approval. Detention basins shall be installed (landscaped and irrigated subject to P&D and Flood Control District approval) prior to occupancy clearance. Water conveyance pipelines to off-site drainages and/or drop inlet structures shall be designed and constructed in accordance with Flood Control District requirements.

Monitoring: P&D shall site inspect according to approved plans for compliance with design requirements, installation and maintenance of landscaping. Flood Control sign off is required on final grading/drainage plans, and Permit Compliance sign off is required for release of the performance security.

49. **WAT 2-1** During grading and construction the best available erosion control and sediment control measures shall be implemented. Control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Sediment control measures shall be maintained for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures, or landscaping. In addition, the following measures are designed to comply with water quality maintenance requirements.
- a. Grading shall be prohibited within 50-feet of the top of bank of Mission Creek, unless (1) structures are proposed to be demolished and rebuilt, in which case the new building may be located within the 50 foot setback but no closer to the top of bank than the original structure, as recommended by a registered geotechnical engineer, and (2) satisfactory erosion prevention design measures are reviewed and approved by P&D and Flood Control. If construction within the 50-foot setback area is required (e.g., P1-B), the protected area shall be designated with orange construction fencing or other barrier to prevent entry by equipment or personnel.
 - b. Methods such as geotextile fabrics, erosion control blankets, mulch, crushed stone, geotextile fabrics, soil stabilizers, temporary seeding and planting, retention basins, drainage diversion structures, siltation basins and spot grading (or other methods as agreed by P&D and Flood Control) shall be used to minimize erosion from occurring and to capture sediment onsite during grading and construction activities.
 - c. All entrances/exits to the construction site shall be stabilized (e.g. using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods.
 - d. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.
 - e. Graded areas not proposed for structural development shall be revegetated within 2 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
 - f. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.
 - g. A detailed geological and/or soils engineering study addressing structure sites and the access road shall be prepared to determine structural design criteria, as recommended by the Planning and Development Building & Safety Division. The study shall be submitted for review and approval by Public Works.

- h. Temporary storage of construction equipment shall be limited to a 100 by 100 foot area located in an area away from slopes and along an existing interior access road; equipment storage sites shall be located at least 100 feet from any water bodies.
- i. General site and materials management practices shall be employed to prevent contaminated discharges from occurring. These shall include cleaning up spills or vehicles drips and leaks immediately and disposing of waste materials appropriately, refueling vehicles at a designated offsite location, washing vehicles at a designated offsite location, or otherwise preventing any wash waters from entering the storm drains, keeping materials storage areas covered especially prior to and during rain, providing covered trash receptacle areas, and training of employees and subcontractors regarding site measures to prevent pollution.
- j. Special provisions for project areas involving paint work, concrete installation, and roadwork/paving shall be addressed with activity-specific BMPs included in the Erosion & Sediment Control Plan (see County Code 14-29(5)) or approved SWPPP.

Plan Requirements: An Erosion and Sediment Control Plan (see County Code 14.-29) or Storm Water Pollution Prevention Plan submitted in lieu of an Erosion and Sediment Control Plan shall be submitted to and approved by P&D prior to approval of Grading Permits. The plan shall be designed to address erosion and sediment control during all phases of development of the site. Bulk storage locations for construction materials and any measures proposed to contain such materials shall be shown on the grading plans submitted to P&D for review prior to Grading Permit approval. **Timing:** Components of the grading plan shall be implemented prior to occupancy clearance. Erosion and sediment control measures shall be in place throughout grading and development of the site until all disturbed areas are permanently stabilized.

Monitoring: Permit Compliance will photo document revegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

50. **WAT 2-2** The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements and Timing:** Prior to Zoning Clearance the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. A copy of the SWPPP must be maintained on the project site during grading and construction activities.

Monitoring: P&D shall review the documentation prior to Zoning Clearance. Permit Compliance shall site inspect during construction for compliance with the SWPPP.

51. **WAT 2-3 Washout Area.** During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site, and shall not be conducted within the critical root zones of oak trees on the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. The washout area(s) shall be in place and maintained throughout construction. **Plan Requirements and Timing:** Prior to Zoning Clearance, the applicant shall designate a washout area, acceptable to P&D, and this area shall be shown on the construction and/or grading and building plans.

Monitoring: Permit Compliance and Building & Safety shall confirm the availability and maintenance of a designated washout area during construction.

52. **WAT 2-4** To prevent storm water contamination during roadwork or pavement construction, concrete, asphalt, and seal coat shall be applied during dry weather. Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc. **Plan Requirements and Timing:** These requirements shall be specified on the grading and building plans submitted to P&D prior to Zoning Clearance.

Monitoring: P&D shall site inspect, as needed during construction.

53. **WAT 2-5** Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the grading plans submitted to P&D for review prior to Zoning Clearance.

Monitoring: P&D shall site inspect prior to the commencement of, and as needed during all, grading and construction activities.

54. **WAT 3-1** A combination of structural and non-structural BMPs from the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods (e.g. bioswales, storm drain filters, permeable pavement, etc.), shall be installed to effectively prevent the entry of pollutants into the storm drain system after development. Recommended post-construction structural BMPs include:

- Biofiltration Swales and Strips.
- Catch Basin Inserts.
- Hydrodynamic Separation Systems and/or Gross Solids Removal Devices (HSS/GSRD).
- Detention Basins.

Design of treatment control BMPs shall demonstrate compliance with the Standard Conditions for Project Plan Approval – Water Quality BMPs, by adequately treating runoff from the design storm event(s).

Plan Requirements: The applicant/owner shall submit for review and approval by P&D and Public Works – Project Clean Water and implement a Storm Water Quality Management Plan (SWQMP). The SWQMP shall include the following elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; the proposed design and placement of structural and non-structural BMPs to address identified pollutants; a proposed inspection and maintenance program; and a method for ensuring maintenance of all BMPs over the life of the project. The approved measures shall be shown on all site, building, and grading plans. Records of maintenance shall be maintained by the landowner. **Timing:** Prior to Zoning Clearance, the SWQMP shall be submitted to P&D and Public Works – Project Clean Water. All features of the SWQMP shall be shown in the SWQMP and on the grading, building, and landscape plans as appropriate. All measures specified in the plan shall be constructed and operational prior to occupancy clearance. Maintenance records shall be submitted to P&D on an annual basis prior to the start of the rainy season and for five years thereafter. After the fifth year the records shall be maintained by the landowner and be made available to P&D or Public Works on request.

Monitoring: P&D staff shall perform site inspections throughout the construction phase. P&D and/or Public Works shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

55. **WAT 3-2** As a part of the SWQMP program the applicant shall install a roof runoff collection and disposal system for all new and relocated buildings that are part of the project. Runoff shall first be directed to a subsurface infiltration trench, French drains, or connected to the site's irrigation system; in local areas where native soils or amended native soils are suitable for infiltration and where it would not have a detrimental effect on structures, roof runoff may be directed to landscaped areas. **Plan Requirements and Timing:** The roof runoff collection system shall be shown on grading, building and landscape plans. The plans shall be submitted to P&D and Public Works – Project Clean Water for review prior to Zoning Clearance. The system shall be installed prior to occupancy clearance.

Monitoring: P&D shall site inspect for installation of the system.

56. **WAT 3-3** The project proposes to allow for infiltration and treatment of runoff from the site using biofiltration swales, detention basins, and permeable pavement. Runoff shall be directed to either a permanent grass or appropriately vegetated swale (biofiltration area) or a detention basin. A registered civil engineer or other qualified professional shall design the biofiltration features in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. Only non-invasive perennial grass or other drought tolerant vegetation species shall be used in the biofiltration system. To reduce runoff from impervious areas and allow for infiltration, to the extent feasible, the applicant shall incorporate pervious materials or surfaces (e.g., porous pavement, gravel, or unit pavers on sand) into the project design where native soils or amended native soils are suitable for infiltration and where it would not have a detrimental effect on structures. **Plan Requirements and Timing:** Swale designs, including the plant palette and the source of plant material, shall be described and detailed in the SWQMP, on the site grading and drainage and landscape plans, and depicted graphically. An inspection and maintenance program shall be specified in the SWQMP. The plan shall specify, at a minimum, annual inspection for signs of erosion, vegetation loss, and channelization, and regular mowing when grasses reach a height of 6 inches. Long term maintenance shall be the responsibility of the landowner/operator. A performance security will be required to ensure installation and maintenance. Pervious surfaces shall be described and depicted graphically on the site, building, grading and landscape plans. The final plans for the swales and the permeable surfaces, and a long-term maintenance program for the swales and permeable surfaces, shall be submitted by the landowner to P&D, and Public Works – Project Clean Water for review prior to Zoning Clearance.

Monitoring: Planning and Development and Public Works shall inspect the site during the installation of the basins, swales and the permeable surfaces, and shall inspect for maintenance throughout a 5-year performance period. Performance security release requires P&D approval. The landowner shall be responsible for maintenance inspections at least once/year for the life of the project. Proof of maintenance inspections shall be maintained and made available to County of Santa Barbara upon request.

57. **WAT 3-4** To prevent illegal discharges to the storm drains, all on-site storm drain inlets, whether new or existing, shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., "Don't Dump – Drains

to Ocean”). The information shall be provided in English and Spanish. **Plan Requirements and Timing:** Location of storm drain inlets shall be shown on site, building, and grading plans prior to approval of grading permits and Zoning Clearance. Labels shall be installed prior to occupancy clearance. Standard labels are available from Public Works, Project Clean Water, or other label designs shall be shown on the plans and submitted to P&D for approval prior to approval of grading permits and Zoning Clearance.

Monitoring: P &D shall site inspect prior to occupancy clearance.

58. **WAT 3-5** The landowner shall be responsible for the long-term maintenance of the water quality conditions of approval. **Plan Requirements and Timing:** The proposed maintenance responsibilities and schedule shall be included in a maintenance program submitted by the landowner for review by P&D and Public Works, Project Clean Water, prior to Zoning Clearance. Annual records of the maintenance activities shall be maintained by the landowner and submitted to P&D upon request.

Monitoring: P&D shall review the maintenance records or site inspect, as needed. Costs shall be borne by the landowner.

59. **WAT 3-6** Permanent erosion control measures shall be installed for all construction allowed within 50-feet of the top-of-bank of Mission Creek and Las Canoas Creek. **Plan Requirements and Timing:** Prior to Zoning Clearance, the applicant shall submit to P&D for review and approval, detailed plans and a report prepared by a licensed geologist or registered civil engineer for any proposed permanent erosion control measures adjacent to Mission Creek and Las Canoas Creek. Measures will be depicted in the SWQMP and on all grading, construction, and landscape plans as appropriate. Erosion control design plans shall be approved prior to Zoning Clearance.

Monitoring: P&D shall ensure installation prior to any structural development or initiation of grading.

60. **WAT 3-7** Parking Lot Cleaning Program. A parking lot cleaning program shall be developed and implemented. The program shall include the following elements: weekly removal of litter; immediate cleaning of oil, fuel, and other automotive leaks; vacuum sweeping on a bimonthly basis; and inspection and cleaning of storm drain inlets and catch basins before November 1 and in January of each year. Debris removed from the catch basins or inlets shall be disposed of accordingly. **Plan Requirements and Timing:** The cleaning program shall be submitted to P&D for review prior to Zoning Clearance. The requirement for storm drain cleaning shall be included on the site and building plans submitted to P&D and reviewed prior to Zoning Clearance.

Monitoring: P&D shall site inspect prior to occupancy clearance and shall respond to complaints. The landowner shall maintain annual records of storm drain cleaning and make them available to P&D upon request.

61. **WAT 3-8** All trash container areas must meet the following requirements:
- 1) Trash container areas must divert drainage from adjoining paved areas.
 - 2) Trash container areas must be protected and regularly maintained to prevent off-site transport of trash.

Plan Requirements and Timing: The location of any trash container areas shall be shown on all building plans prior to Zoning Clearance.

Monitoring: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

PROJECT SPECIFIC CONDITIONS

62. **Policy Consistency.** Prior to Zoning Clearance Issuance, the project shall be modified to avoid development on slopes in excess of 30%. This shall include 1) a modification to the parking stalls along the private driveway leading up to the Gane House; 2) a redesign of the Cavalli path to eliminate paving and the need for vertical retaining walls (non engineered stacked rock walls at a maximum height of 24" would be allowable); and 3) a reconfiguration of the detention basin on the East of Mission site. **Plan Requirements and Timing:** These modifications shall be shown on all grading and building plans submitted to the Building Division and shall be reviewed and approved by the BAR prior to Zoning Clearance Issuance.

Monitoring: Permit compliance and Grading/Building Inspectors shall verify conformance with the plans during construction.

63. **Intensity of Use.** Garden activities and programs (e.g. classes, lectures, special events, fundraisers, community festivals, etc.) shall be capped at current levels as identified in the project description, except that class attendance may increase from 20 to 22 students.

Monitoring: The Garden shall submit an annual monitoring report to P&D by the end of February for each prior year documenting the number of programs and activities and associated attendance within each use category in order to demonstrate compliance with this condition. If after 10 years, the Garden demonstrates continued compliance, then it shall no longer be required to submit the annual reports, but such reports shall continue to be prepared and made available to P&D on request.

64. No signs of any type are approved with this action unless otherwise specified. All signs require a separate permit and Board of Architectural Review approval and shall comply with Section 35.38 of the County Land Use Development Code (Sign Regulations).

65. All elements of the project (e.g., design, scale, character, colors, materials and landscaping) shall be compatible with vicinity development and shall conform in all respects to BAR approval 06BAR-00000-00316. **Plan Requirement and Timing:** The applicant shall submit architectural drawings of the project for review and shall obtain final approval by the Board of Architectural Review prior to Zoning Clearance Issuance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing.

66. **Haul Permit.** The approved project requires grading in excess of 13,000 cubic yards. Prior to Grading Permit issuance, the applicant shall obtain a Haul Permit from the Department of Public Works.

67. **Road Encroachment.** Prior to Building Permit Issuance, the applicant shall obtain an Encroachment Permit from the Department of Public Works for all development within the road right-of-way.

68. **Off-street Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road right of way. The applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the applicant's designee responsible for enforcement of this restriction. **Plan Requirements:** Designated

construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Zoning Clearance. A copy of the written notice shall be submitted to P&D prior to permit clearance and at any time during construction, at P&D's request. **Timing:** This restriction shall be maintained throughout construction. **Monitoring:** P&D Permit Compliance and Building & Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

69. **Construction Housekeeping.** The applicant shall prepare and submit a construction housekeeping plan for review and approval. The plan shall include methods to (1) screen construction sites, (2) store both demolished and construction materials, and (3) properly recycle and dispose of refuse materials from the activity. **Plan Requirements and Timing:** Prior to Zoning Clearance, the applicant shall provide to P&D a construction period housekeeping plan that covers the timeframe of the construction period through occupancy. This requirement shall be noted on all plans.

Monitoring: Permit Compliance staff shall inspect periodically throughout grading and construction activities.

70. Pursuant to the provisions of ordinances and resolutions adopted by the county, the applicant will be required to pay development impact mitigation fees to finance the development of facilities for libraries, public administration, and the County Sheriff. Based on the fee schedules in effect at the time of project approval, the library, public administration and Sheriff fees are estimated as follows:

Estimated Countywide Development Impact Mitigation Fees			
Fee Program	Base Fee (per unit or 1,000 sf)	Estimated Fee	Fee due at
Recreation (Parks)	\$1,135 per unit	\$3,405	Final Inspection
Transportation	\$1,945 per PHT	\$73,912	Zoning Clearance
Fire (\$0.10/sf.)	\$0.10/sf. (sprinklered)	\$3,001	Final Inspection

Fees shall be paid prior to final building permit inspection, and shall be based on the fee schedules in effect when paid. The fees are subject to yearly adjustments. Fees are payable to the County of Santa Barbara.

71. Prior to [recordation, issuance of [Land Use/Coastal Development Permit]], an Environmental Quality Assurance Program (EQAP) shall be prepared according to procedures established by Santa Barbara County P&D, paid for by the applicant and submitted for review and approval by P&D. The EQAP shall include the following: 1) All conditions and mitigation measures imposed on this project and the impacts they are mitigating separated by subject area. 2) A plan for coordination and implementation of all measures and the plans and programs required therein. 3) A description of all measures the applicant will take to assure compliance, including field monitoring, data collection, management and coordination of all field personnel and feedback to field personnel and affected County agencies including P&D. Contractor feedback responsibilities include weekly, monthly and quarterly reports (as specified in EQAP) to be prepared throughout grading and construction. These shall include status of development, status of conditions, incidents of non-compliance and their results and any other pertinent or requested data. 4) A contractor to carry out the EQAP shall be selected by P&D in consultation with the applicant.

The contractor(s) will be under contract and responsible to the County, with all costs to be funded by the applicant. The EQAP contractor shall appoint at least one On-site Environmental Coordinator (OEC) responsible for overall monitoring, but shall employ as many qualified specialists as necessary, as determined by P&D, to oversee specific mitigation areas (e.g. archaeologists, biologists). In addition, the OEC has the authority and ability to ensure compliance with all project conditions and to stop work in an emergency. The EQAP shall also provide for any appropriate procedures not specified in the conditions of approval to be carried out if they are necessary to avoid environmental impacts.

72. Project phasing may be altered administratively by the Director of P&D without processing of an SCD.

CONDITIONAL USE PERMIT CONDITIONS

73. This Conditional Use Permit is not valid until a Zoning Clearance Permit for the development and/or changes in use has been obtained. Failure to obtain said Zoning Clearance Permit shall render this Conditional Use Permit null and void. Prior to the issuance of the Zoning Clearance Permit, all of the conditions listed in this Conditional Use Permit that are required to be satisfied prior to Zoning Clearance must be satisfied. Upon issuance of the Zoning Clearance Permit, the Conditional Use Permit shall be valid. The effective date of this Permit shall be the date of expiration of the appeal period, or if appealed, the date of action by the Board of Supervisors.
74. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any permit condition(s), pursuant to the provisions of Sec. 35.84.060 of the County Land Use Development Code, the Planning Commission is empowered, in addition to revoking the permit pursuant to said section, to amend, alter, delete, or add conditions to this permit.
75. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Zoning Clearance issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit.
76. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
77. Within 24 months after the effective date of this permit, construction and/or the changes in use shall commence. Construction or changes in use cannot commence until a Zoning Clearance has been issued. Failure to commence the construction and/or use pursuant to a valid Zoning Clearance shall render the Conditional Use Permit null and void.
78. All time limits may be extended by the Planning Commission for good cause shown, provided a written request, including a statement of reasons for the time limit extension request is filed with Planning and Development prior to the expiration date.
79. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Zoning Clearance.

80. DEVELOPMENT PLAN CONDITIONS

81. Approval of the Final Development Plan shall expire five (5) years after approval by the Planning Commission, unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.
82. No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of buildings, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit 1, dated August 5, 2009 (as amended by the decision maker). Substantial conformity shall be determined by the Director of P&D.
83. On the date a subsequent Preliminary or Final Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.
84. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of Zoning Clearance Issuance.
85. The applicant shall obtain final approval from the Board of Architectural Review (BAR) prior to Zoning Clearance Issuance.

GENERAL CONDITIONS

86. **Additional Permits Required:** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Zoning Clearance Permit and Building Permit from Planning and Development. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permit will be issued by Planning and Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
87. **Signed Agreement to Comply Required:** Prior to approval of Land Use Permits\Coastal Development Permits for the project, the owner shall sign and record an agreement to comply with the project description and all conditions of approval.
88. **Landscape Requirements:** Two performance securities shall be provided by the applicant prior to Zoning Clearance Issuance, one equal to the value of installation of all items listed in section (a) below (labor and materials) and one equal to the value of maintenance and/or replacement of the items listed in section (a) for five years of maintenance of the items. The amounts shall be agreed to by P&D. Changes to approved landscape plans may require a substantial conformity determination or an approved change to the plan. The installation security shall be released upon satisfactory installation of all items in section (a). If plants and irrigation (and/or any items listed in section (a) below) have been established and maintained, P&D may release the maintenance security three years after installation. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the applicant fails to either install or maintain according to

the approved plan, P&D may collect security and complete work on property. The installation security shall guarantee compliance with the provision below:

- a. Installation of tree protection measures and tree replacement in accordance with the approved tree protection and replacement plan; landscaping; and riparian restoration in accordance with Condition #13.

Monitoring: P&D shall inspect landscaping and improvements for compliance with approved plans prior to authorizing release of both installation and maintenance securities.

89. **Landscape Requirements:** Landscaping shall be maintained for the life of the project.
90. Prior to Zoning Clearance Issuance, the applicant shall notify in writing all property owners and occupants of parcels within 300' of the project site of its approval and conditions. Proof of mailing the notices shall be provided to Planning and Development prior to Zoning Clearance Issuance.
91. **Compliance with Departmental letters required as follows:**
 - a. Project Clean Water dated July 16, 2009
 - b. Environmental Health Services dated July 14, 2009
 - c. Fire Department dated November 3, 2005
 - d. Flood Control dated August 7, 2006
 - e. Parks Department dated July 15, 2009
 - f. Public Works, Roads Division dated July 17, 2009
92. **Print & illustrate conditions on plans:** All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
93. **Mitigation Monitoring required:** The applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the applicant agrees to:
 94. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities.
 95. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff, other agency personnel and with key construction personnel.
96. Pay fees prior to approval of Zoning Clearance Issuance as authorized under ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute.
97. **Fees Required:** Prior to Zoning Clearance Issuance, the applicant shall pay all applicable P&D permit processing fees in full.

98. **Change of Use:** Any change of use in the proposed building or structure shall be subject to environmental analysis and appropriate review by the County including building code compliance.
99. **Indemnity and Separation Clauses:** Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Conditional Use Permit and Development Plan. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
100. **Legal Challenge:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the County and substitute conditions may be imposed.



County of Santa Barbara Public Works Department
Project Clean Water
123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
Website: www.countyofsb.org/project_cleanwater

PROJECT
CLEAN WATER
Santa Barbara County

SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

July 16, 2009

Alex Tuttle
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101

Re: 99-DVP-043 Botanic Garden, Mission Canyon Santa Barbara

Dear Mr. Tuttle,

The above referenced project is subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality BMPs. The conditions apply because the project is more than 0.5 acres of commercial development or redevelopment or includes more than 25 parking stalls or more than 5,000 square feet of parking. These conditions require appropriate treatment of runoff from impervious surfaces for the design storm to remove potential pollutants (see attached Standard Conditions).

The following provisions apply to this application:

1. Prior to issuance of Zoning Clearance, the applicant shall submit to the Water Resources Division (attention: Project Clean Water) for review and approval a Storm Water Quality Management Plan or its equivalent that includes relevant details on the location and function of treatment control BMPs.

At a minimum, the submittal must:

- a. show the locations of all treatment facilities and their drainage (treatment) areas,
- b. demonstrate how the treatment facilities comply with the conditions by treating runoff from the design storm, and

- c. include a long-term maintenance plan appropriate for the proposed facilities.
2. Prior to issuance of Zoning Clearance or Building or Grading Permits, applicant shall submit the long-term maintenance plan for review and approval. The maintenance plan must identify the party responsible for maintenance of all required storm water runoff treatment control facilities and assure perpetual maintenance of the facilities.
3. Prior to issuance of Occupancy Clearance, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer. A set of As-Built plans shall be submitted to Water Resources Division. A Drainage Improvement Certificate shall be signed and stamped by the engineer of record and be submitted to the Water Resources Division.

Note that the applicant will be required to pay the current plan check fee deposit at the time the Storm Water Quality Management Plan or equivalent is submitted for review and approval. The plan check fee is payable to County of Santa Barbara Public Works Department and can be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101.

I would be happy to work with you and the applicant on ways to meet the recommendations and conditions set forth in this letter. Please don't hesitate to contact me at (805) 568-3561.

Sincerely,



Cathleen Garmand
Civil Engineering Associate

Attachment Standard Conditions

cc: Ed Schneider, SBBG, 1212 Mission Canyon Road, SB CA 93105
 Ken Marshal, Dudek & Assoc, 621 Chapala St. SB CA 93101
 Bob Flowers, Flowers & Assoc, 201 N. Cesar Chavez, CA 93103



TO: Alex Tuttle, Planner
Planning & Development Department
Development Review Division

FROM: Paul Jenzen
Environmental Health Services

DATE: July 14, 2009

SUBJECT: Case No. 99-DP-043/72-CP-116 RV 01

Santa Barbara Area

Applicant: Santa Barbara Botanic Garden
1212 Mission Canyon Road
Santa Barbara, CA. 93105

Property Location: Assessor's Parcel No. 023-052-001, 002, 003, 004, 011, 012, 023-060-018, 022, 023, 024, 025, 038, 023-350-006, 021-030-011, 023-340-013, 014, 015, zoned REC/1-E-1, located at 1212 Mission Canyon Road.

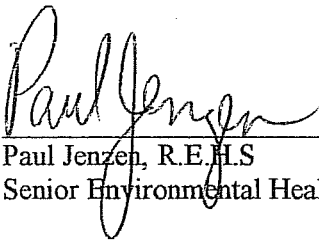
Case No. 99-DP-043/72-CP-116 RV 01 represents a request to would implement a series of changes to the existing facilities of the Botanic Garden, which is located within an approximately 78-acre site in the unincorporated Mission Canyon area of Santa Barbara County. It includes the demolition of some existing structures; renovation, relocation, and modification of other existing structures; construction of new structures and ancillary facilities. The project would result in a net floor area increase of 25,884 square feet relative to existing development. Of the proposed floor area increase for new structures, 4,235 square feet is devoted to affordable housing for full-time Garden employees, 8,414 square feet of additional horticulture and plant propagation area, 16,641 square feet of conservation, research and education space, and 724 square feet of general support, additional visitor serving and events facilities including a café. The project would result in a net decrease of 2,157 square feet of general storage and maintenance area. Upon completion of the proposed project, the Garden would include a total floor area of 65,442 square feet of existing and proposed development. The proposed buildout is anticipated to occur over an approximate ten-year period, though the increases in uses proposed would extend for the life of the project.

Domestic water supply is proposed to be provided by the City of Santa Barbara. The project represents an intensification of use and could impact the domestic water supply. Therefore the City of Santa Barbara will need to review the project and indicate in writing that it can and will serve the project.

Sewage disposal is proposed to be provided by the City of Santa Barbara via a collection system administered by Laguna County Sanitation District. Since the wastewater would flow through two systems, both the Laguna County Sanitation District and the City of Santa Barbara would need to review the project and indicate that they would be able to collect, treat and dispose of the generated wastewater.

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Issuance of Zoning Clearance, Environmental Health Services shall receive and approve written notice from the City of Santa Barbara indicating that said city can and will provide domestic water service upon demand and without exception and that all financial arrangements guaranteeing extension of said service have been made to the satisfaction of the city and Environmental Health Services.
2. Prior to Issuance of Zoning Clearance, Environmental Health Services shall approve written notice from the City of Santa Barbara and the Laguna County Sanitation District indicating that said city and sanitary district can and will provide municipal sewage collection and disposal upon demand and without exception and that all financial arrangements guaranteeing extension of services have been made by the applicant to the satisfaction of the sanitary district and Environmental Health Services.
3. Concurrent to Connection to the Sewer, the existing onsite wastewater treatment systems shall be properly destroyed under permit and inspection by Environmental Health Services.
4. Prior to Issuance of a Building Permit, Environmental Health Services shall review and approve the plans and specifications for the proposed **food facility** and any related facilities.



Paul Jenzen, R.E.H.S.
Senior Environmental Health Specialist

cc: Applicant
Agent, Ken Marshall, Dudek & Associates, 621 Chapala St. Santa Barbara, CA. 93101
City of Santa Barbara Utilities Manager
Martin Wilder, Laguna County Sanitation District
Ryan Lodge, Regional Water Quality Control Board
Mike Zimmer, Planning & Development Dept, Building Div., Santa Barbara
Willie Brummett, Environmental Health Services
Norma Campos-Ibarra, Environmental Health Services

RECEIVED
NOV - 7 2005
S.B. COUNTY
PLANNING & DEVELOPMENT

Memorandum



Date: November 3, 2005
To: Alex Tuttle
Planning & Development
Santa Barbara
From: Martin Johnson, Captain
Fire Department

A handwritten signature in black ink, appearing to be "MJ", is written over the "From:" line of the memorandum.

Subject: APN: 023-052-001; Case #: 99-DP-043; Site: 1212 Mission Canyon Road
Project Description: Santa Barbara Botanic Garden Development Plan

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

PRIOR TO BEGINNING ANY WORK, THE FOLLOWING CONDITIONS MUST BE MET:

1. Operations involving removal of asbestos or asbestos containing material (ACM) shall be in accordance with the California Fire Code, Section 8707. Obtain a permit from the fire department to conduct asbestos or ACM removal operations. Contact the Inspection Services Unit at (805) 686-8181 for additional information.

PRIOR TO ERECTION OF COMBUSTIBLE BUILDING MATERIALS THE FOLLOWING CONDITIONS MUST BE MET:

2. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.

Access to this project shall conform to Santa Barbara County Private Road and Driveway Standard #1. Dead end access roads/driveways that exceed 150 feet in length shall terminate with a fire department approved turnaround.

Roadways may be conditioned as needed throughout the scope of the project.

Road easements must be identified throughout the project.

A minimum of 13 feet 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

Driveways serving one residential dwelling are required to have a minimum width of 12 feet. Driveways serving two residential dwellings are required to have a minimum width of 16 feet. Driveways serving three to nine residential dwellings are required to have a minimum width of 20 feet. If any future development is planned for this parcel or will be served by this driveway, the applicant is encouraged to coordinate these standards into their plans and with other interested parties.

Driveways shall not exceed 12 percent in grade. All driveways shall be paved.

3. Because the proposed project is located within the mapped boundaries of the High Fire Hazard Zone of Santa Barbara County, a Vegetation Management Plan is required. Refer to Santa Barbara County Fire Department Development Standard #6.

Special provisions of the Building Code will apply to all new construction and remodels of existing structures. These provisions will influence both the design of the project and the type of building materials that may be utilized. Please refer to the Santa Barbara County Building and Safety Division for details.

Note: Owners of property located within a designated "Very High Fire Hazard Severity Zone" are required by state law (Public Resources Code, Section 4291) to create a firebreak of 100 feet (or to the property line, whichever is nearer) around any structures on their property. This does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any dwelling or structure.

4. Fire hydrants shall be installed. The exact locations of the new hydrants shall be determined by the fire department as necessary throughout the various construction phases. The existing fire hydrants shall be identified on future plans.

PRIOR TO OCCUPANCY CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET:

5. Building address numbers must be a minimum height of three (3) inches for residential and six (6) inches for commercial and a color contrasting to the background color. The address number shall be elevated at least three (3) feet from the ground for clear visibility and easy directional identification. The numbers shall be visible from the access road when traveling in either direction. If the driveway is over 150 feet in length or the building is obstructed from view at the access road, numbers shall be posted at any driveway and road intersections as is necessary.

6. Portable fire extinguisher(s) are required for all commercial structures and shall be in accordance with the Santa Barbara County Code Chapter 15, Article 1.
7. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) at 686-8170 if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.
8. When access ways are gated a fire department approved locking system shall be installed. Please call the Fire Prevention Division at 681-5523 for additional information and application procedures.
9. An automatic fire sprinkler system must be installed in all commercial structures and all residential structures of 5000 or more square feet. Fire sprinkler plans are required to be checked and approved by this department, prior to installation. Any system must be in compliance with Santa Barbara County Fire Department Standard #4. The fire department shall determine the location of any fire department connection (FDC) that may be required.
10. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

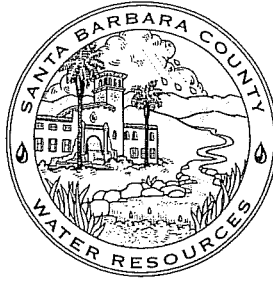
- Mitigation Fee at \$.20 per square foot for buildings without fire sprinkler systems
- Mitigation Fee at \$.10 per square foot for buildings with fire sprinkler systems

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.


As always, if you have any questions or require further information please call 681-5500.

MJ:reb

c: APN/Chron



RECEIVED
AUG 09 2006
S.B. COUNTY
PLANNING & DEVELOPMENT

Santa Barbara County Public Works Department
Flood Control  Water Agency

August 7, 2006

Planning Commission
County of Santa Barbara Planning & Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: 72-CP-116RV01/99-DP-043; Santa Barbara Botanic Garden
APN: 023-051-001 thru -004, and -008, -011, -012/ 023-060-018, -022 thru -026, -038/ 023-340-013 thru -015/ 023-350-006/Santa Barbara

Dear Commissioners:

This District recommends that approval of the above referenced project be subject to the following conditions.

1. Prior to issuance of Development Permits, the applicant shall comply with the Flood Control Standard Conditions of Approval.
2. Prior to issuance of Development Permits, the applicant shall submit grading & drainage plans, a drainage study and improvement plans to the District for review and approval. Said plans shall indicate the following:
 - a. All on-site & tributary drainage shall be adequately conveyed through the site to an acceptable watercourse or drainage facility in a non-erosive manner. On-site retardation and/or off-site drainage improvements may be necessary in order to satisfy this condition.
 - b. New structures shall be setback a minimum of 50 feet from the District Approved Top of Bank of Mission Creek. Structures proposed to be demolished & rebuilt, may be located within the 50 foot setback but no closer to the top of bank than the original structure, as recommended by a registered geotechnical engineer and approved by the District.
3. Prior to issuance of occupancy clearance, the applicant shall submit a drainage certification by a registered civil engineer, that the project was constructed in substantial conformance with the approved plans.
4. The applicant will be required to pay the current plan check fee deposit at the time the plans are submitted for District review and approval.

Sincerely,

Dale W. Weber, P.E.
Development Engineer

cc: Alex Tuttle, Planner, Planning & Development
Nancy Johnson, Botanic Garden, 1212 Mission Canyon Road, Santa Barbara, CA 93105
April Verbanac, Dudek & Associates, 621 Chapala Street, Santa Barbara, CA 93101
Flowers & Associates, 500 East Montecito Street, Santa Barbara, CA 93103
Mike Zimmer, Building & Safety

G:\FLOOD\DREVCND\72-CP-116RV01.doc



Daniel C. Hernandez, MPA
Director of Parks
(805) 568-2461

Michael Gibson, MPA
Business Manager
(805) 568-2477

Juan Beltranena, AIA, AICP
Project Manager
(805) 568-2470

Jeff Stone
North County
Deputy Director
(805) 934-6145

Erik Axelson
South County
Deputy Director
(805) 681-5651

Park Administration
610 Mission Canyon Road
Santa Barbara, CA 93105
Tel: (805) 568-2461
Fax: (805) 568-2459

**North County
Park Operations**
300 Goodwin Road
Santa Maria, CA 93455
Tel: (805) 934-6123
Fax: (805) 934-6213

**South County
Park Operations**
4568 Calle Real, Building E
Santa Barbara, CA 93110
Tel: (805) 681-5650
Fax: (805) 681-5657


**Cachuma Lake
Recreation Area**
2225 Hwy 154
Santa Barbara, CA 93105
Tel: (805) 686-5055
Fax: (805) 686-5075

www.sbparcs.org
administration@sbparcs.org

Equal Opportunity Employer

July 15, 2009

TO: Alex Tuttle, Planner
Planning & Development

FROM: Claude Garciacelay, Park Planner 

RE: **99DP-043 / 72CP-116 RV01 Santa Barbara Botanic Garden**
APN 023-052-001 to -004,-008,-011,-012; 023-060-018,-022 to -026,
-038; 023-340-013 to -015; 023-350-006

County Parks recommends the following condition(s) to the approval of the above referenced project:

1) Pursuant to the provisions of Ordinance 4348 and the appurtenant fee resolutions adopted by the Board of Supervisors, the applicant will be required to pay a development mitigation fee for new dwelling unit(s) to offset the project's potential impact on the County's park system. Said fee will be used in conjunction with other similar fees collected in the area to provide park and recreational facilities in the Regional Demand Area.

The current applicable fee in the demand area for sfd employee residential unit is \$1135 per unit. The total fee for the project would be **\$3,405.00** (3 unit(s)). Fees are payable prior to final inspection. The final fee amount shall be based on the fee schedule in effect when paid and fee schedules are subject to annual adjustments. This office will not accept or process a check received prior to project permit approval by the decision maker.

The check must be made out to COUNTY OF SANTA BARBARA, and can be paid in person or mailed to: Santa Barbara County Parks, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105, or in person at our north county administrative office at Waller Park, 300 Goodwin Road, Santa Maria, CA 93455.

c: Owner:
Santa Barbara Botanic Garden
1212 Mission Canyon Road, Santa Barbara CA 93105
Agent:
Ken Marshall, Dudeck
621 Chapala St., Santa Barbara CA 93101

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, California 93101
805/568-3232 FAX 805/568-3222



July 17, 2009

TO: Alex Tuttle, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: **Conditions of Approval (1 page)**
Santa Barbara Botanic Garden Vital Mission Plan
72-CP-116 RV01, 99-DP-043
Santa Barbara

Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip (PHT), for the purpose of funding transportation facilities within the Unincorporated Planning Areas of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is **\$73,912 (38 PHT's x \$1,945/PHT)**. **Fees are due prior to zoning clearance and shall be based on the fee schedule in effect when paid.** This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 1st Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

If you have any questions, please contact me at 739-8785.

Sincerely,

William T. Robertson

cc: 99-DP-043

Gary Smart, Transportation Manager, County of Santa Barbara, Public Works Department
G:\Transportation\TRAFFIC\Transportation Planning\Development Review\Mission Canyon\Santa Barbara Botanic Gardens 99DP-Cond.doc

3. 06BAR-00000-00316 Santa Barbara Botanic Garden Mission Canyon
 06NEW-00000-00138 (Alex Tuttle, Planner) **Jurisdiction: DVP**

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings. Existing development on the site includes 30 buildings totaling approximately 39,130 square feet.** The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is a 78 acre parcel zoned AG-I-10 and 1-E-1 and shown as Assessor's Parcel Number 023-051-004, located at **1212 Mission Canyon Road** in the Mission Canyon area, Second Supervisorial District.

Project received conceptual review only, no action was taken. Applicant to return with site visit for further conceptual review. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **BAR endorses review of the project design by the Mission Canyon Architectural Review Committee. Plans should be widely available to the public.**
- b. **Presentation of the project was careful, however, due to the scope of the project, the BAR needs more time and input to provide truly cogent comments. To wit, a site visit, or a series of site visits will be necessary following erection of story poles. Planner to arrange. Site visit to include stops at sensitive public vistas.**
- c. **BAR requested additional clarification as to the following:**
 - **Statistics re., what is existing and what is proposed.**
 - **Information on public views into the site (specifically calling out which buildings and site areas are visible and from where).**
 - **Site context: applicant to provide aerial showing the entire area within approx. one mile of the garden site boundaries to get understanding of area density and relationship of other development to the Garden.**
 - **Extent of existing and proposed paving (roadways and paths).**
 - **Grading quantities involved.**
 - **Clarification of interrelationship between pedestrian circulation and landscaping.**
 - **Night lighting.**
- d. **BAR takes note of all of the comments on fencing. Fencing is the garden's immediate face to the community and its design needs to be complementary to the architectural style of the garden as a whole. Fencing must receive architectural design consideration. Return with information and options for an architectural solution to the fencing issue.**
- e. **Initial design response:**
 - **Style and architectural direction are good – in keeping with the character.**
 - **Appreciate reuse of Gane House, however, building adjacent to Gane House may be too close. Reexamine relationship. Site visit with story poles will help to illuminate this issue.**
 - **Use of consistent materials is desirable; however, design must differentiate site walls from buildings. BAR is concerned about the apparent mass of the façade that has a three story appearance.**
 - **Concerned about the density of development. In order to address the density of the proposed development, BAR needs more information about the surrounding neighborhood to make neighborhood compatibility findings.**
 - **Residences must receive the same level of design consideration as the "public buildings" on the west side of the garden.**
- f. **BAR would like to start reviewing the landscaping now as well as the architecture.**
- g. **Planner not to take project to the PC prior to full scrutiny by the BAR and conceptual comments that the project is ready for preliminary approval.**

- **Eliminate Italian cypress except around house; substitute with olives.**

C-4. 07BAR-00000-00110 Golizadeh Residence Addition and Remodel Goleta
07LUP-00000-00317 (Amy Trester, Planner) Jurisdiction: Goleta

Request of Hise K, Esparza, agent for the owners, Nelvi and Firouz Golizadeh, to consider Case No. 07BAR-00000-00110 for **final approval on consent of a first floor addition of approximately 366 square feet, porch of approximately 209 square feet and second floor addition of approximately 587 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,221 square feet and garage of approximately 377 square feet. The proposed project will not require grading. The property is a 0.20 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 065-062-013, located at **84 Lassen Drive** in the Goleta area, Second Supervisorial District. **(Continued from 6/8/07, 7/20/07, and 8/24/07)**

ACTION: Froscher moved, seconded by C. Roberts, and carried by a vote of 6 to 0 to grant final approval on consent of 07BAR-00000-00110.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Board members Ferguson-Ettinger and Froscher reiterated their interests in leaving their positions on the SBAR.

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

1. 06BAR-00000-00316 Santa Barbara Botanic Garden Mission Canyon
06NEW-00000-00138 (Alex Tuttle, Planner) Jurisdiction: DVP

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings.** Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is a 78 acre parcel zoned AG-I-10 and 1-E-1 and shown as Assessor's Parcel Number 023-051-004, located at **1212 Mission Canyon Road** in the Mission Canyon area, Second Supervisorial District. **(Continued from 2/23/07)**

Project received further conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made:

SBAR COMMENTS:

- **The SBAR focused exclusively on improvements proposed at the west of Mission portion of the garden.**
- **The SBAR appreciates the effort that went into the architect's presentation of the project and commends the architect for his capabilities.**
- **The proposed building program as a whole is too big for the site such that finding 6 (*Site layout, orientation, and location of structures and signs will be in an appropriate and well designed relationship to one another, and to the environmental qualities, open spaces and topography of the site*) cannot be made. Proposed buildings are too close together and inappropriately dominate the nose of the ridge on which they are proposed; too much building is proposed south of the existing library. Fire turn around and interior road are too close to Mission Creek. Buildings loom fortress like, corridors seem cavernous. The façade of the library in particular dominates the skyline. Break up the buildings and decrease their sizes, for example, by moving one of the meeting rooms in the multipurpose building to an exterior space.**

- The project program, which concentrates institutional functions on the West of Mission site, should be studied for dispersal through the other Botanic Garden properties.
- With the exception of the children's lab, the proposed scale of buildings is overly massive and the proposed style of buildings institutional in character such that the project is inconsistent with the qualities of the site and the inherent character of the Garden. The children's lab could be integrated more with the landscape e.g., sunken down more. Other structures should, like the children's lab, incorporate living roofs and possibly rammed earth walls.
- Structures need to integrate into the site. Green, indoor/outdoor architecture is an imperative direction for this project. It is better to improve the indoor/outdoor relationships of existing development on the site than dominate the area of existing development with buildings as proposed. Buildings must be quiet and should become a national example of LEEDS and green buildings.
- Use of rocks and boulders is appropriate. Materials should be natural to build on the character of the place.
- The Garden has, since its inception, been a community resource and it should remain a community resource. The original intent of the Garden is important such that neighborhood compatibility will be found only in carrying out that intent. Mission Canyon residential development cannot be the basis for a finding of neighborhood compatibility with the Garden project. The Garden is an icon of the natural environment: buildings must be subordinate to the landscape and indigenous; currently, buildings create an apparent barrier between nature and people. Children's building should be example for the other structures although it's location on the site is questionable. The architecture should be site specific and forward thinking with more single story to allow interatection with outdoors.
- It is problematic that the Gane House has been allowed to fall into disrepair as that indicates a lack of respect for the historic character of the Garden. Expansion of the Garden should include restoration of historic structures as well as maintenance of the Garden's historic relationship to the land.
- Fencing should be natural and integreate into landscape. Live plants should be an option. Chain link is very inappropriate although there may be some areas where post and wire fencing (like at Sedgwick Ranch) may be appropriate.
- Proposed new entry is problematic with use of too much fill and removal of large tree. Restudy.
- Project review needs to be broken down into understandable components. Staff is directed to organize.
- SBAR will review east of Mission development on October 5, 2007.

PUBLIC COMMENT – The following people commented on this item:

- Shems Mondell
- Paulina Conn (plus letter)
- Milt Roselinsky (Mission Canyon Association/Friends of Mission Canyon)
- Christina McGinnis
- Nancy Johnson (Santa Barbara Botanic Garden)

Isla Vista/Goleta

2. **04BAR-00000-00147 St. Athanasius Orthodox Church Goleta**
01CUP-00000-00152 (Alex Tuttle, Planner) Ridgeline: Hollister

Request of Jonathan Leech, Dudek and Associates, agent for the owner, St. Athanasius, to consider Case No. 04BAR-00000-00147 for **preliminary approval of a 4.6 acre church complex consisting of four structures totaling approximately 26,500 square feet; a one story temple of approximately 8,455 square feet, a one story chapel of approximately 750 square**

Applicant to return for final approval on consent. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **Return to Summerland ARC for their final approval before returning to BAR for final on consent.**
- b. **Coordinate plans.**
- c. **Identify proposed new plants on landscape planting plan, including name, location and sizes; trees to be min. 15 GC, shrubs to be minimum 5 gal. containers.**
- d. **Add a hood inside exterior fixtures to aim light downward.**

19. 06BAR-00000-00316 Santa Barbara Botanic Garden Mission Canyon

06NEW-00000-00138 (Alex Tuttle, Planner) Jurisdiction: DVP

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings. Existing development on the site includes 30 buildings totaling approximately 39,130 square feet.** The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is a 78 acre parcel zoned AG-I-10 and I-E-1 and shown as Assessor's Parcel Number 023-051-004, located at **1212 Mission Canyon Road** in the Mission Canyon area, Second Supervisorial District. (Continued from 2/23/07 & 9/7/07)

ACTION: Froscher moved, seconded by Ferguson-Ettinger and carried by a vote of 5 to 0 (Gray and Romano absent) to continue 06BAR-00000-00316 to the SBAR meeting of November 2, 2007. See Agenda Status Report.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Valerie Froscher moved, seconded by Pamela Ferguson-Ettinger, and carried by a vote of 5 to 0 (Martha Gray and Laurie Romano absent) that the meeting was adjourned until 9:00 A.M. on Friday, October 19, 2007 in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 4:10 P.M.

COUNTY OF SANTA BARBARA



SOUTH BOARD OF ARCHITECTURAL REVIEW APPROVED MINUTES Meeting of November 2, 2007

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Jeremy Roberts, at 9:28 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Jeremy Roberts	Chair
Chris Roberts	Vice Chair
Valerie Froscher	
Martha Gray	
Laurie Romano	
Will Rivera	
Anita Hodosy	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Everyone present.

REPORTERS: Several.

NUMBER OF INTERESTED PERSONS: Approximately 15±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: None.

II. AGENDA STATUS REPORT: Froscher moved, seconded by Rivera and carried by a vote of 6 to 0 to:

- Drop Item No. 10 07BAR-00000-00117 Star New Residence from the agenda at the request of the applicant.
- Continue Item No. 11 06BAR-00000-00176 Nguyen New Residence to December 14, 2007 at the request of the applicant.

III. MINUTES: Froscher moved, seconded by Romano and carried by a vote of 6 to 0 to table the October 19, 2007 Minutes for approval to the meeting of November 16, 2007.

IV. STANDARD AGENDA:

1. 06BAR-00000-00316 Santa Barbara Botanic Garden Mission Canyon
06NEW-00000-00138 (Alex Tuttle, Planner) Jurisdiction: DVP

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings. Existing development on the site includes 30 buildings totaling approximately 39,130 square feet.** The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is a 78 acre parcel zoned AG-I-10 and I-E-1 and shown as Assessor's Parcel Number 023-051-004, located at **1212 Mission Canyon Road** in the Mission Canyon area, Second Supervisorial District. (Continued from 2/23/07 & 9/7/07)

Project received further conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. **BAR appreciates the Garden's explanations of its functions and the definition and needs of a botanic garden; however, the presentation did not speak to the interaction of the public with the Garden. Moreover next time this project comes before the BAR the presentation must focus on site planning and architecture. Finally, it is important to avoid piecemealing review of this project; BAR should look at all project elements.**
- b. **BAR needs to see the Meadow Terrace as a component of the overall design.**
- c. **Botanic Garden serves a vital role in the community and in the world of botanic gardens but operating under a CUP in a residential neighborhood is both a resource and a responsibility; while it is clear that now is the time for expansion under a new master plan, the Botanic Garden must manifest advanced thinking regarding its proposed development such as integration of architecture into landscape and being an example of sustainability. Should be better dialog with the community.**
 - **With the exception of the children's lab, proposed structures are institutional in character and scale, inappropriate to canyon setting. While the herbarium and library are programmed to be open to the public, they don't appear open and the presentation did not implicate public use.**
 - **Cloaking institutional buildings in residential vocabulary does not lessen their apparent size.**
 - **Take the passion evident in Garden employee testimony and apply it to the architecture in a way that allows architecture to interact with and grow out of the landscaped site. Project demands green architecture. Style should blur the distinction between architecture and landscaping and buildings should nestle into the garden. Buildings should be subordinate to the Garden.**
 - **Proposed new buildings should be, in and of themselves, an educational experience for the Garden users; buildings should not just accommodate a spatial need but rather be designed in a manner sensitive to the environment. One needs to be inspired by buildings, not confronted by them.**
 - **Cavalli housing as proposed is incongruous with adjacent houses and steep topography. Concerned about the proximity of the housing to existing residences; restudy to give more of a residential scale and character. Review hillside guidelines. Housing for the Garden should be planned more cohesively; currently proposed housing is scattered about the site.**
- d. **While the public needs to realize and accept expansion of the Garden, the Garden needs to listen to the public; design solution needs to be collaborative. Garden needs to work with the Mission Canyon Association and architectural review board. As presented, the Botanic Garden has three primary functions: public garden/education; scientific research/ administration management; and housing. Development of the applicant's Vital Mission Plan provides the opportunity to organize programmatic functions through thoughtful and efficient site planning and architectural design.**
 - **The fact that the Garden is located in a box canyon and a high fire hazard area needs to be factored into how much square footage is needed and how many functions can/should be accommodated on the site vs. elsewhere in the community. Need to consider carrying capacity of the site; restudy program.**

- **BAR did not agree with the entirety of the Garden's assessment of site constraints; restudy alternative sites for development; substantiate site planning. Programmatic function needs to be reconsidered and organized to work for both the Garden and the public. Garden should not be turned into a "Campus".**
 - **Area to the north of the Gane house provides a valuable viewshed which proposed buildings would obstruct and the public has commented that the area could be put to public use; restudy program, site planning and architectural bulk, massing and height. Consider reprogramming the area for expansion of the landscaped garden and connection of the public gardens at the west of Mission site to the public use of the Cavalli property.**
 - **Preserve rock walls.**
- e. **Fencing and lighting are both big public concerns.**
- f. **Fencing is symbolic of the Garden separating themselves from the public instead it is an opportunity to communicate with the public.**
- **BAR has commented previously on fencing.**
 - **To reiterate, fencing needs to be creative; permanent fencing solution shall not be black chain link; consider alternative screening and materials.**
 - **Garden needs to substantiate need for complete fence enclosure.**
- g. **Important to avoid piecemealing; BAR should look at all project elements.**
- **BAR needs to see the Meadow Terrace as a component of the overall design.**
- h. **All utilities, including the existing backflow preventor at Las Canoas and Mission Canyon, must be screened from public view.**
- i. **Residential areas need to be closely examined; consider using other Botanic Garden properties.**
- j. **Could explore subterranean options and need to think more about public access components.**
- k. **BAR strongly recommended that the Garden work with neighborhood for development of the project.**

Public speakers: Milt Roselinsky (fencing, lighting, institutional character, east side overdeveloped, library and herbarium not appropriate at the site); Robert Maloy (fencing, fire safety, light and traffic); Marc Chytilo (redesign necessary, lighting, fencing, paving, ephemeral nature of vegetative screening, screen the backflow preventor); Shems Heartwell (green building, fire resistance); Barbara Hinman (Fire danger, traffic, overbuilding, paving, lighting, fencing); Otis Calef (Fire, traffic, over development); Kellem de Forest (site planning, no second stories, flat roofs preferable, structures should blend into the landscape); Kathy Koury (remove herbarium and library from canyon, program east ridge for public use, use Van Shank property for current east ridge development and housing); William Koonce (supportive of VTM); Lorna Moore (fencing, preserve stone wall at exit from Hansen site); Ray Smith (ridge line development, public viewsheds, dark night time sky, institutional buildings); Stephen Sherrill (ridgeline development, project is too large, too dense out of character with historic landscape design concept, tree removal, pavement of trails, fencing); Paulina Conn (building program too massive, needs assessment necessary); Rick Stein (fencing, lighting, development on Cavalli site too close to neighbor); Marcy Simmons (Cavalli buildings, including kiosk, affect private views, east campus development, employee housing); Edward Roach (Cavalli area, kiosk, light).

VIII. STANDARD AGENDA:

1.	06BAR-00000-00316	Santa Barbara Botanic Garden Vital Mission Plan	Mission Canyon
	72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner)		Jurisdiction: DVP

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings. Existing development on the site includes 30 buildings totaling approximately 39,130 square feet.** The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at **1212 Mission Canyon Road** in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, and 11/02/07)

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review at the meeting of February 29, 2008. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Presentation focused on the proposed entry sequence and the east of Mission site in and around the proposed horticulture area and the herbarium.

- a. **BAR appreciates the project's continued design development; new approach is more sensitive to BAR comments.**
- b. **In general, further consider how materials could help break down what appears increasingly to be the aesthetic of a campus; consider different paving materials; marry rustic and technical forms.**
- c. **New entry at south end of parking lot may be confusing; restudy for clarity in circulation.**
- d. **RE., entry sequence:**
 - **Consolidation is an improvement;**
 - **Bridging instead of fill is appropriate at entry and more sensitive to the landscape;**
 - **Study and organize the hierarchy of the proposed entry kiosk, the existing access/proposed fire access and the original entry steps.**
 - **Consider making the historic steps the Garden egress;**
 - **Consider creating a passive gathering area out of the historic steps.**
 - **Tower at entrance is out of balance; restudy proportions of pop up element;**
 - **BAR supports narrower brow on entry kiosk.**
- e. **RE., East of Mission site:**
 - **In general, the BAR encourages further development of the architecture such that it is subservient to and integrated with the landscape.**
 - **Consider nestling the buildings into the site;**
 - **Consider arraying boulders around the bases of the buildings to simulate buildings coming out of the ground.**
 - **Flat roofs are an improvement and green roofs are encouraged over photovoltaic to help anchor the buildings to the site; nonnative plant materials are acceptable on the green roofs. PV could be blended with green roof materials.**
 - **In terms of the site plan, it is unfortunate that cars are proposed to be parked at the highest point on the east of Mission ridge; cars will abut trails. On the other hand, parking spaces appear to be carefully located to achieve an informal parking lot layout.**

- Consider using a material other than asphalt on the through road to Las Canoas; stay away from interlocking pavers.
- Restudy relationship, materials and styles of the herbarium and the horticulture building:
 - Herbarium needs to be refined; consider reflecting craftsman style of the Gane house.
 - Horticultural building is too linear, too much like an office building and inappropriate placed on a plinth; lower the building into the ground and make more naturalistic in style and integrate into the landforms; consider curvilinear walls along the west elevation and/or berming up against the elevation to assist in anchoring the building to the ground; steer away from straight lines and planar forms
 - Staff to research into flexibility of policy prohibiting construction on slopes of 30% or greater.

f. BAR asks for plans to be submitted by the Monday before the Friday hearings to allow sufficient review time/

Public Speakers: Tom Jacobs, Fran Galt, Cass Ensberg, Cherie Brait, Marc Chytilo, Virginia King, Sierra Butler, Paulina Conn, Jane Evans, Ray Smith, Tim Steele, Barbara Bonadew.

2. 07BAR-00000-00246 Toms/Aquilino Single Family Dwelling Toro Canyon
07LUP-00000-00782 (Seth Shank, Planner) **Jurisdiction: Toro**

Request of Living Homes/Karen Bragg, architect for the owners, Marion Toms and Barrie Aquilino, to consider Case No. 07BAR-00000-00246 for **a site visit of a new residence of approximately 1,872 square feet.** The lot is currently vacant. The proposed project will require approximately 932 cubic yards of cut and approximately 292 cubic yards of fill. The property is a 10.0 acre parcel zoned RR-20 and shown as Assessor's Parcel Number 155-240-021, located at **930 Toro Canyon Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/19/07)

Project received a site visit only, no action was taken.

Isla Vista/Goleta/Santa Barbara

3. 07BAR-00000-00315 T-Mobile @ Magnolia Center Santa Barbara
06DVP-00000-00002 (Heather Imgrund, Planner) **Jurisdiction: Design Control Overlay**

Request of Amy Pena, agent for the applicant, T-Mobile, to consider Case No. 07BAR-00000-00315 for **conceptual review and preliminary approval of a telecommunications facility disguised in a new roof parapet of approximately 291 square feet and equipment cabinet enclosure of approximately 384 square feet at the Magnolia Shopping Center.** The proposed project will require approximately 91 feet of trenching for utility and coaxial cables. The property is a 9.10 acre parcel zoned SC and shown as Assessor's Parcel Number 065-080-027, located at **5110 Hollister Avenue** in the Santa Barbara area, Second Supervisorial District.

Project received conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- a. Reduce the parapet in height to the absolute minimum necessary in order to improve proportions.
- b. If the intent is to match Ralphs details, whatever is proposed must match.

Public Speakers: Gary Cortese, Patricia San Filippo

ACTION: Morris moved, seconded by Romano and carried by a vote of 7 to 0 to grant final approval on consent of 07BAR-00000-00006.

C-5. 07BAR-00000-00302 Michel Residence Addition Mission Canyon
08LUP-00000-00025 (Amy Trester, Planner) **Jurisdiction: Mission Canyon**

Request of Michal Winkelstein, agent for the owner, Harold Michel, to consider Case No. 07BAR-00000-00302 for **preliminary/final approval on consent of a residence addition of approximately 305 square feet.** The following structures currently exist on the parcel: a residence of approximately 2,422 square feet and detached garage/guest room of approximately 687 square feet. The proposed project will not require grading. The property is a 0.32 acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 023-162-003, located at **815 Tye Road** in the Mission Canyon area, First Supervisorial District. (Continued from 1/04/08 & 2/15/08)

ACTION: Morris moved, seconded by Romano and carried by a vote of 7 to 0 to grant final approval on consent of 07BAR-00000-00302.

C-6. 07BAR-00000-00089 Summerland Mini Mart Exterior Change Summerland
08EXE-00000-00035 (Kimberley McCarthy, Planner) **Jurisdiction: Exemption**

Request of Bill Cooper, architect for the applicant, Loui Hana, to consider Case No. 07BAR-00000-00089 for **revised final approval on consent of proposed exterior lighting fixtures.** The following structures currently exist on the parcel: a commercial building of approximately 1,755 square feet. The proposed project will not require grading. The property is zoned C-1 and shown as Assessor's Parcel Number 005-177-005, located at **2285 Lillie Avenue** in the Summerland area, First Supervisorial District. (Continued from 5/11/07, 6/22/07, 10/19/07 & 11/02/07 & 11/16/07)

ACTION: Morris moved, seconded by Romano and carried by a vote of 7 to 0 to grant final approval on consent of 07BAR-0000-00089.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

- **Chris Roberts discussed the need for the SBAR to be clear on comments vs. direction. Need to fill out worksheets on all conceptual reviews.**
- **Jeremy Roberts disclosed that he had been contacted by the News-Press regarding State Street Hospitality and cautioned SBAR members against responding individually to the media. Members shall refer media to the minutes or to staff.**

VI. STAFF UPDATE: None

VII. STANDARD AGENDA:

1. 06BAR-00000-00316 Santa Barbara Botanic Garden Vital Mission Plan Mission Canyon
72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner) **Jurisdiction: DVP**

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings.** Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, and 1/04/08)

Project received conceptual review only, no action was taken. Applicants to return for further conceptual review at the May 9, 2008 SBAR meeting. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

- **The BAR appreciates the work that has gone into the project. However, BAR has concerns about providing input in a vacuum (no EIR info, HLAC input etc).**

Review of Educational building(s)

- First and foremost, the amount of structural development is too great; the applicant is directed to reexamine the project program with the goal of reducing the square footage devoted to non public uses (offices etc) on the West of Mission site.**
- Building still does not relate to the grounds and remains too institutional in character; the geometry of the building needs to fit into the geometry of the site; the Garden needs to be a leader in innovative site appropriate design.**
 - Create indoor outdoor architecture; transparency is key.**
 - Concerned about relationship between the two portions of the education building; develop defined landscaped exterior use areas at buildings; need more separation between building elements to avoid tunnel effect. Need more space for courtyards and public spaces in between buildings.**
 - Pedestrian connections -- outdoor rooms -- at all levels are critical to the success of this project; glad to see incorporation of flat roofs; study inclusion of more rooftop gardens accessible to the public.**
 - Break massing down and simplify; eliminate band of windows at second story. Look into reducing plate heights where possible.**
 - Architectural style appears to be moving in an appropriate direction but is too bold and monumental as proposed.**
 - Like some use of stone but need to create a balance to make the building more transparent; consider opening portions of the building.**
 - RE., the north elevation, like the direction but restudy proportions of glass, roof planes and walls to achieve more of the elegance seen in the north face of Lurah Rigg's library.**
 - Pulling away from the library with a new building is a positive feature and preferred over remodeling or working with existing Herbarium.**
 - Consider incorporating boulders into the buildings and using vegetation on roof perimeter.**
 - Show a tree inventory each time project returns for review.**

Review of housing

- In general, the designs do not exhibit the quality of the rest of the project; housing units are boxy, massing is out of scale, architecture is too apartment like and inappropriate.**
- While some two story elements may be appropriate, full two stories seems unnecessary and out of character with surrounding residential canyon development. Reconsider design direction to create a community of little bungalows; topography and existing landscape should help site the bungalows; bungalows should be individuated.**
- The character of the existing duplex – farm-like - is wonderful and the appropriate direction for the architectural style of the housing; use more board and batten; eliminate garages to help break down massing; use carports; add porches.**

***Public speakers:* Kellam de Forest, Tim Steele, Paulina Conn, Fran Gault**

VII. STANDARD AGENDA:

- | | | |
|-----------------------------|--|--------------------------|
| 1. 06BAR-00000-00316 | Santa Barbara Botanic
Garden Vital Mission Plan | Mission Canyon |
| <hr/> | | Jurisdiction: DVP |

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings.** Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. **(Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, 1/04/08 & 2/29/08)**

Project received further conceptual review only, no action was taken. The following comments were made by the Board of Architectural Review members present for this project:

COMMENTS:

Public Comments

- **Public comments received by Kellam de Forest, Fran Galt, Stephen Sherrill, Marc Chytilo, and Tom Jacobs**

BAR Comments on Education Center

- **BAR appreciates the Garden and architect responding to their previous comments – project has come a long way.**
- **Feel much better about the Education Center buildings and the interaction with the Garden and landscape.**
- **Appreciates the reduction of mass and the incorporation of boulders, would like to see more boulders incorporated.**
- **The majority of BAR members are comfortable with the size, bulk, and scale of the Education Center at this point.**
- **Project is respecting the library by breaking up the buildings and reducing massing.**
- **Some BAR members still find that size, bulk, scale and formality of structures create a tension between the landscape and the buildings.**
- **Walkways and building edges could undulate more and be less linear, incorporating curvilinear walls where possible, making the edges softer.**
- **Consider frameless windows to help increase the transparency. Also consider windows and walls that open to exterior.**
- **Would like to see more penetration along the long façade.**
- **Building and paving materials should help create a continuum between the inside and outside.**
- **Outdoor patio area along southern ends seems too formal, should have more of a meandering stairway at this end.**
- **Want to see a realistic depiction of vegetation clearance around the buildings.**
- **Time to give attention to the landscaping around the buildings.**
- **Consider vegetation spilling over some of the roof overhangs to make the it look like the architecture is being reclaimed by vegetation/landscape.**

BAR Comments on Hansen Site Staff Residences

- **Garden has responded to past comments**
- **Likes that the structures have been reduced in size and scale**
- **Restoration of the existing residences is appropriate, would like to see how that restoration would be done at some point.**
- **Would like to see the topography of the site shown on the site plan.**
- **Nicely done; BAR is encouraged by the direction taken with this element and looks forward to further development.**

COUNTY OF SANTA BARBARA



**SOUTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting of June 13, 2008**

Santa Barbara County
Planning Commission Hearing Room
Engineering Building, Room 17
123 East Anapamu Street
Santa Barbara, CA 93101
(805) 568-2000

The regular meeting of the Santa Barbara County Board of Architectural Review Committee was called to order by the Chair, Chris Roberts, at 9:28 A.M., in the Santa Barbara County Engineering Building, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMITTEE MEMBERS PRESENT:

Chris Roberts	Chair
Jeremy Roberts	Vice Chair
Martha Gray	
Laurie Romano	
Will Rivera	
Steve Willson	
Anita Hodosy	SBAR Secretary
Anne Almy	Supervising Planner

COMMITTEE MEMBERS ABSENT: Glen Morris

REPORTERS: None in attendance

NUMBER OF INTERESTED PERSONS: Approximately 10±

ADMINISTRATIVE AGENDA:

I. PUBLIC COMMENT: *None.*

II. AGENDA STATUS REPORT: *None.*

III. MINUTES: J. Roberts moved, seconded by Rivera and carried by a vote of 6 to 0 to approve the Minutes of June 6, 2008.

II. SBAR MEMBERS INFORMATIONAL BRIEFINGS: *None.*

III. STAFF UPDATE: *None.*

IV. STANDARD AGENDA:

1. 06BAR-00000-00316	Santa Barbara Botanic Garden Vital Mission Plan	Mission Canyon
		Jurisdiction: DVP

72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner)

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings.** Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. **(Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, 1/04/08, 2/29/08 & 5/09/08)**

BAR COMMENTS:

Cavalli Site

- a. The direction is positive – big improvement in terms of size, bulk, and scale.
- b. Comfortable with the architectural style, but restudy site design especially with respect to circulation.
- c. There seems to be too much paving that could be reduced through better site layout.
- d. Consider moving the garage to the south side of the office to improve circulation and reduce the amount of required paving, or switching the residence with the office.
- e. The two structures could relate better to each other, consider reorienting the office if other approaches not feasible.
- f. Proximity of structures to neighbor could be handled through appropriate landscaping.
- g. Overall the BAR is comfortable with the direction of the Cavalli residence and office/garage, just site planning could be improved.

Herbarium/Conservation Center

- a. Moving in the right direction but the building still needs some work.
- b. SBAR understands it should relate to, but be different from and subordinate to the horticultural offices.
- c. Building feels very standard and regular, should break it up more.
- d. Consider breaking up the linear face of the building, possibly with a dogleg or L-shape.
- e. Likes the change in the windows, but perhaps should follow more closely the window pattern of the Gane House.
- f. Important to reinforce the main entrance to the Gane House; current circulation and landscaping and orientation of the Conservation Center draws one more towards the side entrance. Consider accentuating the path towards the front entrance to the Gane House and reconfigure the parking area to reflect a more organic feel and reduce the amount of necessary paving.
- g. Consider re-orienting it to reflect axis of the Gane House, if feasible.
- h. Would prefer an alternative material other than plaster; ship lathe would be a good option and appropriate to respect the character of the Gane House.
- i. Building needs to be subservient to and secondary to the Gane House. The height of the building with the elevator tower is almost equivalent to the Gane House. Restudy elevator tower to lower height.
- j. Paved surfaces should have an organic feel, even if not pervious (use pervious where feasible).
- k. Would like to see an elevation of the Herbarium with the Gane House to better evaluate height and spacing.
- l. BAR generally comfortable with the size and location of the building, could be improved in its architectural design and site planning in terms of its relationship to the Gane House.

Horticultural Offices

- a. The Garden has responded well to past comments - vast improvement over previous design.
- b. Likes the curvilinear walls and use of boulders.
- c. Likes how these buildings relate to the West of Mission buildings.
- d. Appreciates removal of retaining wall along front, better integrates the building into the site.
- e. Likes the buildings differentiation from the Gane House.

- f. **Should consider plants cascading down from green roof to help blend buildings in with landscape; play with vines draping down buildings.**
- g. **Likes concept for natural wood fencing, should extend all the way up to existing buildings above.**
- h. **Bring trees around the front (south side) of building.**
- i. **Parking stalls should be different material (pervious) and make pavement appear as natural as possible.**
- j. **Consider vegetation (i.e., tree canopy) to screen west-facing windows to prevent glare and shield night-lighting to augment existing trees.**
- k. **Consider other material than plaster. Reduce amount of plaster surface (one member).**
- l. **Unfortunate to have parking lot on top, taking away from buildings and views.**
- m. **Overall the BAR is very happy with this design and layout, with only the minor detailing comments noted.**

Public Comments: Public comments were made by Kellam de Forest, Tim Steele, Marc Chytilo, and Nancy Johnson.

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review at the meeting of August 22, 2008.

There being no further business to come before the Board of Architectural Review Committee, Committee Member Jeremy Roberts moved, seconded by Laurie Romano, and carried by a vote of 6 to 0 (Glen Morris absent) that the meeting was adjourned until 9:00 A.M. on Friday, June 20, 2008, in the Santa Barbara County Engineering Building, Room 17, 123 Anapamu Street, Santa Barbara, California 93101.

Meeting adjourned at 12:10 P.M.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

- **Jeremy Roberts was contacted by the Zucker landscape team. They have more information from a soils reports that speaks against certain direction from the SBAR. Jeremy responded that the architect needs to make house respond to the site rather than having the landscape hide the house.**
- **Joint chairs met and concluded that landscape requirements for residential designs may be required on a case by case basis. On commercial projects, landscapes need to be designed by a registered Landscape Architect.**
- **SBAR wants a disclaimer on the checklist that direction in the minutes prevail in case of conflict as checklist comments need to be very broad.**
- **SBAR requested that staff research into exterior light fixtures and directed staff to the Illumination Engineers Society which may be composing guidelines.**

VI. STAFF UPDATE: None.

VII. STANDARD AGENDA:

Mission Canyon/Santa Barbara/Hope Ranch Areas

- | 1. 06BAR-00000-00316 | Santa Barbara Botanic Garden
Vital Mission Plan | Mission Canyon |
|--|--|--------------------------|
| 72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner) | | Jurisdiction: DVP |
| <p>Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings. Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, 1/04/08, 2/29/08, 5/09/08 & 6/13/08)</p> | | |

COMMENTS:

- **Conservation Center: BAR applauds architect for taking SBAR's comments into consideration and developing a successful design. The revised conservation center has the SBAR's full support. While it has increased in size, the project fits into the site and the building is elegant. Much better site plan and entry sequence leading to the Gane House; appreciate new circulation around, behind and between the buildings. Building appears appropriately subservient to the Gane House as can be seen through subtle details like differences in railings, no trellises, etc.**
 - **Appreciate use of stone although, given adjacency of historic Gane House, some consideration should be given to replacing the stone in places with shake siding.**
 - **Consider putting more boulders at south west corner of the building to obviate pedestrian "desire" paths.**
 - **Add more trees to parking areas.**
 - **No further review prior to PC action on the CUP.**
- **Cavelli Site: The project is now modest and unassuming and is a much improved solution. Commend the applicant for reducing the overall program on the site. Paving issue has been addressed.**
 - **Restudy exterior colors.**
 - **Add more and randomly placed trees at north east side of the office; landscape plantings to appear more natural.**

- No further review prior to PC action on the CUP.
- **Fences:**
 - The two fence solution has a regimented character that doesn't fit with the character of Mission Canyon. Security fencing is inconsistent with character of Mission Canyon. Moreover the SBAR can't see the value of a six foot fence; the Garden cannot be 100% secured and so fencing doesn't make sense. Need a specific program showing landscape features, needed fencing, portals, openings. Actual designs are needed, not ideas.
 - Map existing wildlife corridors and their important context elements to place portals appropriately.
 - If a fence is not needed, eliminate.
 - Fencing with stone posts may be appropriate at defining points, e.g., entries.
 - Simplify split rail fence even further to just one rail.
- Bioswales need to be reviewed by the SBAR.
- Return for further review of fencing and lighting.

Public Comments: Rick Stein, Nancy Johnson, Marc Chytilo, Milt Roselinsky and Linda Moore.

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review at the meeting of September 19, 2008.

Isla Vista/Goleta

2. **07BAR-00000-00244 Bischoff/Odell Single Family Dwelling Santa Barbara**
07LUP-00000-00797 (Seth Shank, Planner) **Jurisdiction: Ridgeline - Urban**
Request of Cearnal Adrulaitis, LLP, architect for the owners, Charles Bischoff and Kathy Odell, to consider Case No. 07BAR-00000-00244 for **further conceptual review of a new residence of approximately 3,000 square feet with subterranean garage of approximately 1,350 square feet.** The following structures currently exist on the parcel: water storage tanks. The proposed project will require approximately 955 cubic yards of cut and approximately 250 cubic yards of fill. The property is a 24.48 acre parcel zoned AG-I-40 and shown as Assessor's Parcel Number 055-030-067, located at **1410 Northridge Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 6/22/07, 10/19/07 12/14/07, 3/14/07, 4/25/08 & 6/06/08)
- ACTION: J. Roberts moved, seconded by Gray and carried by a vote of 6 to 0 (Romano absent) to drop 07BAR-00000-00244 from the agenda at the request of the applicant. See Agenda Status Report.**
3. **08BAR-00000-00071 Bronstad Demolition/Residence Rebuild Santa Barbara**
08LUP-00000-00157 (Lisa Martin, Planner) **Jurisdiction: Goleta**
Request of Gordon Brewer, architect for the owners, Brett and Sarah Bronstad, to consider Case No. 08BAR-00000-00071 for **further conceptual review and preliminary approval to partially demolish an approximately 900 square feet single story residence and rebuild a new one and partial two story residence of approximately 2,515 square feet of net floor area (2718 square feet gross) with a new attached two car garage of approximately 441 square feet of net floor area (484 square feet gross).** The following structures currently exist on the parcel: a residence of approximately 900 square feet. The proposed project will not require grading. The property is a 24,639 square foot parcel zoned 15-R-1 and shown as Assessor's Parcel Number 061-061-016, located at **4656 Vista Buena Road** in the Santa Barbara area, Second Supervisorial District. (Continued from 5/23/08 & 7/25/08)
- COMMENTS:**
- a. **Commend applicant for completely changing the design in response to SBAR comments and neighbor concerns; house presents itself better to the neighborhood than prior design.**
 - b. **Size is appropriate.**

IV. CONSENT AGENDA:

C-1. 07BAR-00000-00107 Mandell Demolition/New Residence Mission Canyon
07LUP-00000-00745 (Jim Heaton, Planner) Jurisdiction: Ridgeline - Rural
Request of Robert Mehl, architect for the owner, Cornelia Corbett, to consider Case No. 07BAR-00000-00107 for **final approval on consent of a demolition of existing residence and construction of new residence of approximately 1,800 square feet, conversion of a garden shed to be a 438 square foot guest house with a 217 square foot balcony, a 314 square foot yurt to be used as a dance studio, and a new 600 square foot swimming pool with a 1,375 square foot patio.** The following structures currently exist on the parcel: a residence of approximately 2,000 square feet and three garden sheds of approximately 438, 155 and 101 square feet. The proposed project will require approximately 300 to 500 cubic yards of cut and no fill. The property is a 1.98 acre parcel zoned 40-E-1 and shown as Assessor's Parcel Number 153-270-020 located at **1530 Mission Canyon Road** in the Santa Barbara area, First Supervisorial District. (Continued from 6/08/07, 11/30/07, 5/9/08, 6/20/08 & 9/5/08)

ACTION: Romano moved, seconded by Rivera and carried by a vote of 5 to 0 (C. Roberts, Gray and Morris absent) to grant final approval on consent 07BAR-00000-00107.

C-2. 07BAR-00000-00117 Starr New Residence Mission Canyon
07LUP-00000-00302 (Sarah Clark, Planner) Jurisdiction: Mission
Request of Mike Fenton, agent for the owner, Bob Starr, to consider Case No. 07BAR-00000-00117 for **final approval on consent of the reconstruction of a fire-damaged residence of approximately 1,618 square feet, 1st floor addition of approximately 305 square feet, 2nd floor addition of approximately 573 square feet, conversion of the existing storage structure to a guesthouse, and 63 foot extension to the existing 100 foot retaining wall.** The following structures currently exist on the parcel: a residence of approximately 2,700 square feet and guesthouse of approximately 300 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 023-290-016, located at **1144 Palomino Road** in the Mission Canyon area, First Supervisorial District. (Continued from 8/10/07, 9/21/07, 11/02/07, 12/14/07, 2/15/08, 3/28/08 & 6/20/08 & 9/05/08)

ACTION: Romano moved, seconded by Rivera and carried by a vote of 5 to 0 (C. Roberts, Gray and Morris absent) to grant final approval on consent 07BAR-00000-00117.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: SBAR members no longer want to receive paper copies of agendas and minutes in the mail as they can all access the emails sent to them containing minutes and agendas.

VI. STAFF UPDATE: Boiler improvements to be ongoing for several months resulting in no heat in the PC Hearing Room until finished.

VII. STANDARD AGENDA:

Mission Canyon/Santa Barbara/Hope Ranch Areas

1. 06BAR-00000-00316 Santa Barbara Botanic Garden Vital Mission Plan Mission Canyon
72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner) Jurisdiction: DVP
Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings.** Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, 1/04/08, 2/29/08 & 5/09/08, 6/13/08 & 8/22/08)

COMMENTS:

Public speakers: Steve Sherrill, Richard Martin, Mary Knapp, Kathy Koury, Laura Wilkinson, Lorna Moore, Ray Smith, Milt Roselinsky, Marc Chytilo, Nancy Weiss, Hugh Twibell, Jules Zimmer, Ann Sykes, Sylvia Sykes, and Nancy Johnson.

SBAR Comments:

- a. Letters submitted prior to hearing are accepted into the record but were not read by most members.
- b. SBAR appreciates the major design changes proposed by the Garden during the course of SBAR review in response to SBAR comments and neighbor concerns; SBAR also appreciates continued community input.
- c. SBAR appreciates that the Garden withdrew their request for additional security fencing and understands that existing security fencing would remain in place. The SBAR was also pleased that the Botanic Garden would research alternatives to the security fencing to remain.
- d. SBAR is concerned about existing security fencing to remain and, while several members believe the existing chain link fencing is inappropriate to Mission Canyon and should be removed, others were satisfied with requiring that the fencing be relocated to achieve a greater distance from the road right of way to improve safety of pedestrians and bicyclists (i.e., fence to be relocated five or six feet into the site).
- e. Map of fencing needs to be accurately drawn upon the Garden's next return to the SBAR.
- f. SBAR needs to understand the reason supporting the Garden's interest in installing perimeter fencing around the Garden in any location but around the buildings and parking lot on the west side. SBAR believes perimeter fencing is unnecessary adjacent to private property, around the triangle of land at the intersection of Tunnel Road and Mission Canyon Road and at the northern end of Mission Canyon Road, above the current and proposed improvements on the east side of Mission Canyon Road. If the Garden wants a visual clue to their existence to occur at the intersection of Tunnel and Mission Canyon Roads, consider a marker or markers.
- g. SBAR needs to understand existing lighting program, including locations and operating parameters of existing security lighting (what stays on all night and where), as well as program for proposed lighting. Currently, there appears to be an overabundance of proposed lighting.
- h. Post lights only make sense in the west parking lot and there, they should be used in conjunction with other lights, e.g. lit bollards, to be located on other side of parking lot so that post light does not need to reach across parking lot as proposed.
- i. SBAR supports bare minimum code requirements (LZ1 zone) for lighting plan; any building that does not need night lighting should not be lit. Garden to produce a photometric study and a plan showing bare minimum lighting per LZ1 zone and Title 24 requirements that satisfies their program needs and then remove all other superfluous lights.
- j. Glare buster lights appear to be inappropriate to the Mission Canyon area.
- k. Consider using security cameras in lieu of fencing and extra lighting.
- l. Lighting should be consistent with stated intent.

Project received further conceptual review only, no action was taken. Applicant to return for further conceptual review at the SBAR meeting of October 24, 2008.

2. 07BAR-00000-00279 The Knoll Twelve New Residences Santa Barbara

07DVP-00000-00031 (Alex Tuttle, Planner) **Jurisdiction: DVP**

Request of Jeff Nelson, agent for the owner, David Palmer, to consider Case No. 07BAR-00000-00279 for **further conceptual review of a development of a community of 12 market rate homes (11 new and one existing 7, 000 square foot residence) and 1 very low income unit. The 11 new market rate homes range from 2,900 to 3,500 square feet with garages ranging from 300 to 500 square feet.** The following structures currently exist on the parcel: a residence of approximately 7,000 square feet with a six car garage. The proposed project will require approximately 6,200 cubic yards of cut and approximately 4,600 cubic yards of fill. The property is a 5.12 acre parcel zoned DR 1.8 and shown as Assessor's Parcel Number 069-172-059, located at **533 North Patterson Avenue** in the Santa Barbara area, Second Supervisorial District. (Continued from 11/30/07, 1/18/08, 4/11/08, 6/06/08 & 8/08/08)

ACTION: Roberts moved, seconded by Rivera and carried by a vote of 6 to 0 (Willson absent) to grant final approval on consent of 07BAR-00000-00241.

C-2. 07BAR-00000-00006
Baumgarten Revised Landscaping and Residence Addition **Toro Canyon**
08LRV-00000-00001 (Eric Gage, Planner) **Jurisdiction: Toro/Ridgeline-Rural**

Request of Jeremy Beachemin, agent for the owner, Patrick Baumgarten, to consider Case No. 07BAR-00000-00006 for **revised final approval on consent of landscaping, tree protection and four new skylights to a pre-approved residence demolition and rebuild of approximately 3,866 square feet, garage with workshop of approximately 1,442 square and deck of approximately 825 square feet.** The following structures currently exist on the parcel: a residence of approximately 1,764 square feet and carport/storage of approximately 600 square feet. The proposed revision will not require grading. The property is a 1.5 acre parcel zoned I-E-1 and shown as Assessor's Parcel Number 005-290-034, located at **1947 Paquita Drive** in the Toro Canyon area, First Supervisorial District. (Continued from 2/09/07, 6/08/07, 7/20/07, 1/04/08, 2/15/08, 2/29/08 & 10/17/08)

ACTION: Roberts moved, seconded by Rivera and carried by a vote of 6 to 0 (Willson absent) to grant revised final approval on consent of 07BAR-00000-00006.

C-3. 08BAR-00000-00210 **Viniar Farm As-Built Accessory Structure** **Toro Canyon**
08CDP-00000-00146 (Seth Shank, Planner) **Jurisdiction: Toro**

Request of Vic Lozzetti, agent for the owners, David and Susan Viniar, to consider Case No. 08BAR-00000-00210 for **preliminary/final approval on consent of an as-built accessory structure of approximately 696 square feet.** The following structures currently exist on the parcel: a residence of approximately 12,043 square feet, guest house of approximately 800 square feet, stables of approximately 1,937 square feet, farm employee dwelling of approximately 1,882 square feet, garage of approximately 56 square feet and equipment storage of approximately 641 square feet. The proposed project will require approximately 30 cubic yards of cut and approximately 18 cubic yards of fill or will not require grading. The property is a 29.5 acre parcel zoned AG-I-20 and shown as Assessor's Parcel Number 005-100-012, located at **375 Lambert Road** in the Toro Canyon area, First Supervisorial District. (Continued from 10/17/08)

ACTION: Roberts moved, seconded by Rivera and carried by a vote of 6 to 0 (Willson absent) to drop 08BAR-00000-00210 from the agenda at the request of Planning and Development. See Agenda Status Report.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS: Chris Roberts alerted the SBAR that he had already reviewed the Ballantyne plans.

VI. STAFF UPDATE: None

VII. STANDARD AGENDA:

1. 06BAR-00000-00316 **Santa Barbara Botanic Garden**
Vital Mission Plan **Mission Canyon**
72-CP-116 RV01, 99-DP-043 (Alex Tuttle, Planner) **Jurisdiction: DVP**

Request of B3 Architects, architect for the owner, Santa Barbara Botanic Garden, to consider Case No. 06BAR-00000-00316 for **further conceptual review of an expansion of facilities that would result in a net increase of approximately 37,631 relative to existing development distributed among 22 new buildings.** Existing development on the site includes 30 buildings totaling approximately 39,130 square feet. The proposed project will require approximately 12,393 cubic yards of cut and approximately 8,210 cubic yards of fill. The property is 78 acres zoned REC, AG-I-10 and I-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012; 023-060-018, -022, 023, -024, -025, -038; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 2/23/07, 9/7/07, 10/05/07, 11/02/07, 1/04/08, 2/29/08 & 5/09/08, 6/13/08, 8/22/08 & 9/19/08)

COMMENTS:

FENCING:

Public speakers: Jim Marino, Nancy Johnson, Anne Sykes, Jonathan Bixby, John Franklin, Mark Chytillo, Milt Rosliniski, Tim Steele, Cathy Koury, Fran Gault, Heidi Schultz, Laura Wilkinson.

- a. The issue of fencing is a very difficult one. Fundamental questions remain as to why security fencing is needed at all and fundamental objections remain against surround fencing of the entire garden.**
- b. Designs of the proposed fencing are beautiful and there are some areas where fencing is appropriate like around the entrance and areas of known breaching, but currently proposed fencing is too extensive.**
- c. A straw vote on whether chain link fencing is appropriate in any location on the Garden property resulted in four no votes and two yes votes.**
- d. The Garden has a terrific opportunity to show good will towards its neighbors and model the way for other botanic gardens by finding creative solutions to deterring unwanted entry into the Garden grounds. Take out fencing where there are natural barriers of topography and vegetation. Consider building upon the deterring effect of topography with installation of appropriate plant materials (possibly thorny or dense) and boulders.**
- e. At worn breach paths, fencing may be appropriate but must not be visible if cyclone. No apparent need for any fencing at property line shared with private properties.**
- f. In instances where existing degraded post and barbed wire occurs, most SBAR members support replacement with post and wire fencing.**
- g. Explore other ways to demark the historical property; appreciate the idea of a signature boulder on the "Y" shaped site at the intersection of Tunnel and Mission Canyon Roads in lieu of post and wire or rock pier and wire fencing. Fencing along Mission Canyon Road should be restricted to the entrance area on the west side to demark the Garden.**
- h. Simplify and clarify presentation for future decision makers by showing: existing setting; existing fencing proposed to remain or be replaced; and specific replacement design.**

LIGHTING

Public speakers: Laura Wilkinson, Jim Marino, Nancy Johnson, Marc Chytillo, Tim Steele, Cathy Koury, Fran Gault, Heidi Schultz, Tim Gill, Gail Berkeley.

- a. SBAR appreciates the amount of time and consideration that has gone into the proposed lighting plan and also the Garden's reconsideration as to the amount of lighting. Appreciate the Garden's concept of achieving LZ1 standards.**
 - b. This is another opportunity for creativity. The Garden should be an innovator showing the community how to get to a dark night sky.**
 - c. Reduce amount of lighting in parking lot. Consider using bollard lighting along a path paralleling the parking lot instead of the post and lights. Reconsider programming and try to not use the parking on the east property to support evening activities on the west of Mission site.**
 - d. On east side of Mission Canyon, pocket parking shall be lit from across the interior roadway; lighting to be low and pointing into the project.**
 - e. Location of lighting is critical. Lighting against a building could light the building as well as reflect off the building. Do not light buildings. Interior lights to be extinguished following events.**
 - f. Consider getting a lighting designer to assist.**
 - g. Should rely on LZ1 to guide the appropriate amount of light.**
 - h. Return for further review following PC action on the Master Plan.**
- Project received further conceptual review only, no action was taken.**

- There may be impacts to the World War I Monument, Landmark #35 if plans to widen Highway 101 include revising the off-ramp in Summerland, which could potentially effect the location of the Monument if the Summerland Fire Station was to be relocated.

6. The Historic Landmarks Advisory Commission (HLAC) will review and discuss the Santa Barbara Botanic Garden Vital Mission Plan as it relates to County Landmark #24. The proposed project is to revise the existing CUP and approve a Development Plan to allow the development of approximately 25,884 square feet of net additional building area for administrative research, educational, and residential uses. The project also proposes to add a newly acquired 13.15 acre parcel to the CUP (approximately 78 acres total), improve internal circulation and parking, install fencing, expand its trail system, and improve fire protection for all existing and proposed development, and extended municipal sewer and water service to serve the entire site. Increases in staff, visitors, classes, and special events are proposed and anticipated. Upon completion of the project, the Garden would include a total of 65,422 square feet of development, with a net increase of three residential units. Changes to features identified in the County Resolution (2003-059) for Landmark #24 include minor alteration to the existing Library, relocation of the Caretaker's Cottage, and various changes that may affect the historic landscape design concept. The property is zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012,; 023-060-018, -022, -023, -024, -025, -038,; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District.

PUBLIC COMMENTS:

Paulina Conn
Fran Galt: (Ms. Conn read her letter into the record.)
Kellam de Forest
Robert Maxim
Marc Chytilo, Friends of Mission Canyon

STAFF COMMENTS:

Purpose of today's meeting will be to review and discuss the Santa Barbara Botanic Garden Vital Mission Plan as it relates to County Landmark #24. Action may be taken at the May 11, 2009 HLAC meeting when the commission will determine whether it has jurisdiction over the project and, if so, whether to approve or disapprove certain elements of the proposed plan based on consistency with the Landmark designation.

- Santa Barbara Botanic Garden was represented by Nancy Johnson, Vice President of Development and Marketing, who gave a slide presentation of the development plan proposed by the Garden.
- Alex Cole, architectural historian, was present for comment.

HLAC DISCUSSION AND COMMENTS:

- Including pavers, building coverage and fire turnaround/plaza, what percentage of the Landmark is going to be surfaced? Several commissioners expressed concern about the amount of paving proposed for the Landmark.
- Would appreciate Alex Cole's input on exterior alterations to the Blaksley Library prior to taking action in May.
- Several commissioners were concerned about moving the Caretaker's Cottage to an alternate location outside the Landmark. Some feel that moving the cottage will take it out of its historic context. The expense, impacts and disturbance of earth involved were concerns. Some commissioners prefer to see the cottage remain and be re-used as a children's area. The cottage has already been moved once from its original site and the Landmark resolution provides for its relocation.

- Commissioners acknowledged the Garden for all the work, the significant scale-back from the originally proposed plan and the challenges of balancing the Garden's ongoing and evolving needs in providing an educational environment for young people. While HLAC is mindful of the need to build out and provide for all participants, the plan significantly encroaches upon and diminishes the uniqueness of the Landmark environment. Commissioners asked for continued diligent efforts to site new structures off the Landmark and as unobtrusively as possible.
- Discussed the desirability of designing fire safe structures in case of a major fire in the canyon.
- Commissioners agreed that, from an architectural perspective, removal of the existing herbarium building is a plus, as is retaining the Blaksley Library largely intact and restoring the Gane House.
- It was suggested that a second oak be planted in the lower part of the Meadow Terrace area, similar to the oak proposed for the upper area. Some commissioners were concerned that the meadow looks more contrived and less naturalistic with the lawn and proposed Meadow Terrace.
- Each of the following project elements and their impacts on the Landmark, will be addressed in more depth at the next hearing in May:
 - New children's' education center, for architectural compatibility.
 - New library building, for architectural compatibility.
 - New visitor entrance to the Garden, for architectural compatibility.
 - Blaksley Library, for exterior alterations.
 - Relocation of Caretaker's Cottage.
 - Demolition of herbarium.
 - Meadow Terrace.
 - Paving of trails and other hardscape.
 - Future art exhibits.
 - Restoration of the Gane House.

COMMISSION BUSINESS AND PROCEDURES

7. HLAC Monthly Budget Report and Decisions

Budget Report: The report submitted will be updated. It was suggested that remaining funds could be used to update and reprint the Historic Landmarks brochure.

8. District Reports:

1st District: The Pearl Chase Society Historic Home Tour will be in Mission Canyon this year and will be held on May 17, 2009. Ticket sales will benefit restoration of the Santa Barbara County Court House.

2nd District: Commissioner Schwartz presented a Press Release on the Miramar Hotel. Copies will be distributed through emails.

3rd District: Pleasant Valley School is celebrating its new location at Rancho La Purisima on Friday, May 8, 2009 at 11:00 am. Commissioner Shepherd reminded everyone to R.S.V.P. the invitation previously emailed to commissioners.

A convent in Santa Rita has been acquired by a winery consortium which is interested in saving it. Commissioner Adams asked if HLAC could become involved and advocate for the convent's preservation.



COUNTY OF SANTA BARBARA

HISTORIC LANDMARKS ADVISORY COMMISSION APPROVED MINUTES

**Hearing of June 8, 2009
Meeting Time of 10:00 a.m.**

The regular hearing of the Santa Barbara County Historic Landmarks Advisory Commission was called to order by Chair John C. Woodward, at 10:00 a.m., in the Santa Barbara County Engineering Complex, Planning Commission Hearing Room, Room 17, 123 East Anapamu Street, Santa Barbara, California.

COMMISSIONERS PRESENT:

JOHN C. WOODWARD, CHAIR
SUE ADAMS
DEBORAH L. SCHWARTZ, VICE-CHAIR
RANDY MELCOMBE
GERRY SHEPHERD
EILEEN WYCKOFF
ROGER C. WELT

AT LARGE
1ST DISTRICT
2ND DISTRICT
3RD DISTRICT
3RD DISTRICT
4TH DISTRICT
4TH DISTRICT

STAFF MEMBERS PRESENT:

Anita Hodosy-McFaul, HLAC Secretary
Mary Pat Barry, Deputy County Counsel
Alex Tuttle, Planner, Development Review South
Anne Almy, Planner, Supervisor

REPORTERS: Matt Bloise, Santa Barbara News-Press

NUMBER OF INTERESTED PERSONS: Approximately 10

ADMINISTRATIVE AGENDA

- 1. Chairman Woodward introduced and welcomed our new Commissioner Roger Welt to the HLAC representing the Fourth District.**
- 2. Roll Call:** Commissioners Lowenthal and Mussell were absent.
- 3. The Minutes of April 13, 2009 were considered as follows:**
ACTION: Commissioner Adams moved, seconded by Commissioner Shepherd and carried 7 to 0 (Lowenthal and Mussell absent) to approve the Minutes of April 13, 2009.
- 4. PUBLIC COMMENT:** None.

DECISION ITEM

5. **The Historic Landmarks Advisory Commission (HLAC) will review and approve or disapprove any elements of the Santa Barbara Botanic Garden Vital Mission Plan over which HLAC determines that it has approval authority pursuant to the Resolution designating County Landmark #24. The proposed project is to revise the existing CUP and approve a Development Plan to allow the development of approximately 25,884 square feet of net additional building area for administrative research, educational, and residential uses. The project also proposes to add a newly acquired 13.15 acre parcel to the CUP (approximately 78 acres total), improve internal circulation and parking, install fencing, expand its trail system, improve fire protection for all existing and proposed development, and extended municipal sewer and water service to serve the entire site. Increases in staff, visitors, classes, and special events are proposed and anticipated. Upon completion of the project, the Garden would include a total of 65,422 square feet of development, with a net increase of three residential units. Changes to features identified in the County Resolution (2003-059) for Landmark #24 include minor alteration to the existing Library, relocation of the Caretaker's Cottage, and various changes that may affect the historic landscape design concept. The property is zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012,; 023-060-018, -022, -023, -024, -025, -038,; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. (Continued from 4/13/09)**

PUBLIC COMMENTS:

**Marc Chytilo, Friends of Mission Canyon
Fran Galt
James Marino
Paulina Conn
Kellam de Forest
Ann Sykes
Sylvia Sykes
Randall Mudge
Susan Chamberlin
Lanny Ebenstein**

STAFF COMMENTS:

Purpose of today's meeting will be to review and discuss the Santa Barbara Botanic Garden Vital Mission Plan as it relates to County Landmark #24 as a further conceptual review item before the project is to be heard by the Planning Commission on August 5, 2009. The Environmental Impact Report (EIR) has not been finalized. As such, the HLAC can take no action on the project except to determine if the project elements are within the HLAC jurisdiction, i.e., does the proposed project, individually or cumulatively, deviate from the historic use or historic landscape design concept. Final Actions by both the Planning Commission and Historic Landmarks Advisory Committee are appealable to the Board of Supervisors.

There are two structures proposed to be altered as part of the project specifically called out under Landmark #24 for protection: the Blaksley Library and Caretaker's Cottage. Elements of the project within the Landmark boundaries which are not specifically called out as Historic Resources but may affect the historic landscape design concept or historic use of the site or their relationship to historic buildings such as the Blaksley Library are: demolition of the Herbarium, new Education Center, new Children's' Laboratory, minor remodel of North Wing, involving pulling it back to provide views of La Cumbre Peak and enclosing the currently covered walkway along east edge, new entrance Kiosk with restrooms, new fencing for perimeter of garden, stone columns and wood fencing near entrance, and installation of pavers along the paths and Meadow Terrace project.

The HLAC should take into consideration the analysis, including mitigation measures suggested by the Historic Resource Group in their Historic Resources Assessment which

determined the historic designed landscape is eligible for listing under the National and California Registers.

- ❖ Santa Barbara Botanic Garden was represented by Nancy Johnson, Vice President of Development and Marketing. She gave a slide presentation of the elements of the project that are on the Landmark portion of the property.

HLAC DISCUSSION AND COMMENTS:

- **HLAC did not set a precedent in approving the temporary Herb Parker art exhibit, wants that explicitly stated in the record, and is concerned that future art installations not be automatically approved with approval of the Plan.**
- **Very uncomfortable acting without knowing what is in the Second Recirculated Draft Environmental Impact Report.**
- **HLAC does not have enough design information on new and remodeled buildings within the Landmark.**
- **Some members suggested relocating some or all of the new structures onto the east side of Mission Canyon Road outside the Landmark area.**
- **Some members felt demolition of the herbarium would enhance the Landmark.**
- **HLAC does not have enough information on proposed fencing and lighting.**
- **South County Board of Architectural Review minutes should be forwarded to HLAC as soon as SBAR has finished conceptual review.**
- **The proposed stone fascia on the new educational building should not be cut stone like the Meadow Terrace but naturalistic stone that is more compatible with the historic landscape design concept.**
- **HLAC wants all plan details before taking final action. Concern is compatibility with the historic landscape design concept.**

Each of the following project elements are potentially within HLAC jurisdiction because they have the potential to substantially deviate from the historic use or historic landscape design concept of the Garden:

- **New children's education center**
- **New library building**
- **New visitors entrance**
- **Exterior changes to Blaksley Library**
- **Remodel of north wing**
- **Relocating the Caretaker's Cottage**
- **Demolition of the Herbarium**
- **Paving of trails**
- **Fencing**
- **Lighting**

HLAC has already taken action on:

- **Meadow Terrace**
- **Temporary art exhibit structures.**

Other considerations:

- **Replacement of the Gane House**
- **Proposed materials and design details**

MOTION: Commissioner Woodward moved, seconded by Commissioner Schwartz and carried 7 to 0 (Lowenthal and Mussell absent) that HLAC has jurisdiction over any changes within the Landmark boundaries which could substantially deviate from the historic use and historic landscape design concept. Such changes would include but not be limited to: new children's education center, new library, new visitors entrance, exterior changes to the Blaksley Library, relocating the Caretaker's Cottage, demolition of the Herbarium, paving of trails, fencing, lighting, remodeling of north wing, Meadow Terrace, and temporary art exhibits.

Individual member's Conceptual Comments:

Commissioner Adams:

- Remove entire Meadow Terrace project from the Vital Mission Plan as it is incompatible with the historic landscape design concept of the Garden. The concrete pavers substantially deviate from the historic landscape design concept and should not be approved.
- The original design of the Garden was for a changing landscape and involved addition of the library and other structures in a sensitive area. Some improvements and new building could be done as needed.
- Removal of the Meadow Terrace and trail pavers would mitigate the cumulative impacts.
- Cyclone fencing is not appropriate.

Commissioner Shepherd:

- The Meadow and surrounding oaks are the heart of the garden. The Meadow Terrace needs to be removed completely and the oaks should be replaced. Restore the naturalistic trails by removing the pavers in their entirety.
- The restoration of the original visitors entrance would be very appealing.
- Would support moving the new buildings across the road to the east side of Mission Canyon Road to reduce bulk in the landmark area.
- Regarding fencing of the area, would support the use of plantings for natural fencing.

Commissioner Wyckoff:

- Cannot conceptually support the cumulative effects on the Landmark and moving all of the new buildings to the east side of the property should be strongly considered.
- Does not support the Meadow Terrace and paving of trails.
- The Manzanita area is charming, does not support putting a big glass window there as part of the Children's Lab.

Commissioner Schwartz:

- There is a need to upgrade the facilities at the garden to provide modern state of the art opportunities for visitors, for the children, and for the teachers who are there to improve learning.
- Support conceptually some new facilities that would provide that. Take another look at the total square footage to see if it is necessary.

Commissioner Woodward:

- Not enough information to determine whether the design for the new and remodeled buildings, and for the proposed fencing and lighting, is appropriate. The design is critical to see if it minimizes the impact to the Landmark as much as possible.
- Supports proposal to demolish the existing Herbarium and build a new Herbarium on the east side of the Garden outside the Landmark area.
- HLAC has previously determined that the Meadow Terrace project is a significant negative impact to the Landmark as it substantially deviates from the historic landscape design concept. It should be removed completely.
- New paving of trails with concrete interlocking pavers should not be permitted and such existing paving should be removed entirely.

MOTION: Commissioner Shepherd moved, seconded by Commissioner Adams and carried 7 to 0 (Lowenthal and Mussell absent) to continue this item to the meeting of July 13, 2009 and thereafter pending receipt of the Final EIR for the project.

DECISION ITEMS

4. Review, comment and approve or disapprove the proposed addition and exterior alteration of approximately 805 square feet (covered verandas) to County Historical Landmark #39, Union Hotel and California Garage. The project also includes preservation measures of the existing California garage, structural reinforcement, a conversion to provide for future retail lease space and a new structure of approximately 125 square feet for handicap accessible bathroom facilities. The property is shown as Assessor's Parcel Number 101-181-003 and located at 346 Bell Street, Los Alamos, Third Supervisorial District.

- Applicant's designer, Tony Cano, presented plans for the proposed project.

HLAC COMMENTS:

- **Positive comments and a consensus to commend Mr. Cano and his client Mr. McGrath for the restoration and re-use of a very important structure in the community of Los Alamos.**
- **The applicants have revived a local treasure.**

ACTION: Commissioner Shepherd moved, seconded by Commissioner Adams and carried by a vote of 7 to 0 (Lowenthal and Welt absent) to approve the proposed additions and exterior alterations to County Historical Landmark #39, incorporating recommendations from the historical report prepared by Curt Cragg.

Additionally, Commissioners Adams and Schwartz will collaborate to create a letter encouraging new owners of historic landmarks to cherish, protect and preserve their landmarked property and structures.

5. The Historic Landmarks Advisory Commission (HLAC) will further discuss elements of the Santa Barbara Botanic Garden Vital Mission Plan over which HLAC has approval authority pursuant to the Resolution designating County Landmark #24. HLAC will not make its final decision to approve or disapprove these elements until the County of Santa Barbara's Planning Commission has certified the final EIR for the Vital Mission Plan. The proposed project is to revise the existing CUP and approve a Development Plan to allow the development of approximately 25,884 square feet of net additional building area for administrative research, educational, and residential uses. The project also proposes to add a newly acquired 13.15 acre parcel to the CUP (approximately 78 acres total), improve internal circulation and parking, install fencing, expand its trail system, improve fire protection for all existing and proposed development, and extended municipal sewer and water service to serve the entire site. Increases in staff, visitors, classes, and special events are proposed and anticipated. Upon completion of the project, the Garden would include a total of 65,422 square feet of development, with a net increase of three residential units. Changes to features identified in the County Resolution (2003-059) for Landmark #24 include minor alteration to the existing Library, relocation of the Caretaker's Cottage, and various changes that may affect the historic landscape design concept. The property is zoned REC, AG-I-10 and 1-E-1 and shown as Assessor's Parcel Numbers 023-340-013, -014, -015; 023-052-001, -002, -003, -004, -008, -011, -012,; 023-060-018, -022, -023, -024, -025, -038,; 023-350-006; 021-030-001, located at 1212 Mission Canyon Road in the Mission Canyon area, First Supervisorial District. **(Continued from 4/13/09 & 6/8/09)**

PUBLIC COMMENTS:

Stephen Sherrill
Paulina Conn
Kellam de Forest
Barbara Bonadeo
Ann Sykes
Francesca Galt
Mark Chytilo, Friends of Mission Canyon

- ❖ Applicant's architect, Doug Singletary, presented architectural elevations and site plans for the proposed development of the Santa Barbara Botanic Garden.

HLAC DISCUSSION AND COMMENTS:

- **This meeting is a follow-up to the HLAC meetings of April 13, 2009 and June 8, 2009.**
- **Final decisions will not be made until HLAC receives and reviews the Staff Report and Final Environmental Impact Report certified by Planning Commission.**
- **Discussed proposed new entrance to the Garden, the need for complying with ADA (Americans with Disabilities Act) requirements, and the desirability of physically preserving the original main entrance stairway into the garden and utilizing it for special events and possibly for everyday use when feasible in addition to the proposed new entrance.**
- **Plan is to locate public-serving new buildings on landmark portion of property because of proximity to parking and other infrastructure requirements.**
- **Potential impact on the landmark of paving materials in courtyards and building materials should be taken into consideration in final design.**
- **The elevator tower on the proposed education/library building needs restudy. Concerned about the height of the tower and second story offices.**
- **Heights of proposed new structures are below the guidelines with exceptions for architectural projections and below the existing Herbarium. Proposed structures are well hidden behind existing trees.**
- **Consensus that the proposed building elevations are generally appealing.**

MOTION: Commissioner Shepherd moved, seconded by Commissioner Schwartz and carried 7 to 0 (Lowenthal and Welt absent) to continue this item to the meeting of August, 10, 2009 and thereafter pending receipt of the Final EIR and Staff Report for the project.

COMMISSION BUSINESS AND PROCEDURES

6. HLAC Monthly Budget Report and Decisions

Budget Report

- Staff Support and Office Expense
- Travel
- Historic Surveys & Contracts

- **Chairman Woodward reported that the Historic Building Survey of Upper Mission Canyon is nearing completion.**

7. District Reports:

1st District: Bob Duncan, representing HLAC, has attended two Caltrans meetings and was informed that the Highway 101 widening project through Summerland and Carpinteria is proposed to be completed by 2036. The grove of 38 surviving oak trees along the highway in Carpinteria planted in honor of World War I Veterans continues to be studied for preservation. Proposals being considered include relocating one or more of the trees to a park and creating an additional memorial.

Also, the World War I Monument in Summerland (Landmark No. 35) may need to be moved again with the Highway 101 widening project if the adjacent offramp is widened. Presently, the concrete monument base for the flagpole is showing signs of serious cracking.

ATTACHMENT F

RESOLUTION OF THE SANTA BARBARA COUNTY
BOARD OF SUPERVISORS

A RESOLUTION DECLARING THAT THOSE PORTIONS OF THE SANTA BARBARA BOTANIC GARDEN, 1212 MISSION CANYON ROAD, SANTA BARBARA, CALIFORNIA, LOCATED ON ASSESSOR'S PARCEL NOS. 23-340-13, 23-340-14 AND 23-340-15 ARE WORTHY OF PROTECTION UNDER CHAPTER 18A OF THE SANTA BARBARA COUNTY CODE, AND PRESCRIBING CONDITIONS TO PROTECT AND PRESERVE THEM AS ADDITIONS TO COUNTY LANDMARK #24.

RESOLUTION No. 2003-059

WHEREAS, the Santa Barbara County Board of Supervisors has considered the historical significance of those portions of the SANTA BARBARA BOTANIC GARDEN, 1212 Mission Canyon Road/ Santa Barbara, California, located on Assessor's Parcel Nos. 23-340-13, 23-340-14 and 23-340-15, in accordance with the requirements, standards and criteria contained in County Code, Chapter 18A, and finds that they are worthy of protection as a County Historic Landmark.

WHEREAS, the existing County Landmark #24 known as "MISSION DAM", located on Assessor's Parcel No. 23-340-14, should be expanded to include (a) the entirety of Assessor's Parcel No, 23-340-14 and the aqueduct located thereon, (b) Assessor's Parcel No. 23-340-13, and (c) Assessor's Parcel No. 23-340-15; said County Landmark to be known hereafter as the SANTA BARBARA BOTANIC GARDEN, MISSION DAM AND AQUEDUCT;

WHEREAS, the Santa Barbara Board of Supervisors finds that the SANTA BARBARA BOTANIC GARDEN, MISSION DAM AND AQUEDUCT meet the following criteria provided in County Code, Chapter 18A-3:

1. They exemplify or reflect special elements of the County's cultural, social, economic, political, archaeological, aesthetic, engineering, architectural or natural history;
2. They are identified with persons or events significant in local, state or national history, including Anna Dorinda Blaksley Bliss, Elmer Bissell and Frederick Clements;
3. They embody distinctive characteristics of a style, type, period or method of construction or are valuable examples of the use of indigenous materials or craftsmanship;

4. They are representative of the work of notable builders, designers, landscape architects or architects, including Ervanna Bowen Bissell, Beatrix Farrand, Lockwood de Forest Jr. and Lulah Maria Riggs;
5. They contribute to the significance of a historic area, being a geographically definable area possessing a concentration of historic, prehistoric, archaeological, or scenic properties, or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development;
6. They have a location with unique physical characteristics or a view or vista representing an established and familiar visual feature of a neighborhood, community, or the County of Santa Barbara;
7. They embody elements of design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. They are one of the few remaining examples in the County, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen;

WHEREAS, the Santa Barbara County Board of Supervisors finds that the SANTA BARBARA BOTANIC GARDEN, MISSION DAM AND AQUEDUCT meet the following standards provided in County Code, Chapter 18A-4:

1. They have historic, aesthetic or special character or interest for the general public and are not limited in interest to a special group of persons;
2. Their designation as a County Historic Landmark does not require the expenditure of an unreasonable amount of money to carry out the purposes of County Code, Chapter 18A; and
3. Their designation as a County Historic Landmark does not infringe upon the right of a private owner thereof to make any and all reasonable uses of such Landmark which are not in conflict with the purposes of County Code, Chapter 18A.

WHEREAS, the Santa Barbara County Board of Supervisors deems that the SANTA BARBARA BOTANIC GARDEN, MISSION DAM AND AQUEDUCT is worthy of protection and preservation as an historical landmark;

NOW, THEREFORE, IT IS RESOLVED as follows:

1. The premises defined herein as the SANTA BARBARA BOTANIC GARDEN, MISSION DAM AND AQUEDUCT, 1212 Mission Canyon Road, Santa Barbara, California, located on Assessor's Parcel Nos. 23-340-13, 23-340-14 and 23-340-15, meet the eligibility criteria

and selection standards for a County Historic Landmark as described in County Code, Chapter 18A, as established by evidence presented to the Board;

2. The Santa Barbara County Board of Supervisors hereby designates the SANTA BARBARA BOTANIC GARDEN, MISSION DAM AND AQUEDUCT, Assessor's Parcel Nos. 23-340-13, 23-340-14 and 23-340-15, as a Historic Landmark, subject to the following conditions:

A. Historic Structures and Features

- i. Demolition, removal or destruction, partially or entirely, of the following structures or features, as depicted on the attached map, shall be prohibited unless express consent in writing is first had and obtained from the Historic Landmarks Advisory Commission, with reasonable conditions imposed as deemed necessary;
 - a) Mission Dam and Aqueduct
 - b) "Indian Steps"
 - c) Entry Steps (1948)
 - d) Information Kiosk (1937)
 - e) Original Library (1941)
 - f) Campbell Bridge
 - g) Caretaker's Cottage (1927); provided however, that the Board of Supervisors hereby expressly consents to the relocation of the Caretaker's Cottage to another site in the Santa Barbara Botanic Garden.
- ii. No exterior alterations, additions or changes (other than normal maintenance and repair) to the structures or features identified in subparagraph 2-A.i. above shall be made unless and until all plans therefor have first been reviewed by the Historic Landmarks Advisory Commission and approved or modified, and reasonable conditions imposed as deemed necessary.

B. Continued Use as Botanic Garden

- i. The Santa Barbara Botanic Garden has historically functioned as a traditional botanical garden holding documented collections of living plants for purposes of conservation, scientific research, display and education. The historic landscape design concept of the SANTA BARBARA BOTANIC GARDEN, MISSION DAM AND AQUEDUCT is characterized by a system of trails through and around plant communities, displays, exhibits and structures. Such plant communities, displays, and exhibits have, with only limited exceptions, historically been dedicated to plants native to California and the California Floristic Province. No changes to the SANTA BARBARA BOTANIC GARDEN, MISSION DAM AND AQUEDUCT shall be made which substantially deviate from the foregoing historic landscape design concept or historic use of the landmark property unless express consent in writing is first had and obtained from the Historic Landmarks Advisory Commission, with reasonable conditions imposed as deemed necessary.

ii. Nothing in this subparagraph 2.B. shall be construed so as to control or restrict the change, maintenance, repair, relocation, replacement, or updating of plant communities, temporary or permanent displays, exhibits, trails, public areas, interpretive materials or existing structures, and such changes, maintenance, repairs, relocation, replacement and updating shall not require review and approval by the Commission. Any construction or installation of new structures, features or facilities on the landmark property shall not substantially deviate from, or substantially conflict with, the historic landscape design concept or historic use as set forth above, and shall not cause the landmark property to substantially deviate from, or substantially conflict with, the eight (8) criteria from County Code Chapter 18A-3 listed above.

1. The Board of Supervisors expressly finds that all other existing buildings located on Assessor's Parcel Nos. 23-340-13, 23-340-14 and 23-340-15, other than those listed in subparagraph 2.A.i. above, do not meet the eligibility criteria for historic landmark status under County Code Chapter 18A and shall not be subject to the conditions and restrictions contained herein.

PASSED, APPROVED, AND ADOPTED by the Santa Barbara County Board of Supervisors, Santa Barbara, this 25th day of February ___, 2003, by the following vote:

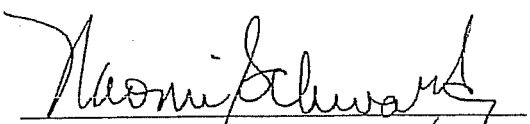
AYES: Supervisors Schwartz, Rose, Marshall, Gray, Centeno

NOES: None

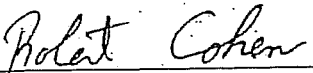
ABSTAIN: None

ABSENT: None

ATTEST:
MICHAEL F. BROWN
CLERK OF THE BOARD

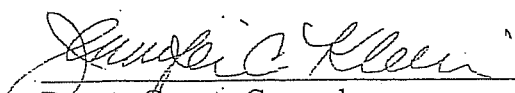


NAOMI SCHWARTZ
CHAIRWOMAN
SANTA BARBARA COUNTY
BOARD OF SUPERVISORS

BY: 

Deputy

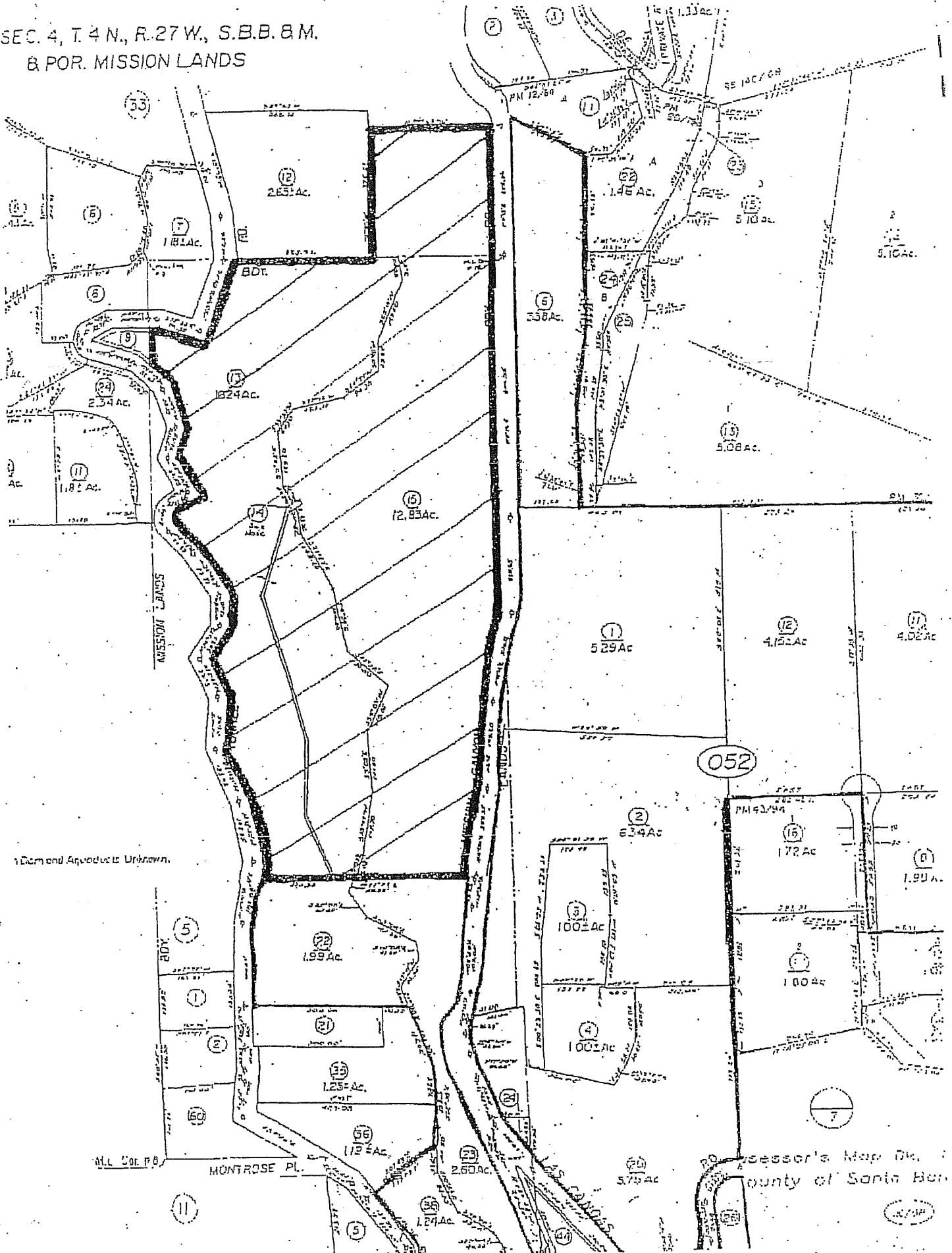
Approved as to form:



Deputy County Counsel

EXHIBIT "A"

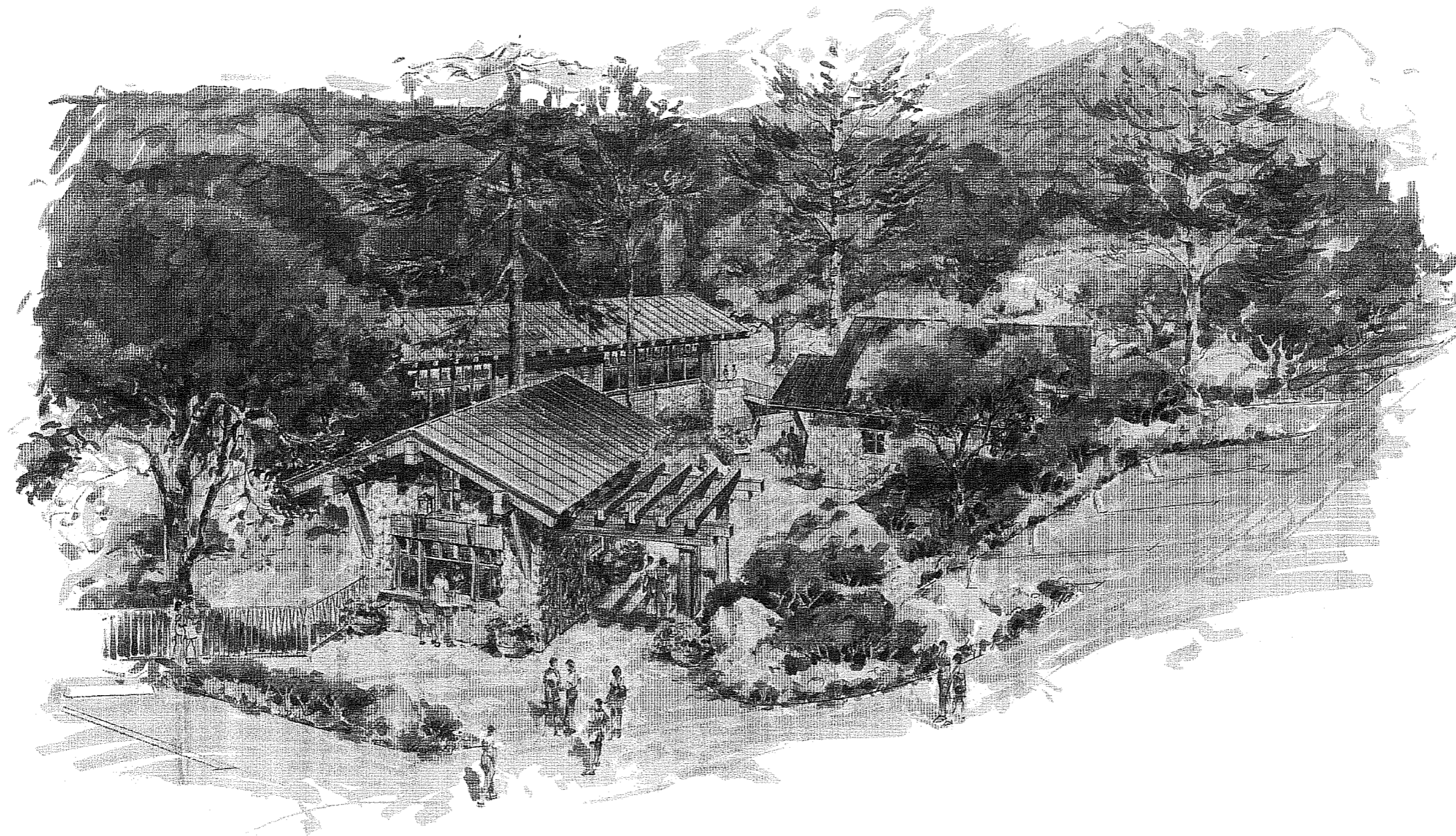
SEC. 4, T. 4 N., R. 27 W., S.B.B. & M.
B. POR. MISSION LANDS



Water and Aqueducts Unknown.

052

Recorder's Map No. 1
County of Santa Bern.



SANTA BARBARA BOTANIC GARDEN


S.B. COUNTY
 PLANNING & DEVELOPMENT

JUL 20 2009

RECEIVED

B³
 BERKUS
 ARCHITECTS
 &
 PLANNERS
 2020 Alameda Padre Serra, Ste. 133
 Santa Barbara, CA 93103
 T. 805.966.1547
 F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
 1212 MISSION CANYON ROAD
 SCHEMATIC DESIGN



Architect of Record:
PLAN REVIEW SET
 NOT FOR CONSTRUCTION

Drawing Notes:
 © B3 Architects 2004. All copyrights reserved. Reproduction, alteration or use by other parties is prohibited. Violators will be prosecuted to the full extent permitted by law.
 DO NOT SCALE DRAWINGS.
 The General Contractor shall verify all construction requirements, site dimensions and conditions, and all existing utility locations are shown. Notify B3 Architects of any discrepancies or inconsistencies prior to starting work.

Revisions:
 ▲
JUL 16 2009
 ▲
 ▲

Drawn By:
 Checked By: DDB
 Date: 08-22-2008
 Scale:
 Job No.: 816-0800
 Dwg. Name:


Sheet Title:
COVER SHEET

Sheet No.:
A 1.0



2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103
T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
 1212 MISSION CANYON ROAD
SCHEMATIC DESIGN



PLAN REVIEW SET
 NOT FOR CONSTRUCTION

Drawing Notes
 © B3 Architects 2004. All copyrights reserved. Reproduction, alteration or use by written permission only. Violators will be prosecuted to the full extent of the law.
 DO NOT SCALE DRAWINGS
 The General Contractor shall verify all construction documents, site conditions and conditions and all existing utility locations prior to starting work. B3 Architects of any discrepancies or issues noticed prior to starting work.

Revisions:

Drawn By: **DDS**
 Checked By: **DDS**
 Date: **08-22-08**
 Phone: **816-0600**

INDEX SHEET

Sheet No: **A1.1**

FINISH / MATERIAL KEY

EXISTING

KEY	MATERIAL	KEY	FINISH	KEY	DOOR / WINDOW	KEY	ROOFING
(E) M01	WOOD RAILING	(E) F01	STONE VENEER	(E) S01	GLASS ASSEMBLY	(E) R01	SHINGLE ROOFING
(E) M02	WOOD STAIRS	(E) F02	STUCCO	(E) S02	GLASS DOOR	(E) R02	FASCIA
(E) M03	STONE CHIMNEY	(E) F03	WOOD VENEER	(E) S03	GRILLE		
(E) M04	WOOD BRACE	(E) F04	SHINGLE	(E) S04	WINDOW		
(E) M05	WOOD RAFTER			(E) S05	SOLID DOOR		
(E) M06	SANDSTONE BLOCK						
(E) M07	WOOD POST						
(E) M08	WOOD BEAM						

PROPOSED

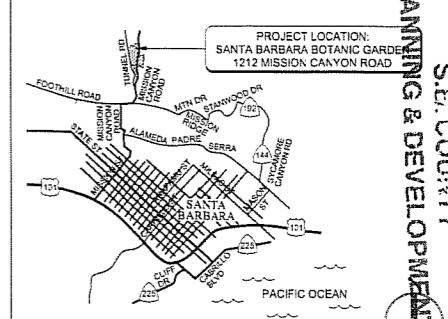
KEY	MATERIAL	KEY	FINISH	KEY	DOOR / WINDOW	KEY	ROOFING
M01	ORNAMENTAL RON RAILING	F01	STONE VENEER	D01	SOLID WOOD DOOR	R01	STANDING BEAM METAL ROOFING
M02	TIMBER POST	F02	WOOD SIDING	D02	CLAD WOOD WINDOW	R02	TIMBER FASCIA
M03	TIMBER BEAM	F03	BOARD FORMED CONCRETE	D03	METAL VENT	R03	TIMBER TRELLIS
M04	TIMBER LINTEL	F04	STUCCO	D04	ORNAMENTAL RON GATE	R04	TIMBER RIDGE
M05	TIMBER BRACE	F05	BOARD AND BATTEN	D05	WOOD WINDOW SILL	R05	ROOF SHINGLE
M06	TIMBER BRACKET	F06	CMU	D06	WOOD CRAFT DOOR		
M07	TIMBER RAFTERS	F07	SHINGLE	D07	SOLID WOOD GATE		
M08	WOOD RAILING			D08	METAL ROLL-UP DOOR		
M09	TIMBER DECK / RAILING			D09	WOOD DOOR WITH WINDOW		
M10	WOOD STAIRS						
M11	SHADE CLOTH						

SHEET INDEX

ARCHITECTURAL	SHEET
COVER SHEET	A10
INDEX SHEET + GENERAL INFORMATION	A11
SITE	
OVERALL SITE PLAN (1:50)	A20
PARTIAL SITE PLAN: EAST OF MISSION (1:50)	A21
PARTIAL SITE PLAN: HANSEN SITE (1:50)	A22
PARTIAL SITE PLAN: CAVALLI SITE (1:50)	A23
BUILDING AREA SUMMARY (1:50)	A24
BUILDINGS: WEST OF MISSION	
VISITOR ADMISSIONS: FLOOR PLANS (1/8"=1'-0")	A30
VISITOR ADMISSIONS: ELEVATIONS (1/8"=1'-0")	A31
NORTH WING (E) FLOOR PLANS + ELEVATIONS (1/8"=1'-0")	A40
NORTH WING (P) FLOOR PLANS + ELEVATIONS (1/8"=1'-0")	A41
PLANT BALEY: FLOOR PLAN + ELEVATIONS (1/8"=1'-0")	A50
BLAKESLEY LIBRARY: (E) FLOOR PLANS + ELEVATIONS	A60
BLAKESLEY LIBRARY: (P) FLOOR PLANS + ELEVATIONS	A61
EDUCATION BUILDING: FLOOR PLANS (1/8"=1'-0")	A70
EDUCATION BUILDING: ELEVATIONS (1/8"=1'-0")	A71
CHILDRENS WING: ELEVATIONS (1/8"=1'-0")	A72
EDUCATION BUILDING: ELEVATIONS (1/8"=1'-0")	A73
BUILDINGS: EAST OF MISSION	
GANE HOUSE: (E) FLOOR PLANS (1/8"=1'-0")	A80
GANE HOUSE: (P) FLOOR PLANS (1/8"=1'-0")	A81
GANE HOUSE: (E) ELEVATIONS (1/8"=1'-0")	A82
GANE HOUSE: (P) ELEVATIONS (1/8"=1'-0")	A83
CONSERVATION CENTER: FLOOR PLANS (1/8"=1'-0")	A90
HORTICULTURE: FLOOR PLANS + ELEVATIONS (1/8"=1'-0")	A91
PROPAGATION: (E) FLOOR PLANS + ELEVATIONS (1/8"=1'-0")	A92
BUILDINGS: HANSEN SITE	
COTTAGE: FLOOR PLANS + ELEVATIONS (1/8"=1'-0")	A93
STAFF RESIDENCES: FLOOR PLANS + ELEVATIONS (1/8"=1'-0")	A94
STAFF RESIDENCES: FLOOR PLANS + ELEVATIONS (1/8"=1'-0")	A95
GARAGE + STORAGE: FLOOR PLANS + ELEVATIONS (1/8"=1'-0")	A96
BUILDINGS: CAVALLI SITE + GARAGE ADDITION	
CAVALLI SITE LOOKOUT PAVILION (1/8"=1'-0")	A97
CAVALLI SITE GARAGE/OFFICE/RESIDENCE DUPLEX (1/8"=1'-0")	A98
GARAGE ADDITION (1/8"=1'-0")	A99
OUTDOOR LIGHTING FIXTURES	
WEST OF MISSION	E10
EAST OF MISSION	E11
HANSEN SITE	E12
CAVALLI SITE	E13
LIGHTING FIXTURES	E14
CIVIL	
GRADING, DRAINAGE, SEWER, + WATER MASTER PLAN: TITLE + LEGAL	C-1
GRADING, DRAINAGE, SEWER, + WATER MASTER PLAN: SOUTHERLY GARDEN AREA	C-2
GRADING, DRAINAGE, SEWER, + WATER MASTER PLAN: MIDDLE GARDEN AREA	C-3
GRADING, DRAINAGE, SEWER, + WATER MASTER PLAN: NORTHERLY GARDEN AREA	C-4
GRADING, DRAINAGE, SEWER, + WATER MASTER PLAN: CAVALLI PATH AREA	C-5
GRADING, DRAINAGE, SEWER, + WATER MASTER PLAN: CAVALLI HOUSING AREA	C-6

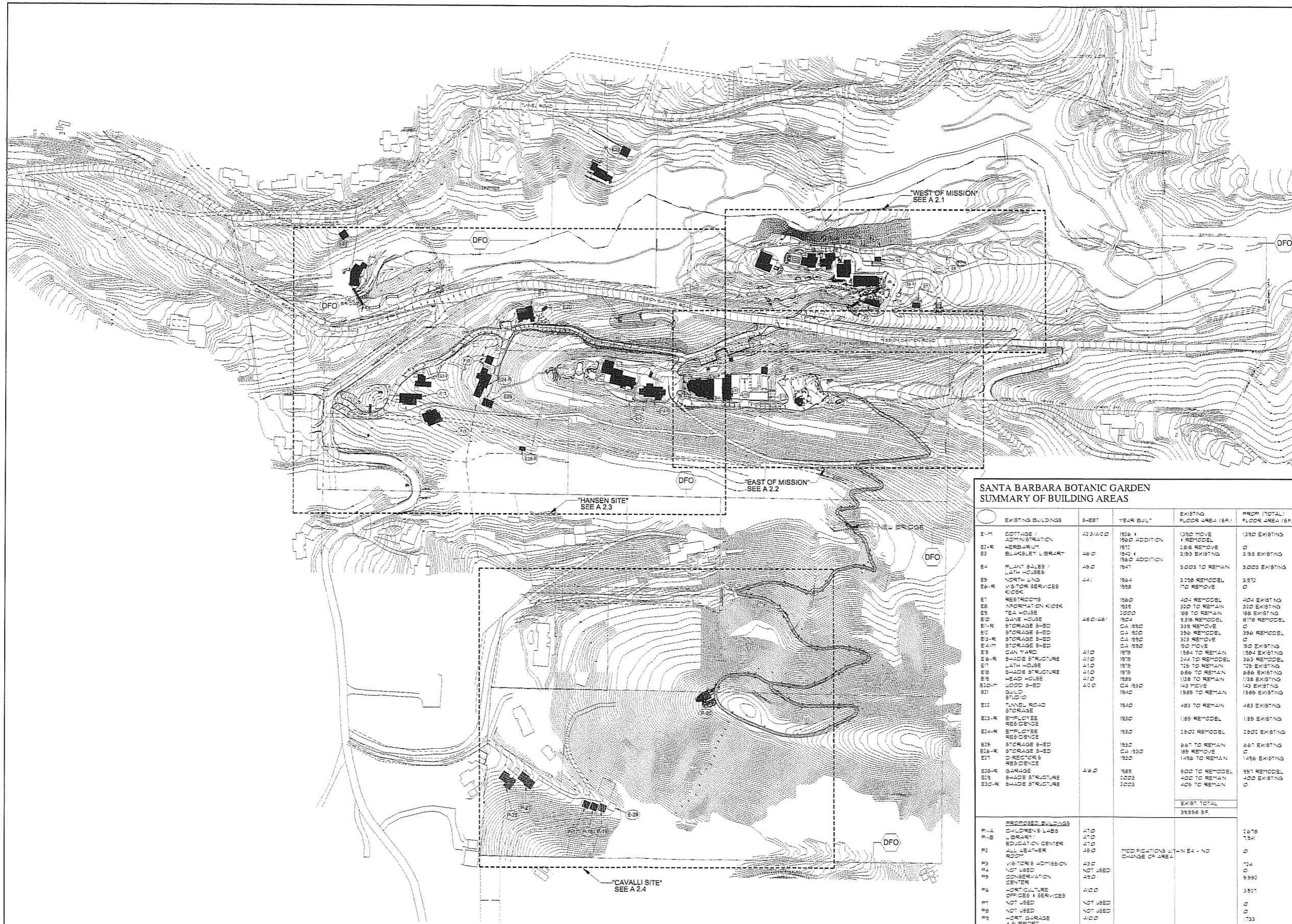
NOTE: A10 NOT USED

VICINITY MAP



S.E. COUNTY
 PLANNING & DEVELOPMENT
 T.S.

JUL 20 2009



OVERALL SITE PLAN

SCALE: 1"=100'



(DFO) = DESIGNATED FENCE OPENING

**SANTA BARBARA BOTANIC GARDEN
SUMMARY OF BUILDING AREAS**

EXISTING BUILDINGS	SHEET	YEAR BUILT	EXISTING FLOOR AREA (SF)	PROP. (TOTAL) FLOOR AREA (SF)
E1-M COTTAGE / ADMINISTRATION	A23/A20	1916 & 1960 ADDITION	1380 MOVE & REMODEL	1380 EXISTING
E2-R HERBARIUM		1971	288 REMOVE	0
E3 BLAKELEY LIBRARY	46-C	1941 & 1960 ADDITION	3193 EXISTING	3193 EXISTING
E4 PLANT SALES / LATH HOUSES	49-C	1941	3003 TO REMAIN	3003 EXISTING
E5 NORTH WING		1964	3298 REMODEL	3298
E6-R VISITOR SERVICES KIOSK	44-I	1958	170 REMOVE	0
E7 RESTROOMS		1960	404 REMODEL	404 EXISTING
E8 INFORMATION KIOSK		1959	320 TO REMAIN	320 EXISTING
E9 TEA HOUSE		1960	188 TO REMAIN	188 EXISTING
E10 GAME HOUSE		1964	838 REMODEL	838 REMODEL
E11-R STORAGE SHED	46-C/48-I	CA 1960	338 REMOVE	0
E12 STORAGE SHED		CA 1960	356 REMODEL	356 REMODEL
E13-R STORAGE SHED		CA 1960	323 REMOVE	0
E14-M STORAGE SHED		CA 1960	190 MOVE	190 EXISTING
E15 CAN YARD	41-0	1979	1984 TO REMAIN	1984 EXISTING
E16-R SHADE STRUCTURE	41-0	1979	244 TO REMODEL	244 EXISTING
E17 LATH HOUSE	41-0	1979	725 TO REMAIN	725 EXISTING
E18 SHADE STRUCTURE	41-0	1979	686 TO REMAIN	686 EXISTING
E19 HEAD HOUSE	41-0	1985	138 TO REMAIN	138 EXISTING
E20-M WOOD SHED	41-0	CA 1930	143 MOVE	143 EXISTING
E21 GUILD STUDIO		1940	1989 TO REMAIN	1989 EXISTING
E22 TANKS ROAD STORAGE		1940	483 TO REMAIN	483 EXISTING
E23-R EMPLOYEE RESIDENCE		1930	169 REMODEL	169 EXISTING
E24-R SHERLOCK RESIDENCE		1930	2902 REMODEL	2902 EXISTING
E25 STORAGE SHED		1930	661 TO REMAIN	661 EXISTING
E26-R STORAGE SHED		CA 1930	169 REMOVE	0
E27 DIRECTOR'S RESIDENCE		1930	1486 TO REMAIN	1486 EXISTING
E28-R GARAGE	41-0	1989	900 TO REMODEL	900 REMODEL
E29 SHADE STRUCTURE		2003	400 TO REMAIN	400 EXISTING
E30-R SHADE STRUCTURE		2003	409 TO REMAIN	409 EXISTING
			EXIST. TOTAL	32558 SF
RECORDED BUILDINGS				
R1-A CHILDREN'S LABS	47-0			2679
R1-B LIBRARY	47-0			1241
R2 EDUCATION CENTER	47-0			0
R3 ALL WEATHER ROOM	49-0		MODIFICATIONS WITHIN E4 - NO CHANGE OF AREA	0
R4 VISITOR'S ADMISSION	43-0			174
R5 NOT USED	NOT USED			0
R6 CONSERVATION CENTER	49-0			9390
R7 HORTICULTURE OFFICES & SERVICES	41-0			3501
R8 NOT USED	NOT USED			0
R9 NOT USED	NOT USED			0
R10 HORT. GARAGE & SUPPORT	41-0			1733
R11 CAN YARD	41-0			400
R12 NOT USED	NOT USED			0
R13 GARAGE	41-0			386
R14 STAFF RESIDENCE	43-0			1471
R15 STAFF RESIDENCE	43-1			1486
R16 NOT USED	NOT USED			0
R17 NOT USED	NOT USED			0
R18 SHADE STRUCTURE	NA			400
R19 SHADE STRUCTURE	NA			400
R20 SHADE STRUCTURE	NA			400
R21 OVERLOOK KIOSK	41-0			470
R22 GARAGE OFFICE	41-1			169
R23 STAFF RESIDENCE	41-1			1267
			PROP. TOTAL	69442 SF

B3
BERKUS ARCHITECTS & PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© B3 Architects 2024. All rights reserved. Reproduction or use by others without permission of B3 Architects is prohibited. Violators will be prosecuted to the full extent of the law.
DO NOT SCALE DRAWINGS.

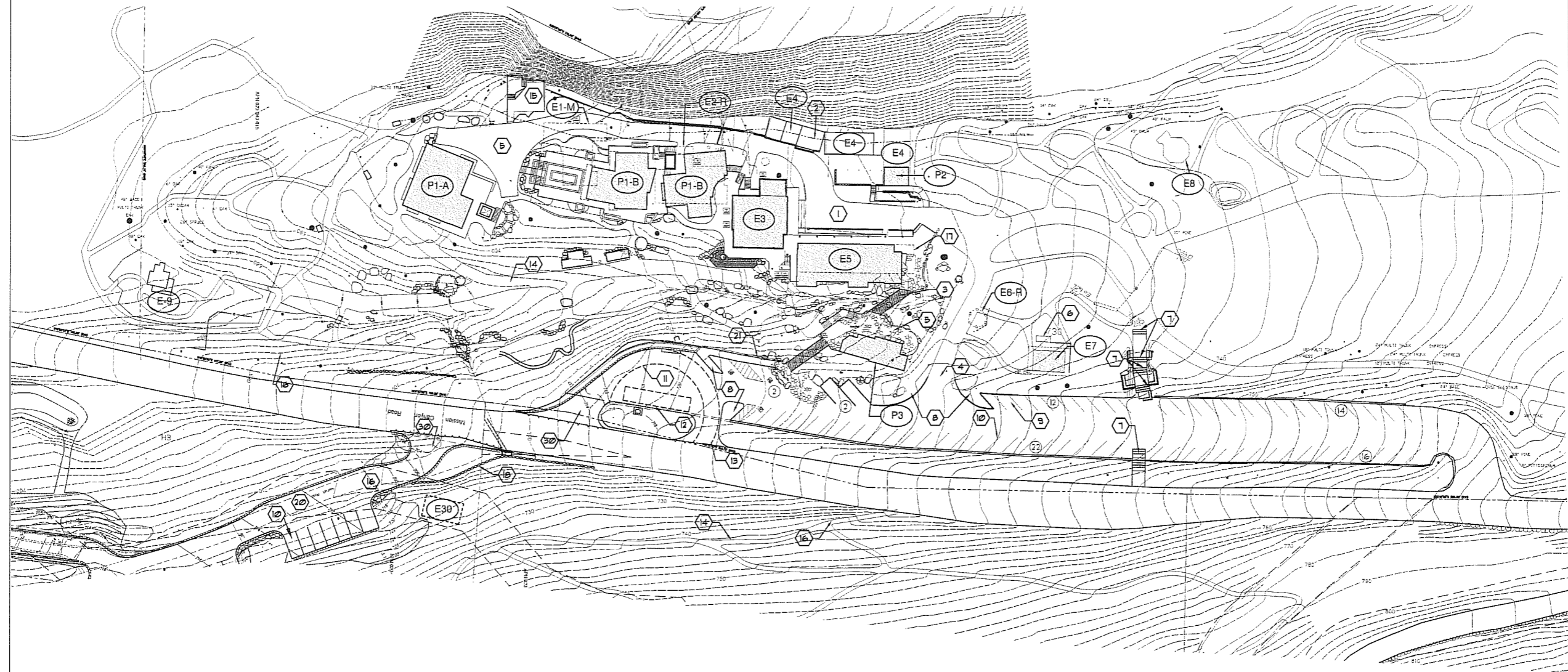
Revisions:

1		
2		
3		
4		

Drawn By: MM
Checked By: DDS
Date: 08-22-2024
Scale: 1"=100'-0"
Drawing Name: 1212 MISSION CANYON ROAD SITE PLAN

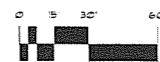
RECEIVED
Santa Barbara Botanic Garden
Overall Site Plan

A2.0



SITE PLAN: WEST OF MISSION

SCALE: 1"=30'



- SITE NOTES:**
1. EXISTING COURTYARD TO REMAIN
 2. GEOLOGIC SETBACK LINE
 3. NEW BRIDGE
 4. EXISTING ENTRY PATH AS MAINTENANCE / EMERGENCY ACCESS
 5. NEW STONE PAVEMENT
 6. EXISTING VENDING MACHINE AREA TO BE CONVERTED TO TOOL SHED.
 7. EXISTING STAIRS TO REMAIN
 8. NEW PLANTING POCKET
 9. COMPACT PARKING SPACE - TYP.
 10. STANDARD PARKING SPACE - TYP.
 11. LARGE VEHICLE TURNING RADIUS LINE
 12. BUS PARKING SPACE
 13. NEW VEHICLE ACCESS POINT - PAVED
 14. EXISTING PATH TO REMAIN
 15. EXISTING WOOD DECK TO REMAIN
 16. NEW GATE IN NEW FENCING
 17. EXISTING FACE OF BUILDING - DASH LINE
 18. EXISTING STONE RETAINING WALL TO REMAIN
 19. EXISTING DIRT ROAD TO REMAIN
 20. EXISTING ROAD TO BE PAVED AND IMPROVED.
 21. NEW STONE VENEER RETAINING WALL
 22. EXISTING POOL AND DECK TO BE REMOVED.
 23. EXISTING BBQ TO BE REMOVED.
 24. EXISTING WEATHER STATION TO BE REMOVED.
 25. EXISTING CHAIN LINK FENCE TO REMAIN.
 26. EXISTING STAIRS TO BE REMOVED.
 27. EXISTING CHU RETAINING WALL TO REMAIN.
 28. EXISTING WOOD FENCE TO REMAIN.
 29. EXISTING CHAIN LINK FENCE AND WOOD GATE TO BE REMOVED.
 30. SEE LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL DETAILS.
 31. PORTION OF EXISTING STONE WALL TO BE REMOVED.
 32. BULK STORAGE BINS

WEST OF MISSION EXISTING BUILDINGS:

Label	Description	Sheet
E1-M	COTTAGE (MOVE & REMODEL)	A2.3/A2.D
E2-R	HERBARIUM (REMOVE)	N.A.
E3	BLAKSLEY LIBRARY (TO REMAIN)	A6.D
E4	PLANT SALES / LATH HOUSES (TO REMAIN)	A5.D
E5	NORTH WING (REMODEL)	A4.D
E6-R	VISITOR SERVICES KIOSK (REMOVE)	N.A.
E7	RESTROOM-NEW MAINTENANCE (REMODEL)	N.A.
E8	KIOSK (TO REMAIN)	N.A.
E9	TEA HOUSE (TO REMAIN)	N.A.
E30	SHADE STRUCTURE	N.A.

PROPOSED BUILDINGS:

Label	Description	Sheet
P1-A	CHILDREN'S LABS	A7.D
P1-B	LIBRARY / EDUCATION CENTER	A7.D
P2	ADDITION PATIO DISPLAY	A7.D
P3	VISITOR'S ADMISSION	A5.D
P4	NOT USED	A5.D

RECEIVED
JUL 20 2009
 Partial Site
 West of
 Mission

S.B. COUNTY
 PLANNING & DEVELOPMENT
 A2.1

B3
 ARCHITECTS
 &
 PLANNERS

2020 Alameda Padre Serra, Ste. 133
 Santa Barbara, CA 93103
 T. 805.966.1547
 F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
 1212 MISSION CANYON ROAD
 SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
 NOT FOR CONSTRUCTION

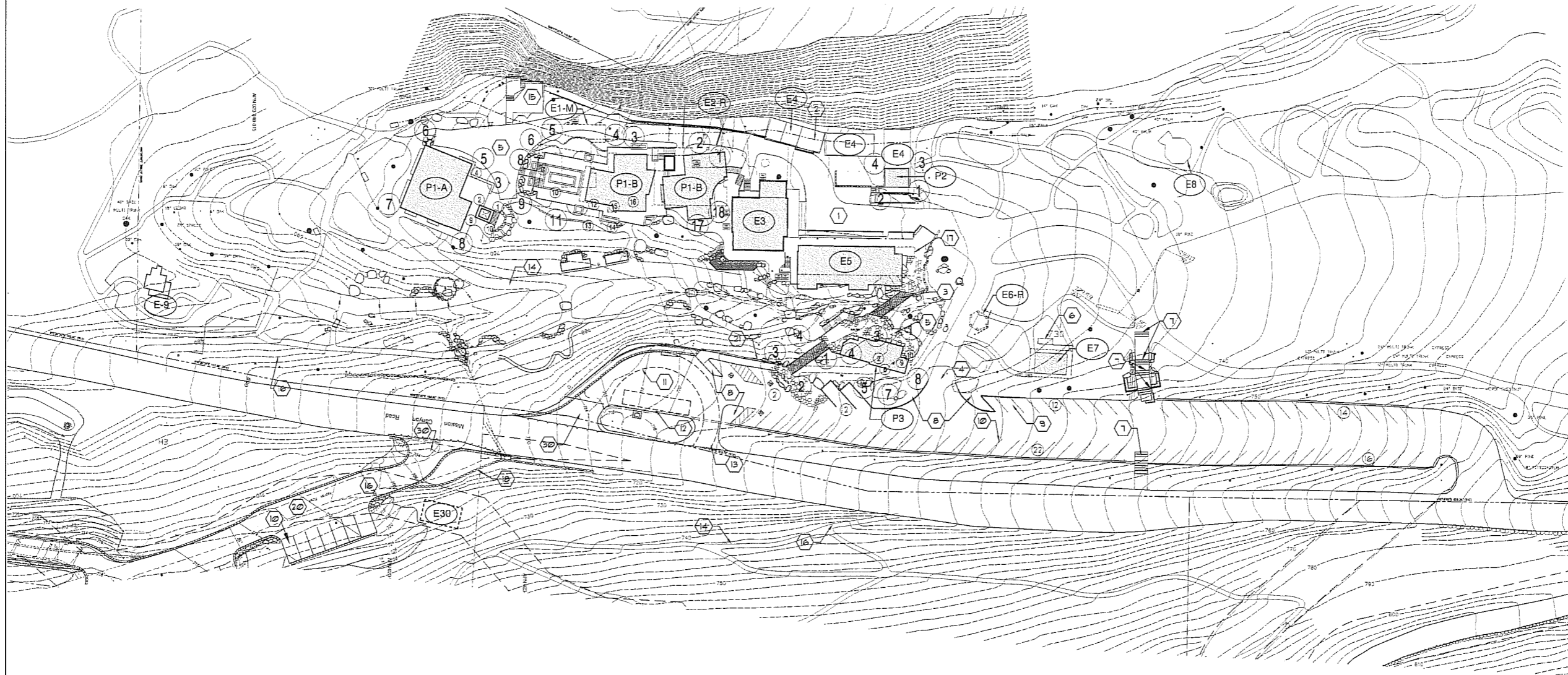
Drawing Notes:
 © B3 Architects 2008. All copyrights reserved. Reproduction, alteration or use by written permission only. All rights will be prosecuted to the full extent permitted by law.
 DO NOT SCALE DRAWINGS
 The General Contractor shall verify all construction documents, site of materials and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or missing details prior to starting work.

Revisions:

No.	Description

Drawn By: _____
 Checked By: DDS
 Date: 08-22-2008
 Scale: 1" = 30'-0"
 Job No.: 816-0600
 Draw Name: A2.1-West of Mission Plan.dwg

Sheet Title:
 Partial Site
 West of
 Mission
 Sheet No.:
 A2.1



④ = STAKE NUMBERS

SITE PLAN: WEST OF MISSION



- SITE NOTES:**
1. EXISTING COURTYARD TO REMAIN
 2. GEOLOGIC SETBACK LINE
 3. NEW BRIDGE
 4. EXISTING ENTRY PATH AS MAINTENANCE / EMERGENCY ACCESS
 5. NEW STONE PAVEMENT
 6. EXISTING VENDING MACHINE AREA TO BE CONVERTED TO TOOL SHED.
 7. EXISTING STAIRS TO REMAIN
 8. NEW PLANTING POCKET
 9. COMPACT PARKING SPACE - TYP.
 10. STANDARD PARKING SPACE - TYP.
 11. LARGE VEHICLE TURNING RADIUS LINE
 12. BUS PARKING SPACE
 13. NEW VEHICLE ACCESS POINT - PAVED
 14. EXISTING PATH TO REMAIN
 15. EXISTING WOOD DECK TO REMAIN
 16. NEW GATE IN NEW FENCING
 17. EXISTING FACE OF BUILDING - DASH LINE
 18. EXISTING STONE RETAINING WALL TO REMAIN
 19. EXISTING DIRT ROAD TO REMAIN
 20. EXISTING ROAD TO BE PAVED AND IMPROVED.
 21. NEW STONE VENEER RETAINING WALL
 22. EXISTING POOL AND DECK TO BE REMOVED.
 23. EXISTING B.B.Q. TO BE REMOVED.
 24. EXISTING WEATHER STATION TO BE REMOVED.
 25. EXISTING CHAIN LINK FENCE TO REMAIN.
 26. EXISTING STAIRS TO BE REMOVED.
 27. EXISTING CHAIN LINK FENCE TO REMAIN.
 28. EXISTING WOOD FENCE TO REMAIN.
 29. EXISTING CHAIN LINK FENCE AND WOOD GATE TO BE REMOVED.
 30. SEE LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL DETAILS.
 31. PORTION OF EXISTING STONE WALL TO BE REMOVED.
 32. BULK STORAGE BINS

WEST OF MISSION EXISTING BUILDINGS:

SH-SET	SH-EET
E1-M	47.3/47.0
E2-R	N.A.
E3	A6.0
E4	A6.0
E5	A6.0
E6-R	N.A.
E7	N.A.
E8	N.A.
E9	N.A.
E30	N.A.

PROPOSED BUILDINGS:

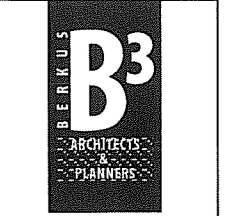
SH-SET	SH-EET
P1-A	A7.0
P1-B	A7.0
P2	A7.0
P3	A8.0
P4	A3.0
	NOT USED

RECEIVED

JUL 20 2009

S.B. COUNTY

PLANNING & DEVELOPMENT



2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103
T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
B3 ARCHITECTS B3 ARCHITECTS ARCHITECTS & PLANNERS
ALL RIGHTS RESERVED. FOR REVISION OR USE BY OTHER PARTIES OR FOR REPRODUCTION IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF B3 ARCHITECTS & PLANNERS IS STRICTLY PROHIBITED.
DO NOT SCALE DRAWINGS.
The General Contractor shall verify all construction documents, site conditions and conditions, and all existing site conditions and shall notify B3 ARCHITECTS & PLANNERS of any discrepancies or omissions as soon as starting work.

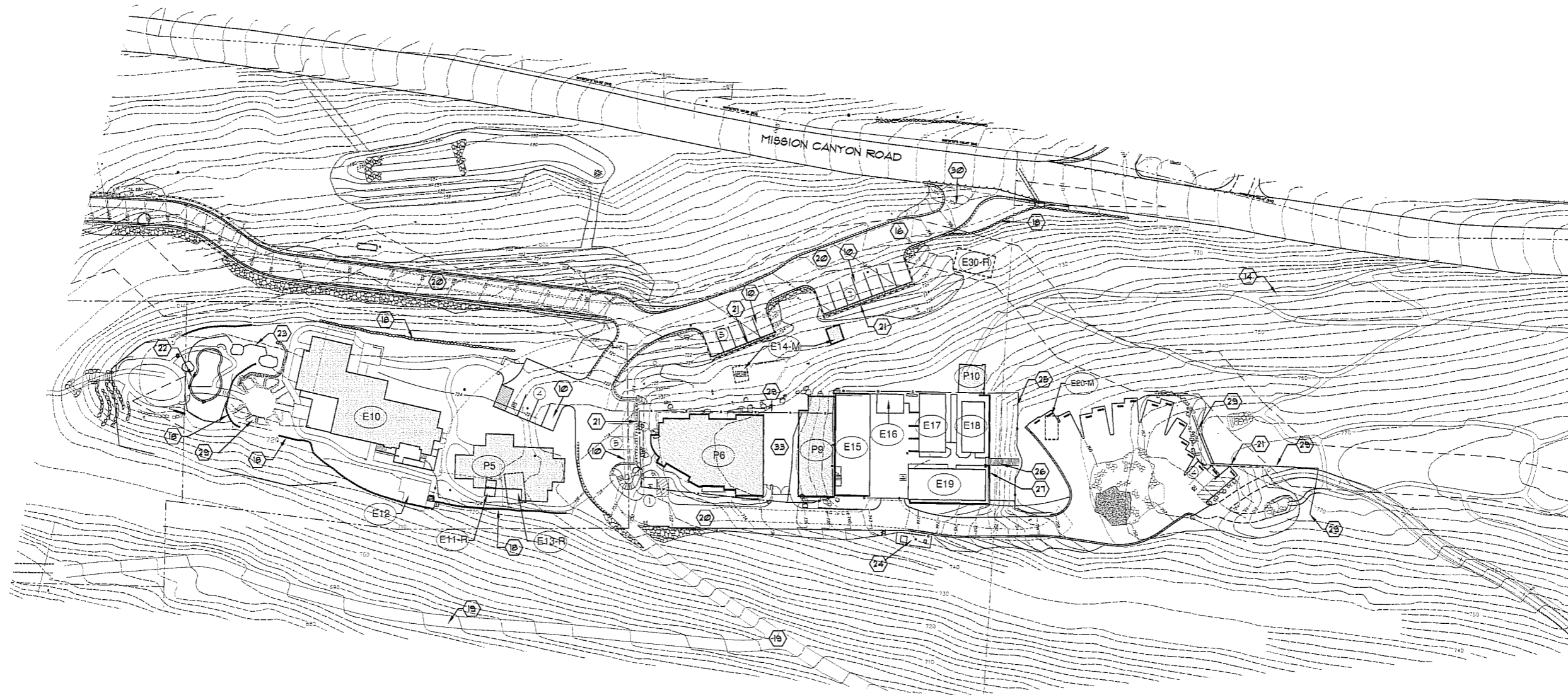
Revisions:

NO.	DATE	DESCRIPTION

Drawn By:
Checked By: DJS
Date: 08-22-2008
Scale: 1" = 30'-0"
JOB No.: 816-0600
Dwg. Name: Stakes 1-West of Mission Plan.dwg

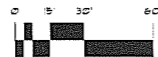
Sheet Title:
Field Stakes
West of Mission

Sheet No.:
STAKES 1



SITE PLAN: EAST OF MISSION

SCALE: 1"=30'



SITE NOTES:

1. EXISTING COURTYARD TO REMAIN
2. GEOLOGIC SETBACK LINE
3. NEW BRIDGE
4. NEW ENTRY PATH - AS MAINTENANCE / EMERGENCY ACCESS
5. NEW STONE PAVERS
6. EXISTING VENDING MACHINE AREA TO BE CONVERTED TO TOOL SHED.
7. EXISTING STAIRS TO REMAIN
8. NEW PLANTING POCKET
9. COMPACT PARKING SPACE - TYP.
10. STANDARD PARKING SPACE - TYP.
11. LARGE VEHICLE TURNING RADIUS LINE
12. BUS PARKING SPACE
13. NEW VEHICLE ACCESS POINT - PAVED
14. EXISTING PATH TO REMAIN
15. EXISTING LOOD DECK TO REMAIN
16. NEW GATE W/ NEW FENCING
17. EXISTING FACE OF BUILDING - DASH LINE
18. EXISTING STONE RETAINING WALL TO REMAIN
19. EXISTING DIRT ROAD TO REMAIN
20. EXISTING ROAD TO BE PAVED AND IMPROVED.
21. NEW STONE VENEER RETAINING WALL.
22. EXISTING POOL AND DECK TO BE REMOVED.
23. EXISTING BBQ TO BE REMOVED.
24. EXISTING WEATHER STATION TO BE REMOVED.
25. EXISTING CHAIN LINK FENCE TO REMAIN.
26. EXISTING STAIRS TO BE REMOVED.
27. EXISTING CPU RETAINING WALL TO REMAIN.
28. EXISTING LOOD FENCE TO REMAIN.
29. EXISTING CHAIN LINK FENCE AND GATES TO BE REMOVED.
30. SEE LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL DETAILS.
31. PORTION OF EXISTING STONE WALL TO BE REMOVED.
32. BULK STORAGE BINS
33. FENCED EQUIPMENT YARD

EAST OF MISSION EXISTING BUILDINGS:

BUILDING	DESCRIPTION	SHEET
E10	GAME HOUSE (REMODEL)	A8.0/A8.1
E11-R	STORAGE 5-ED (REMOVE)	N.A.
E12	STORAGE 5-ED (REMOVE)	N.A.
E13-R	STORAGE 5-ED (REMOVE)	N.A.
E14-M	STORAGE 5-ED (MOVED)	N.A.
E15	CAN YARD (TO REMAIN)	A1.0
E16	SARAN HOUSE (TO REMAIN)	A1.0
E17	LATH HOUSE (TO REMAIN)	A1.0
E18	SARAN HOUSE (TO REMAIN)	A1.0
E19	HEAD HOUSE (TO REMAIN)	A1.0
E30-M	LOOD SHED (TO MOVE)	A2.3
E30	SHADE STRUCTURE	N.A.

PROPOSED BUILDINGS:

BUILDING	DESCRIPTION	SHEET
P5	CONSERVATION CENTER	A5.0
P6	HORTICULTURE OFFICES	A5.0
P7	NA	A5.0
P8	NA	A5.0
P9	HORT. GARAGE + SUPPORT	A5.0
P10	SHADE STRUCTURE	A5.0

RECEIVED

JUL 20 2009

S.B. COUNTY PLANNING & DEVELOPMENT

BERKUS B3 ARCHITECTS PLANNERS
 2020 Alameda Padre Serra, Ste. 133
 Santa Barbara, CA 93103
 T. 805.966.1547
 F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
 1212 MISSION CANYON ROAD
 SCHEMATIC DESIGN

PLAN REVIEW SET
 NOT FOR CONSTRUCTION

Drawing Notes:
 © B3 Architects 2004. All copyright reserved. Reproduction, alteration or use by written permission only. No claims will be made for the full extent permitted by law.
 DO NOT SCALE DRAWINGS
 The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing utility locations and depths. B3 Architects of any discrepancies or errors discovered on or to existing work.

Revisions:

Drawn By: MM
 Checked By: DDS
 Date: 08-22-2008
 Scale: 1" = 30'-0"
 Job No.: 816-0800
 Dwg. Name: A2.2-East of Mission Plan.dwg

Sheet Title:
Partial Site East of Mission

Sheet No.:
A2.2



SITE PLAN: HANSEN SITE
SCALE: 1"=30'



- SITE NOTES:**
- EXISTING COURTYARD TO REMAIN
 - GEOLOGIC SETBACK LINE
 - NEW BRIDGE
 - NEW ENTRY PATH - AS MAINTENANCE / EMERGENCY ACCESS
 - NEW STONE PAVERS
 - EXISTING VENDING MACHINE AREA TO BE CONVERTED TO TOOL SHED.
 - EXISTING STAIRS TO REMAIN
 - NEW PLANTING POCKET
 - COMPACT PARKING SPACE - TYP.
 - STANDARD PARKING SPACE - TYP.
 - LARGE VEHICLE TURNING RADIUS LINE
 - BUS PARKING SPACE
 - NEW VEHICLE ACCESS POINT - PAVED
 - EXISTING PATH - TO REMAIN
 - EXISTING WOOD DECK TO REMAIN
 - NEW GATE IN NEW FENCING
 - EXISTING FACE OF BUILDING - DASH LINE
 - EXISTING STONE RETAINING WALL TO REMAIN
 - EXISTING DIRT ROAD TO REMAIN
 - EXISTING ROAD TO BE PAVED AND IMPROVED.
 - NEW STONE VENEER RETAINING WALL.
 - EXISTING POOL AND DECK TO BE REMOVED.
 - EXISTING BBQ TO BE REMOVED.
 - EXISTING LEATHER STATION TO BE REMOVED.
 - EXISTING CHAIN LINK FENCE TO REMAIN.
 - EXISTING STAIRS TO BE REMOVED.
 - EXISTING CHL RETAINING WALL TO REMAIN.
 - EXISTING WOOD FENCE TO REMAIN.
 - EXISTING CHAIN LINK FENCE AND WOOD GATE TO BE REMOVED.
 - SEE LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL DETAILS.
 - PORTION OF EXISTING STONE WALL TO BE REMOVED.

HANSEN SITE EXISTING BUILDINGS:

Symbol	Description	Sheet
E1	COTTAGE (RELOCATED)	A120
E20	WOOD SHED (RELOCATED)	A120
E21	GUILD STUDIO (TO REMAIN)	N.A.
E23-R	EMPLOYEE RESIDENCE (TO REMAIN)	N.A.
E24-R	EMPLOYEE RESIDENCE (TO REMAIN)	N.A.
E25	STORAGE SHED (TO REMAIN)	N.A.
E26-R	STORAGE SHED (REMOVE)	N.A.

PROPOSED BUILDINGS:

Symbol	Description	Sheet
P11	NOT USED	.
P12	GARAGE	A132
P13	STAFF RESIDENCE	A130
P14	NOT USED	.
P15	STAFF RESIDENCE	A131
P16	NOT USED	.

Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© B3 Architects 2004. All copy and drawings are the property of B3 Architects. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of B3 Architects.

DO NOT SCALE DRAWINGS

The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or omissions prior to starting work.

Revisions:

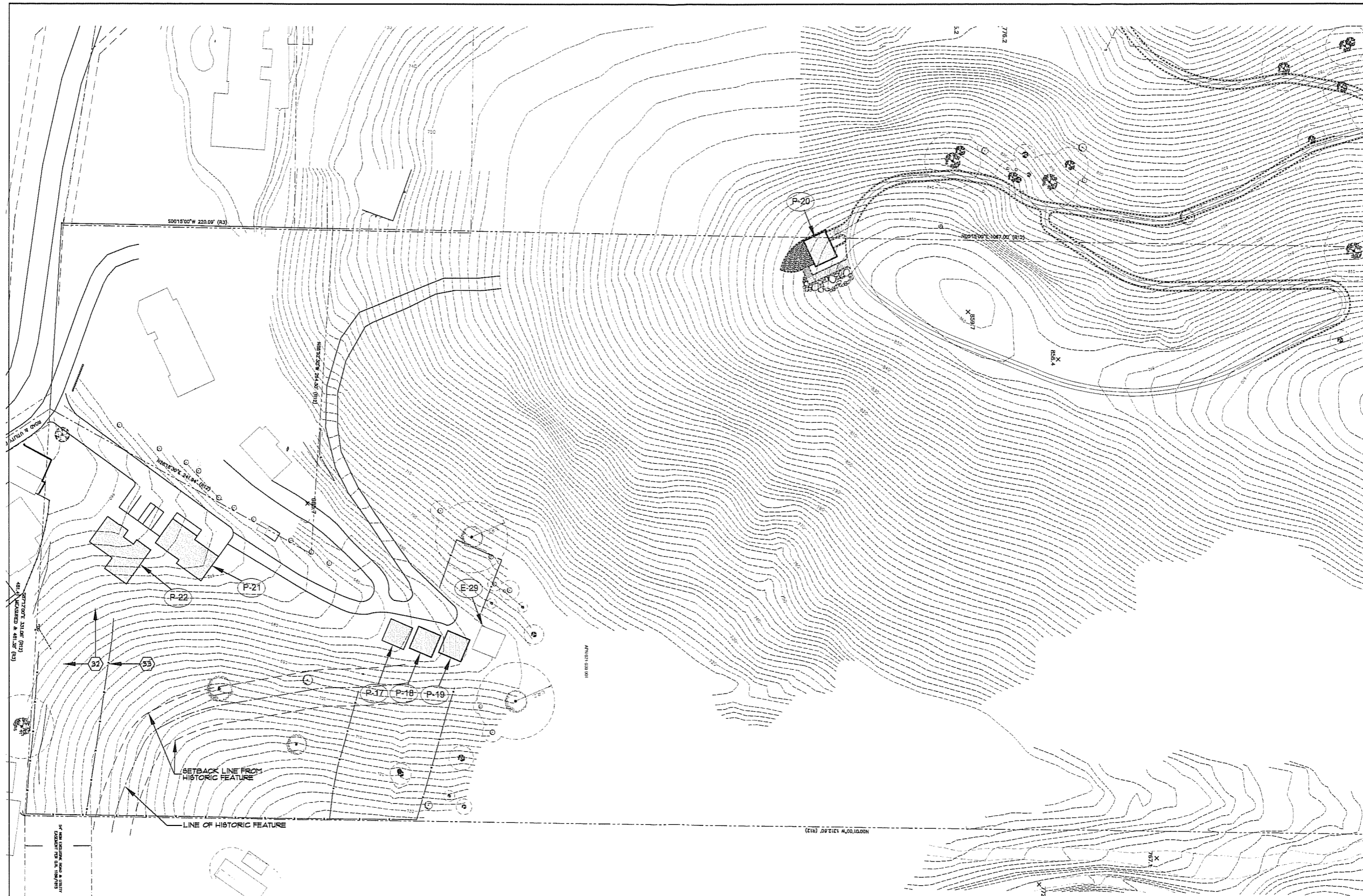
No.	Description
1	
2	
3	
4	

Drawn By:
Checked By:
Date: 08-22-2008
Scale: 1" = 30'-0"
Job No.: 816-0600
Dwg. Name: A2_3-Hansen Site Plan.dwg

Sheet Title:
**Partial Site
Hansen
Site**

Sheet No.:
A2.3

RECEIVED
JUL 20 2009
S.B. COUNTY



SITE PLAN: CAVALLI SITE

SCALE: 1"=30'



SITE NOTES:

1. EXISTING COURTYARD TO REMAIN
2. GEOLOGIC SETBACK LINE
3. NEW BRIDGE
4. NEW ENTRY PATH - AS MAINTENANCE / EMERGENCY ACCESS
5. NEW STONE PAVERS
6. EXISTING VENDING MACHINE AREA TO BE CONVERTED TO TOOL SHED.
7. EXISTING STAIRS TO REMAIN
8. NEW PLANTING POCKET
9. COMPACT PARKING SPACE - TYP.
10. STANDARD PARKING SPACE - TYP.
11. LARGE VEHICLE TURNING RADIUS LINE
12. BUS PARKING SPACE
13. NEW VEHICLE ACCESS FRONT - PAVED
14. EXISTING PATH TO REMAIN
15. EXISTING WOOD DECK TO REMAIN
16. SEE LANDSCAPE & CIVIL FOR DISCOVERY GARDEN ELEMENT
17. EXISTING FACE OF BUILDING - DASH LINE
18. EXISTING STONE RETAINING WALL TO REMAIN
19. EXISTING DIRT ROAD TO REMAIN
20. EXISTING ROAD TO BE PAVED AND IMPROVED
21. NEW STONE VENEER RETAINING WALL
22. EXISTING POOL AND DECK TO BE REMOVED.
23. EXISTING BBQ TO BE REMOVED.
24. EXISTING LEATHER STATION TO BE REMOVED.
25. EXISTING CHAIN LINK FENCE TO REMAIN
26. EXISTING STAIRS TO BE REMOVED.
27. EXISTING CMU RETAINING WALL TO REMAIN
28. EXISTING WOOD FENCE TO REMAIN
29. EXISTING CHAIN LINK FENCE AND WOOD GATE TO BE REMOVED.
30. SEE LANDSCAPE AND CIVIL PLANS FOR ADDITIONAL DETAILS.
31. PORTION OF EXISTING STONE WALL TO BE REMOVED.
32. NEW PERIMETER FENCING
33. EXISTING WIRE FENCING TO BE REMOVED.

CAVALLI SITE EXISTING BULDINGS:		SHEET
	E-18 SHADE STRUCTURE	N.A.

PROPOSED BULDINGS:		SHEET
	P-17 SHADE STRUCTURE	N.A.
	P-18 SHADE STRUCTURE	N.A.
	P-19 SHADE STRUCTURE	N.A.
	P-20 OVERLOOK KIOSK	A-B,C
	P-21 GARAGE / OFFICE / RESIDENCE	A-B,I
	P-22 RESIDENCE DUPLEX	A-B,I

RECEIVED
JUL 20 2009
S.B. COUNTY
PLANNING & DEVELOPMENT

B³
 BERKUS ARCHITECTS & PLANNERS
 2020 Alameda Padre Serra, Ste. 133
 Santa Barbara, CA 93103
 T. 805.966.1547
 F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
 1212 MISSION CANYON ROAD
 SCHEMATIC DESIGN

PLAN REVIEW SET
 NOT FOR CONSTRUCTION

Drawing Notes:
 © B3 Architects 2004. All copyright reserved. Reproduction or use of these plans without the written consent of B3 Architects will be prosecuted to the full extent permitted by law.
 DO NOT SCALE DRAWINGS.
 The General Contractor shall verify all construction documents, site conditions and existing utility locations and shall notify B3 Architects of any discrepancies or inaccuracies prior to starting work.

Revisions:

Drawn By:	MM
Checked By:	DDS
Date:	08-22-08
Scale:	1" = 30'-0"
Job No.:	816-0600
Dwg. Name:	A2.4-CAVALLI SITE PLAN.DWG

Sheet Title:
Partial Site Cavalli Site

Sheet No.:
A2.4



2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103
T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN



Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

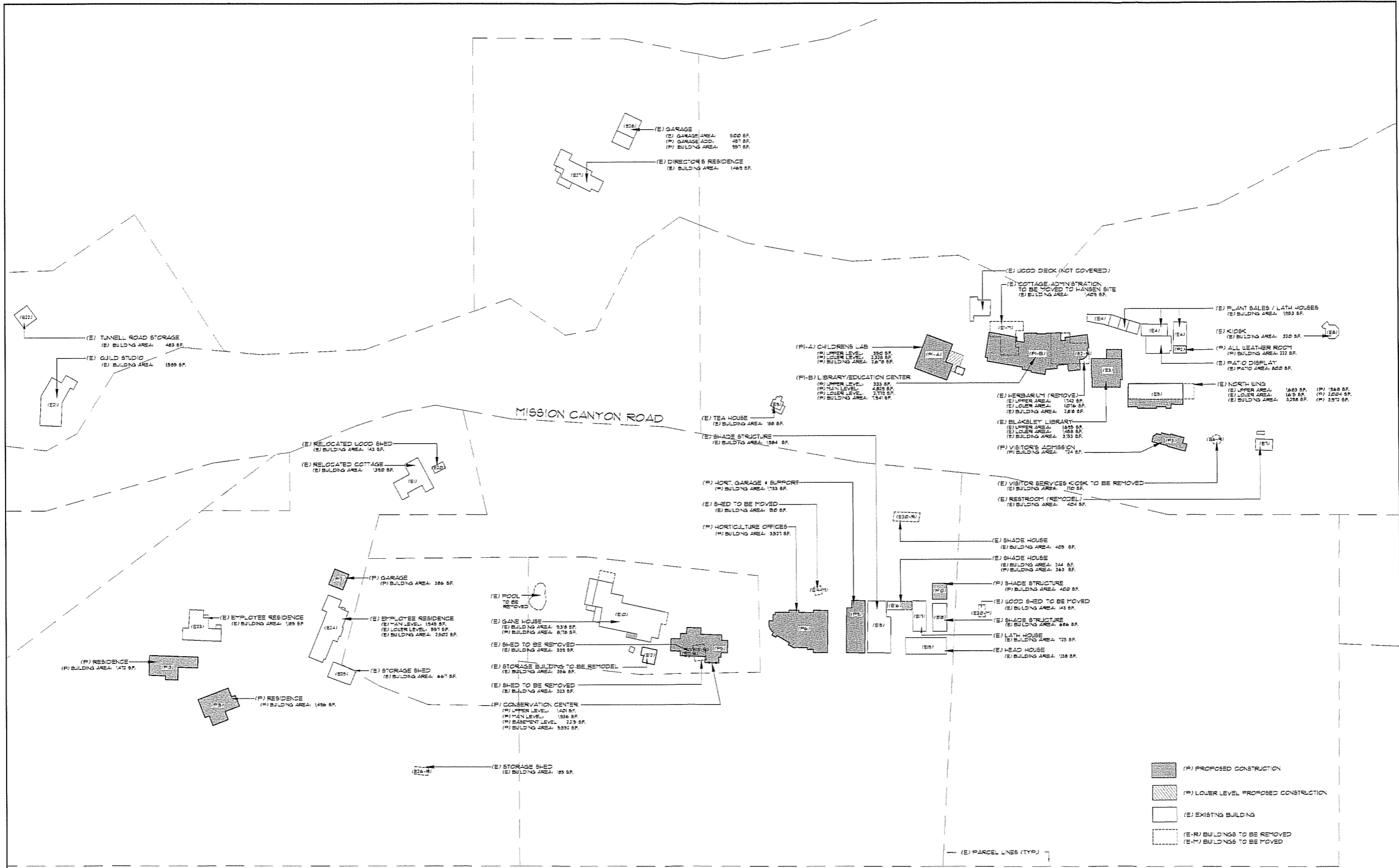
Drawing Notes:
© B3 Architects 2004. All copyrights reserved. Real estate, attention or use by others is prohibited. Violators will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction dimensions, and dimensions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or omissions immediately prior to starting work.

Revisions:

Drawn By: _____
Checked By: _____
Date: 08-22-08
Scale: 1" = 50'-0"
Job No.: 816-0000
Dwg. Name: A2.5-Area_Summary.dwg

Sheet Title:
Building Area Summary

Sheet No.:
A2.5



- (P) PROPOSED CONSTRUCTION
- (P) LOWER LEVEL PROPOSED CONSTRUCTION
- (E) EXISTING BUILDING
- (E-R) BUILDINGS TO BE REMOVED
- (E-M) BUILDINGS TO BE MOVED

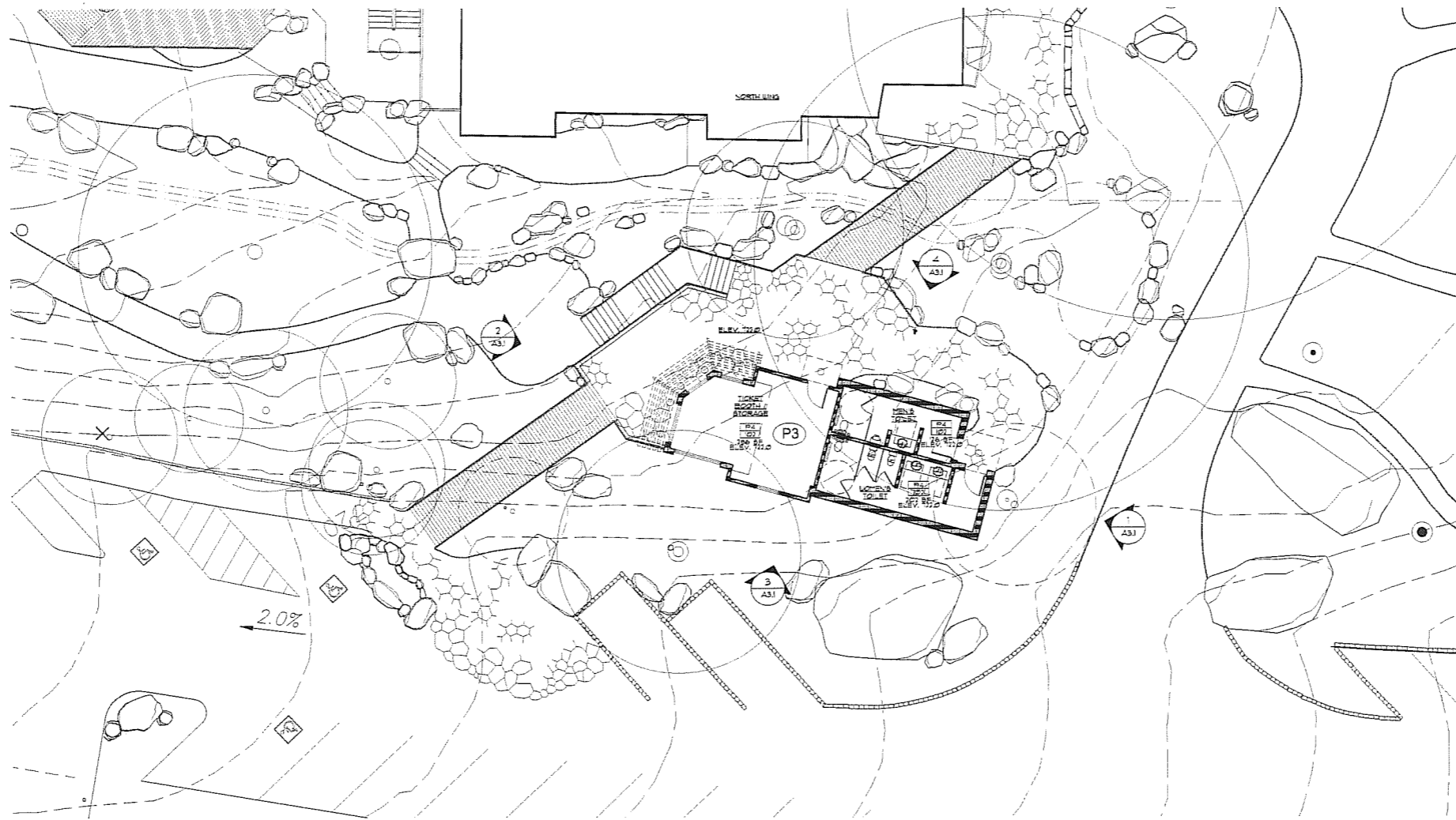
SYMBOL No. - SHEET No.

E1	A1,D	E16	A1,D	P1	A1,D	P16	N.A.
E2	N.A.	E17	A1,D	P2	A5,D	P17	N.A.
E3	A6,D	E18	A1,D	P3	A5,D	P18	N.A.
E4	A5,D	E19	A1,D	P4	A5,D	P19	N.A.
E5	A4	E20	A1,D	P5	A5,D	P20	A19,D
E6	N.A.	E21	N.A.	P6	A1,D	P21	A19,D
E7	N.A.	E22	N.A.	P7	A1,D	P22	A19,D
E8	N.A.	E23	N.A.	P8	N.A.		
E9	N.A.	E24	N.A.	P9	N.A.		
E10	A9,D	E25	N.A.	P10	A1,D		
E11	N.A.	E26	N.A.	P11	N.A.		
E12	N.A.	E27	N.A.	P12	A15,D		
E13	N.A.	E28	N.A.	P13	A19,D		
E14	N.A.	E29	N.A.	P14	A19,D		
E15	A1,D	E30	N.A.	P15	N.A.		



BUILDING AREA SUMMARY

RECEIVED
JUL 20 2009
S.B. COUNTY
PLANNING & DEVELOPMENT



ENTRY LEVEL PLAN

SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. ALL ELEVATIONS ON A3.1
2. SEE SITE A2J
3. (E) TREE OR SHRUB TO REMAIN;
4. TREE OR SHRUB TO REMOVED;

RECEIVED

JUL 20 2009

S.B. COUNTY
PLANNING & DEVELOPMENT



2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN



Architect of Record
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© 2009 Architects B3. All rights reserved. No portion
of this drawing may be reproduced or used in any form
without written permission of the Architect. All other
rights reserved.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction
documents, site conditions and conditions, and all existing
utilities, easements and other records (B) Architects of any
discrepancies or inaccuracies prior to starting work.

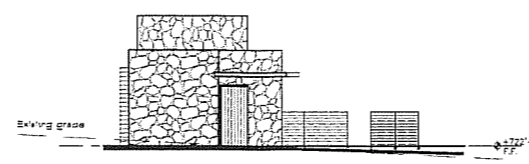
Revisions

Drawn By	
Checked By	DDS
Date	08-22-2008
Scale	1/8"=1'-0"
Job No.	816-0600
Dwg. Name	NEW-VISITOR ADMISSION PLAN.dwg

Sheet Title
**West of Mission
VISITOR
ADMISSION
Floor Plans**

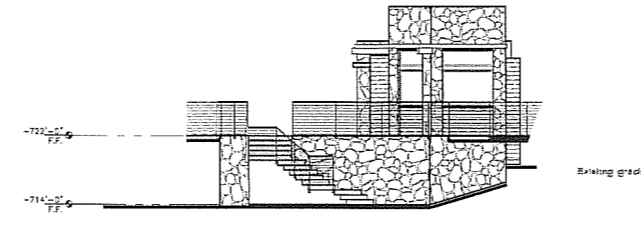
Sheet No.
A3.0

Height limit 28'-0"
See General Notes #4



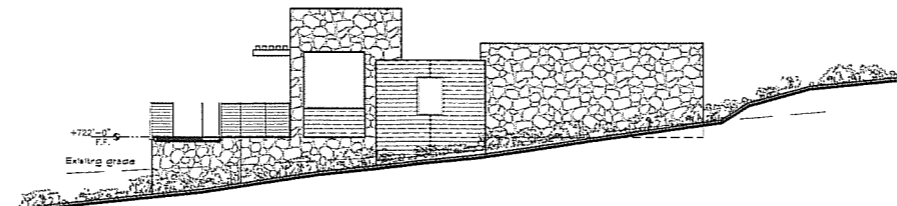
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

Height limit 28'-0"
See General Notes #4



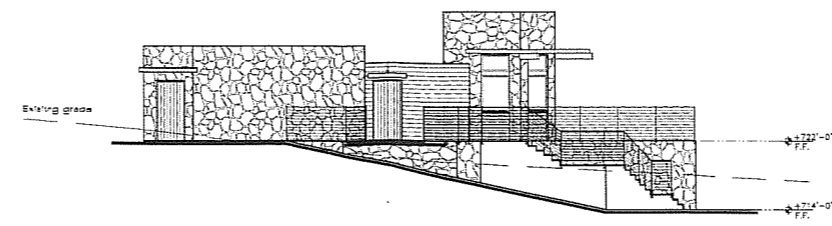
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

Height limit 28'-0"
See General Notes #4



3 EAST ELEVATION
SCALE: 1/8"=1'-0"

Height limit 28'-0"
See General Notes #4




4 WEST ELEVATION
SCALE: 1/8"=1'-0"

- GENERAL NOTES:**
1. ALL PLANS ON A3.0
 2. SEE SITE A2.1
 3. FINISH / MATERIAL KEY ON ALL
 4. 28 FT. HEIGHT LIMIT IS BASED ON 25 FT. REG. ZONE HEIGHT LIMIT ALLOWING AN ADDITIONAL 3 FT. FOR 4:12 PITCH OR GREATER ROOF.

TICKET BOOTH/ RESTROOM ELEVATIONS

RECEIVED
JUL 20 2009
S.B. COUNTY
PLANNING & DEVELOPMENT




2020 Alameda Padre Serra, Ste. 133
 Santa Barbara, CA 93103
 T. 805.966.1547
 F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN



Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
 © B3 Architects 2004. All copyrights reserved. Replication, alteration or use by another party is prohibited. All drawings are subject to the full extent permitted by law.
 DO NOT SCALE DRAWINGS.
 The General Contractor shall verify all construction conditions, site dimensions and conditions and all existing utility locations and shall notify B3 Architects of any discrepancies or inconsistencies prior to starting work.

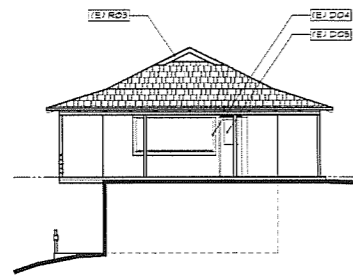
Revisions:

Drawn By:

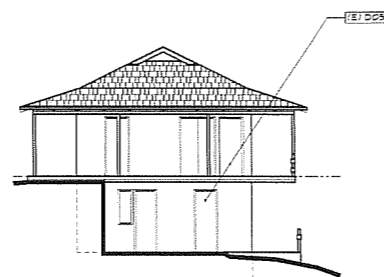
Checked By:	DPS
Date:	08-22-2008
Scale:	1/8"=1'-0"
Job No.:	816-0600
Dwg. Name:	A-3-VISITOR ADMISSION.dwg

Sheet Title:
West of Mission
VISITOR
ADMISSION
Elevations

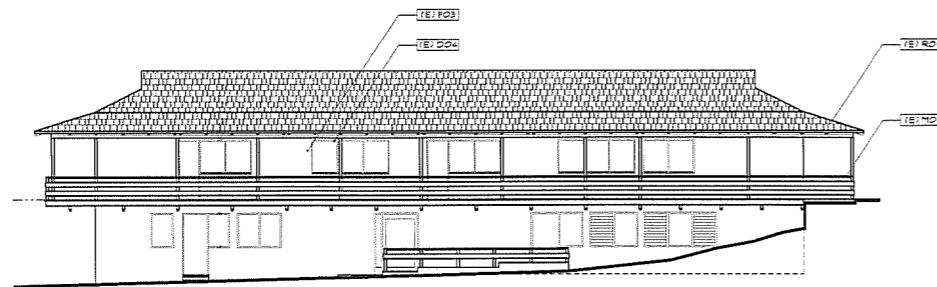
Sheet No.:
A3.1



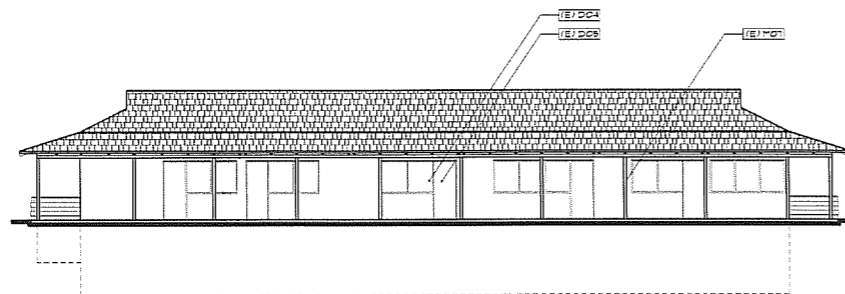
1 (E) NORTH ELEVATION
1/8"=1'-0"



2 (E) SOUTH ELEVATION
1/8"=1'-0"

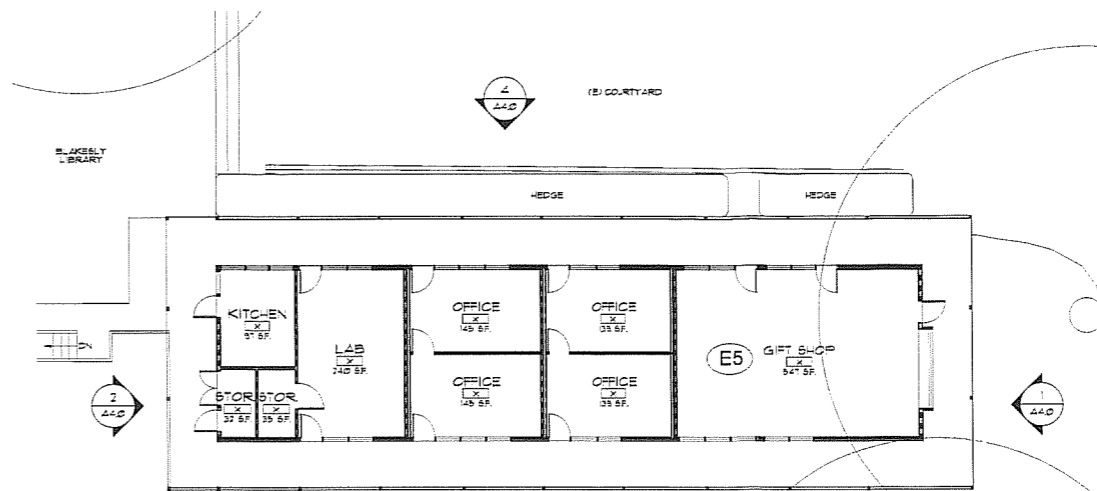


3 (E) EAST ELEVATION
1/8"=1'-0"

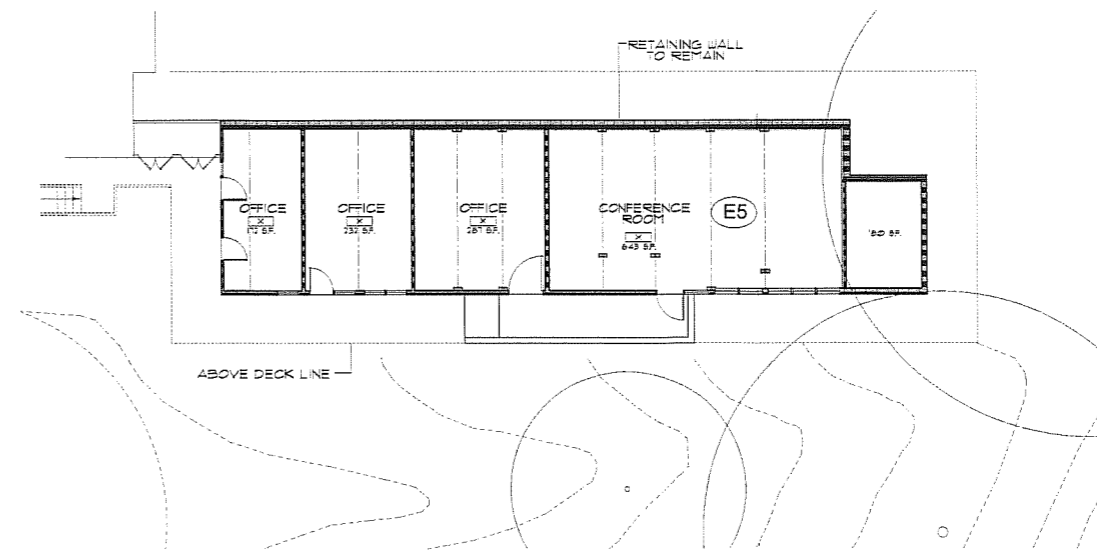


4 (E) WEST ELEVATION
1/8"=1'-0"

EXISTING PLANS AND ELEVATIONS
SCALE: 1/8"=1'-0"



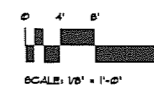
(E) ENTRY LEVEL



(E) LOWER LEVEL

GENERAL NOTES:

1. ALL ELEVATIONS ON A4.0
2. SEE SITE A2.1
3. (B) TREE OR SHRUB TO REMAIN:
4. TREE OR SHRUB TO BE REMOVED:
5. FINISH / MATERIAL KEY ON A4.1



RECEIVED
JUL 20 2009
S.B. COUNTY
PLANNING & DEVELOPMENT

B3
BERKUS
ARCHITECTS
&
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103
T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

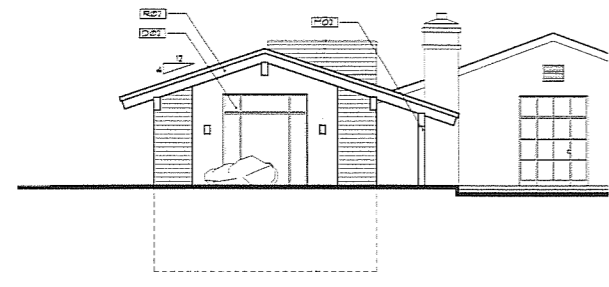
Drawing Notes:
© 2009 Architects 2009. All copyrights reserved. Reproduction, alteration or use by written permission only. Violations will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing utility locations and shall notify the Architect of any discrepancies or inconsistencies prior to starting work.

Drawn By:	DBS
Date:	08-22-2008
Scale:	1/8"=1'-0"
Job No.:	816-0500
Dwg Name:	North_wing.dwg

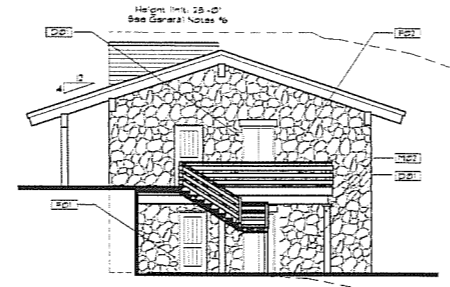
Sheet Title:
West of Mission
Northwing
Exist. Plans & Elev.

Sheet No.:
A4.0

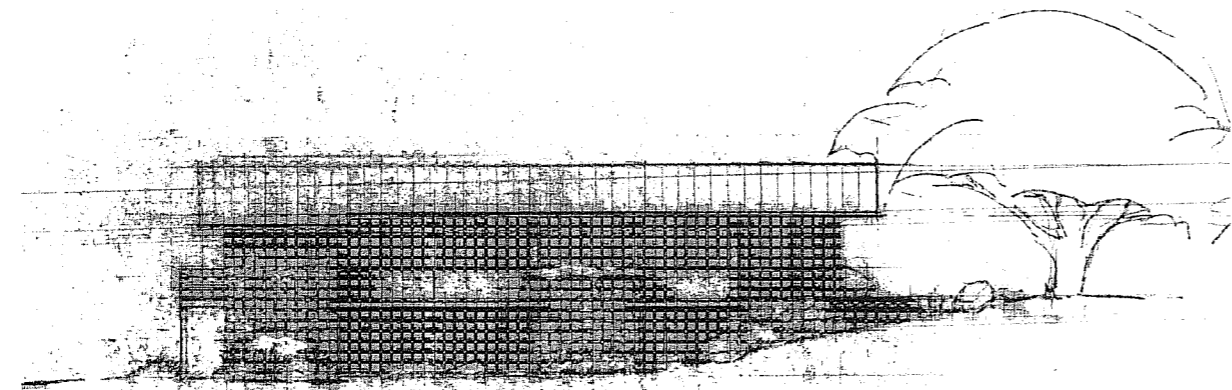
Height Limit: 28'-0"
See General Notes 1b



1 NORTH ELEVATION
1/8"=1'-0"

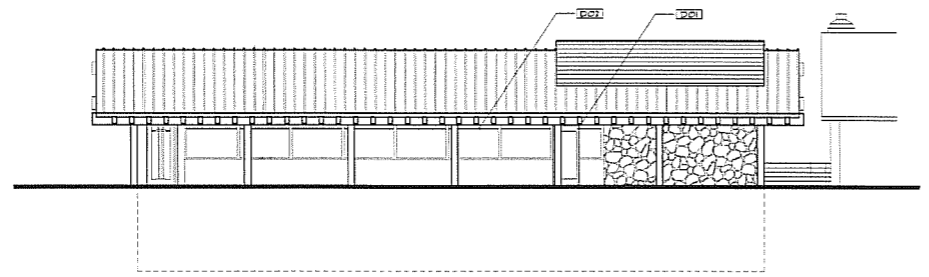


2 SOUTH ELEVATION
1/8"=1'-0"



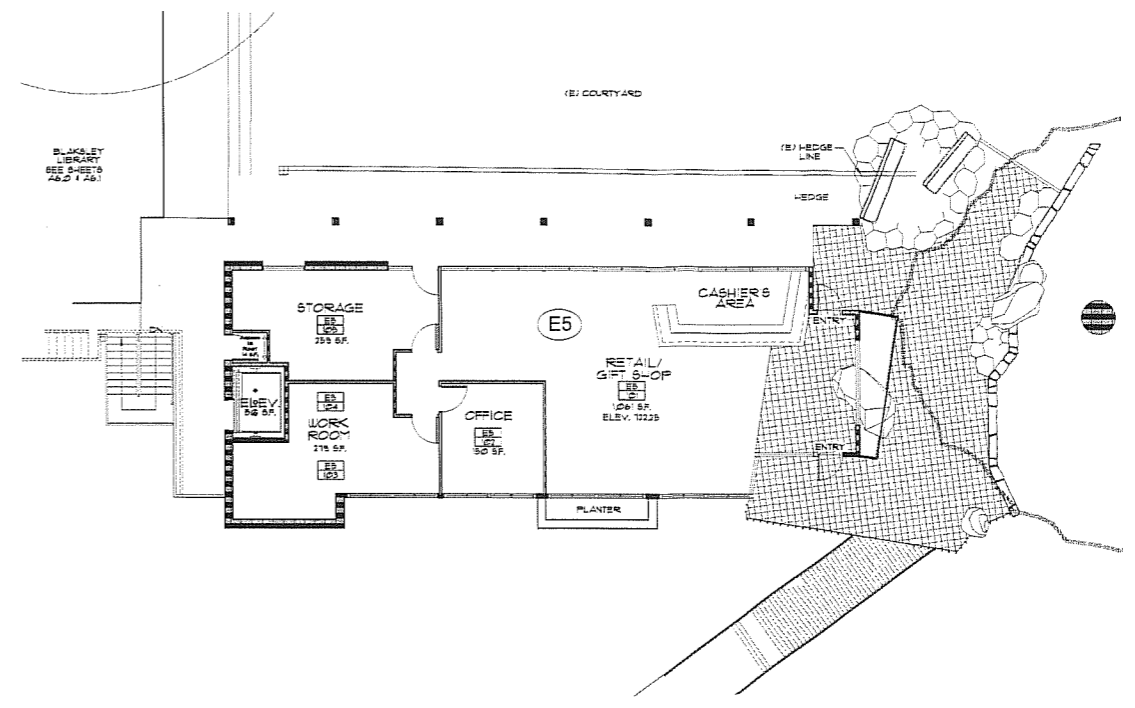
3 EAST ELEVATION
1/8"=1'-0"

Height Limit: 28'-0"
See General Notes 1b

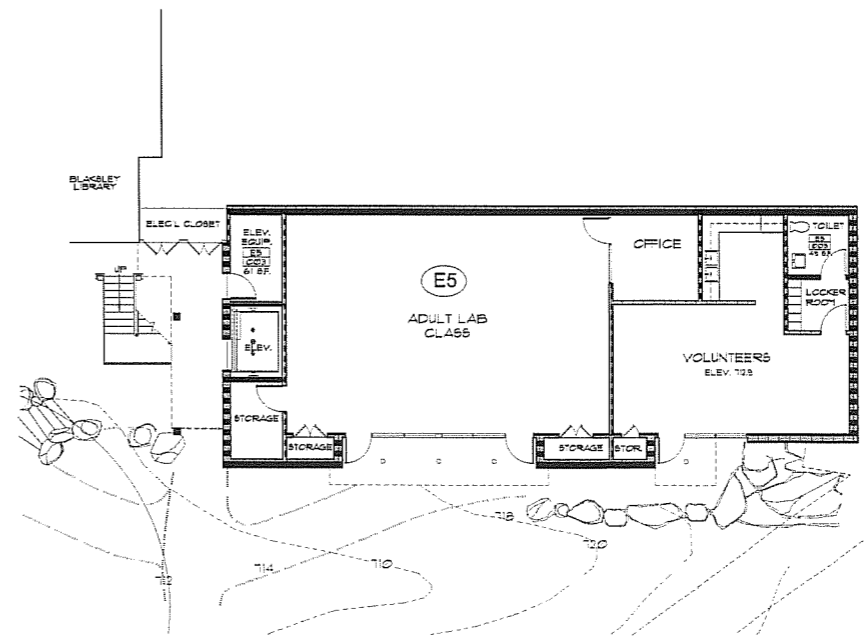


4 WEST ELEVATION
1/8"=1'-0"

PROPOSED PLANS AND ELEVATIONS
SCALE: 1/8"=1'-0"



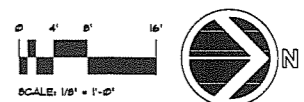
(P) ENTRY LEVEL



(P) LOWER LEVEL

RECEIVED
JUL 20 2009
S.B. COUNTY
PLANNING & DEVELOPMENT

- GENERAL NOTES:**
- ALL ELEVATIONS ON A41
 - SEE SITE A21
 - (E) TREE OR SHRUB TO REMAIN:
 - TREE OR SHRUB TO BE REMOVED:
 - FINISH / MATERIAL KEY ON ALL
 - 28 FT. HEIGHT LIMIT IS BASED ON 25 FT. REG. ZONE HEIGHT LIMIT ALLOWING AN ADDITIONAL 3 FT. FOR 4:12 PITCH OR GREATER ROOF.



2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103
T. 805.966.1647
F. 805.966.1649

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© B3 Architects 2008. All copyright reserved. No copies, alterations or use by other parties are allowed. Violations will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction documents, site conditions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or errors immediately prior to starting work.

Revised:	
Drawn By:	DDS
Date:	08-22-2008
Scale:	1/8"=1'-0"
Job No.:	816-0800
Dwg. Name:	A4-North wing.dwg


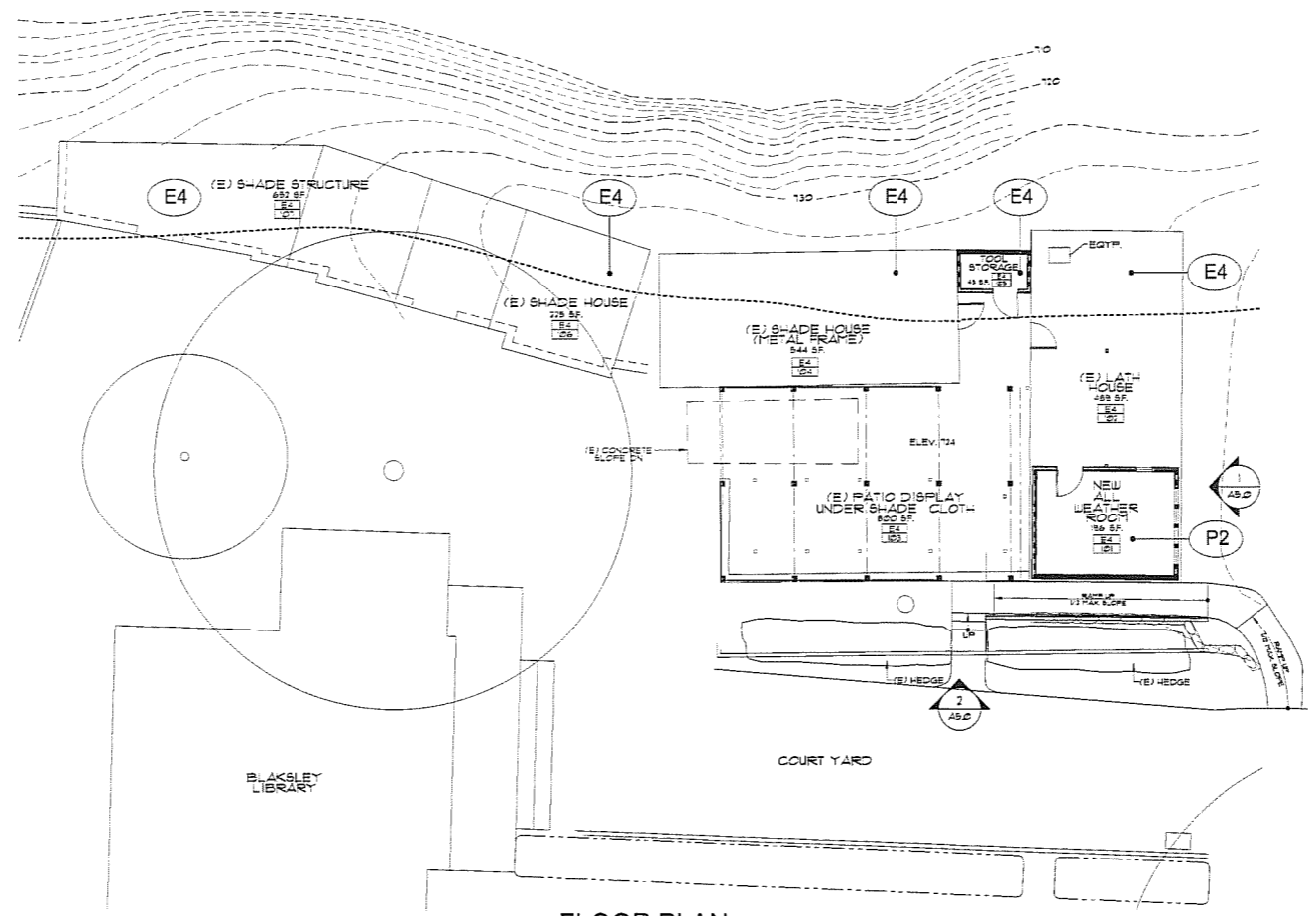
Sheet Title:
West of Mission
NORTHWEST
Proposed
Plans & Elev.

Sheet No.:
A 4.1

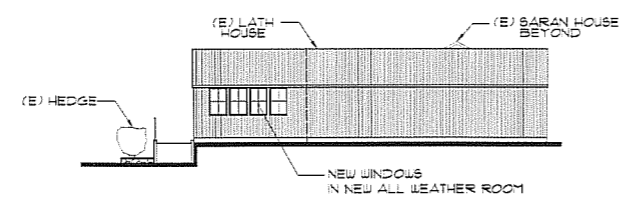


2020 Alameda Padre Serra, Ste. 133
 Santa Barbara, CA 93103
 T. 805.966.1547
 F. 805.966.1549

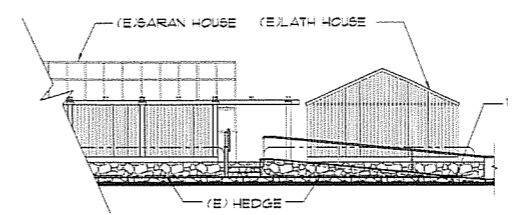
SANTA BARBARA BOTANIC GARDEN
 1212 MISSION CANYON ROAD
 SCHEMATIC DESIGN

FLOOR PLAN
 1/8"=1'-0"



1 NORTH ELEVATION
 1/8"=1'-0"



2 EAST ELEVATION
 1/8"=1'-0"

GENERAL NOTES:

- ALL ELEVATIONS ON AS.D
- SEE SITE A2.1
- (E) TREE OR SHRUB TO REMAIN:
- TREE OR SHRUB TO BE REMOVED:
- FINISH / MATERIAL KEY ON ALL



REC JUL 20 2009
 S.B. COUNTY
 PLANNING & DEVELOPMENT

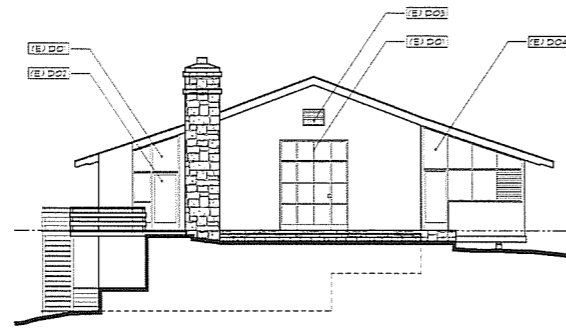
Architect of Record:
PLAN REVIEW SET
 NOT FOR CONSTRUCTION

Drawing Notes
 © B3 Architects 2004. All copyrights reserved. Replication, alteration or use by other than B3 Architects is prohibited without the written consent of B3 Architects. No liability will be assumed for any errors or omissions in this drawing. All dimensions are as shown unless otherwise noted. All dimensions are in feet and inches unless otherwise noted. All dimensions are to the center of the line unless otherwise noted. All dimensions are to the center of the line unless otherwise noted. All dimensions are to the center of the line unless otherwise noted.

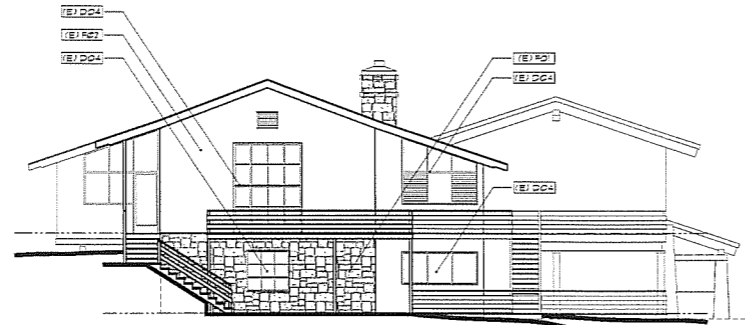
Drawn By:
 Checked By: DOS
 Date: 06-22-2008
 Scale: 1/8"=1'-0"
 Job No.: 816-0600
 Dwg. Name: A5.0-PLANT SALES.cwg

Sheet Title:
West of Mission
PLANT SALES
Floor Plan
Elevations

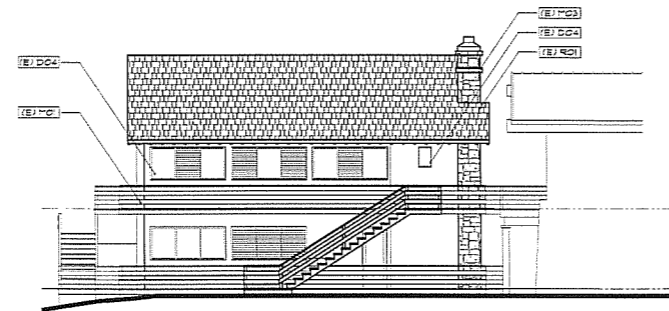
Sheet No.:
A5.0



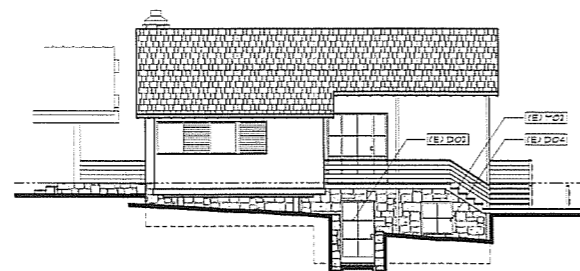
1 (E) NORTH ELEVATION
SCALE: 1/8"=1'-0"



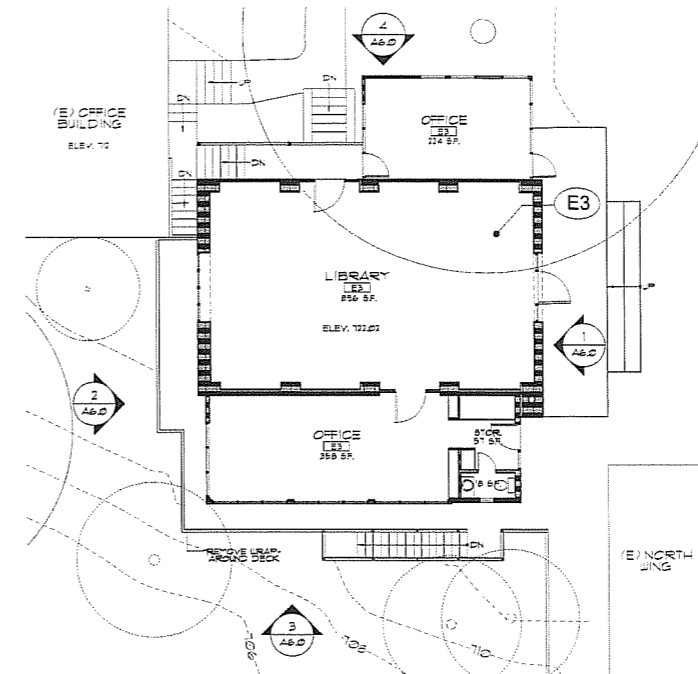
2 (E) SOUTH ELEVATION
SCALE: 1/8"=1'-0"



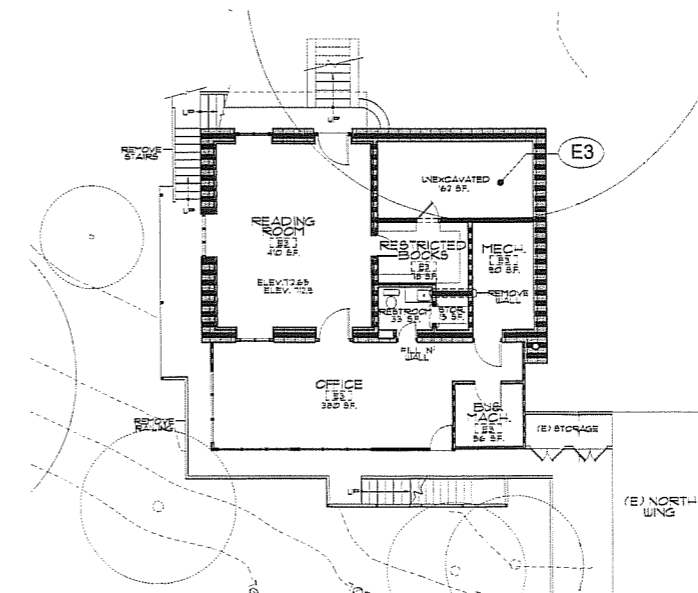
3 (E) EAST ELEVATION
SCALE: 1/8"=1'-0"



4 (E) WEST ELEVATION
SCALE: 1/8"=1'-0"

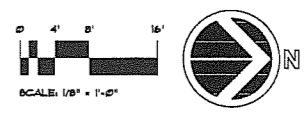


(E) ENTRY LEVEL PLAN
SCALE: 1/8"=1'-0"



(E) LOWER LEVEL PLAN
SCALE: 1/8"=1'-0"

- GENERAL NOTES:**
- ALL ELEVATIONS ON A6.0
 - SEE SITE A2.1
 - (E) TREE OR SHRUB TO REMAIN:
 - TREE OR SHRUB TO BE REMOVED:
 - PINS - / MATERIAL KEY ON A11



BERKUS B³
ARCHITECTS
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

RECEIVED
JUL 20 2009
S.B. COUNTY
PLANNING & DEVELOPMENT

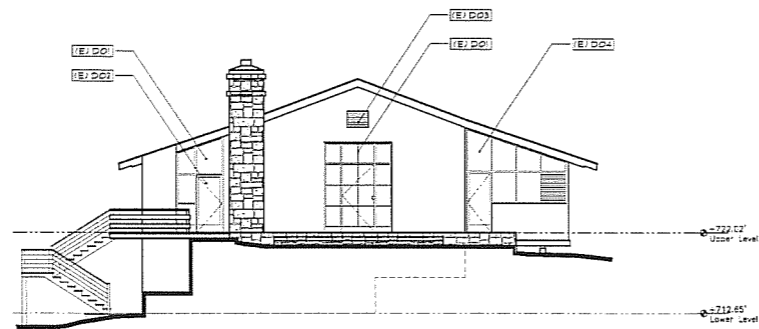
Drawing Notes:
© 2004 Architects B3. All rights reserved. Redesign, alteration or use by other parties is prohibited. Violation will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS.
The General Contractor shall verify all construction dimensions and conditions, and all existing conditions and shall notify B3 Architects of any discrepancies or misstatements prior to starting work.

Revisions:

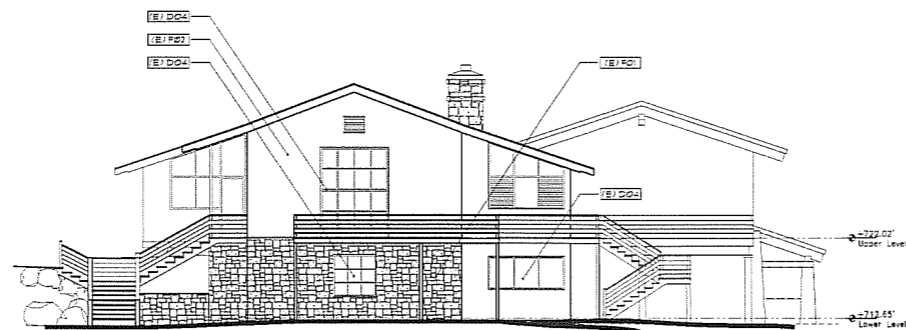
Drawn By: JSL
Checked By: DDS
Date:
Scale: 1/8"=1'-0"
Job No.: 816-0600
Dwg. Name: A6-Blaksley Library.dwg

Sheet Title:
(E) BLAKSLEY LIBRARY FLOOR PLANS ELEVATIONS

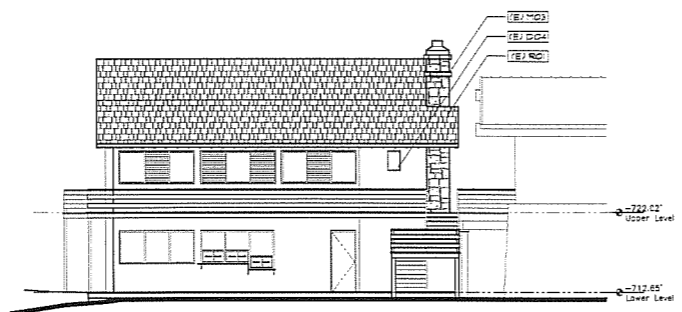
Sheet No.:
A6.0



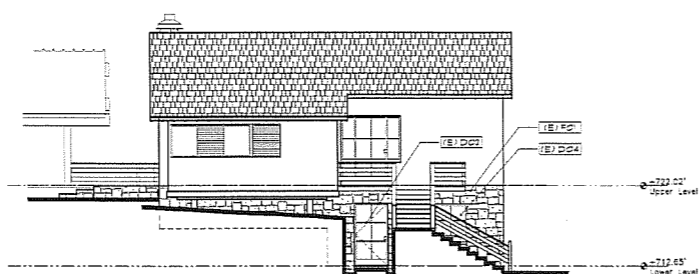
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



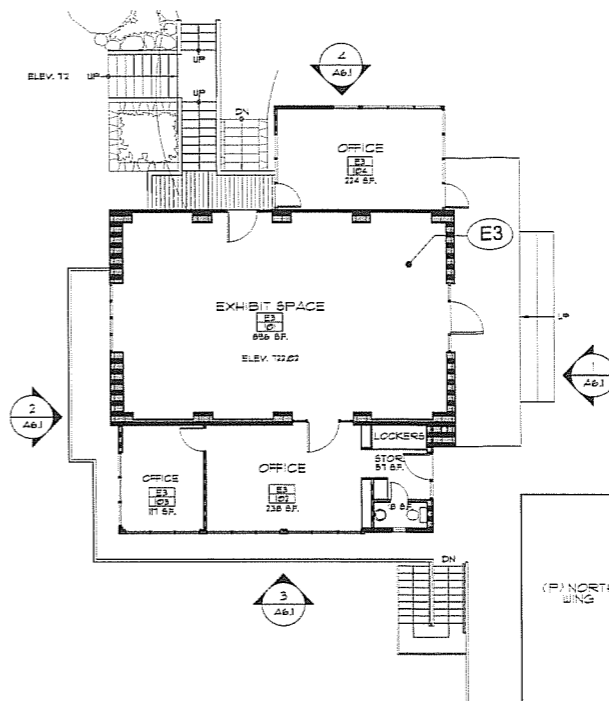
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



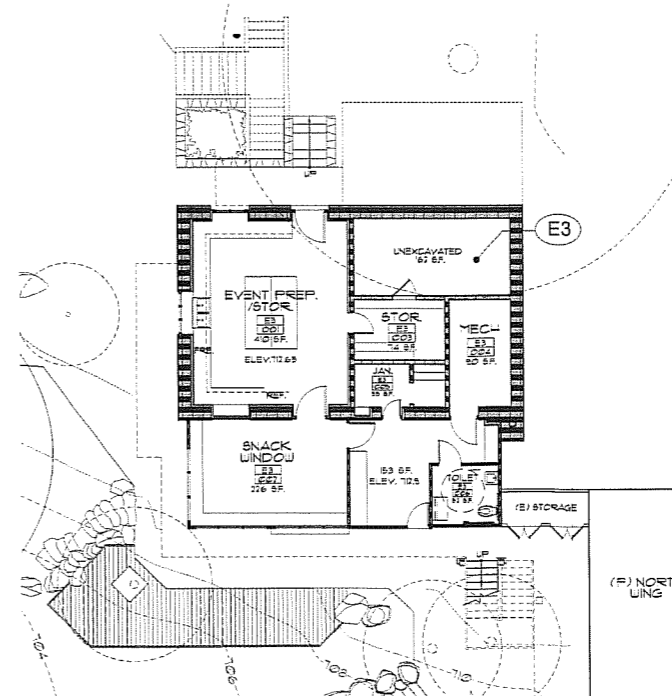
3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"



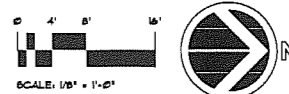
(P) ENTRY LEVEL PLAN
SCALE: 1/8"=1'-0"



(P) LOWER LEVEL PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. SEE ELEVATIONS 1-4
2. SEE SITE A21
3. (E) TREE OR SHRUB TO REMAIN:
4. TREE OR SHRUB TO BE REMOVED:
5. FINISH / MATERIAL KEY ON A11



RECEIVED
JUL 20 2009
S.B. COUNTY
PLANNING & DEVELOPMENT

B3
BERIKUS
ARCHITECTS
&
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

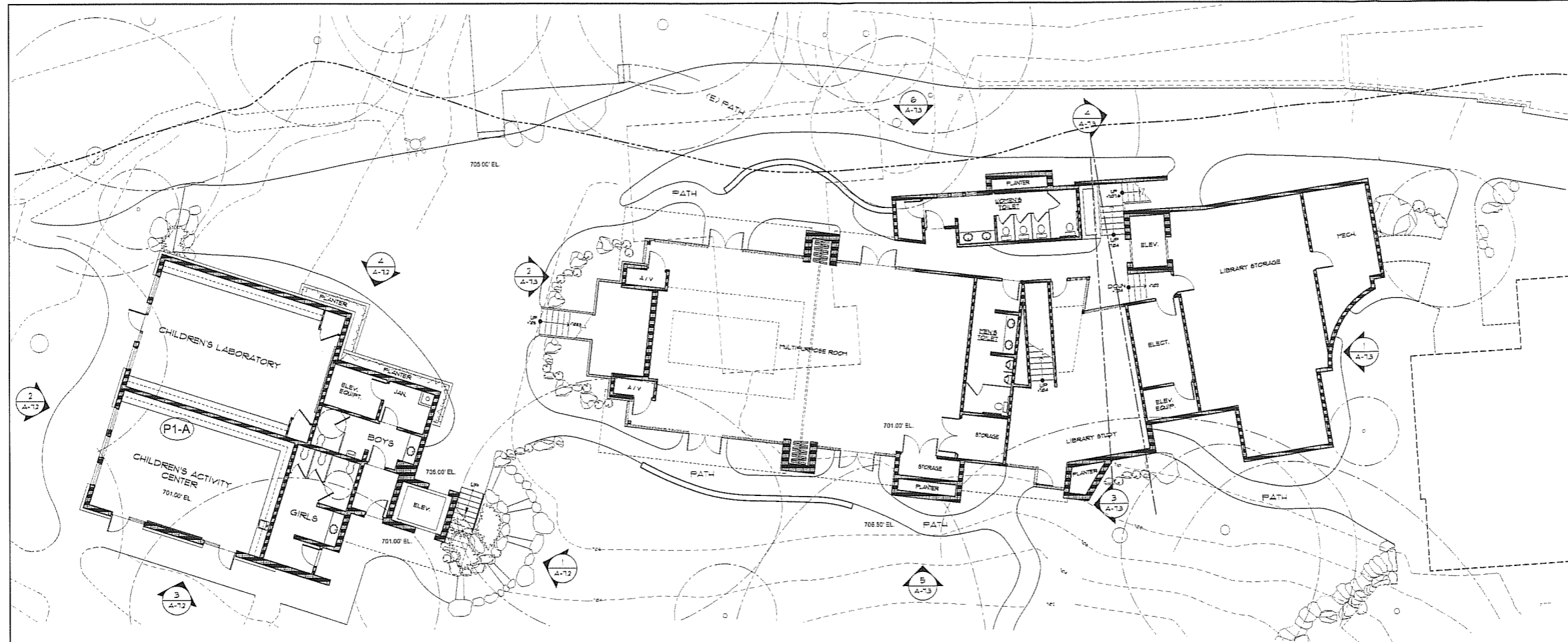
Drawing Notes:
© B3 Architects 2004. All copyrights reserved. Reprint, alteration or use by any other party without the written permission of B3 Architects is prohibited. Violators will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing utility locations and shall verify B3 Architects of any discrepancies or inaccuracies prior to starting work.

Revisions:

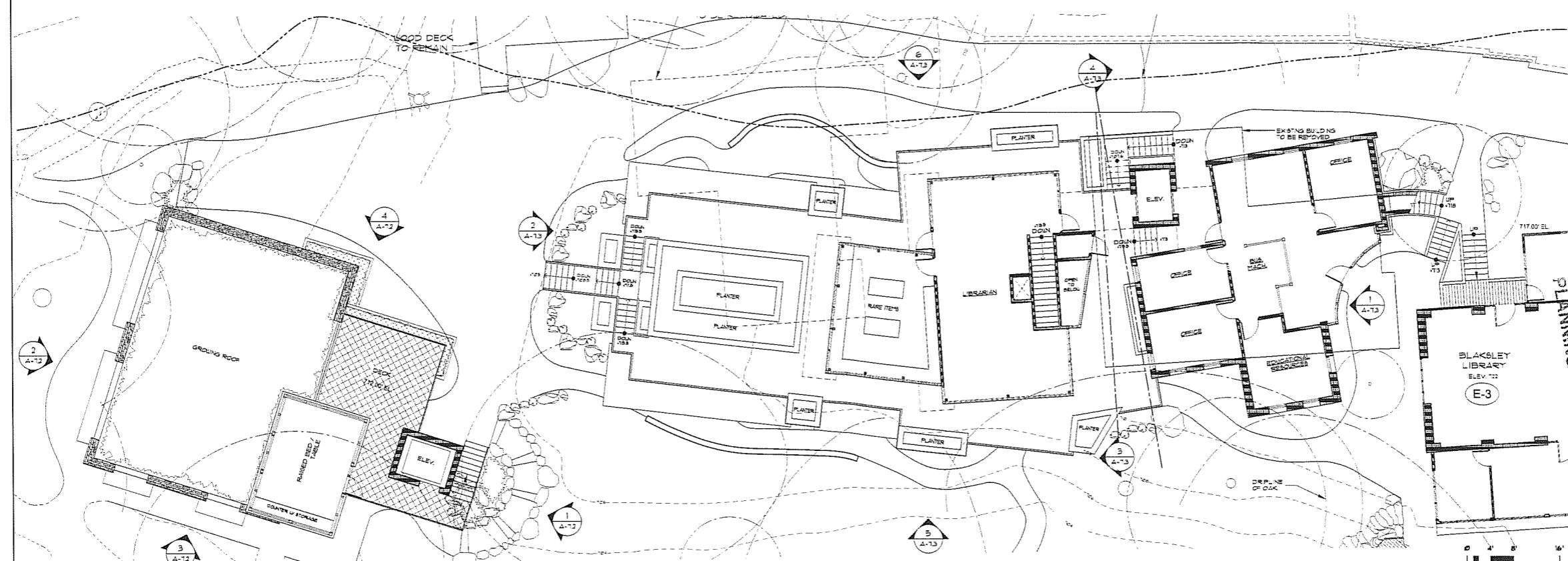
Checked By:	DDS
Date:	
Scale:	1/8"=1'-0"
Job No.:	816-0800
Dwg. Name:	25-Blaksley Library.dwg

Sheet Title:
West of Mission
(P) BLAKSLEY
LIBRARY
Floor Plan
Elevations

Sheet No.:
A6.1



2 LOWER LEVEL PLAN
1/8"=1'-0"



1 MIDDLE LEVEL PLAN
1/8"=1'-0"



2020 Alameda Padre Serra, Ste 133
Santa Barbara, CA 93103
T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN



Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© B3 Architects 2004. All copyrights reserved. Reproduction or use of any portion of these drawings without the prior written consent of B3 Architects will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS.
The Designer/Contractor shall verify all construction documents, its dimensions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or inconsistencies prior to starting work.

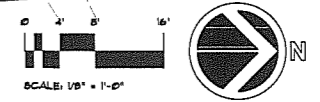
Revisions:

Drawn By: _____
Checked By: DDS
Date: 06-22-2008
Scale: 1/8"=1'-0"
Job No.: 616-0600
Dwg Name: A7.0-Education-plans-B3.dwg

Sheet Title:
West of Mission
EDUCATION
CENTER
Floor Plans

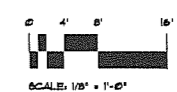
Sheet No:
A7.0

RECEIVED
JUL 20 2009
S.B. COUNTY
PLANNING & DEVELOPMENT





S.B. COUNTY
PLANNING & DEVELOPMENT



B³
BERKUS
ARCHITECTS
&
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record
**PLAN REVIEW SET
NOT FOR CONSTRUCTION**

Drawing Notes:
© 2008 Architects 2008. All copyrights reserved. No total or partial use by written permission only. Violators will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS.
The General Contractor shall verify all construction documents, site conditions and conditions, and all existing conditions and conditions prior to starting work.

Revisions	

RECEIVED

Drawn By: DDS
Checked By: DDS
Date: 08-22-2008
Scale: 1/8"=1'-0"
Job No: 816-0600
Dwg. No: A7.1-EDUCATION-BLDG.cwg


Sheet Title:
**West of Mission
EDUCATION
CENTER
Floor Plans**

Sheet No:
A7.1



2020 Alameda Padre Serra, Ste. 133
 Santa Barbara, CA 93103
 T. 805.966.1547
 F. 805.966.1649

SANTA BARBARA BOTANIC GARDEN
 1212 MISSION CANYON ROAD
 SCHEMATIC DESIGN



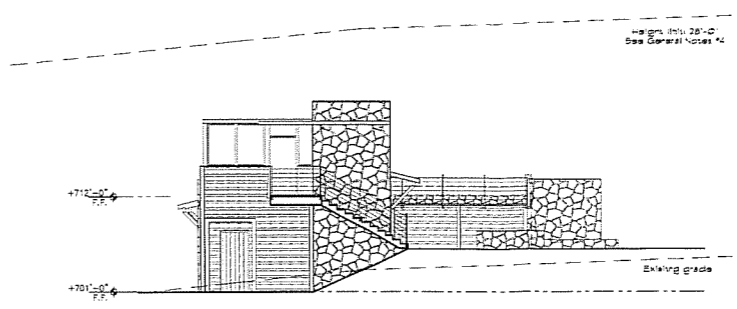
Architect of Record:
PLAN REVIEW SET
 NOT FOR CONSTRUCTION

Drawing Notes:
 © B3 Architects 2004. All copyright reserved. Realization, in whole or in part, without written permission of B3 Architects is prohibited to the full extent permitted by law.
 DO NOT SCALE DRAWINGS.
 The Owner/Contractor shall verify all construction requirements, site dimensions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or errors before the start of site work.

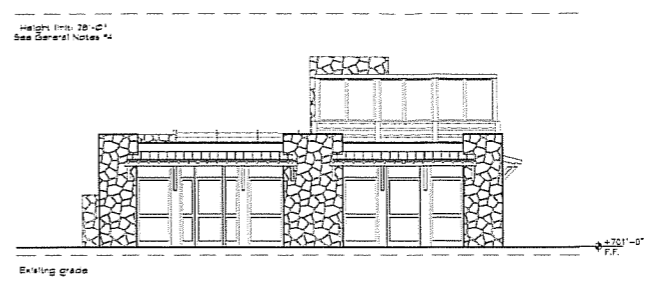
Revisions:
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

Sheet Title:
West of Mission CHILDRENS WING Elevations

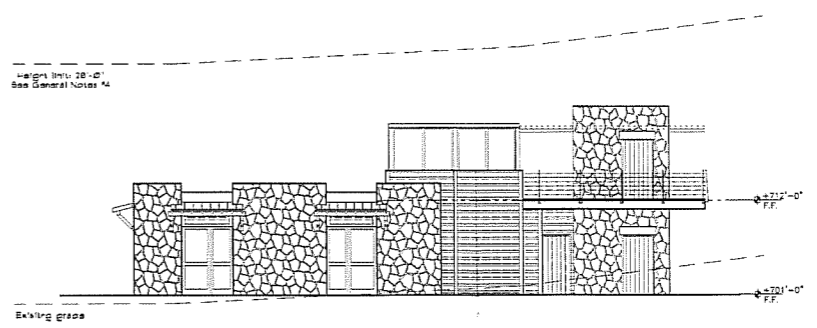
Sheet No.:
A7.2



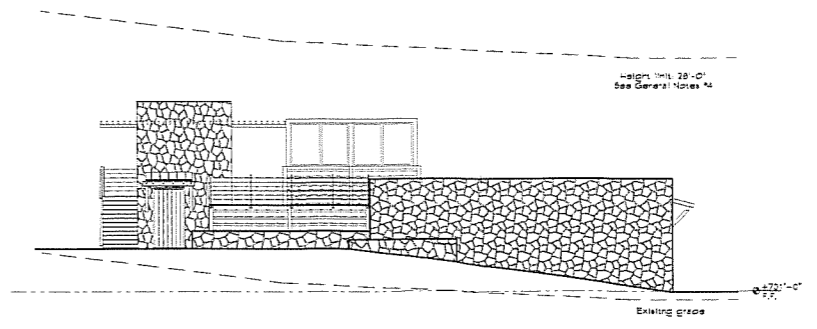
1 NORTH ELEVATION
 1/8"=1'-0"



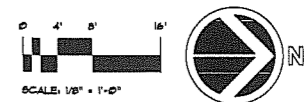
2 SOUTH ELEVATION
 1/8"=1'-0"



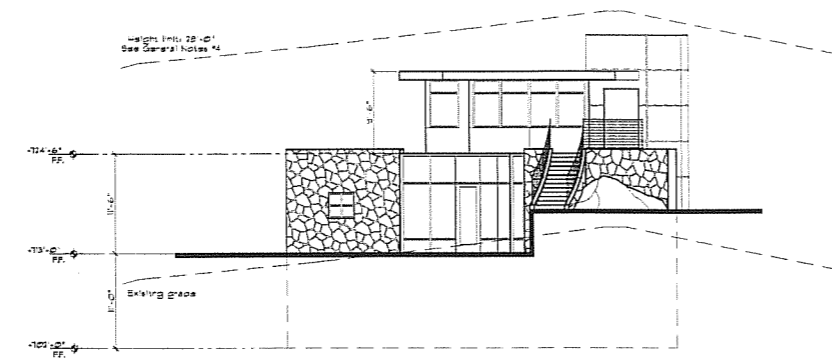
3 EAST ELEVATION
 1/8"=1'-0"



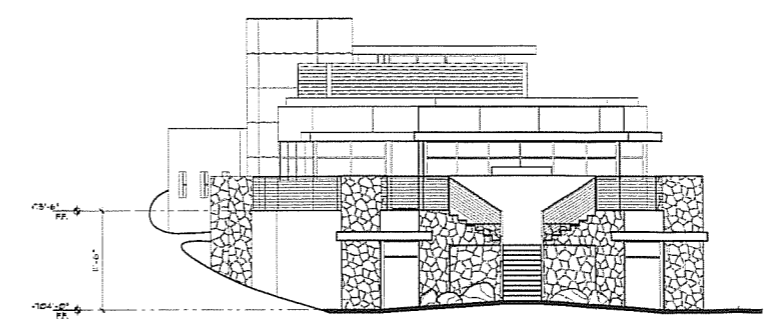
4 WEST ELEVATION
 1/8"=1'-0"



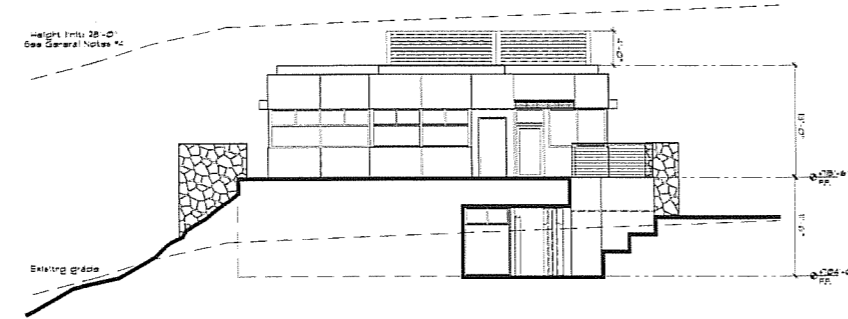
S.B. COUNTY
 PLANNING & DEVELOPMENT



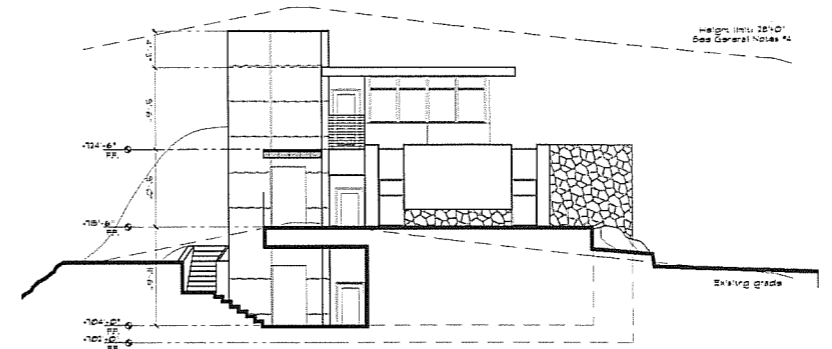
1 NORTH ELEVATION
1/8"=1'-0"



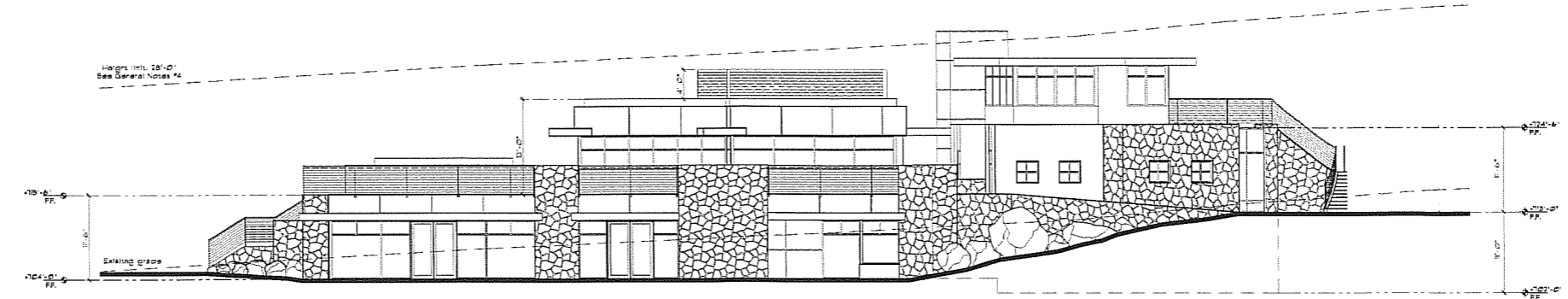
2 SOUTH ELEVATION
1/8"=1'-0"



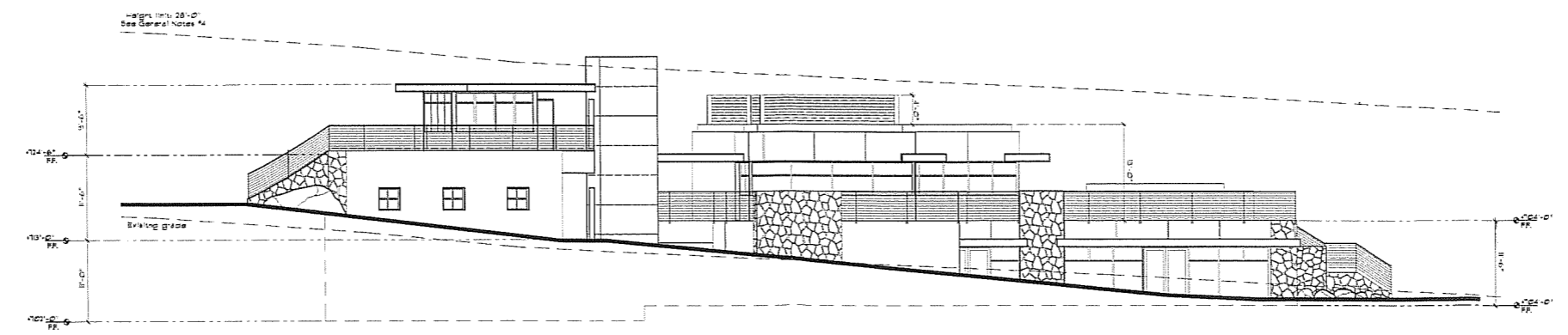
3 NORTH ELEVATION
1/8"=1'-0"



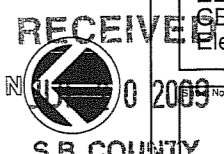
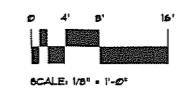
4 SOUTH ELEVATION
1/8"=1'-0"



5 EAST ELEVATION
1/8"=1'-0"



6 WEST ELEVATION
1/8"=1'-0"



B³
BERKUS
ARCHITECTS
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record

PLAN REVIEW SET
NOT FOR CONSTRUCTION

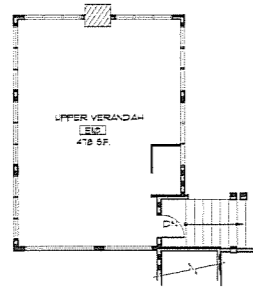
Drawing Notes
© 93 Architects 2004. All copyrights reserved. Reproduction, alteration or use by other parties or by violators will be prosecuted to the full extent of the law.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction documents, and dimensions and conditions, and all existing site by local and shall notify B3 Architects of any discrepancies or errors in drawings prior to starting work.

Revisions:

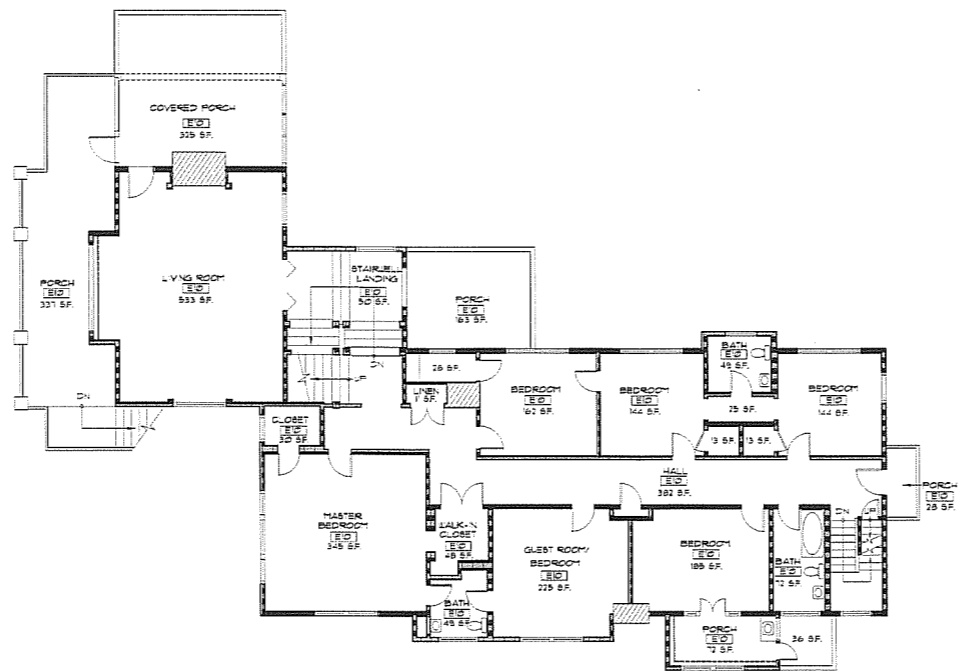
Drawn By:	NW
Checked By:	DDS
Date:	08-22-2008
Scale:	1/8"=1'-0"
Job No.:	816-0800
Dwg. Name:	A7.3-Education-Plans-B3.cad

Sheet Title
West of Mission
EDUCATION
CENTER
Elevations

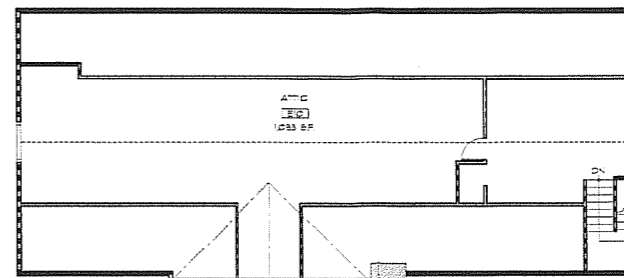
A7.3



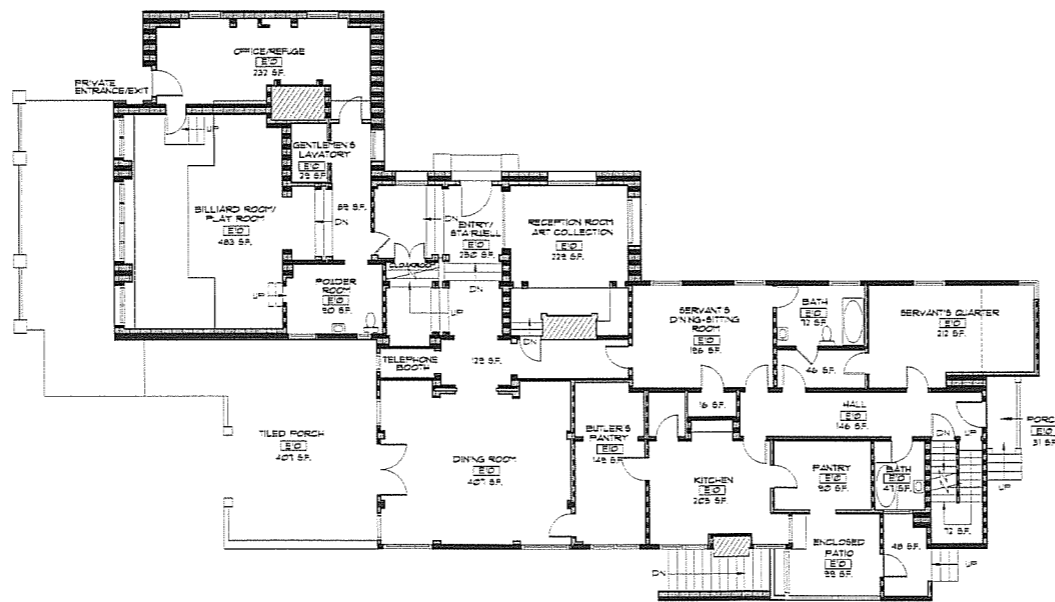
(E) UPPER LEVEL PATIO FLOOR PLAN
SCALE: 1/8"=1'-0"



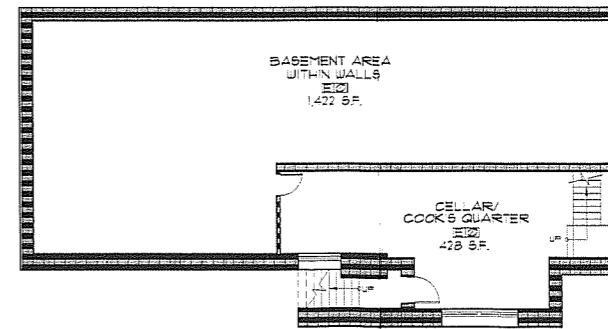
(E) UPPER LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"



(E) ATTIC FLOOR PLAN
SCALE: 1/8"=1'-0"



(E) MAIN LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"



(E) BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. ALL ELEVATIONS ON A8.2
2. SEE SITE A2.2
3. TREE OR SHRUB TO REMAIN:
4. TREE OR SHRUB TO BE REMOVED:



Architect of Record
PLAN REVIEW SET
NOT FOR CONSTRUCTION

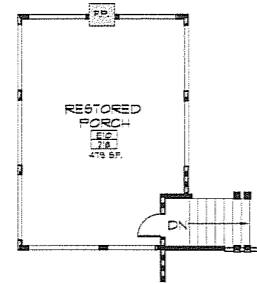
Drawing Notes:
© B3 Architects 2004. All copyrights reserved. Replication, alteration or use by written permission only. Violators will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS.
The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or inconsistencies as prior to starting work.

Rev	Date	Description

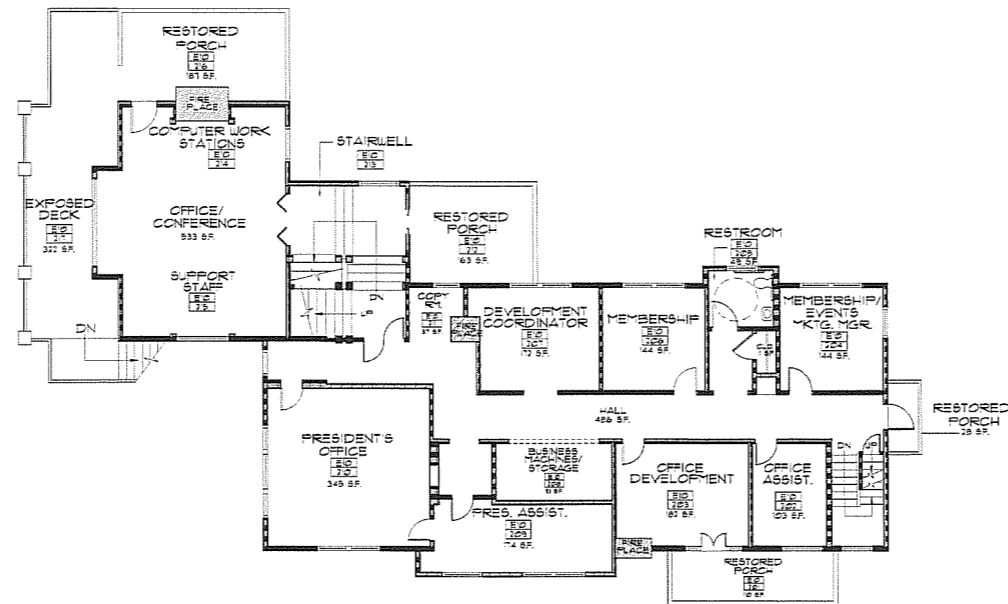
Drawn By:	
Checked By:	DDS
Date:	08-22-2008
Scale:	1/8"=1'-0"
Job No.:	818-0600
Dwg Name:	Gene House-FLR_PLAN.dwg

Sheet Title:
East of Mission
EXISTING HOUSE
Existing
Floor Plans

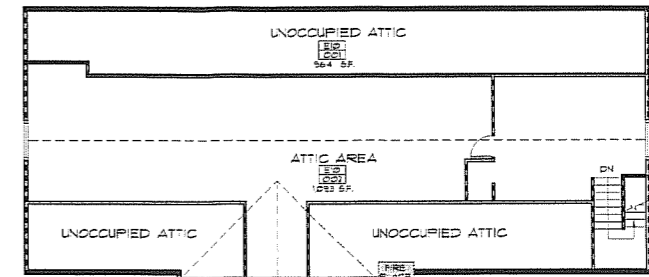
EXISTING FLOOR PLANS



2A UPPER LEVEL PATIO PLAN
SCALE: 1/8"=1'-0"

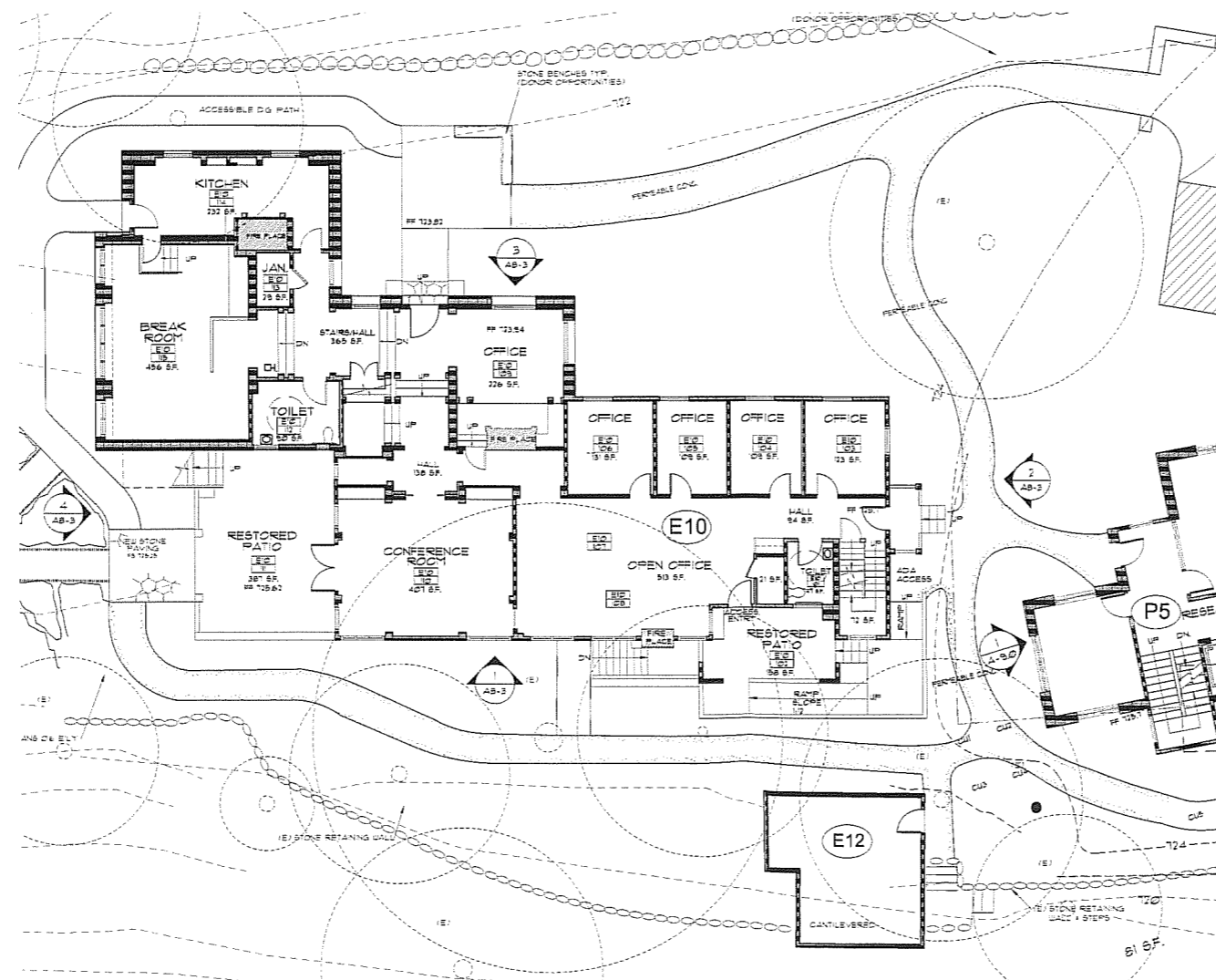


2 UPPER LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

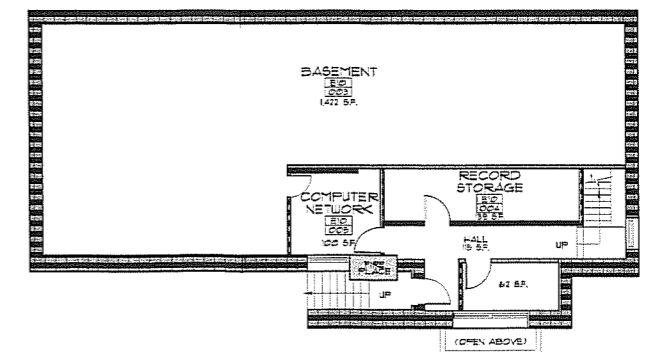


4 ATTIC FLOOR PLAN
SCALE: 1/8"=1'-0"

- GENERAL NOTES:**
1. ALL ELEVATIONS ON A8.3
 2. SEE SITE A2.2
 3. TREE OR SHRUB TO REMAIN:
 4. TREE OR SHRUB TO BE REMOVED:



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"



3 BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

B³
BERKUS
ARCHITECTS
&
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© B3 Architects 2004. All copyrights reserved. No portion of this set may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of B3 Architects.

DO NOT SCALE DRAWINGS

The General Contractor shall verify all construction details, site conditions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or errors in writing prior to starting work.

Revisions:

Drawn By:

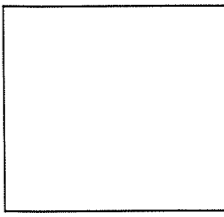
Checked By:	DDS
Date:	08-22-2008
Scale:	1/8"=1'-0"
Job No.:	818-0600
Dwg. Name:	AB-1-Cone House-RESTORED FLR PLAN.dwg

Sheet Title:
**East of Mission
GANE HOUSE
Restored
Floor Plans**

RECEIVED
2008
SANTA BARBARA COUNTY

SCALE: 1/8" = 1'-0"

Sheet No.: **A8.1**



Architect of Record
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© 2008 BERKUS B3. All rights reserved. Reproduction, alteration or use by others without permission of BERKUS B3 is prohibited to the full extent permitted by law.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing utility conditions are true, verify all locations of any discrepancies or inconsistencies as prior to starting work.

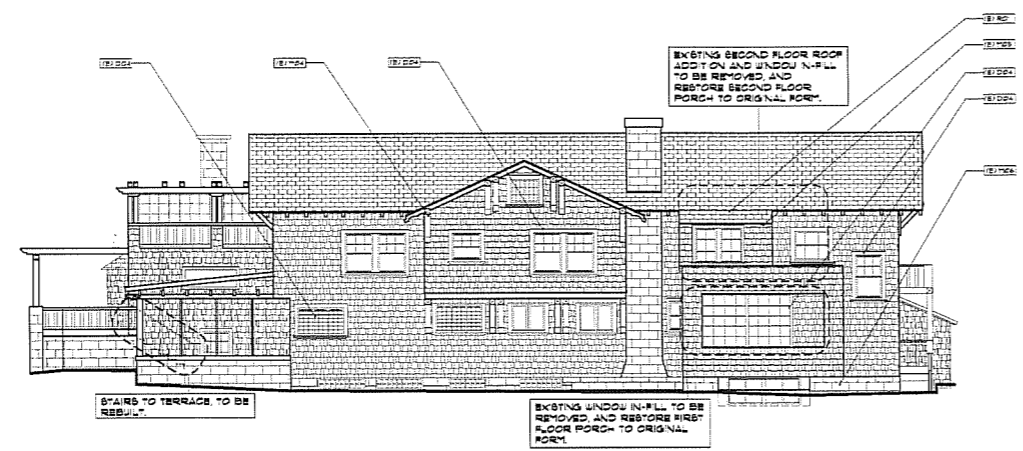
Revisions:

Drawn By:

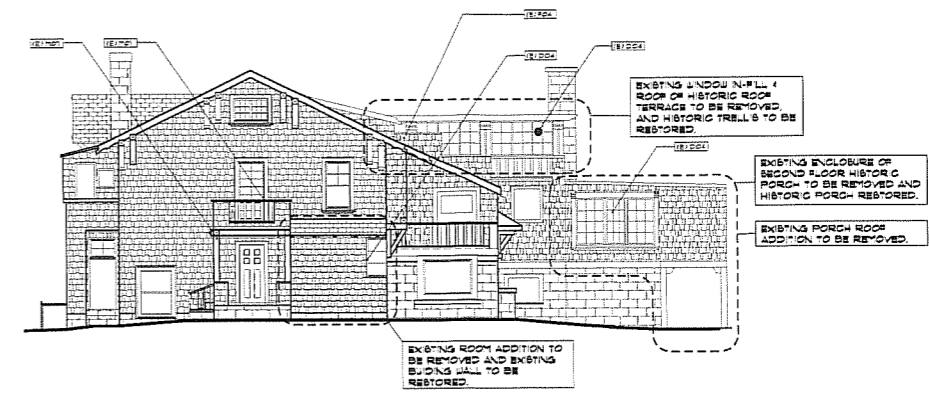
Checked By:	DDS
Date:	08-22-2008
Scale:	1/8"=1'-0"
Job No.:	616-0600
Dwg Name:	AS.2-Gane House- ELEVATIONS.dwg

Sheet Title:
East of Mission GANE HOUSE
Existing Elevations

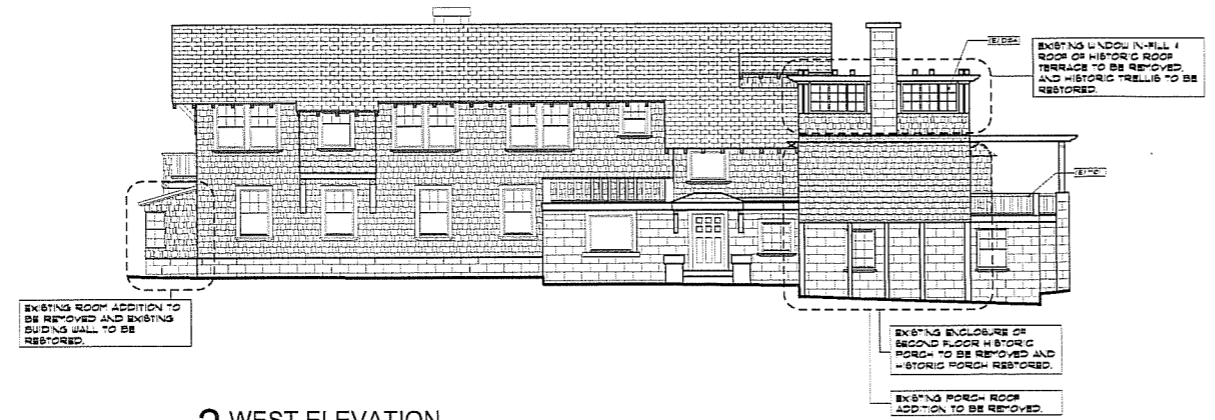
Sheet No.: **A8.2**



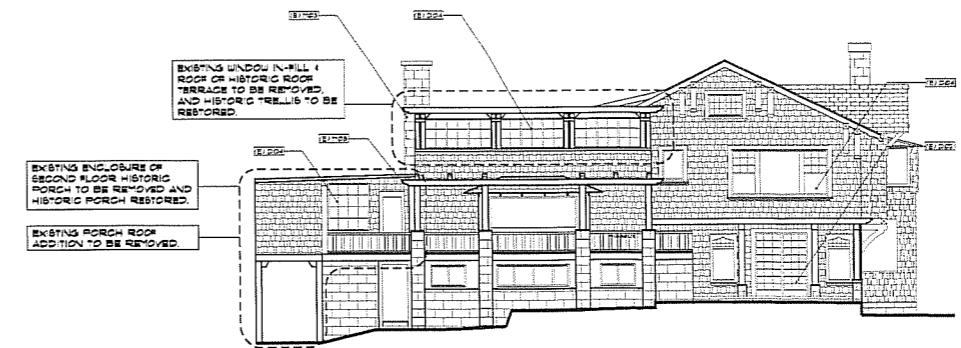
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"

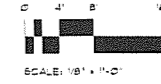


3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

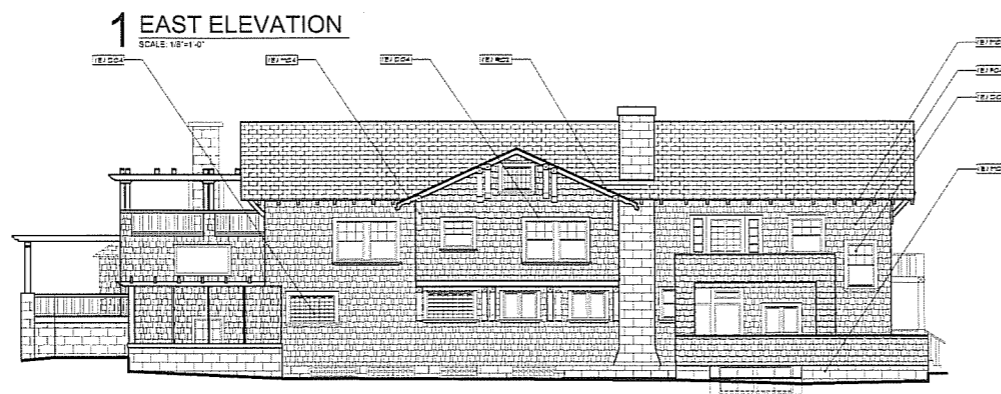
EXISTING ELEVATIONS



RECEIVED

JUL 20 2009

S.B. COUNTY PLANNING & BUILDING DEPARTMENT



1 EAST ELEVATION
SCALE: 1/8"=1'-0"

1 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN



Architect of Record
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© 2008 BERKUS 2008. All copyrights reserved. Reproduction or use by written permission only. Violators will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing city, county and state utility locations prior to starting work.

Revisions:

Drawn By:	
Checked By:	DDB
Date:	08-22-2008
Scale:	1/8"=1'-0"
Job No.:	516-0600
Dwg. Name:	40_3-Cane House-RESTORED ELEVATIONS.dwg

Sheet Title:
**East of Mission
GANE HOUSE
Restored
Elevations**

Sheet No.:
A8.3

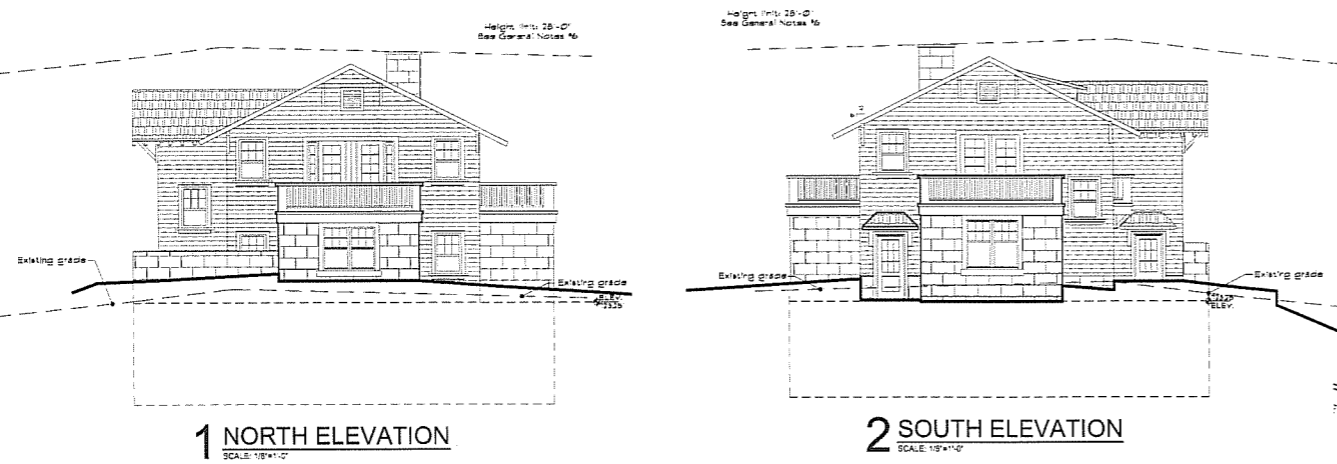
RECEIVED

JUL 20 2009

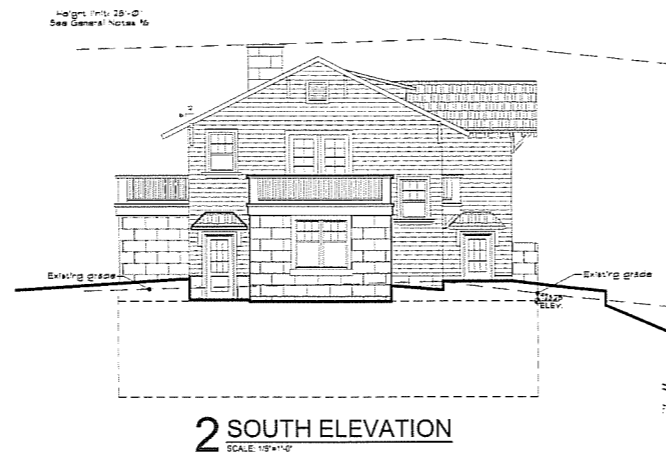
RESTORED ELEVATIONS



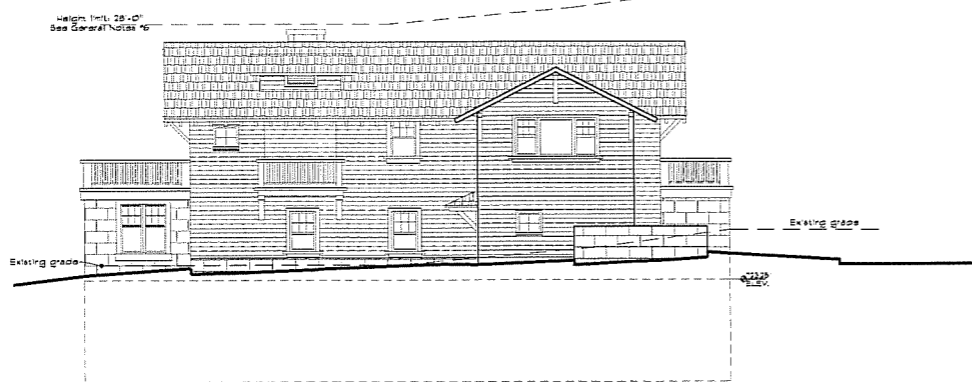
SCALE: 1/8" = 1'-0"
**S.B. COUNTY
PLANNING & DEVELOPMENT**



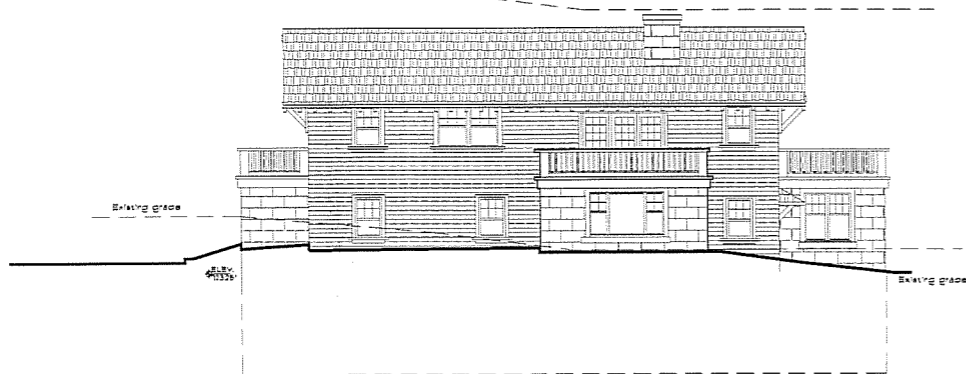
1 NORTH ELEVATION
SCALE 1/8"=1'-0"



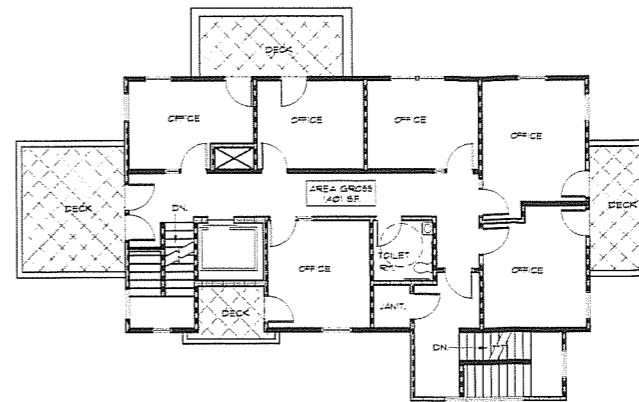
2 SOUTH ELEVATION
SCALE 1/8"=1'-0"



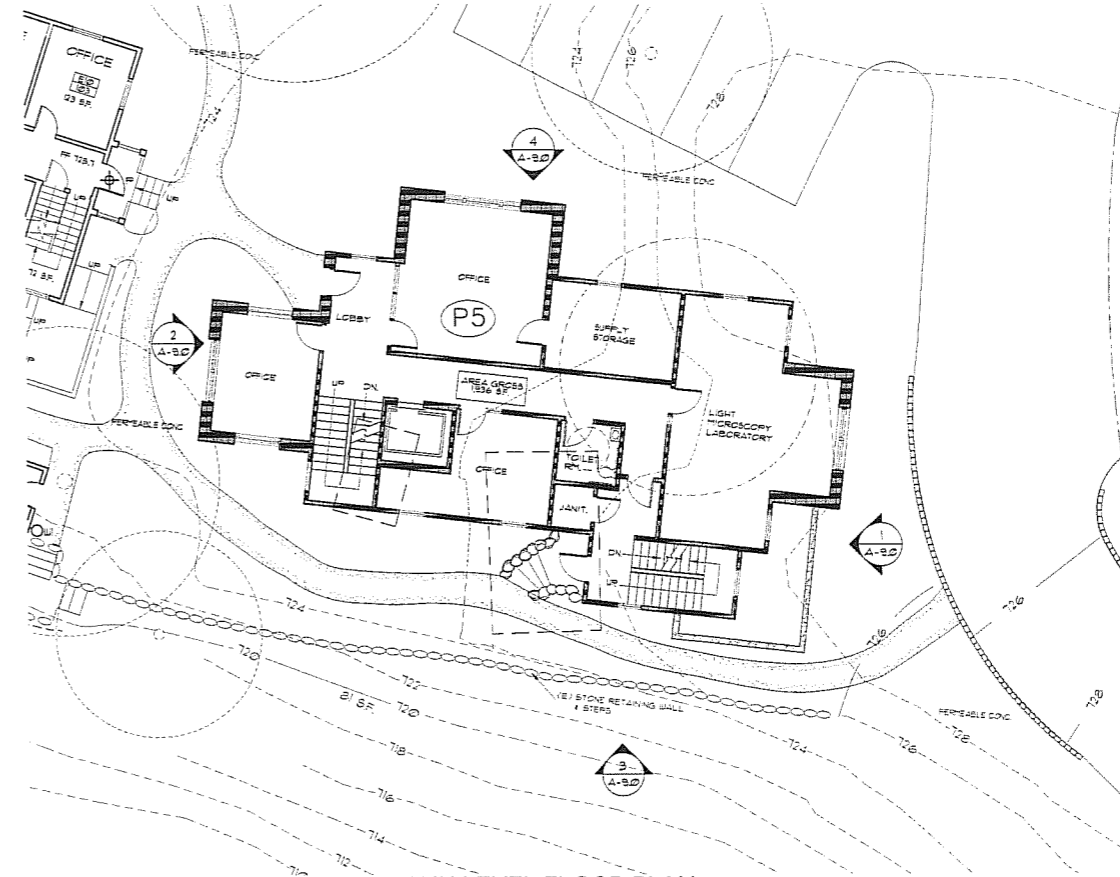
3 EAST ELEVATION
SCALE 1/8"=1'-0"



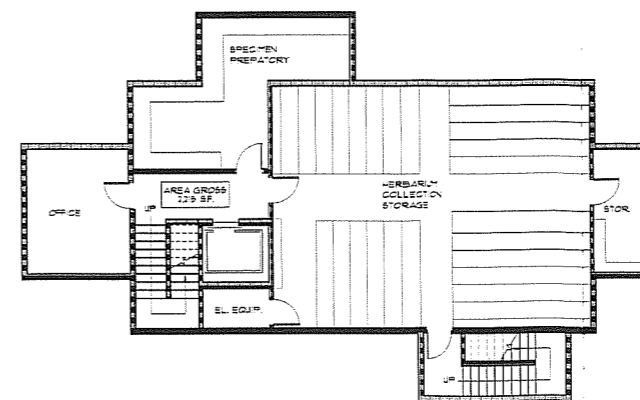
4 WEST ELEVATION
SCALE 1/8"=1'-0"



UPPER LEVEL FLOOR PLAN
SCALE 1/8"=1'-0"

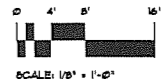


MAIN LEVEL FLOOR PLAN
SCALE 1/8"=1'-0"



BASEMENT LEVEL FLOOR PLAN
SCALE 1/8"=1'-0"

- GENERAL NOTES:**
- ALL ELEVATIONS ON A&D
 - SEE SITE A22
 - (E) TREE OR SHRUB TO REMAIN
 - TREE OR SHRUB TO BE REMOVED
 - FINISH / MATERIAL KEY ON A11
 - 24 FT. HEIGHT LIMIT IS BASED ON 15 FT. REG. ZONE HEIGHT LIMIT ALLOWING AN ADDITIONAL 9 FT. FOR 4:1 PITCH OR GREATER ROOF.



RECEIVED



2009
A9.0

B³
BERKEUS
ARCHITECTS
&
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© 2009 BERKEUS. All copyrights reserved. Reproduction or use by written permission only. Violators will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS.
The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing utility conditions and shall notify BERKEUS of any discrepancies or inconsistencies as prior to starting work.

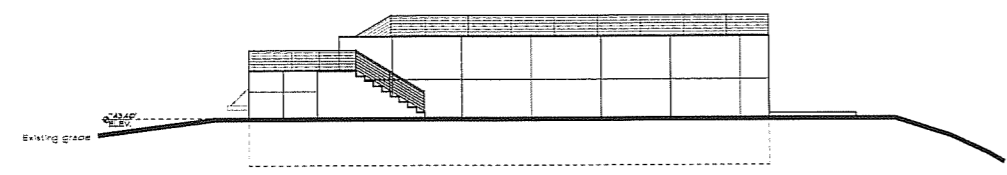
Rev	Date	Description

Drawn By: DDS
Checked By: DDS
Date: 08-22-2008
Scale: 1/8"=1'-0"
Job No: 816-0600
Dwg Name: A9.0-Conservation Center.dwg

Sheet Title:
East of Mission CONSERVATION CENTER Floor Plans Elevation

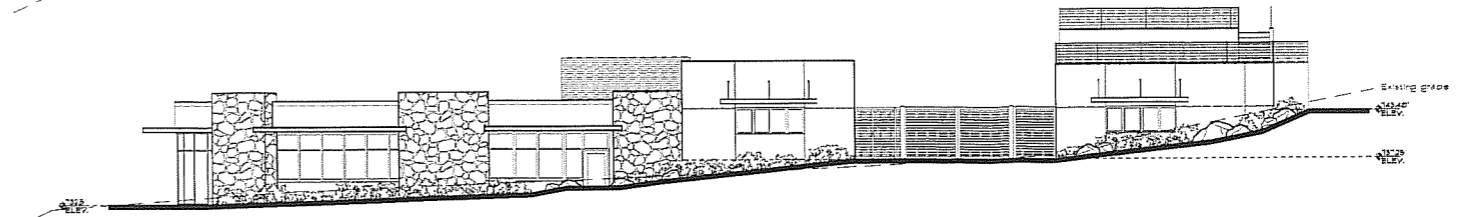
Sheet No: A9.0

Height: 11ft. 25'-0"
See General Notes # 6



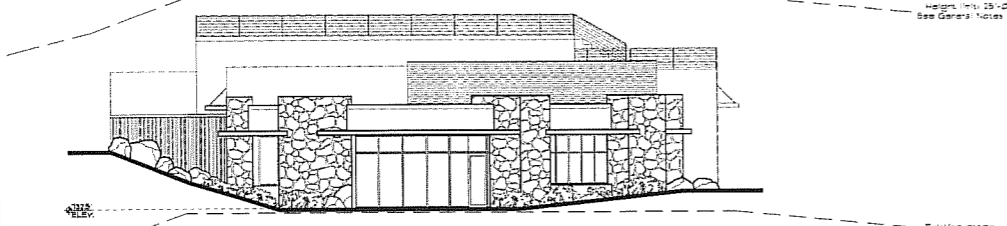
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

Height: 11ft. 25'-0"
See General Notes # 6



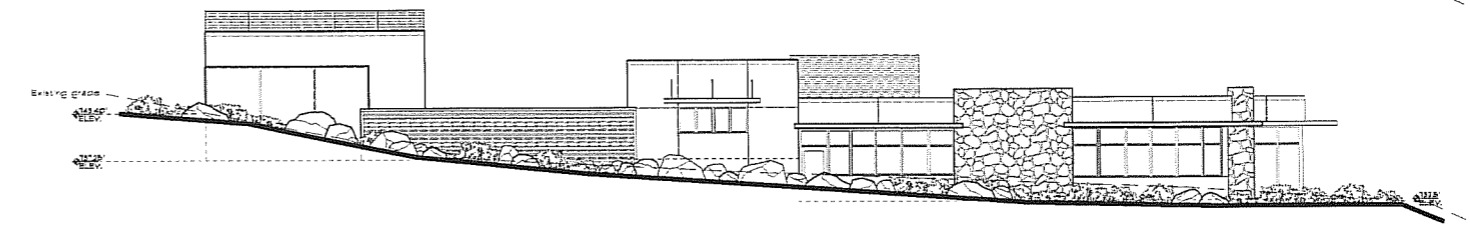
3 EAST ELEVATION
SCALE: 1/8"=1'-0"

Height: 11ft. 25'-0"
See General Notes # 6

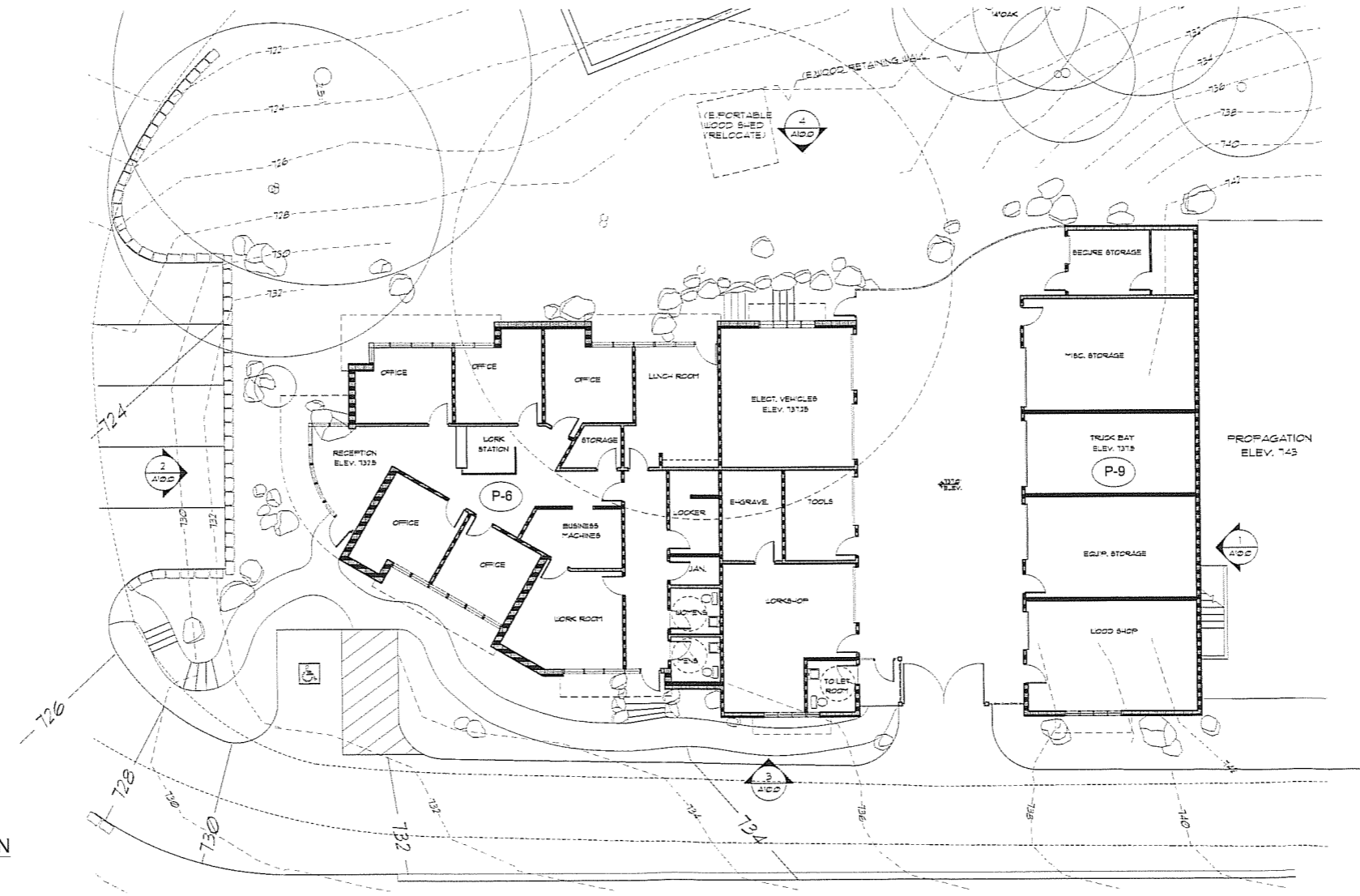


2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

Height: 11ft. 25'-0"
See General Notes # 6



4 WEST ELEVATION
SCALE: 1/8"=1'-0"



ENTRY LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

RECEIVED
JUL 20 2009
S.P. O'CONNOR
PLANNING & DEVELOPMENT



2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103
T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN



Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

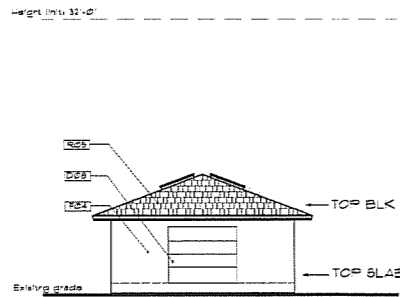
Drawing Notes:
© 2008 Architects 2008. All copyrights reserved. Replication or use without written permission is prohibited. Violators will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS.
The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing utility locations and shall notify 23 Architects of any discrepancies or inaccuracies prior to starting work.

Revisions:

Drawn By:
Checked By:
Date: 08-22-2008
Scale:
Job No.: 816-0800
Dwg. Name:

Sheet Title:
East of Mission
HORTICULTURE
Floor Plan
Elevations

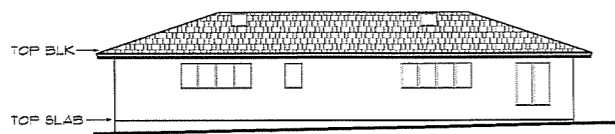
Sheet No.:
A10.0



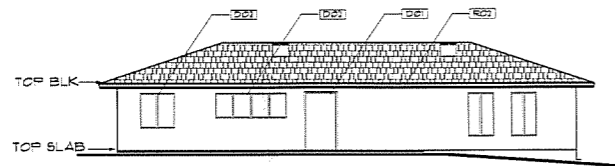
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0" HEAD HOUSE



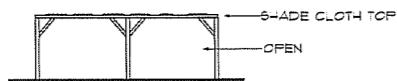
2 NORTH ELEVATION
SCALE: 1/8"=1'-0" HEAD HOUSE



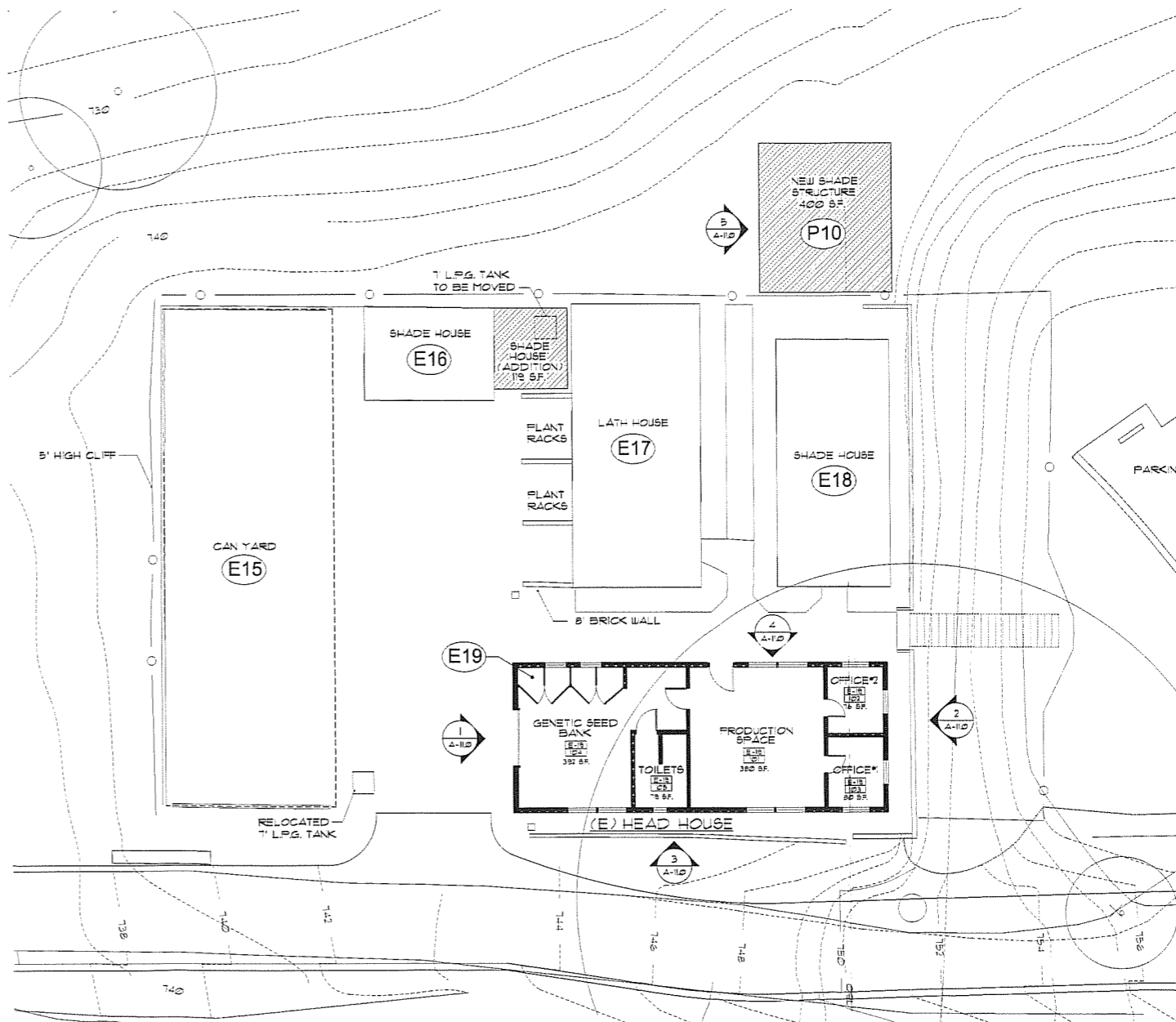
3 EAST ELEVATION
SCALE: 1/8"=1'-0" HEAD HOUSE



4 WEST ELEVATION
SCALE: 1/8"=1'-0" HEAD HOUSE



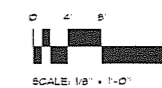
5 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
CAN YARD - ALL SIDES SIMILAR
SHADE HOUSE ADDITION - 5'x14'



PROPAGATION UNIT
SCALE: 1/8"=1'-0"

EXISTING FLOOR PLANS

- GENERAL NOTES:**
1. ALL ELEVATIONS ON A11.0
 2. SEE SITE A22
 3. (E) TREE OR SHRUB TO REMAIN:
 4. TREE OR SHRUB TO BE REMOVED:
 5. FINISH / MATERIAL KEY ON A11



B³
BERKUS
ARCHITECTS
&
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© B3 Architects 2004. All copyrights reserved. Reproduction or use by other parties is prohibited. Violators will be prosecuted to the full extent of the law.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or inaccuracies prior to starting work.

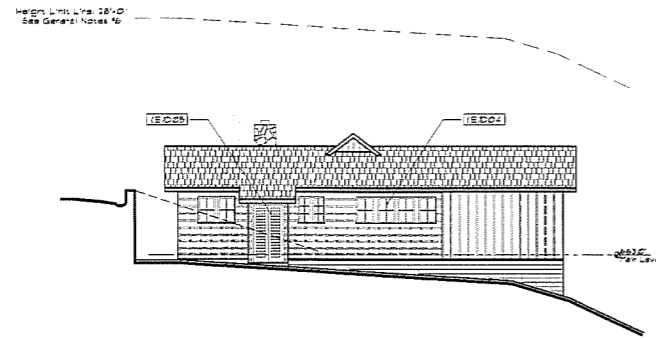
Revisions:

Drawn By: _____
Checked By: **DDS**
Date: **08-22-2008**
Scale: **1/8"=1'-0"**
Job No: **816-0600**
Dwg. Name: **A11.0-Propagation.dwg**

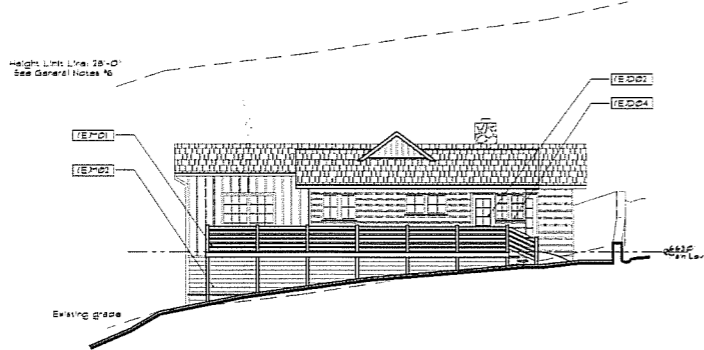
Sheet Title:
East of Mission
Existing
PROPAGATION
Floor Plans
Elevations

RECEIVED
2008
SANTA BARBARA COUNTY
PLANNING & DEVELOPMENT

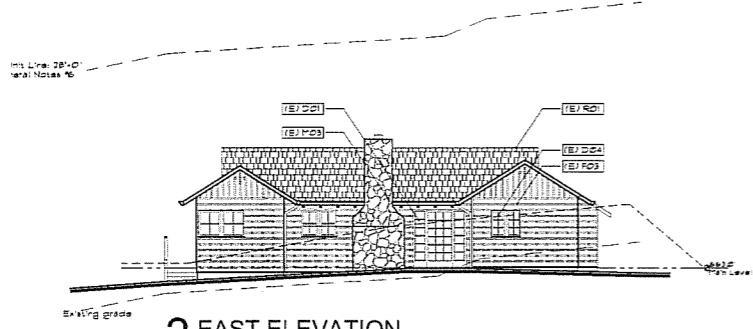
Sheet No: _____



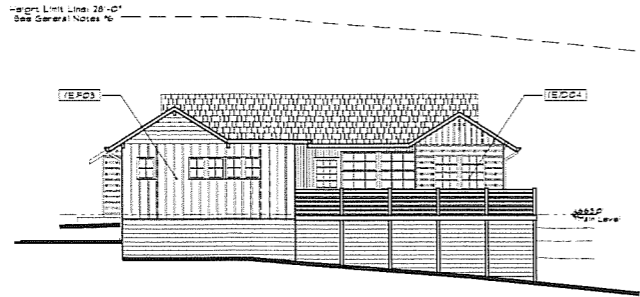
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



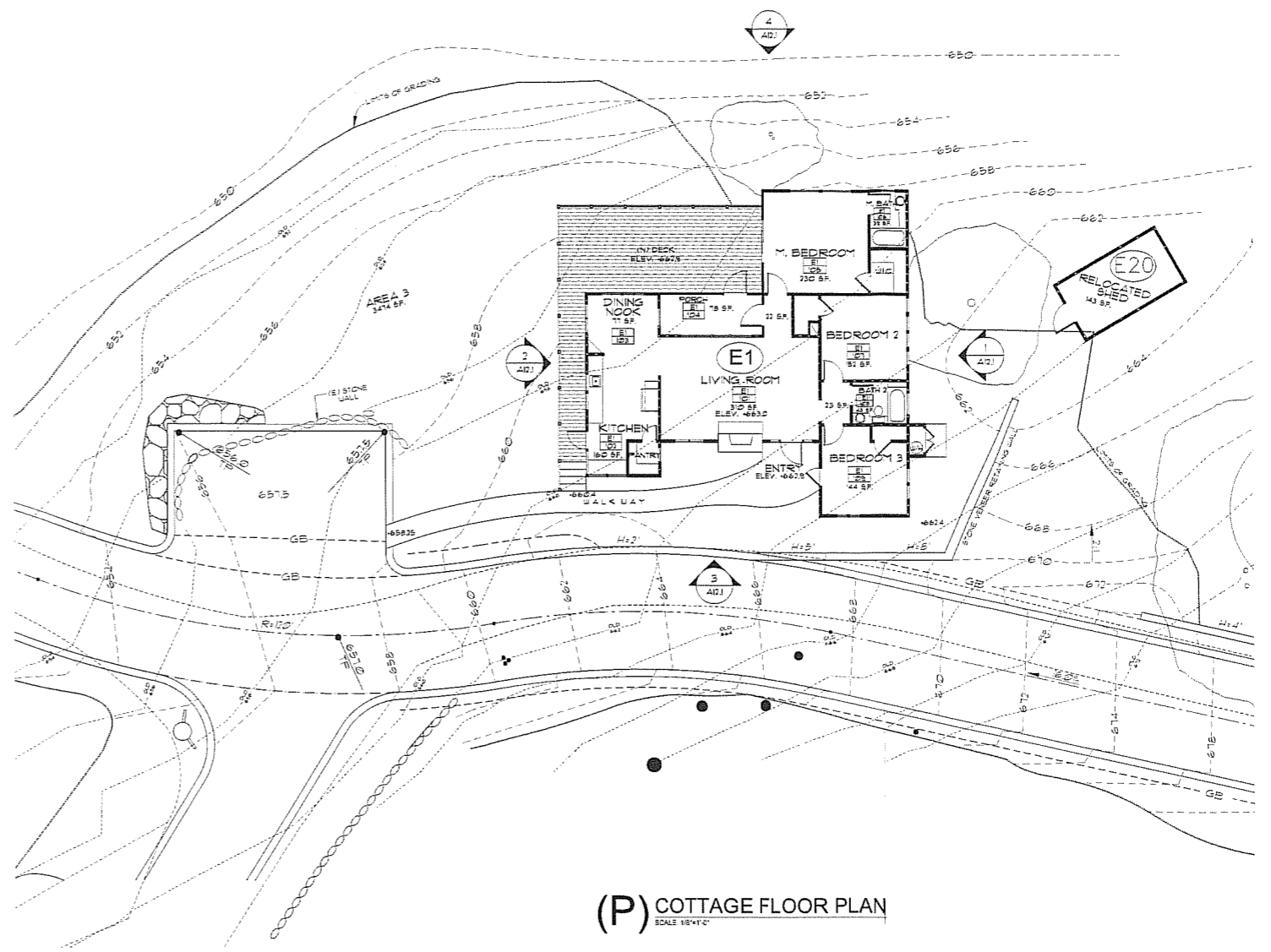
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



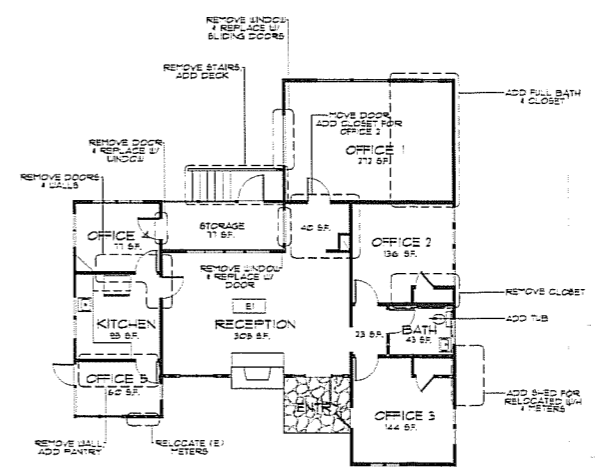
3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"

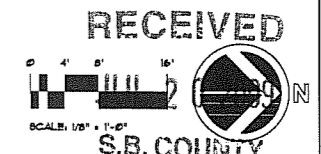


(P) COTTAGE FLOOR PLAN
SCALE: 1/8"=1'-0"



(E) COTTAGE FLOOR PLAN
WITH MODIFICATION NOTES
SCALE: 1/8"=1'-0"

- GENERAL NOTES:**
- ALL ELEVATIONS ON A12.1
 - SEE SITE A2.3
 - (E) TREE OR SHRUB TO REMAIN:
 - TREE OR SHRUB TO BE REMOVED:
 - FINISH / MATERIAL KEY ON A11
 - 28 FT. HEIGHT LIMIT IS BASED ON 25 FT. REC. ZONE HEIGHT LIMIT ALLOWING AN ADDITIONAL 3 FT. FOR 4:12 PITCH OR GREATER ROOF.



B³
BERKUS
ARCHITECTS
&
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record

PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:

© B3 Architects 2008. All copyrights reserved. Replication, alteration or use by anyone other than B3 Architects is prohibited without the written permission of B3 Architects.

DO NOT SCALE DRAWINGS

The Designer/Contractor shall verify all construction requirements, site dimensions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or inconsistencies prior to starting work.

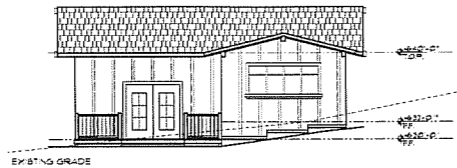
Rev	Notes

Drawn By: _____
Checked By: **DOB**
Date: **08-22-2008**
Scale: **1/8"=1'-0"**
Job No.: **816-0600**
Dwg. Name: **12.0_COTTAGE-HANSEN_SITE.dwg**

Sheet Title:
**Hansen Site
COTTAGE
Floor Plans
Elevations**

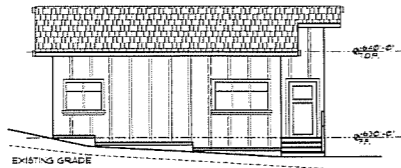
Sheet No.:
A12.0

Height Limit Line: 28'-0"
See General Notes 7.



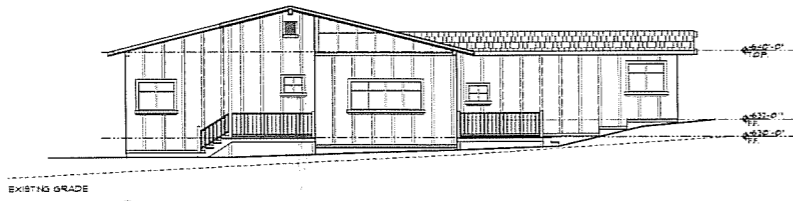
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"

Height Limit Line: 28'-0"
See General Notes 7.



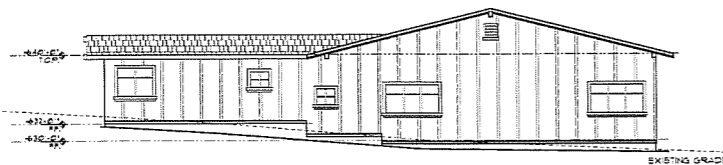
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

Height Limit Line: 28'-0"
See General Notes 7.

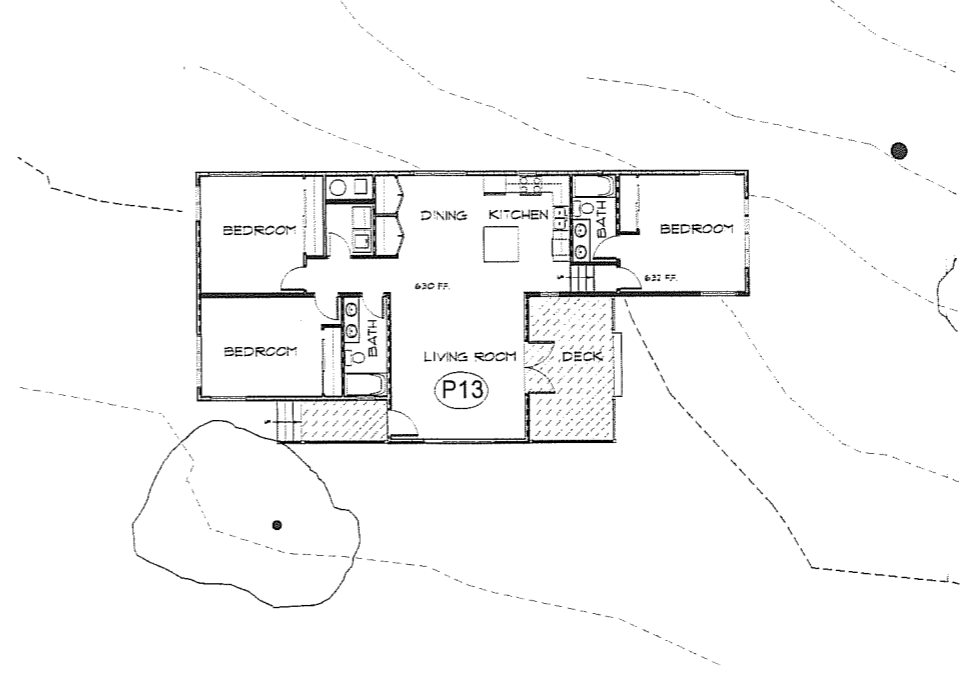


3 EAST ELEVATION
SCALE: 1/8"=1'-0"

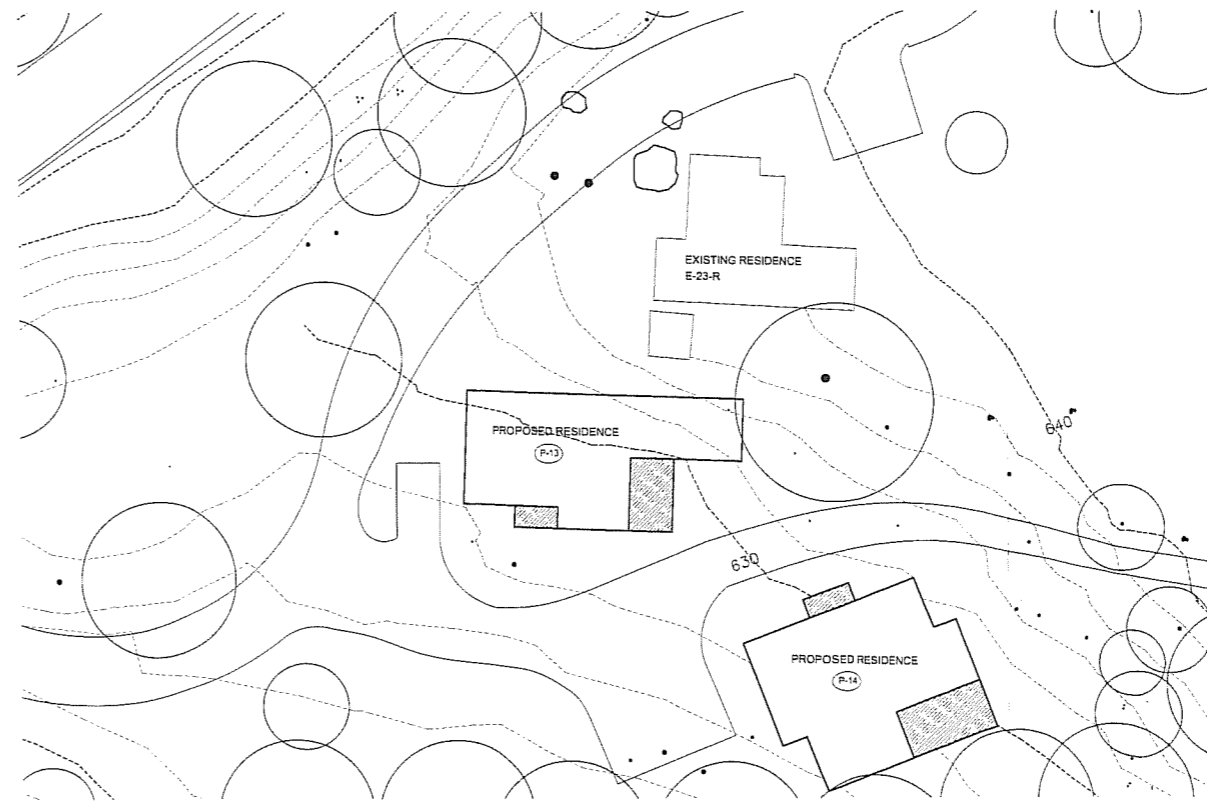
Height Limit Line: 28'-0"
See General Notes 7.



4 WEST ELEVATION
SCALE: 1/8"=1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



1 SITE PLAN
SCALE: 1/8"=1'-0"



2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103
T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN



Architect of Record
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© B3 Architects 2004. All copyrights reserved. Reproduction or use by other parties is prohibited. Violators will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS.
The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or inconsistencies prior to starting work.

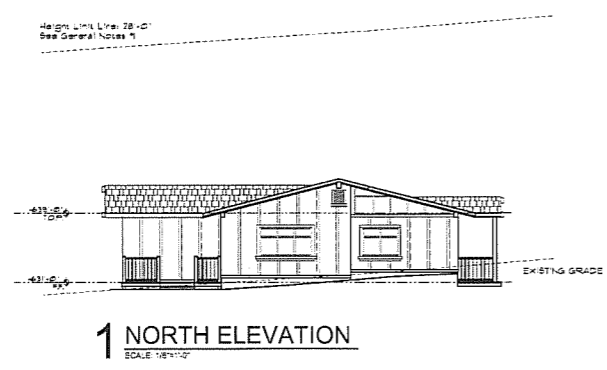
Revisions:

Drawn By: NW
Checked By: DDS
Date: 08-22-08
Scale: 1/8"=1'-0"
Job No.: 816-0800
Dwg Name: A13.1 HENSEN HOUSING DUPLEXES.DWG

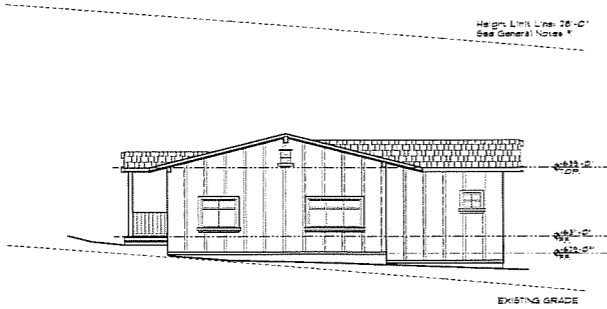
Spec Title:
Hansen Housing STAFF RESIDENCE
Site Plan

RECEIVED
JUL 20 2009

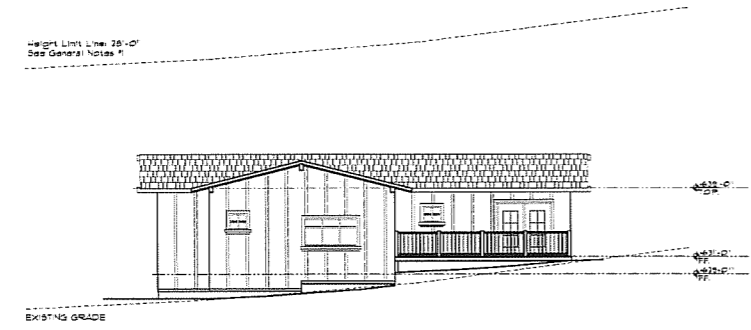
S.B. COUNTY PLANNING & DEVELOPMENT
A13.0



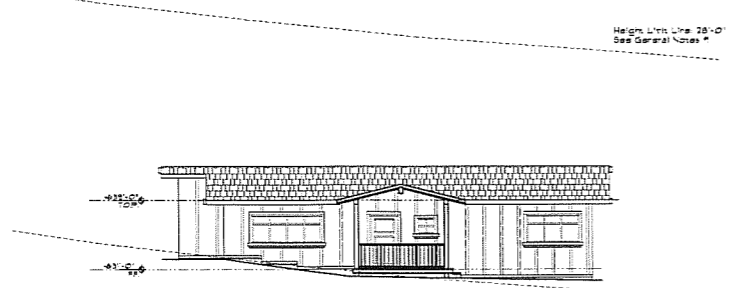
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



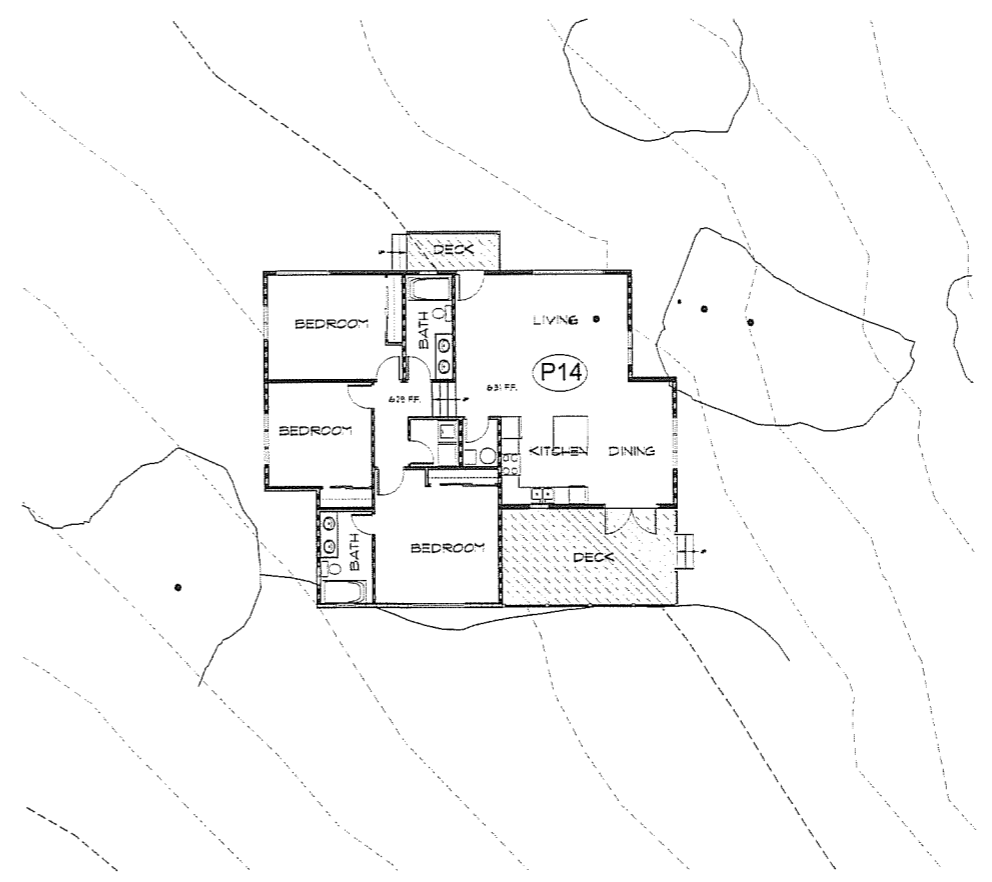
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



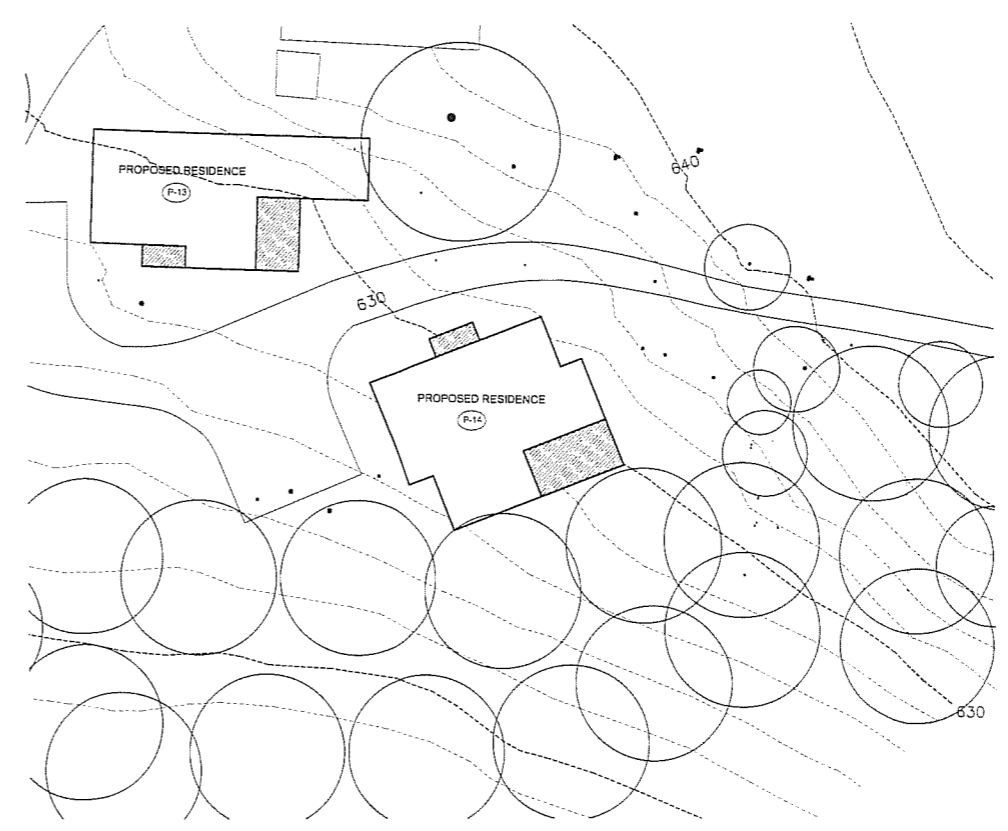
3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



1 SITE PLAN
SCALE: 1/8"=1'-0"



B³
BERKUS
ARCHITECTS
&
PLANNERS
2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103
T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© B3 Architects 2004. All copyrights reserved. Replication, alteration or use by without permission is prohibited. Violators will be prosecuted to the full extent of the law.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction dimensions, site dimensions and conditions. If any existing utility locations are not shown on the drawings, the contractor shall notify B3 Architects of any discrepancies or omissions as prior to starting work.

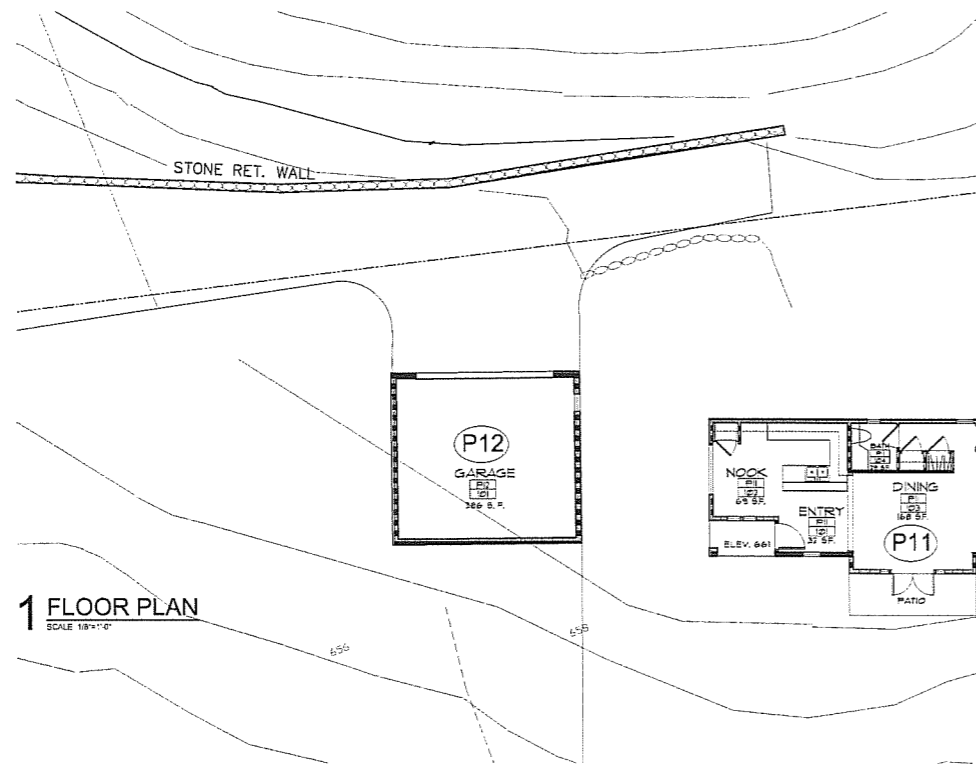
Revisions:

Drawn By:	NW
Checked By:	DDS
Date:	08-22-08
Scale:	1/8"=1'-0"
Job No.:	618-0600
Dwg Name:	A-3.1 - HENSEN HOUSING DUPLEXES.DWG

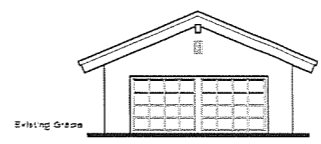
Sheet Title:
**Hansen Housing
STAFF
RESIDENCE
Site Plan**

RECEIVED
JUL 20 2009
S.B. COUNTY
PLANNING & DEVELOPMENT

Sheet No.: **A13.1**

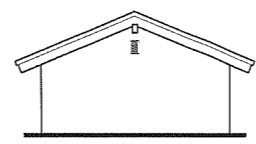


Height Limit Line: 25'-0"
See General Notes #



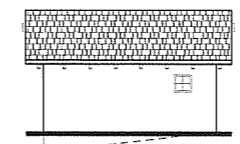
1 NORTH ELEVATION (P12)
SCALE: 1/8" = 1'-0"

Height Limit Line: 25'-0"
See General Notes #



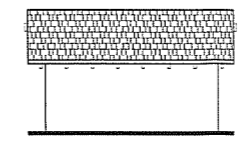
2 SOUTH ELEVATION (P12)
SCALE: 1/8" = 1'-0"

Height Limit Line: 25'-0"
See General Notes #



3 EAST ELEVATION (P12)
SCALE: 1/8" = 1'-0"

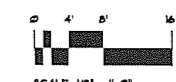
Height Limit Line: 25'-0"
See General Notes #



4 WEST ELEVATION (P12)
SCALE: 1/8" = 1'-0"

1. 25 FT. HEIGHT LIMIT IS BASED ON 25 FT. REC. ZONE HEIGHT LIMIT ALLOWING AN ADDITIONAL 3 FT. FOR 4:12 PITCH OR GREATER ROOF.

RECEIVED
JUL 20 2009
S.B. COUNTY
PLANNING & DEVELOPMENT



B3
BERKUS
ARCHITECTS
&
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record
PLAN REVIEW SET
NOT FOR CONSTRUCTION

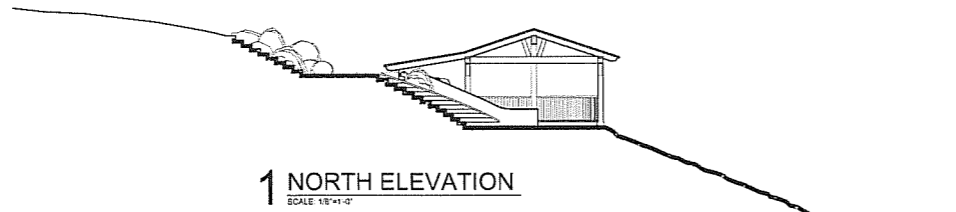
Drawing Notes:
© B3 Architects 2008. All copyrights reserved. Replication, alteration or use by without permission is prohibited. Violators will be prosecuted to the full extent of the law.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction requirements, site dimensions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or inconsistencies prior to starting work.

Rev. No.	Description

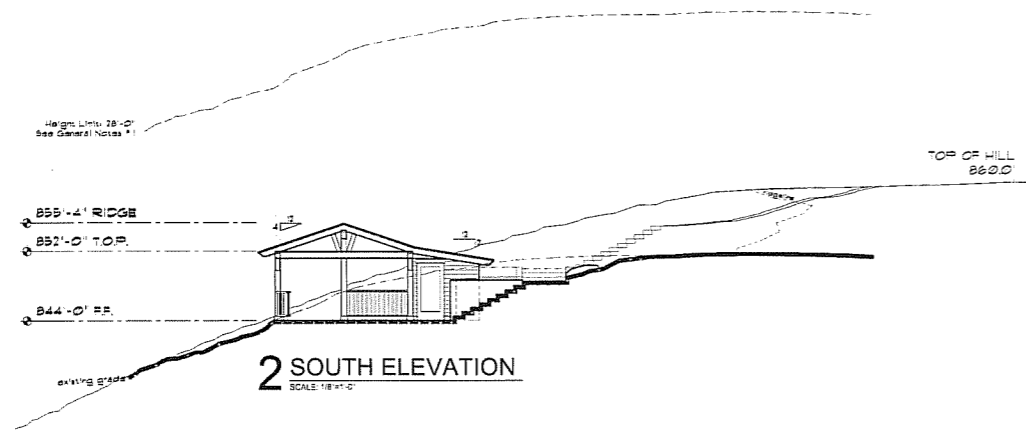
Checked By:	DR
Date:	08-22-2008
Scale:	1/8" = 1'-0"
Job No.:	816-0600
Proj. Name:	A13.2 HANSEN HOUSING GARAGE

Hansen Housing
Garage
Site Plan

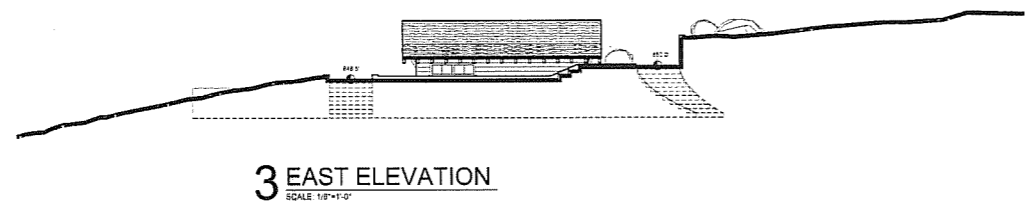
Sheet No:
A13.2



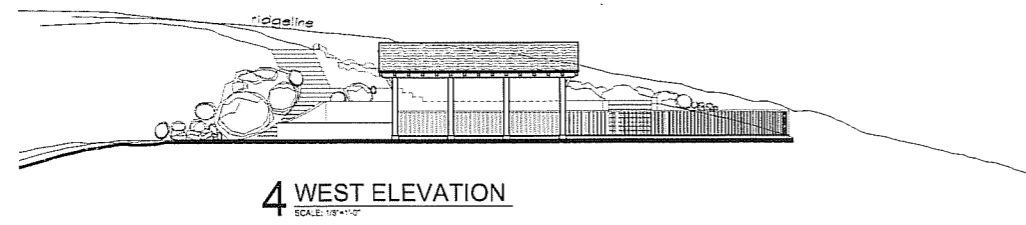
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



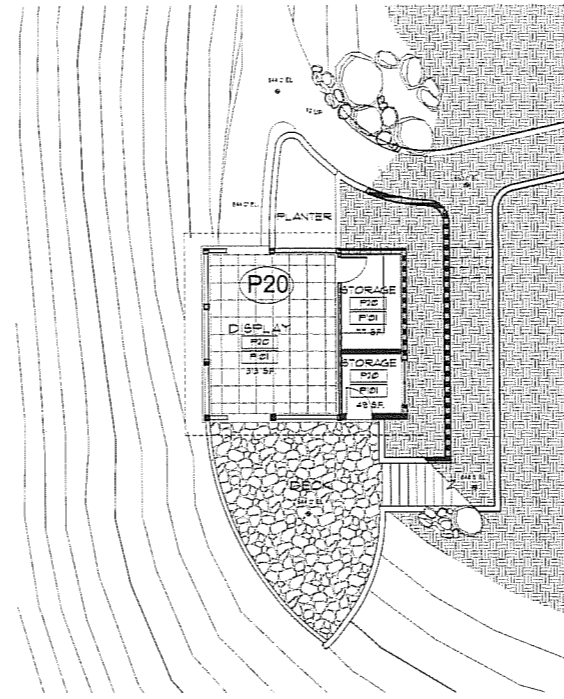
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



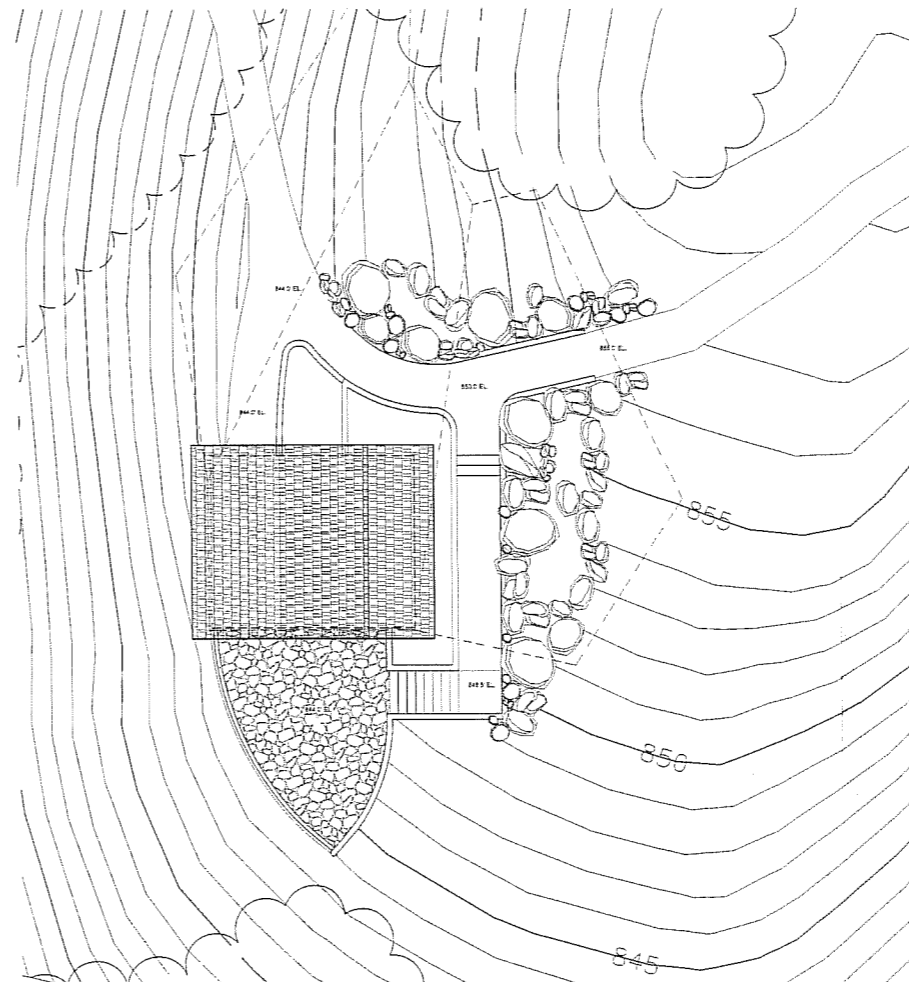
3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 FLOOR PLAN
SCALE: 1/8"=1'-0"



1 SITE PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES:
1. 28 FT. HEIGHT LIMIT IS BASED ON 28 FT. REC. ZONE HEIGHT LIMIT ALLOWING AN ADDITIONAL 3 FT. FOR 4:12 PITCH OR GREATER ROOF.



SCALE: 1/8" = 1'-0"

S.B. COUNTY
PLANNING & DEVELOPMENT

JUL 20 2009

B³
BERKUS
ARCHITECTS
&
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

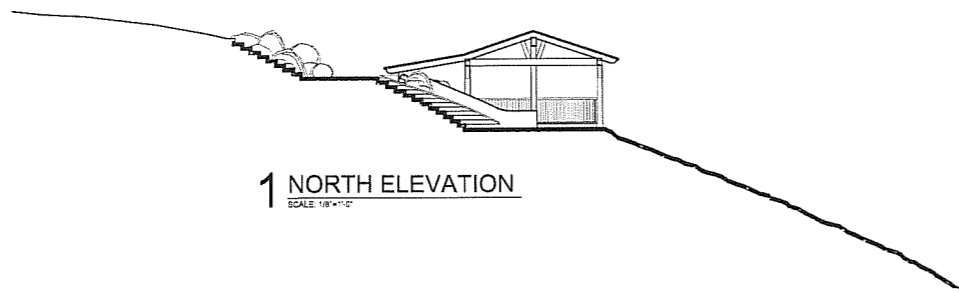
Drawing Notes:
© B3 Architects 2004. All copyrights reserved. Replication, distribution or use by written permit only. Visitors will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or topographical errors prior to starting work.

Revisions:

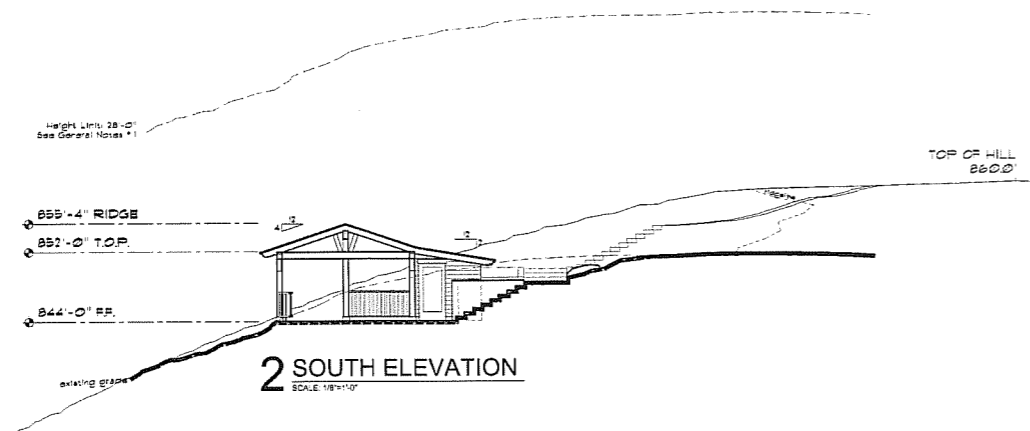
Drawn By: DDS
Checked By: DDS
Date: 08-22-2008
Scale: 1/8"=1'-0"
Job No.: 816-0600
Dwg. Name: A15.0_LOOKOUT_PAVILION-CAVALI.dwg

Cavalli Site
Lookout Pavilion
Plans & Elevations

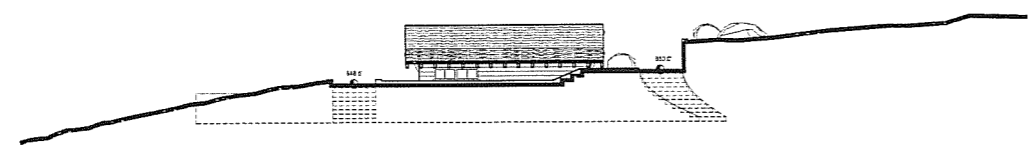
A15.0



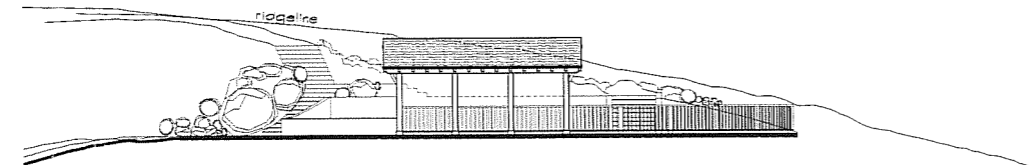
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



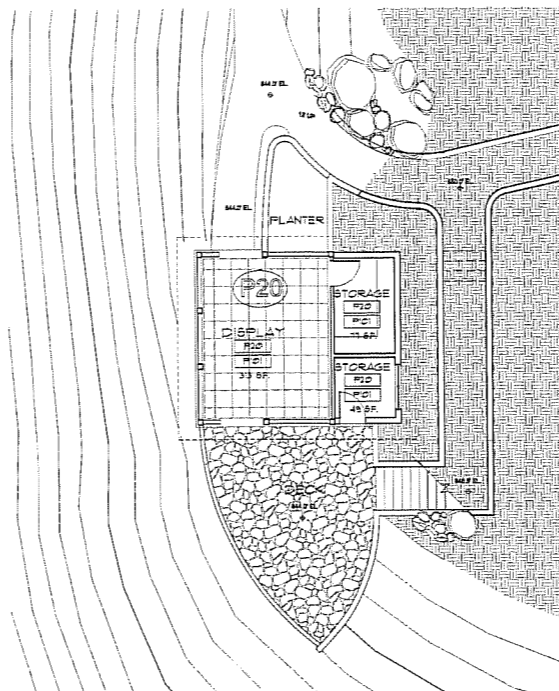
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



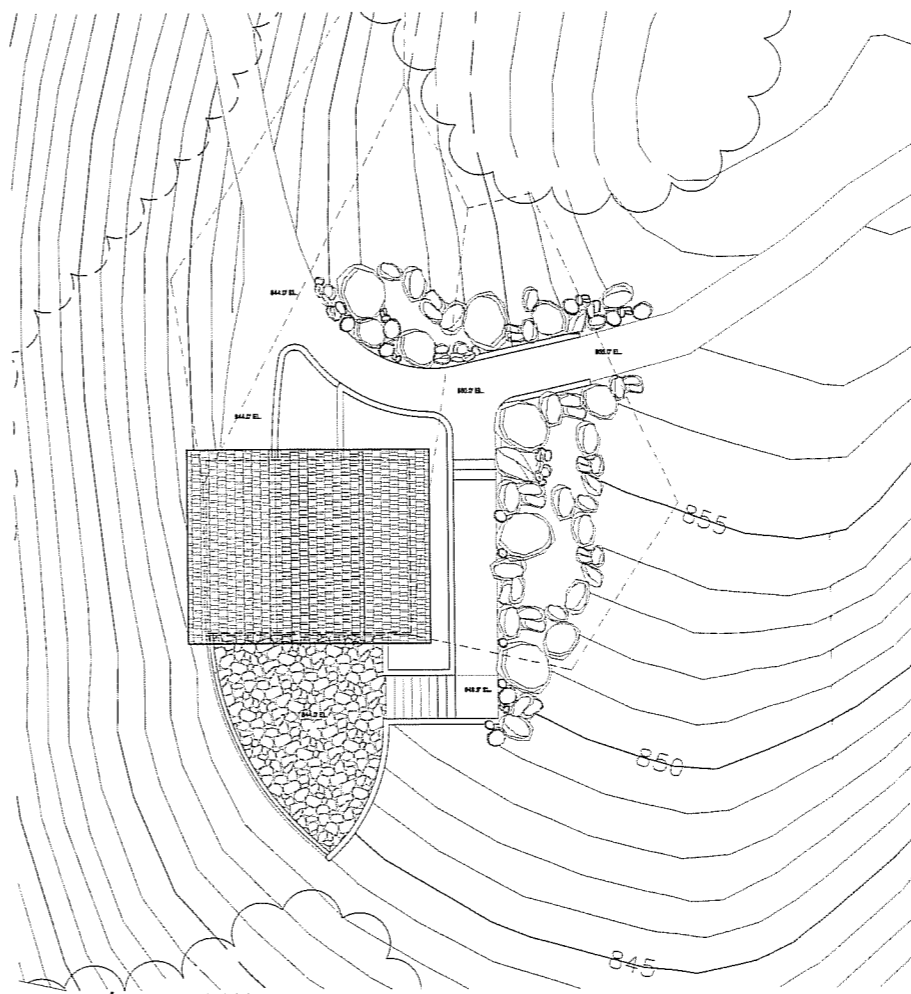
3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:
 1. 28 FT. HEIGHT LIMIT IS BASED ON 25 FT. REC. ZONE HEIGHT LIMIT ALLOWING AN ADDITIONAL 3 FT. FOR 4:12 PITCH OR GREATER ROOF.



PLANNING & DEVELOPMENT
 S.B. COUNTY

JUL 20 2009

RECEIVED

Cavalli Site
 Lookout Pavilion
 Plans & Elevations

Sheet No:
A15.0

B3
 BERKUS
 ARCHITECTS
 &
 PLANNERS
 2020 Alameda Padre Serra, Ste. 133
 Santa Barbara, CA 93103
 T. 805.966.1547
 F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
 1212 MISSION CANYON ROAD
 SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
 NOT FOR CONSTRUCTION

Drawing Notes:
 © B3 Architects 2004. All copyright reserved. No part of this drawing or any part thereof may be reproduced or used in any form without written permission of B3 Architects. Violation will be prosecuted to the full extent permitted by law.
 DO NOT SCALE DRAWINGS.
 The General Contractor shall verify all construction documents, site or plans and all other items, and all existing utility locations and shall notify B3 Architects of any discrepancies or inconsistencies prior to starting work.

Revisions:

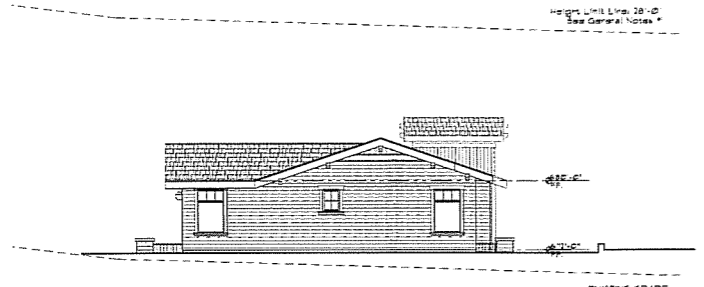
Drawn By:
Checked By: DDS
Date: 08-22-2008
Scale: 1/8" = 1'-0"
Job No.: 816-0600
Dwg. Name: A15.0_LOOKOUT_PAVILION-CAVALLI.dwg

Revisions:

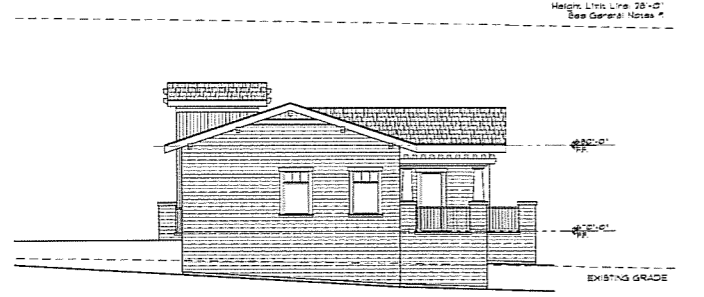
Drawn By:	NW
Checked By:	DDS
Date:	08-22-08
Scale:	1/8"=1'-0"
Job No.:	616-0800
Dwg Name:	A-3.1 - HENSEN HOUSING DUPLEXES.DWG

Spec: Title
**Cavalli Site
STAFF
RESIDENCE
& GARAGE**

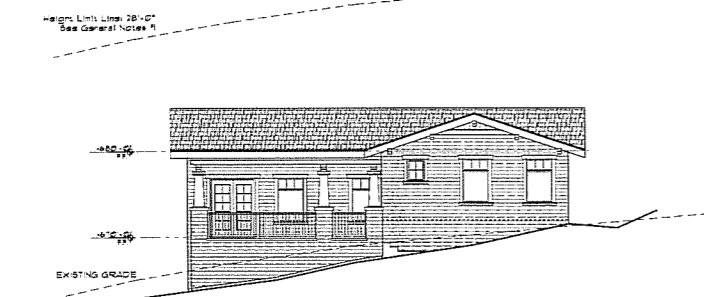
Spec: No:
JUL 20 2009 5.1



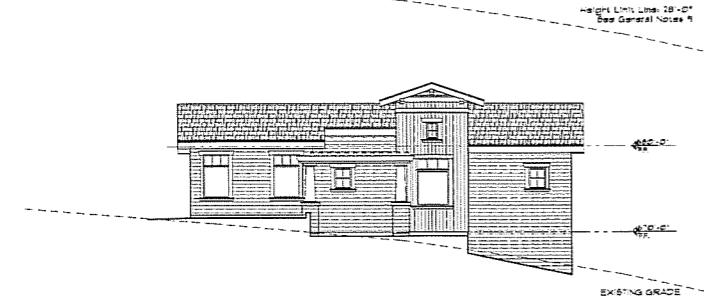
1 RESIDENCE NORTH ELEVATION (P22)
SCALE: 1/8"=1'-0"



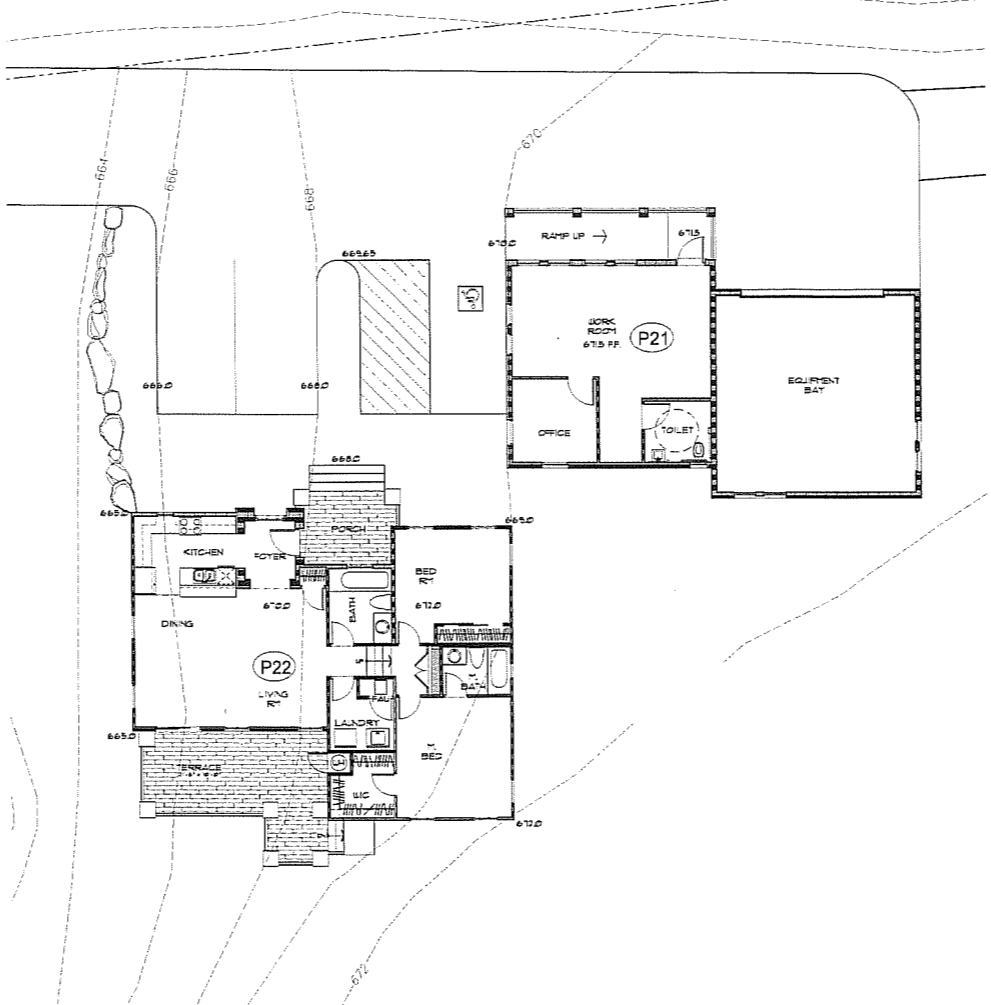
2 RESIDENCE SOUTH ELEVATION (P22)
SCALE: 1/8"=1'-0"



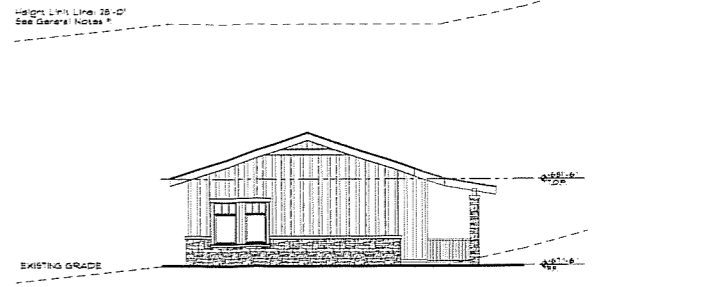
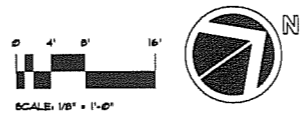
3 RESIDENCE EAST ELEVATION (P22)
SCALE: 1/8"=1'-0"



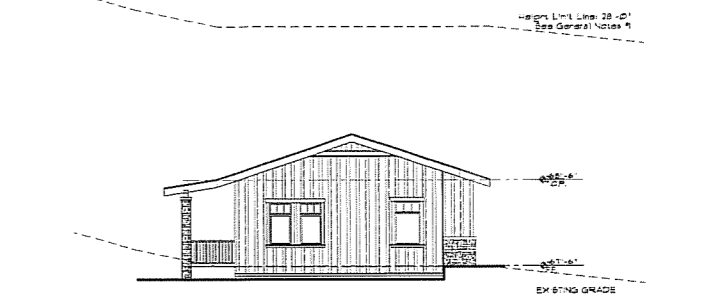
4 RESIDENCE WEST ELEVATION (P22)
SCALE: 1/8"=1'-0"



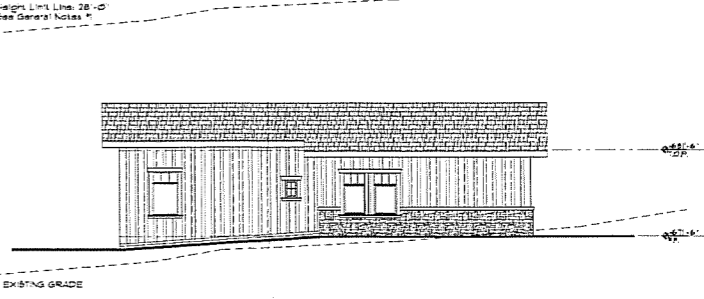
1 FIRST FLOOR PLANS
SCALE: 1/8"=1'-0"



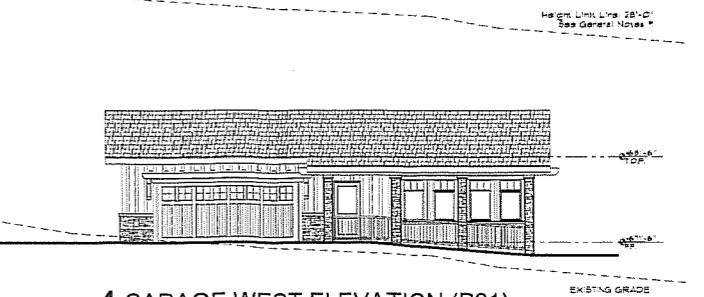
1 GARAGE NORTH ELEVATION (P21)
SCALE: 1/8"=1'-0"



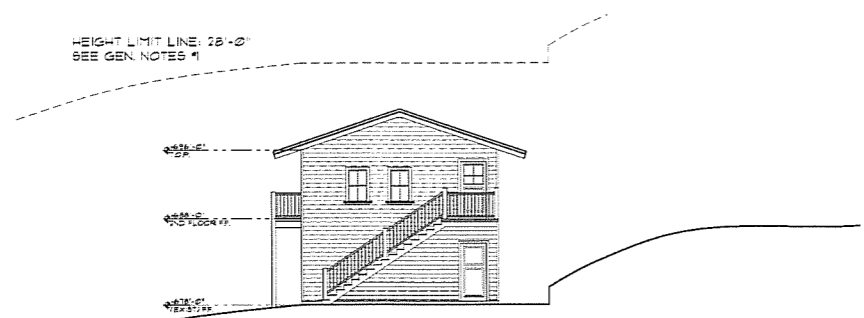
2 GARAGE SOUTH ELEVATION (P21)
SCALE: 1/8"=1'-0"



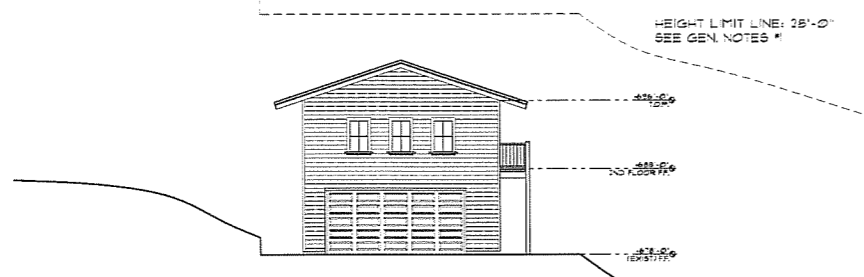
3 GARAGE EAST ELEVATION (P21)
SCALE: 1/8"=1'-0"



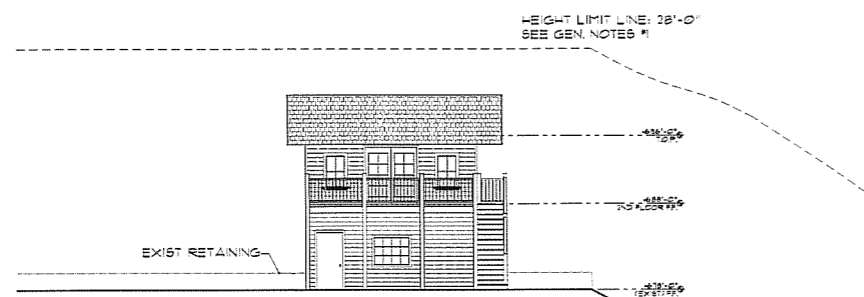
4 GARAGE WEST ELEVATION (P21)
SCALE: 1/8"=1'-0"



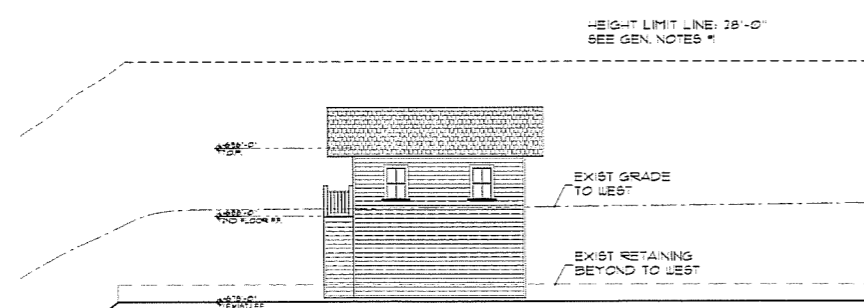
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



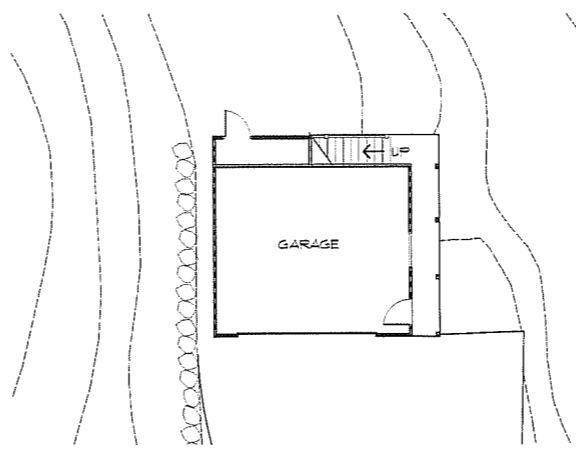
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



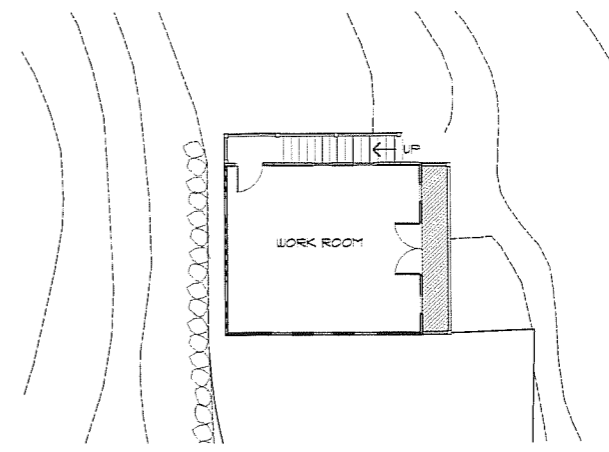
3 EAST ELEVATION
SCALE: 1/8"=1'-0"



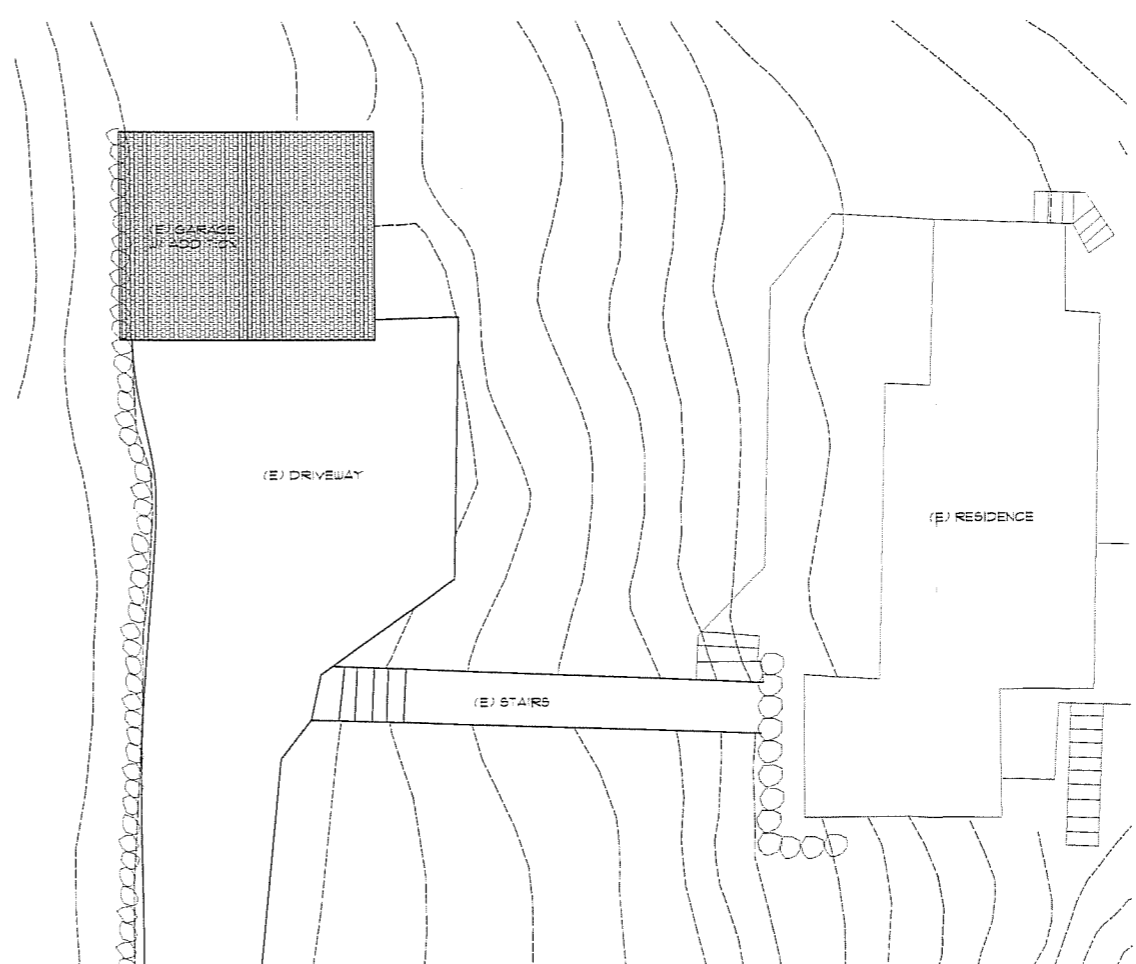
4 WEST ELEVATION
SCALE: 1/8"=1'-0"



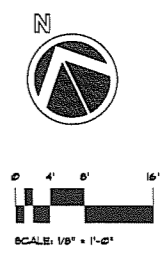
2 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"



3 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



1 SITE PLAN
SCALE: 1/8"=1'-0"



B³
BERKUS
ARCHITECTS
&
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record

PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© B3 Architects 2004. All copyrights reserved. Reproduction or use of any portion of this drawing without the written permission of B3 Architects is prohibited.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction documents, site dimensions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or inconsistencies as prior to starting work.

Revisions:

Drawn By: DDS
Checked By: DDS
Date: 08-22-2008
Scale: 1/8"=1'-0"
Job No.: 816-0600
Dwg Name: A16.0 Garage Addition.dwg

Sheet Title:
Garage Addition
RECEIVED
Plans & Elevations
JUL 20 2009

Sheet No.:
A16.0
PLANNING & DEVELOPMENT



2020 Atamada Padre Serra, Ste. 133
 Santa Barbara, CA 93103
 T. 805.966.1547
 F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
 1212 MISSION CANYON ROAD
 SCHEMATIC DESIGN



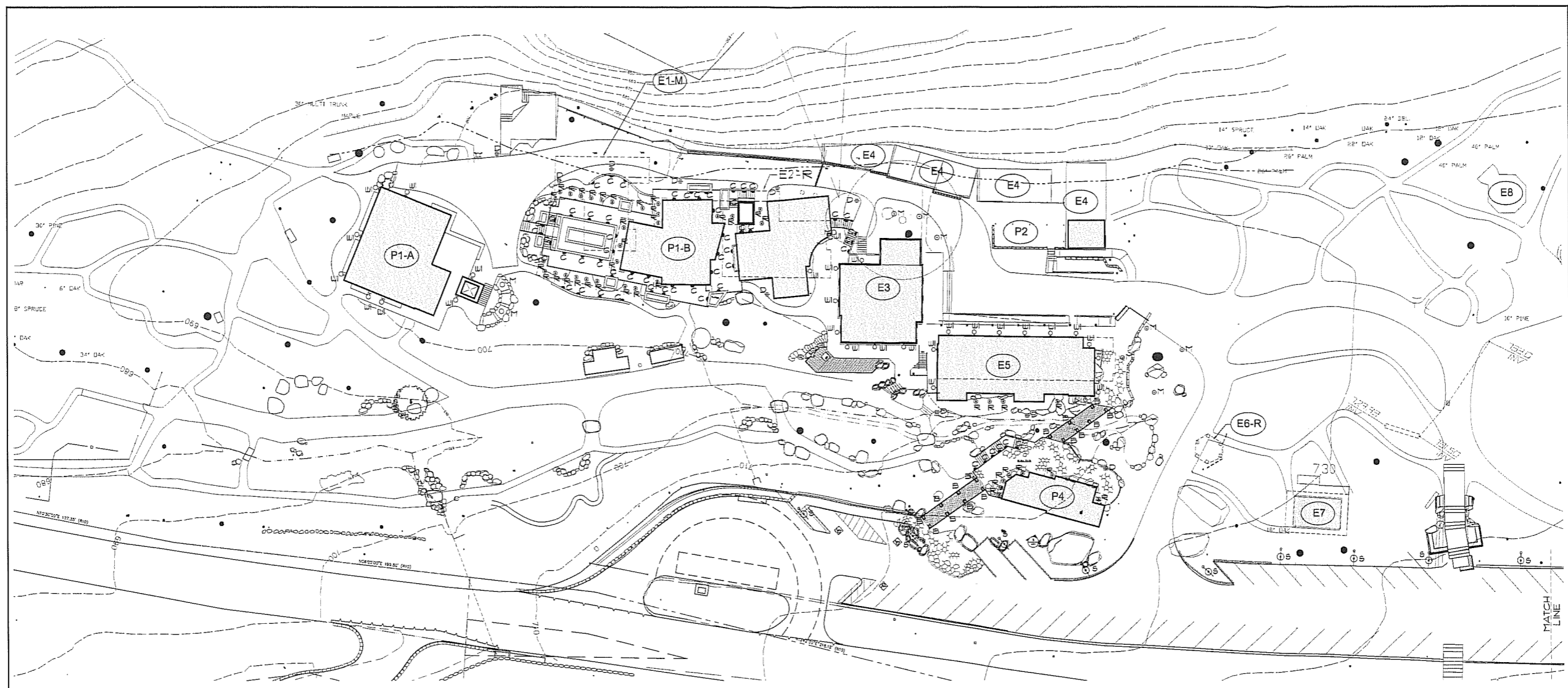
Architect of Record:
PLAN REVIEW SET
 NOT FOR CONSTRUCTION

Drawing Notes:
 © 2004 Architects 2004. All copyright reserved. No portion of this set or any part by its permission only. Violations will be prosecuted to the full extent permitted by law.
 DO NOT SCALE DRAWINGS
 The General Contractor shall verify all construction documents, site conditions, and all existing utility locations are as indicated by the Architect's site inspections or reports prior to starting work.

Revisions:

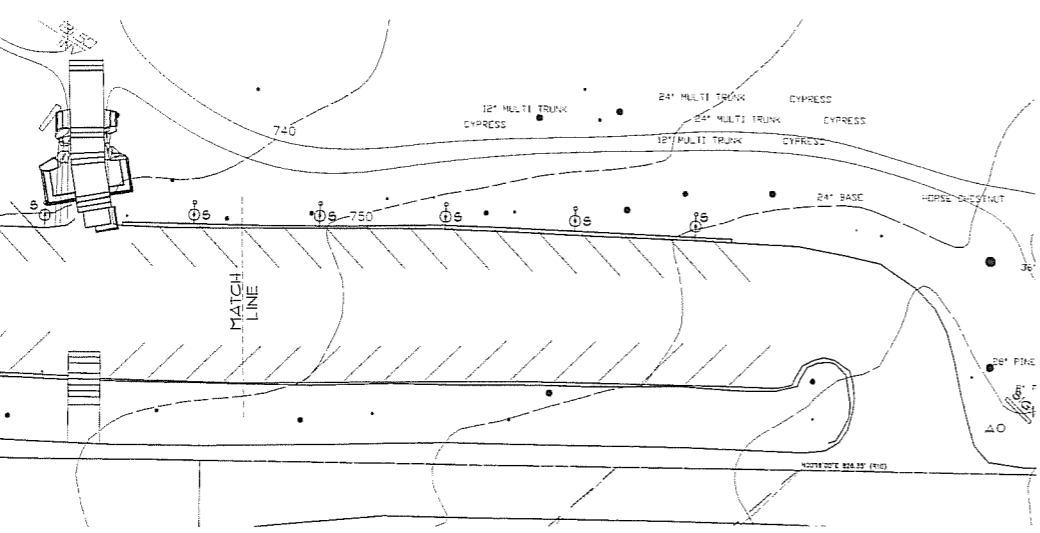
Drawn By: _____
 Checked By: _____
 Date: 08-04-08
 Scale: 1" = 20'-0"
 Job No: 816-0800
 Dwg. Name: E1-LIGHTING PLAN

West of Mission Lighting Plan
 E1.0



WEST OF MISSION LIGHTING PLAN

SCALE: 1" = 20'



WEST OF MISSION LIGHTING PLAN CONT.

SCALE: 1" = 20'



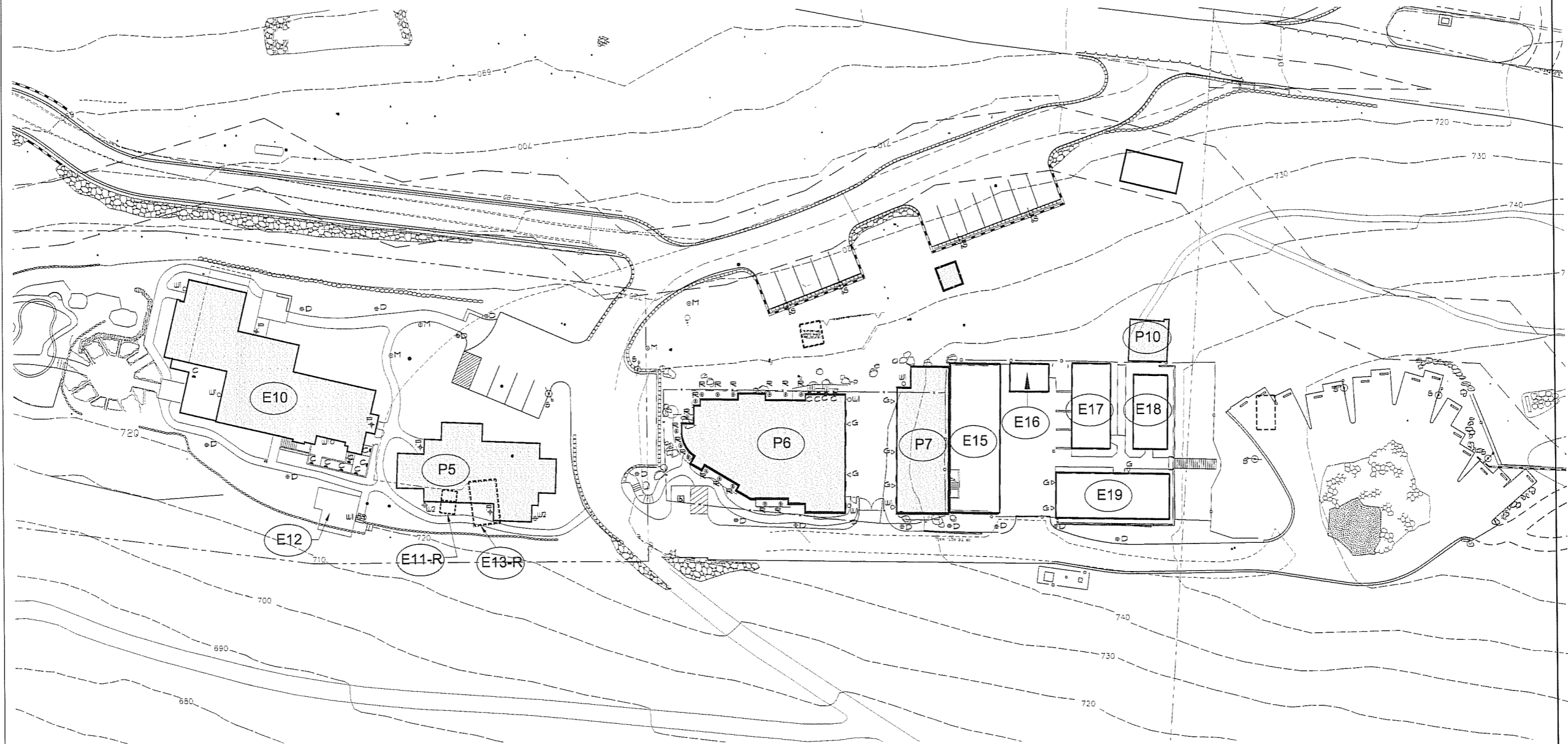
WEST OF MISSION		
EXISTING BUILDINGS		SHEET
E1-M	COTTAGE (MOVE & REMODEL)	A23/A17.0
E2-R	HERBARIUM (REMOVE)	
E3	BLAKESLY LIBRARY (TO REMAIN)	A6.0
E4	PLANT SALES / LATH HOUSES (TO REMAIN)	
E5	NORTH LUNG (REMODEL)	A4.0
E6-R	VISITOR SERVICES KIOSK (REMOVE)	
E7	RESTROOM-NEW MAINTENANCE (REMODEL)	
E8	KIOSK (TO REMAIN)	
E9	TEA HOUSE (TO REMAIN)	

PROPOSED BUILDINGS		
P1-A	CHILDREN'S LABS	A7.0
P1-B	LIBRARY/ EDUCATION CENTER	A7.0
P2	PATIO DISPLAY	A5.0
P3	VISITOR'S ADMISSION	A3.0
P4	MEN'S RESTROOM / JANITOR	A3.0
P5	WOMEN'S RESTROOM	A3.0

NEW LIGHTING			
SYMBOL	LIGHTING FIXTURE TYPE	SYMBOL	LIGHTING FIXTURE TYPE
▶ C	RECESSED STEP LIGHT	▽ G	GLAREBUSTER
⊞ D	24" HIGH SANDSTONE PATH LIGHT	○ W1	SBBG LOGO WALL FIXTURE
⊞ S	POST MOUNTED PARKING LIGHT	⊞ W2	WALL MOUNTED LIGHT
⊙ R	CANOPY RECESS		
⊞ B	BRIDGE RAILING LIGHT		
⊞ P	SMALL PENDANT LIGHT		
⊙ Y	MOONLIGHT		

S.B. COUNTY
 PLANNING & DEVELOPMENT

08-20-2009



EAST OF MISSION LIGHTING PLAN

SCALE: 1"=20'
 0 10 20 40
 SCALE: 1/2"



EAST OF MISSION		SHEET
EXISTING BUILDINGS		
E10	GALE HOUSE (REMODEL)	480/481
E11-R	STORAGE SHED (REMOVE)	
E12-R	STORAGE SHED (REMOVE)	
E13-R	STORAGE SHED (REMOVE)	
E14-R	STORAGE SHED (REMOVE)	
E15	CAN YARD (TO REMAIN)	
E16	BARAN HOUSE (TO REMAIN)	410
E17	LATH HOUSE (TO REMAIN)	410
E18	BARAN HOUSE (TO REMAIN)	410
E19	HEAD HOUSE (REMAN)	410
E20-M	WOOD SHED (MOVE)	413
PROPOSED BUILDINGS		
P5	RESEARCH HERBARIUM	410
P6	HORTICULTURE OFFICES	410
P7	HORT. SERVICE BUILDING	410
P8	NOT USED	
P9	NOT USED	
P10	BARAN HOUSE	410

NEW LIGHTING		SYMBOL LIGHTING FIXTURE TYPE	
● C	RECESSED STEP LIGHT	▷ G	GLAREBUSTER
⊕ D	24" HIGH SANDSTONE PATH LIGHT	○ W1	BBBG LOGO WALL FIXTURE
⊕ B	POST MOUNTED PARKING LIGHT	⊕ W2	WALL MOUNTED LIGHT
● R	CANOPY RECESS		
⊕ B	BRIDGE RAILING LIGHT		
⊕ F	SMALL PENDANT LIGHT		
⊙ Y	MOONLIGHT		

S.B. COUNTY
PLANNING & DEVELOPMENT

JUL 20 2009

RECEIVED
East of Mission Lighting Plan

Sheet No: **E1.1**

B3
 ARCHITECTS & PLANNERS
 2020 Alameda Padre Serra, Ste. 133
 Santa Barbara, CA 93103
 T. 805.966.1547
 F. 805.966.1549

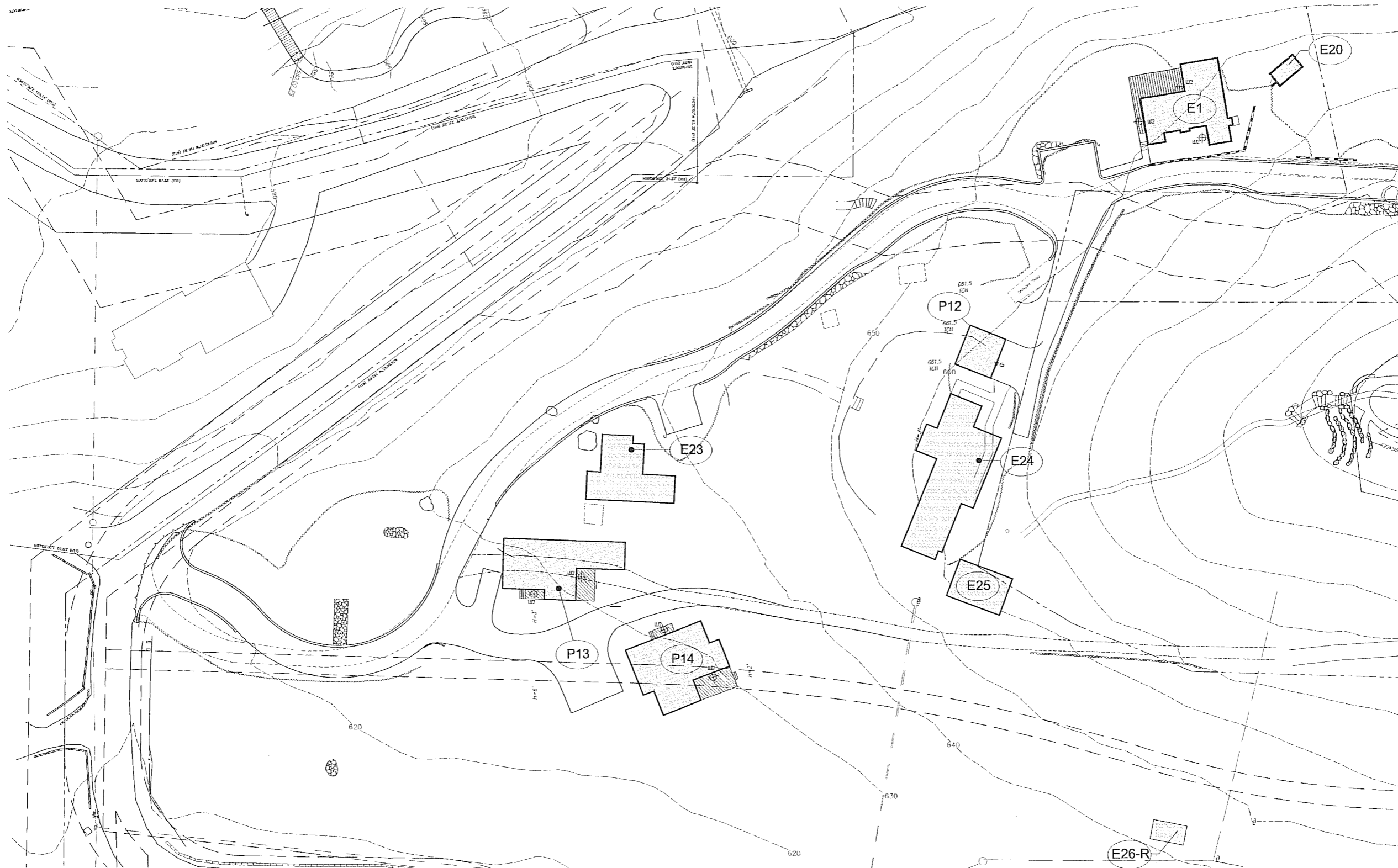
SANTA BARBARA BOTANIC GARDEN
 1212 MISSION CANYON ROAD
 SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
 NOT FOR CONSTRUCTION

Drawing Notes
 © B3 Architects 2004. All rights reserved. Replication, alteration or use by written permit only. Violators will be prosecuted to the full extent permitted by law.
 DO NOT SCALE DRAWINGS
 The General Contractor shall verify all construction requirements, site conditions and conditions, and all as set out by conditions and shall notify B3 Architects of any discrepancies or errors in drawings prior to starting work.

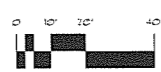
Revised:
 []
 []
 []

Drawn By:
 Checked By:
 Date: 08-04-08
 Scale: 1" = 30'-0"
 Job No: 816-0800
 Drawing No: E1 - LIGHTING PLANS



HANSEN SITE - LIGHTING PLAN

SCALE: 1" = 20'



SCALE: 1/2"



HANSEN SITE		
EXISTING BUILDINGS		SHEET
E1	COTTAGE (RELOCATED)	A0-D
E20	WOOD SHED (RELOCATED)	NA
E23	EMPLOYEE RESIDENCE (TO REMAIN)	NA
E24	EMPLOYEE RESIDENCE (TO REMAIN)	NA
E25	STORAGE SHED (TO REMAIN)	NA
E26-R	STORAGE SHED (REMOVE)	NA
PROPOSED BUILDINGS		
P11	NOT USED	NOT USED
P12	GARAGE	A13.3
P13	STAFF RESIDENCE	A13.1
P14	STAFF RESIDENCE	A13.2
P15	NOT USED	NOT USED
P16	NOT USED	NOT USED

NEW LIGHTING			
SYMBOL	LIGHTING FIXTURE TYPE	SYMBOL	LIGHTING FIXTURE TYPE
■ C	RECESSED STEP LIGHT	▷ G	GLAREBUSTER
⊕ D	24" HIGH SANDSTONE PATH LIGHT	⊙ W1	SBBG LOGO WALL FIXTURE
⊖ S	POST MOUNTED PARKING LIGHT	⊕ W2	WALL MOUNTED LIGHT
⊙ R	CANOPY RECESS		
⊖ B	BRIDGE RAILING LIGHT		
⊕ P	SMALL PENDANT LIGHT		
⊙ M	MOONLIGHT		

B³
BERKUS
ARCHITECTS
&
PLANNERS

2020 Alameda Padre Serra, Ste. 133
Santa Barbara, CA 93103

T. 805.966.1547
F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
1212 MISSION CANYON ROAD
SCHEMATIC DESIGN

Architect of Record:
PLAN REVIEW SET
NOT FOR CONSTRUCTION

Drawing Notes:
© B3 Architects 2004 All copyrights reserved. Reproduction, alteration or use by written permission only. Violators will be prosecuted to the full extent permitted by law.
DO NOT SCALE DRAWINGS
The General Contractor shall verify all construction dimensions, site dimensions and conditions, and all existing utility locations and shall notify B3 Architects of any discrepancies or inaccuracies prior to starting work.

Revisions

△	
△	
△	

Drawn By:
Checked By:
Date: 08-04-06
Scale: 1" = 20'-0"
Job No.: 816-0600
Dwg. Name: E1-LIGHTING PLANS

Sheet Title:
Hansen Site Lighting Plan

JUL 20 2009
E1.2
S.B. COUNTY



CAVALLI SITE - LIGHTING PLAN

SCALE: 1" = 20'
 0 5' 30' 60'



CAVALLI SITE		SHEET
EXISTING BUILDINGS		NOT USED
E2A	SHADE STRUCTURE	
PROPOSED BUILDINGS		
P11	NOT USED	NOT USED
P18	NOT USED	NOT USED
P19	NOT USED	NOT USED
P21	STAFF RESIDENCE AND GARAGE	A15.1
P22	STAFF RESIDENCE AND GARAGE	A15.1

NEW LIGHTING		SYMBOL LIGHTING FIXTURE TYPE	
▷ C	RECESSED STEP LIGHT	▷ G	GLAREBUSTER
⊕ D	24" HIGH SANDSTONE PATH LIGHT	○ W1	SBBG LOGO WALL FIXTURE
⊕ S	POST MOUNTED PARKING LIGHT	⊕ W2	WALL MOUNTED LIGHT
⊙ R	CANOPY RECESS		
⊕ B	BRIDGE RAILING LIGHT		
⊕ F	SMALL PENDANT LIGHT		
⊙ M	MOONLIGHT		



2020 Alameda Padre Serra, Ste. 133
 Santa Barbara, CA 93103
 T. 805.966.1547
 F. 805.966.1549

SANTA BARBARA BOTANIC GARDEN
 1212 MISSION CANYON ROAD
 SCHEMATIC DESIGN



Architect of Record:
PLAN REVIEW SET
 NOT FOR CONSTRUCTION

Drawing Notes
 © B3 Architects 2004. All copyright reserved. Reproduction, alteration or use by written permission only. Violators will be prosecuted to the full extent permitted by law.
 DO NOT SCALE DRAWINGS
 The General Contractor shall verify all construction documents, site conditions and conditions, and all existing utility locations and conditions with B3 Architects at any discrepancies or inconsistencies prior to starting work.

Revisions

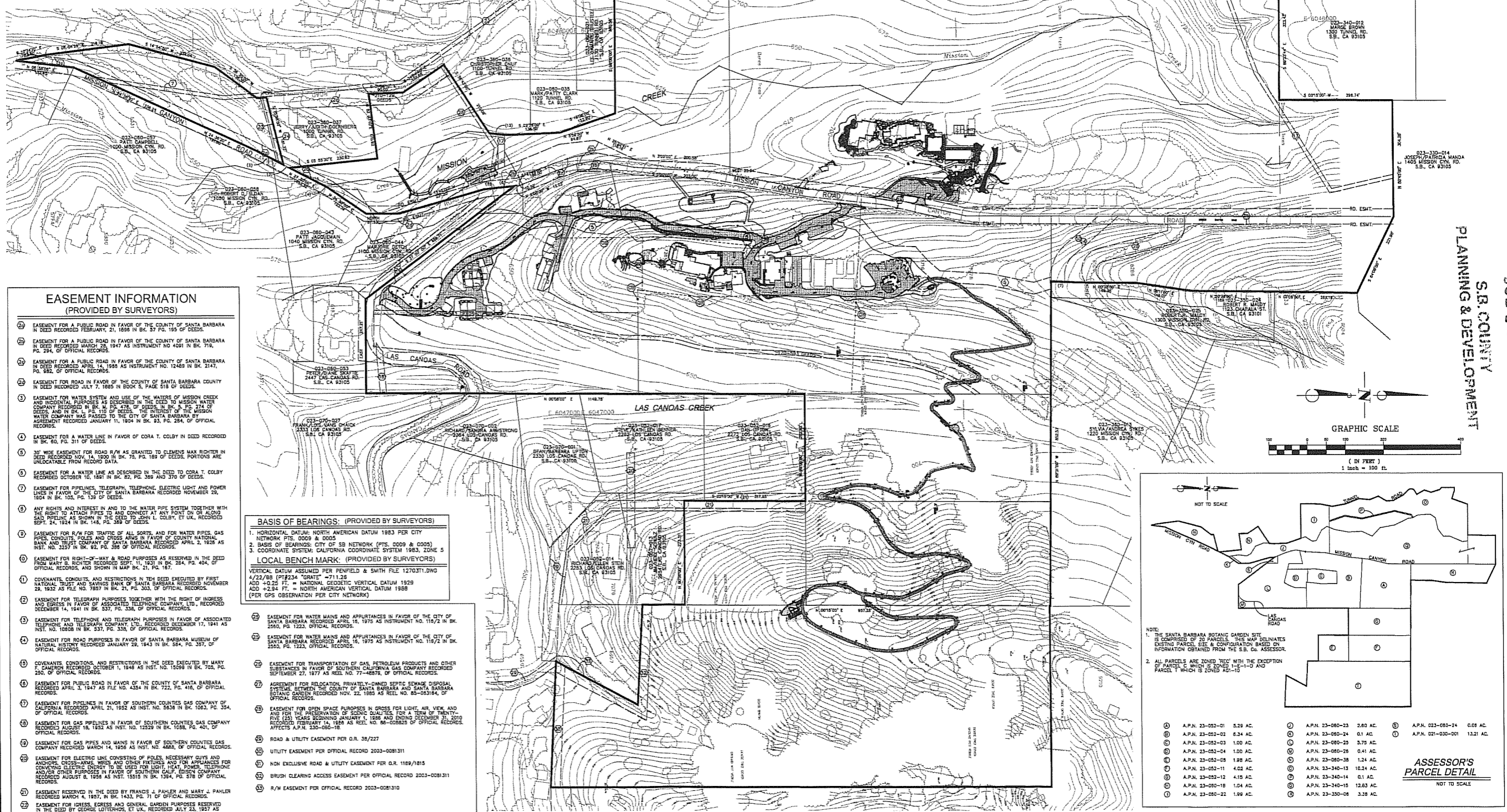
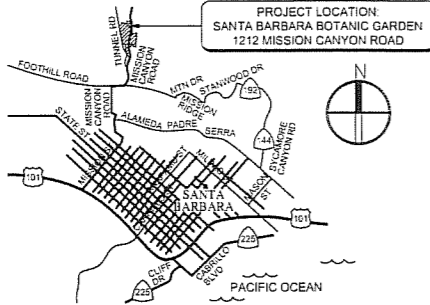
Drawn By: _____
 Checked by: _____
 Date: 08-04-06
 Scale: 1" = 20'-0"
 Job No.: 816-0600
 Dwg. Name: E1 - LIGHTING PLANS

Sheet Title:
Cavalli Site Lighting Plan

RECEIVED
 JUL 20 2009
 S.B. COUNTY
 E1.3

**GRADING, DRAINAGE, SEWER AND WATER MASTER PLAN
SANTA BARBARA BOTANIC GARDENS
SANTA BARBARA COUNTY, CALIFORNIA**

VICINITY MAP
N.T.S.

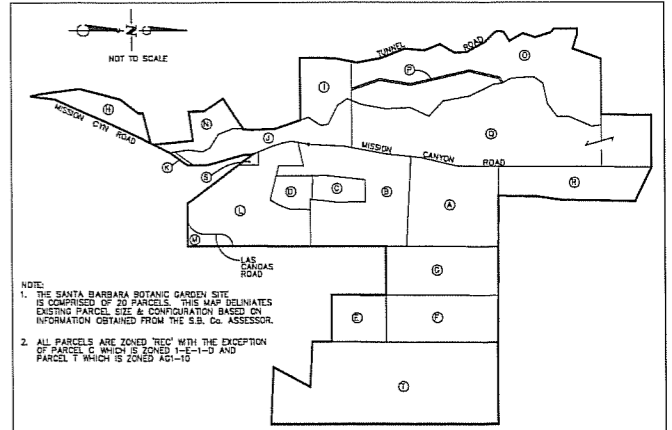
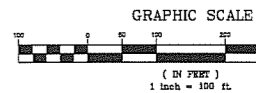


EASEMENT INFORMATION
(PROVIDED BY SURVEYORS)

- 22 EASEMENT FOR A PUBLIC ROAD IN FAVOR OF THE COUNTY OF SANTA BARBARA IN DEED RECORDED FEBRUARY 21, 1898 IN BK. 57 PG. 195 OF DEEDS.
- 23 EASEMENT FOR A PUBLIC ROAD IN FAVOR OF THE COUNTY OF SANTA BARBARA IN DEED RECORDED MARCH 28, 1947 AS INSTRUMENT NO. 4061 IN BK. 715, PG. 284 OF OFFICIAL RECORDS.
- 24 EASEMENT FOR A PUBLIC ROAD IN FAVOR OF THE COUNTY OF SANTA BARBARA IN DEED RECORDED APRIL 14, 1988 AS INSTRUMENT NO. 12469 IN BK. 2147, PG. 582 OF OFFICIAL RECORDS.
- 25 EASEMENT FOR ROAD IN FAVOR OF THE COUNTY OF SANTA BARBARA COUNTY IN DEED RECORDED JULY 7, 1885 IN BOOK 5, PAGE 518 OF DEEDS.
- 26 EASEMENT FOR WATER SYSTEM AND USE OF THE WATERS OF MISSION CREEK AND INCIDENTAL PURPOSES AS DESCRIBED IN THE DEED TO MISSION WATER COMPANY RECORDED IN BK. M. P. 478 OF DEEDS, IN BK. 5 PG. 374 OF DEEDS, AND IN BK. L. P. 18 OF DEEDS, THE INTEREST OF THE MISSION WATER COMPANY WAS PASSED TO THE CITY OF SANTA BARBARA BY AGREEMENT RECORDED JANUARY 11, 1904 IN BK. 83, PG. 284, OF OFFICIAL RECORDS.
- 27 EASEMENT FOR A WATER LINE IN FAVOR OF CORA T. COLBY IN DEED RECORDED IN BK. 60, PG. 311 OF DEEDS.
- 28 30' WIDE EASEMENT FOR ROAD R/W AS GRANTED TO CLEMENS MAX RICHTER IN DEED RECORDED NOV. 14, 1900 IN BK. 57, PG. 169 OF DEEDS, PORTIONS ARE UNLOCATABLE FROM RECORD DATA.
- 29 EASEMENT FOR A WATER LINE AS DESCRIBED IN THE DEED TO CORA T. COLBY RECORDED OCTOBER 10, 1891 IN BK. 82, PG. 369 AND 370 OF DEEDS.
- 30 EASEMENT FOR PIPELINES, TELEGRAPH, TELEPHONE, ELECTRIC LIGHT AND POWER LINES IN FAVOR OF THE CITY OF SANTA BARBARA RECORDED NOVEMBER 29, 1904 IN BK. 102, PG. 139 OF DEEDS.
- 31 ANY RIGHTS AND INTEREST IN AND TO THE WATER PIPE SYSTEM TOGETHER WITH THE RIGHT TO ATTACH PIPES TO AND CONNECT AT ANY POINT ON OR ALONG SAID PIPELINE AS SHOWN IN THE DEED TO JOHN L. COLBY, ET UX, RECORDED SEPT. 24, 1924 IN BK. 148, PG. 389 OF DEEDS.
- 32 EASEMENT FOR R/W FOR TRAFFIC OF ALL SORTS, AND FOR WATER PIPES, GAS LINES, CONDUITS, AND OTHER UTILITIES IN FAVOR OF COUNTY NATIONAL BANK AND TRUST COMPANY OF SANTA BARBARA RECORDED APRIL 19, 1928 AS INST. NO. 3257 IN BK. 62, PG. 398 OF OFFICIAL RECORDS.
- 33 EASEMENT FOR RIGHT-OF-WAY & ROAD PURPOSES AS RESERVED IN THE DEED FROM MARY B. RICHTER RECORDED SEPT. 11, 1903 IN BK. 284, PG. 404, OF OFFICIAL RECORDS, AND SHOWN IN MAP BK. 21, PG. 187.
- 34 COVENANTS, CONDUITS, AND RESTRICTIONS IN THE DEED EXECUTED BY FIRST NATIONAL TRUST AND SAVINGS BANK OF SANTA BARBARA RECORDED NOVEMBER 29, 1904 AS FILE NO. 7887 IN BK. 21, PG. 303, OF OFFICIAL RECORDS.
- 35 EASEMENT FOR TELEGRAPH PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS IN FAVOR OF ASSOCIATED TELEPHONE COMPANY, LTD., RECORDED DECEMBER 14, 1941 IN BK. 537, PG. 336, OF OFFICIAL RECORDS.
- 36 EASEMENT FOR TELEPHONE AND TELEGRAPH PURPOSES IN FAVOR OF ASSOCIATED TELEPHONE AND TELEGRAPH COMPANY, LTD., RECORDED DECEMBER 17, 1941 AS INST. NO. 10808 IN BK. 537, PG. 336, OF OFFICIAL RECORDS.
- 37 EASEMENT FOR ROAD PURPOSES IN FAVOR OF SANTA BARBARA MUSEUM OF NATURAL HISTORY RECORDED JANUARY 28, 1943 IN BK. 584, PG. 397, OF OFFICIAL RECORDS.
- 38 COVENANTS, CONDITIONS, AND RESTRICTIONS IN THE DEED EXECUTED BY MARY F. CAMERON RECORDED OCTOBER 1, 1948 AS INST. NO. 15059 IN BK. 703, PG. 250, OF OFFICIAL RECORDS.
- 39 EASEMENT FOR PUBLIC ROAD IN FAVOR OF THE COUNTY OF SANTA BARBARA RECORDED APRIL 3, 1947 AS FILE NO. 434 IN BK. 122, PG. 416, OF OFFICIAL RECORDS.
- 40 EASEMENT FOR PIPELINES IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA RECORDED APRIL 21, 1952 AS INST. NO. 5838 IN BK. 1063, PG. 354, OF OFFICIAL RECORDS.
- 41 EASEMENT FOR GAS PIPELINES IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY RECORDED AUGUST 16, 1952 AS INST. NO. 12529 IN BK. 1088, PG. 401, OF OFFICIAL RECORDS.
- 42 EASEMENT FOR GAS PIPES AND MAINS IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY RECORDED MARCH 14, 1958 AS INST. NO. 4688, OF OFFICIAL RECORDS.
- 43 EASEMENT FOR ELECTRIC LINE CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARM WIGGERS AND OTHER FIXTURES AND FOR APPLIANCES FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER, TELEPHONE AND FOR OTHER PURPOSES IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA RECORDED AUGUST 8, 1958 AS INST. 15519 IN BK. 1394, PG. 578 OF OFFICIAL RECORDS.
- 44 EASEMENT RESERVED IN THE DEED BY FRANCIS J. PAHLER AND MARY J. PAHLER RECORDED MARCH 4, 1927 IN BK. 1433, PG. 71 OF OFFICIAL RECORDS.
- 45 EASEMENT FOR INGRESS, EGRESS AND GENERAL GARDEN PURPOSES RESERVED IN THE DEED BY GEORGE LOTTERHOFF, ET UX, RECORDED JULY 23, 1957 AS INSTRUMENT NO. 14939 IN BK. 1461, PG. 323, OF OFFICIAL RECORDS.
- 46 EASEMENT FOR GAS PIPES, MAINS AND OTHER APPURTENANCES IN FAVOR OF SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA RECORDED DEC. 8, 1967 AS INST. NO. 18741 IN BK. 221, PG. 143, OF OFFICIAL RECORDS.
- 47 EASEMENT FOR WATER MAINS AND APPURTENANCES IN FAVOR OF THE CITY OF SANTA BARBARA RECORDED MARCH 7, 1969 AS INST. NO. 2895 IN BK. 2264, PG. 580, OF OFFICIAL RECORDS.
- 48 EASEMENT FOR WATER MAINS AND APPURTENANCES IN FAVOR OF THE CITY OF SANTA BARBARA RECORDED APRIL 16, 1975 AS INSTRUMENT NO. 11972 IN BK. 2560, PG. 1223, OF OFFICIAL RECORDS.
- 49 EASEMENT FOR TRANSPORTATION OF GAS, PETROLEUM PRODUCTS AND OTHER SUBSTANCES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY RECORDED SEPTEMBER 27, 1977 AS REEL NO. 77-48879, OF OFFICIAL RECORDS.
- 50 AGREEMENT FOR RELOCATION, PRIVATELY-OWNED SEPTIC SEWAGE DISPOSAL SYSTEMS, BETWEEN THE COUNTY OF SANTA BARBARA AND SANTA BARBARA BOTANIC GARDEN RECORDED NOV. 22, 1988 AS REEL NO. 88-05825 OF OFFICIAL RECORDS.
- 51 EASEMENT FOR OPEN SPACE PURPOSES IN GRASS FOR LIGHT, AIR, VIEW AND FOR THE PRESERVATION OF SCENIC QUALITIES FOR A TERM OF TWENTY YEARS, BEGINNING JANUARY 1, 1989 AND ENDING DECEMBER 31, 2008 RECORDED FEBRUARY 10, 1989 AS REEL NO. 88-05825 OF OFFICIAL RECORDS, AFFECTS A.P.N. 230-080-18
- 52 ROAD & UTILITY EASEMENT PER D.R. 38/227
- 53 UTILITY EASEMENT PER OFFICIAL RECORD 2003-0081311
- 54 NON EXCLUSIVE ROAD & UTILITY EASEMENT PER D.R. 1169/815
- 55 BRUSH CLEARING ACCESS EASEMENT PER OFFICIAL RECORD 2003-0081311
- 56 R/W EASEMENT PER OFFICIAL RECORD 2003-0081310

BASIS OF BEARINGS: (PROVIDED BY SURVEYORS)

- 1. HORIZONTAL DATUM: NORTH AMERICAN DATUM 1983 PER CITY NETWORK P.T.S. 0009 & 0005
 - 2. BASIS OF BEARINGS: CITY OF SB NETWORK (P.T.S. 0009 & 0005)
 - 3. COORDINATE SYSTEM: CALIFORNIA COORDINATE SYSTEM 1983, ZONE 5
- LOCAL BENCH MARK:** (PROVIDED BY SURVEYORS)
- VERTICAL DATUM ASSUMED PER PENFIELD & SMITH FILE 1270311.DWG
4/22/98 (PT#234 "GRATE") -711.28
ADD +0.25 FT. = NATIONAL GEODETIC VERTICAL DATUM 1929
ADD +2.84 FT. = NORTH AMERICAN VERTICAL DATUM 1988
(PER GPS OBSERVATION PER CITY NETWORK)



1	A.P.N. 23-052-01	5.26 AC.	11	A.P.N. 23-080-23	2.80 AC.	21	A.P.N. 23-080-24	0.08 AC.
2	A.P.N. 23-052-02	6.34 AC.	12	A.P.N. 23-080-24	0.1 AC.	22	A.P.N. 23-080-25	3.75 AC.
3	A.P.N. 23-052-03	1.00 AC.	13	A.P.N. 23-080-25	0.41 AC.	23	A.P.N. 23-080-26	0.41 AC.
4	A.P.N. 23-052-04	1.00 AC.	14	A.P.N. 23-080-26	0.41 AC.	24	A.P.N. 23-080-27	1.24 AC.
5	A.P.N. 23-052-05	1.89 AC.	15	A.P.N. 23-080-27	1.24 AC.	25	A.P.N. 23-340-13	10.24 AC.
6	A.P.N. 23-052-11	4.02 AC.	16	A.P.N. 23-340-14	0.1 AC.	26	A.P.N. 23-340-14	0.1 AC.
7	A.P.N. 23-052-12	4.15 AC.	17	A.P.N. 23-340-15	12.63 AC.	27	A.P.N. 23-350-08	3.28 AC.
8	A.P.N. 23-052-18	1.04 AC.	18	A.P.N. 23-350-08	3.28 AC.			
9	A.P.N. 23-052-22	1.99 AC.						

**ASSESSOR'S
PARCEL DETAIL**
NOT TO SCALE

NO.	DESCRIPTION	DATE	APPROVED

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
600 East Montecito Street Santa Barbara, California 93103
Telephone (805) 960-2224
SEPTEMBER 2005



TITLE AND LEGAL
GRADING, DRAINAGE, SEWER AND WATER MASTER PLAN
SANTA BARBARA BOTANIC GARDENS
SANTA BARBARA COUNTY, CALIFORNIA

C-1
SHT. 1 OF 4

SEE SHEET C-3
FOR CONTINUATION

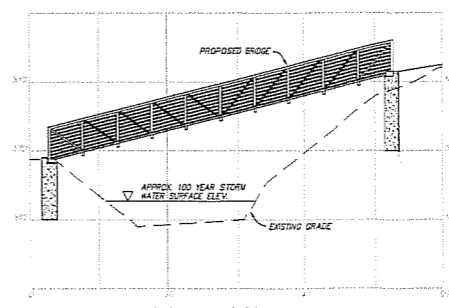
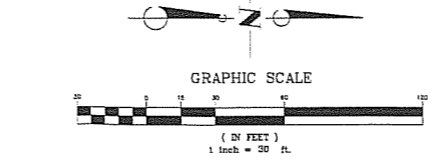
PROPOSED CONSTRUCTION :

- 1 ASPHALT CONCRETE PAVEMENT WITH SANDSTONE COLORED CHIPSEAL.
- 2 ASPHALT CONCRETE BERM.
- 3 SANDSTONE PLANTER CURB.
- 4 SEE ARCHITECT'S PLANS FOR HARDSCAPE DESCRIPTION.
- 5 GRAVITY STONE WALL.
- 6 RETAINING WALL WITH SANDSTONE FACE WHERE VISIBLE AND HEIGHT AS SHOWN.
- 7 CONCRETE STORM DRAIN INLET.
- 8 RETAINING WALL AS PART OF STRUCTURE.
- 9 CONCRETE STORM DRAIN INLET WITH CAST IRON GRATE.
- 10 STORM DRAIN PIPE.
- 11 STORM DRAIN OUTLET WITH RIP-RAP.
- 12 SEWER CLEAN-OUT.
- 13 SEWER LATERAL WITH FLOW DIRECTION SHOWN.
- 14 SEWER MANHOLE WITH DEPTH AS SHOWN.
- 15 SEWER MAIN WITH FLOW DIRECTION SHOWN.
- 16 FIRE HYDRANT WITH LATERAL AND ISOLATION VALVE.
- 17 WATER METER(S) WITH EASEMENT TO CITY AND SERVICE LATERAL TO ADJACENT BUILDING(S).
- 18 WATER MAIN WITH BENDS AND THRUST BLOCKS AS NEEDED.
- 19 BACKFLOW PREVENTER AT PRIVATE-PUBLIC MAIN INTERFACE.
- 20 WATERMAIN ISOLATION VALVES.
- 21 CONNECTION TO EXISTING WATERMAIN.
- 22 EXISTING WATERLINE.
- 23 SEWER MAIN INSIDE WELDED STEEL SLEEVE ADJACENT TO BRIDGE.
- 24 NEW SEWER MANHOLE AT EXISTING CLEANOUT LOCATION.
- 25 EXISTING SEWER MAIN.
- 26 EXISTING SEWER MANHOLE.
- 27 NATURAL ROCK RIP-RAP ENERGY DISAPATER.
- 28 STORM DRAIN INLET WITH REMOVABLE OIL AND GRIT FILTER AND PIPE OUTLET TO DITCH WITH ROCK RIP-RAP.
- 29 FENCED DETENTION BASIN.
- 30 CONCRETE HEADWALL WITH BLEEDER OUTLET AND SANDSTONE OVERFLOW WEIR.
- 31 SANDSTONE CURB.
- 32 SANDSTONE FACED 1:1 SLOPE.
- 33 STORM DRAIN OUTLET INTO EXISTING INLET.
- 34 SANDSTONE CURB AND GUTTER.
- 35 STORM DRAIN MANHOLE.
- 36 SANDSTONE FACING AT STORM DRAIN OUTLET.
- 37 CMP STORM DRAIN INLET.
- 38 WOOD HEADER AT PAVEMENT EDGE.
- 39 BIOSWALE.
- 40 GRAVEL PATH / PARKING AREA.
- 41 CART / PEDESTRIAN BRIDGE.
- 42 CONCRETE SWALE.
- 43 SEWAGE DISPOSAL SYSTEM.

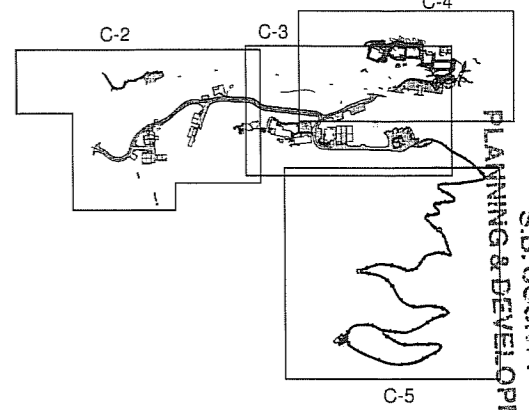
ESTIMATED EARTHWORK SUMMARY

	C.Y. CUT	C.Y. FILL	NET C.Y.
ROADS / PADS	2200	800	1400
SEWER, WATER & STORM DRAIN TRENCHING	1070	570	500
RETAINING WALLS FOOTINGS	90		90
TREE REMOVAL	10		10
TOTAL THIS SHEET			2000

NOTE: QUANTITIES ARE APPROXIMATE AND DO NOT REFLECT SHRINKAGE OR EXPANSION DUE TO MECHANICAL PLACEMENT OR REMOVAL.



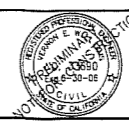
**MISSION CREEK
BRIDGE ELEVATION**
1 inch = 10 ft.



KEY MAP

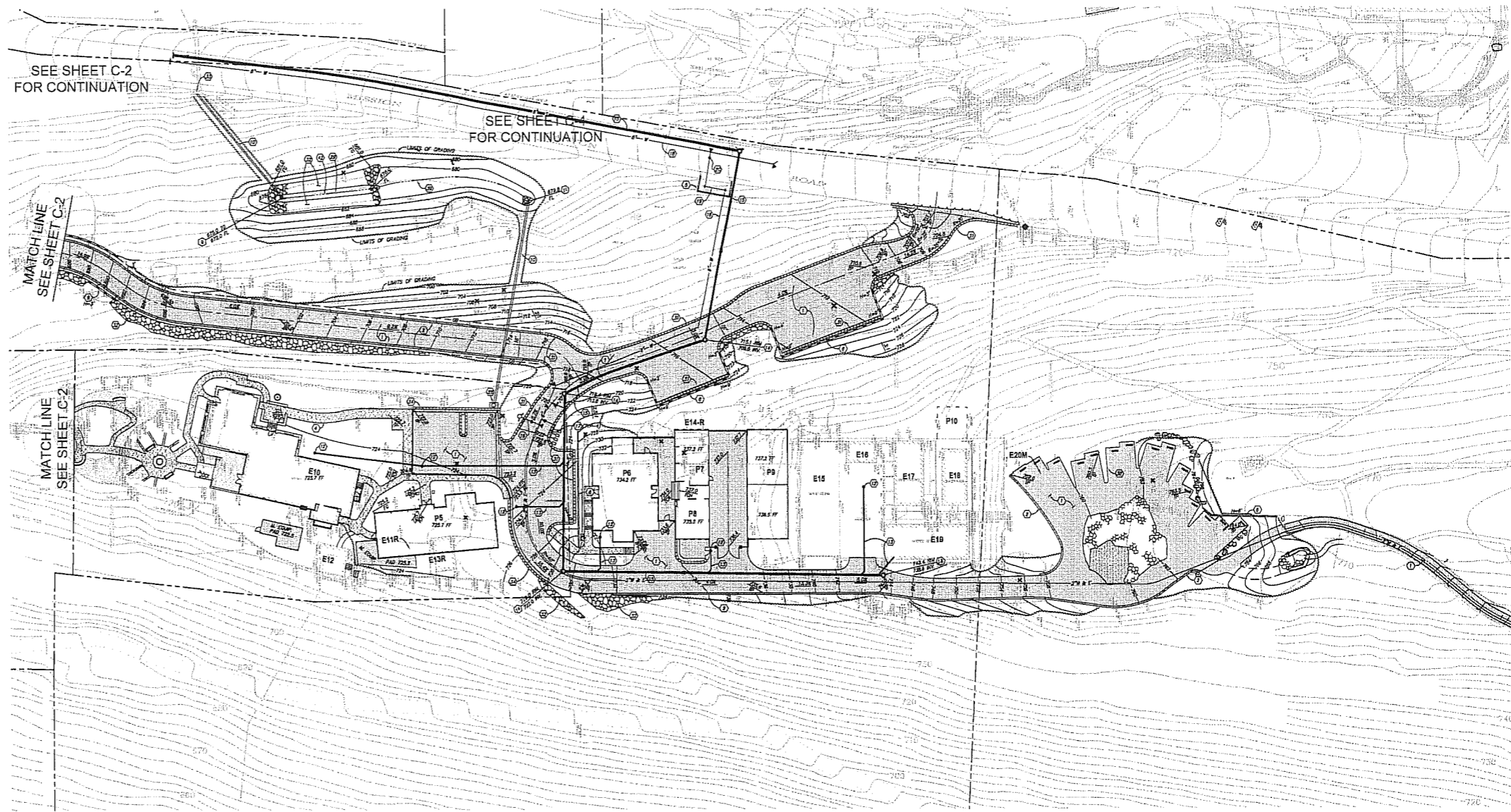
NO.	DESCRIPTION	DATE	APPROVED

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
500 East Montecito Street Santa Barbara, California 93103
Telephone (805) 968-2224
AUGUST 2005



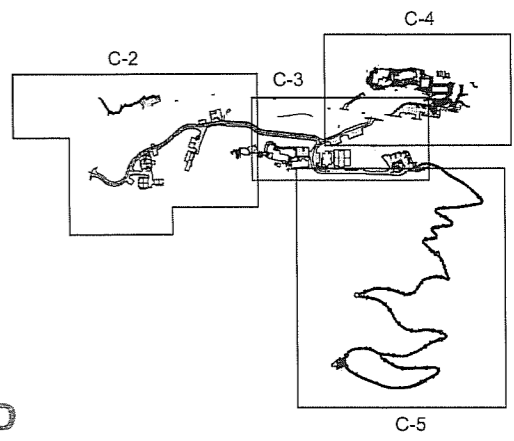
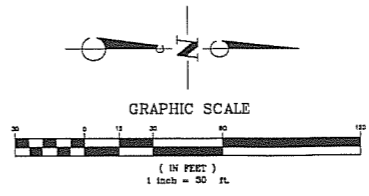
SOUTHERLY GARDEN AREA
GRADING, DRAINAGE, SEWER AND WATER MASTER PLAN
SANTA BARBARA BOTANIC GARDENS
SANTA BARBARA COUNTY, CALIFORNIA

JUL 20 2005
 RECEIVED
 S.B. COUNTY
 PLANNING & DEVELOPMENT
 C-2
 SHT. 2 OF 3



PROPOSED CONSTRUCTION :

- 1 ASPHALT CONCRETE PAVEMENT WITH SANDSTONE COLORED CHIPSEAL.
- 2 ASPHALT CONCRETE BERM.
- 3 SANDSTONE PLANTER CURB.
- 4 SEE ARCHITECT'S PLANS FOR HARDSCAPE DESCRIPTION.
- 5 GRAVITY STONE WALL.
- 6 RETAINING WALL WITH SANDSTONE FACE WHERE VISIBLE AND HEIGHT AS SHOWN.
- 7 CONCRETE STORM DRAIN INLET.
- 8 RETAINING WALL AS PART OF STRUCTURE.
- 9 CONCRETE STORM DRAIN INLET WITH CAST IRON GRATE.
- 10 STORM DRAIN PIPE.
- 11 STORM DRAIN OUTLET WITH RIP-RAP.
- 12 SEWER CLEAN-OUT.
- 13 SEWER LATERAL WITH FLOW DIRECTION SHOWN.
- 14 SEWER MANHOLE WITH DEPTH AS SHOWN.
- 15 SEWER MAIN WITH FLOW DIRECTION SHOWN.
- 16 FIRE HYDRANT WITH LATERAL AND ISOLATION VALVE.
- 17 WATER METER(S) WITH EASEMENT TO CITY AND SERVICE LATERAL TO ADJACENT BUILDING(S).
- 18 WATER MAIN WITH BENDS AND THRUST BLOCKS AS NEEDED.
- 19 BACKFLOW PREVENTER AT PRIVATE-PUBLIC MAIN INTERFACE.
- 20 WATERMAIN ISOLATION VALVES.
- 21 CONNECTION TO EXISTING WATERMAIN.
- 22 EXISTING WATERLINE.
- 23 SEWER MAIN INSIDE WELDED STEEL SLEEVE ADJACENT TO BRIDGE.
- 24 NEW SEWER MANHOLE AT EXISTING CLEANOUT LOCATION.
- 25 EXISTING SEWER MAIN.
- 26 EXISTING SEWER MANHOLE.
- 27 NATURAL ROCK RIP-RAP ENERGY DISAPATER.
- 28 STORM DRAIN INLET WITH REMOVABLE OIL AND GRIT FILTER AND PIPE OUTLET TO DITCH WITH ROCK RIP-RAP.
- 29 FENCED DETENTION BASIN.
- 30 CONCRETE HEADWALL WITH BLEEDER OUTLET AND SANDSTONE OVERFLOW WEIR.
- 31 SANDSTONE CURB.
- 32 SANDSTONE FACED 1:1 SLOPE.
- 33 STORM DRAIN OUTLET INTO EXISTING INLET.
- 34 SANDSTONE CURB AND GUTTER.
- 35 STORM DRAIN MANHOLE.
- 36 SANDSTONE FACING AT STORM DRAIN OUTLET.
- 37 CMP STORM DRAIN INLET.
- 38 WOOD HEADER AT PAVEMENT EDGE.
- 39 BIOSWALE
- 40 GRAVEL PATH / PARKING AREA
- 41 CART / PEDESTRIAN BRIDGE
- 42 CONCRETE SWALE
- 43 SEWAGE DISPOSAL SYSTEM



ESTIMATED EARTHWORK SUMMARY

	C.Y. CUT	C.Y. FILL	NET C.Y.
ROADS / PADS	4300	2700	1600
SEWER, WATER & STORMDRAIN TRENCHING	701	701	0
RETAINING WALLS FOOTINGS	149		149
TREE REMOVAL	2		2
TOTAL THIS LOCATION			1751

NOTE: QUANTITIES ARE APPROXIMATE AND DO NOT REFLECT SHRINKAGE OR EXPANSION DUE TO MECHANICAL PLACEMENT OR REMOVAL.

RECEIVED

JUL 20 2009

S.B. COUNTY
PLANNING & DEVELOPMENT

KEY MAP

NO.	DESCRIPTION	DATE	APPROVED

FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
500 East Montecito Street Santa Barbara, California 93103
Telephone (805) 956-2224
SEPTEMBER 2005



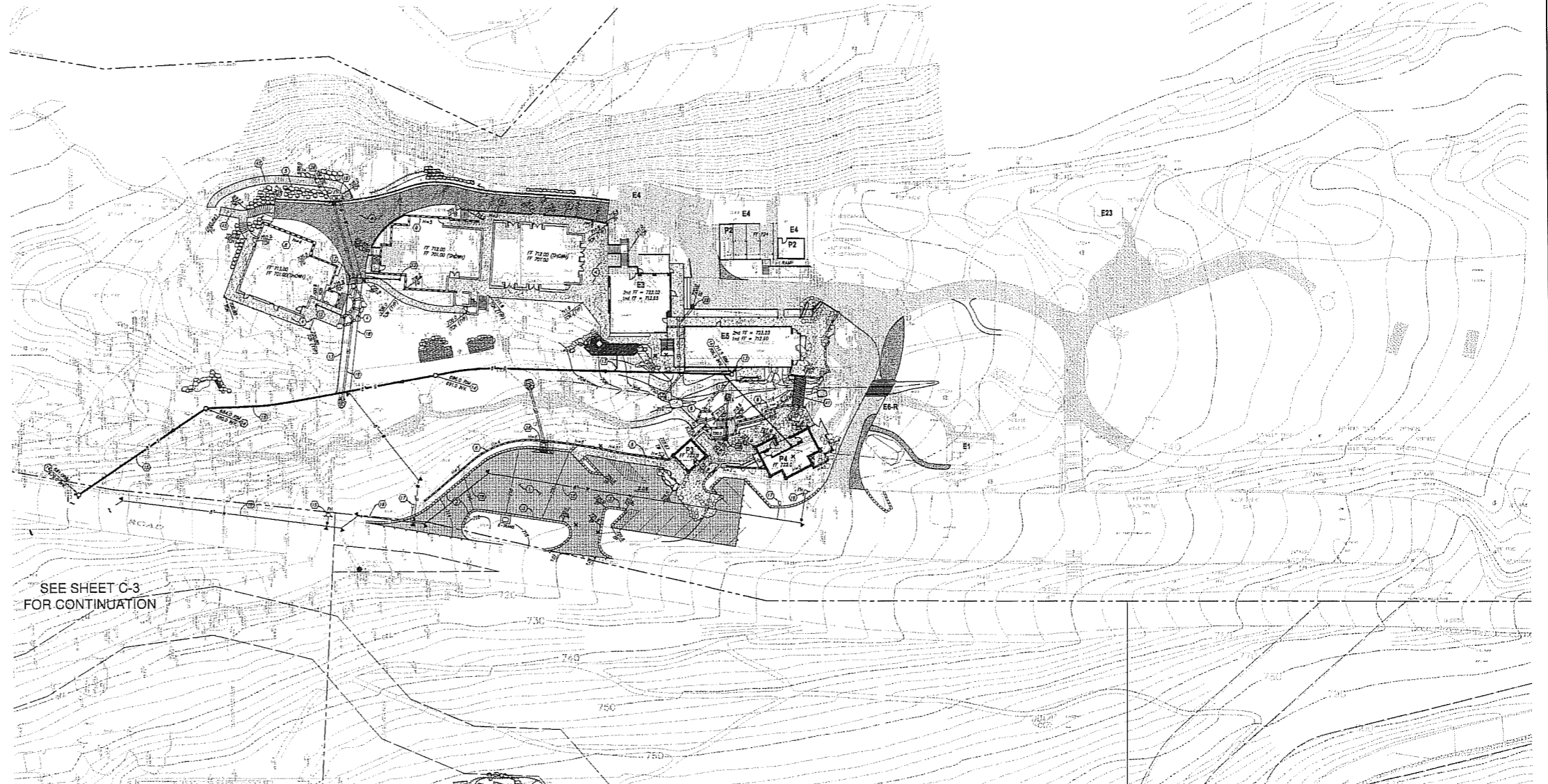
MIDDLE & EASTERN GARDEN AREA
GRADING, DRAINAGE, SEWER AND WATER MASTER PLAN
SANTA BARBARA BOTANIC GARDENS
SANTA BARBARA COUNTY, CALIFORNIA

C-3

SHT. 3 OF 5

PROPOSED CONSTRUCTION :

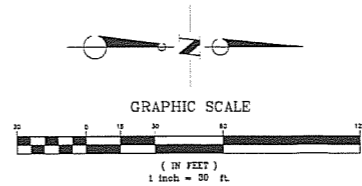
- 1 ASPHALT CONCRETE PAVEMENT WITH SANDSTONE COLORED CHIPSEAL.
- 2 ASPHALT CONCRETE BERM.
- 3 SANDSTONE PLANTER CURB.
- 4 SEE ARCHITECT'S PLANS FOR HARDSCAPE DESCRIPTION.
- 5 GRAVITY STONE WALL.
- 6 RETAINING WALL WITH SANDSTONE FACE WHERE VISIBLE AND HEIGHT AS SHOWN.
- 7 CONCRETE STORM DRAIN INLET.
- 8 RETAINING WALL AS PART OF STRUCTURE.
- 9 CONCRETE STORM DRAIN INLET WITH CAST IRON GRATE.
- 10 STORM DRAIN PIPE.
- 11 STORM DRAIN OUTLET WITH RIP-RAP.
- 12 SEWER CLEAN-OUT.
- 13 SEWER LATERAL WITH FLOW DIRECTION SHOWN.
- 14 SEWER MANHOLE WITH DEPTH AS SHOWN.
- 15 SEWER MAIN WITH FLOW DIRECTION SHOWN.
- 16 FIRE HYDRANT WITH LATERAL AND ISOLATION VALVE.
- 17 WATER METER(S) WITH EASEMENT TO CITY AND SERVICE LATERAL TO ADJACENT BUILDING(S).
- 18 WATER MAIN WITH BENDS AND THRUST BLOCKS AS NEEDED.
- 19 BACKFLOW PREVENTER AT PRIVATE-PUBLIC MAIN INTERFACE WITH FIRE DEPT CONNECTION.
- 20 WATERMAIN ISOLATION VALVES.
- 21 CONNECTION TO EXISTING WATERMAIN.
- 22 EXISTING WATERLINE.
- 23 SEWER MAIN INSIDE WELDED STEEL SLEEVE ADJACENT TO BRIDGE.
- 24 NEW SEWER MANHOLE AT EXISTING CLEANOUT LOCATION.
- 25 EXISTING SEWER MAIN.
- 26 EXISTING SEWER MANHOLE.
- 27 NATURAL ROCK RIP-RAP ENERGY DISSIPATER.
- 28 STORM DRAIN INLET WITH REMOVABLE OIL AND GRIT FILTER AND PIPE OUTLET TO DITCH WITH ROCK RIP-RAP.
- 29 FENCED DETENTION BASIN.
- 30 CONCRETE HEADWALL WITH BLEEDER OUTLET AND SANDSTONE OVERFLOW WEIR.
- 31 SANDSTONE CURB.
- 32 SANDSTONE FACED 1:1 SLOPE.
- 33 STORM DRAIN OUTLET INTO EXISTING INLET.
- 34 SANDSTONE CURB AND GUTTER.
- 35 STORM DRAIN MANHOLE.
- 36 SANDSTONE FACING AT STORM DRAIN OUTLET.
- 37 CMP STORM DRAIN INLET.
- 38 WOOD HEADER AT PAVEMENT EDGE.
- 39 BIOSWALE.
- 40 GRAVEL PATH / PARKING AREA.
- 41 CART / PEDESTRIAN BRIDGE.
- 42 CONCRETE SWALE.
- 43 SEWAGE DISPOSAL SYSTEM.
- 44 WHARF HEAD FIRE HYDRANT.
- 45 GRAVEL PATH.



ESTIMATED EARTHWORK SUMMARY

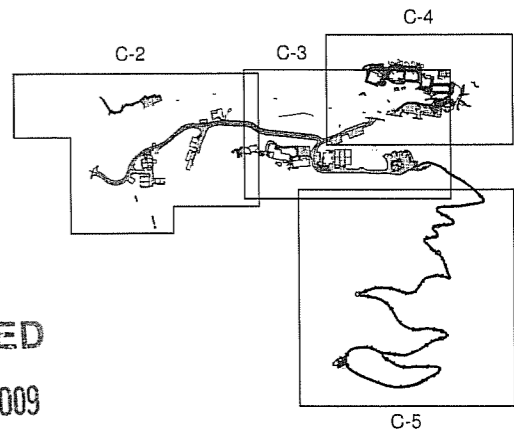
	C.Y. CUT	C.Y. FILL	NET C.Y.
ROADS / PADS	2200	1400	800
SEWER, WATER & STORMDRAIN TRENCHING	250	250	0
RETAINING WALLS FOOTINGS			380
TREE REMOVAL			5
TOTAL THIS SHEET			1165

NOTE: QUANTITIES ARE APPROXIMATE AND DO NOT REFLECT SHRINKAGE OR EXPANSION DUE TO MECHANICAL PLACEMENT OR REMOVAL.



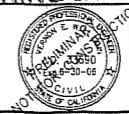
RECEIVED
JUL 20 2009

S.B. COUNTY
PLANNING & DEVELOPMENT



NO.	DESCRIPTION	DATE	APPROVED

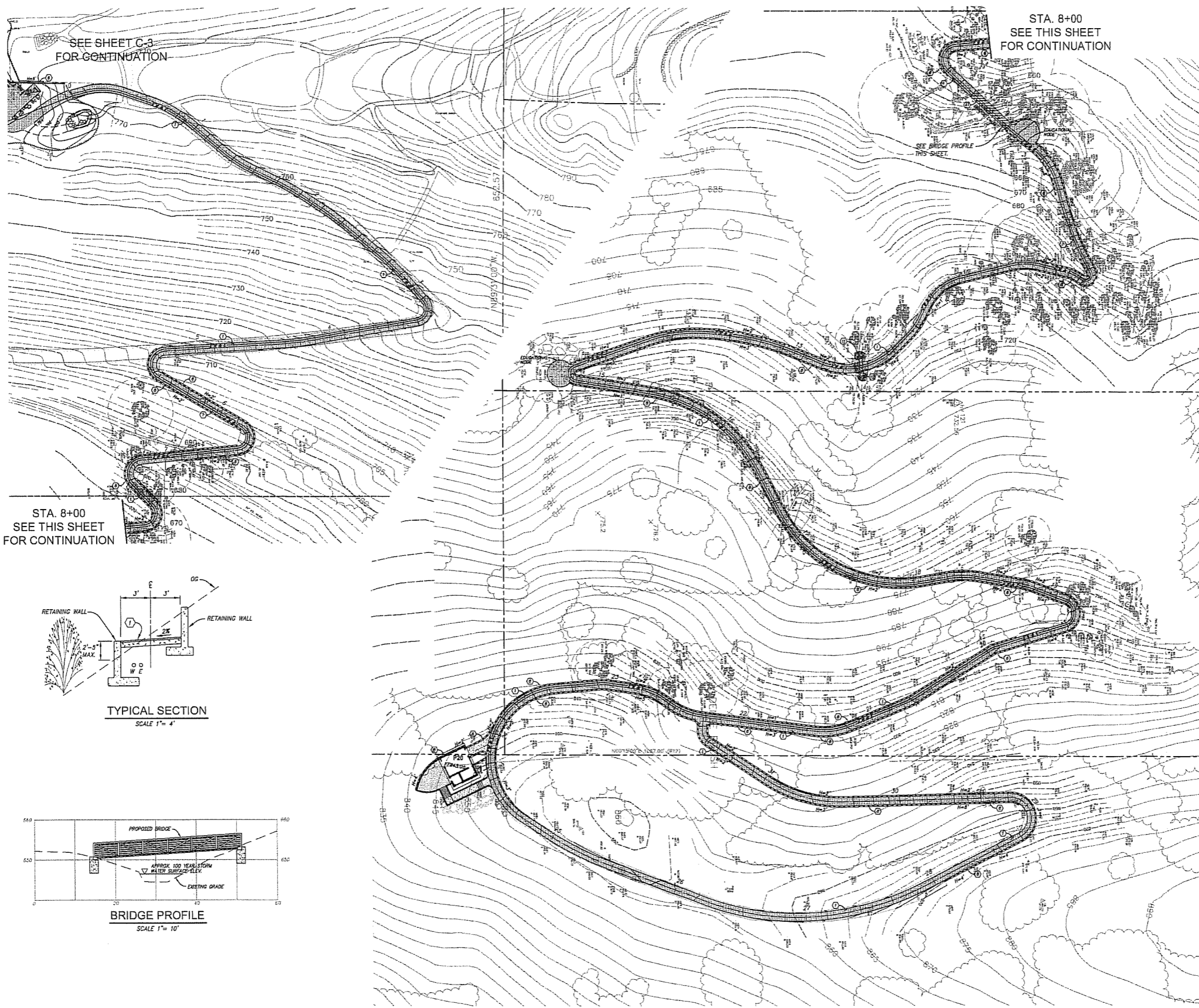
FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
500 East Montecito Street Santa Barbara, California 93103
Telephone (805) 966-2224
AUGUST 2006



NORTHERLY GARDEN AREA
GRADING, DRAINAGE, SEWER AND WATER MASTER PLAN
SANTA BARBARA BOTANIC GARDENS
SANTA BARBARA COUNTY, CALIFORNIA

C-4

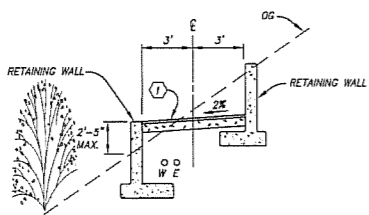
SHT. 4 OF 5



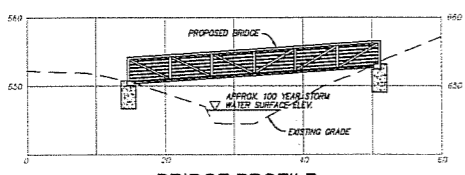
SEE SHEET C-3
FOR CONTINUATION

STA. 8+00
SEE THIS SHEET
FOR CONTINUATION

STA. 8+00
SEE THIS SHEET
FOR CONTINUATION



TYPICAL SECTION
SCALE 1" = 4'



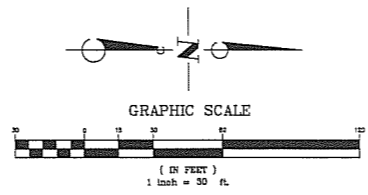
BRIDGE PROFILE
SCALE 1" = 10'

- PROPOSED CONSTRUCTION :**
- 1 ASPHALT CONCRETE PAVEMENT WITH SANDSTONE COLORED CHIPSEAL.
 - 2 ASPHALT CONCRETE BERM.
 - 3 SANDSTONE PLANTER CURB.
 - 4 SEE ARCHITECT'S PLANS FOR HARDSCAPE DESCRIPTION.
 - 5 DRAINAGE STONE WALL.
 - 6 RETAINING WALL WITH SANDSTONE FACE WHERE VISIBLE AND HEIGHT AS SHOWN.
 - 7 CONCRETE STORM DRAIN INLET.
 - 8 RETAINING WALL AS PART OF STRUCTURE.
 - 9 CONCRETE STORM DRAIN INLET WITH CAST IRON GRATE.
 - 10 STORM DRAIN PIPE.
 - 11 STORM DRAIN OUTLET WITH RIP-RAP.
 - 12 SEWER CLEAN-OUT.
 - 13 SEWER LATERAL WITH FLOW DIRECTION SHOWN.
 - 14 SEWER MANHOLE WITH DEPTH AS SHOWN.
 - 15 SEWER MAIN WITH FLOW DIRECTION SHOWN.
 - 16 FIRE HYDRANT WITH LATERAL AND ISOLATION VALVE.
 - 17 WATER METER(S) WITH EASEMENT TO CITY AND SERVICE LATERAL TO ADJACENT BUILDING(S).
 - 18 WATER MAIN WITH BENDS AND THRUST BLOCKS AS NEEDED.
 - 19 BACKFLOW PREVENTER AT PRIVATE-PUBLIC MAIN INTERFACE.
 - 20 WATERMAIN ISOLATION VALVES.
 - 21 CONNECTION TO EXISTING WATERMAIN.
 - 22 EXISTING WATERLINE.
 - 23 SEWER MAIN INSIDE WELDED STEEL SLEEVE ADJACENT TO BRIDGE.
 - 24 NEW SEWER MANHOLE AT EXISTING CLEANOUT LOCATION.
 - 25 EXISTING SEWER MAIN.
 - 26 EXISTING SEWER MANHOLE.
 - 27 NATURAL ROCK RIP-RAP ENERGY DISSIPATER.
 - 28 STORM DRAIN INLET WITH REMOVABLE OIL AND GRIT FILTER AND PIPE OUTLET TO DITCH WITH ROCK RIP-RAP.
 - 29 FENCED DETENTION BASIN.
 - 30 CONCRETE HEADWALL WITH BLEEDER OUTLET AND SANDSTONE OVERFLOW WEIR.
 - 31 SANDSTONE CURB.
 - 32 SANDSTONE FACED 1:1 SLOPE.
 - 33 STORM DRAIN OUTLET INTO EXISTING INLET.
 - 34 SANDSTONE CURB AND GUTTER.
 - 35 STORM DRAIN MANHOLE.
 - 36 SANDSTONE FACING AT STORM DRAIN OUTLET.
 - 37 CMP STORM DRAIN INLET.
 - 38 WOOD HEADER AT PAVEMENT EDGE.
 - 39 BIOSWALE.
 - 40 GRAVEL PATH / PARKING AREA.
 - 41 CART / PEDESTRIAN BRIDGE.
 - 42 CONCRETE SWALE.
 - 43 SEWAGE DISPOSAL SYSTEM.

ESTIMATED EARTHWORK SUMMARY

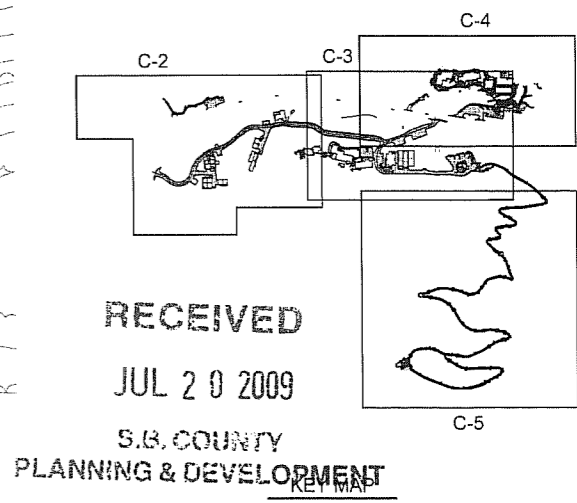
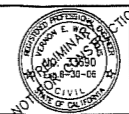
	C.Y. CUT	C.Y. FILL	NET C.Y.
ROADS / PADS	755	495	260
SEWER, WATER & STORMDRAIN TRENCHING	80	0	80
RETAINING WALLS FOOTINGS	65	0	65
TREE REMOVAL	16	0	16
TOTAL THIS SHEET			391

NOTE: QUANTITIES ARE APPROXIMATE AND DO NOT REFLECT SHRINKAGE OR EXPANSION DUE TO MECHANICAL PLACEMENT OR REMOVAL.



NO.	DESCRIPTION	DATE	APPROVED

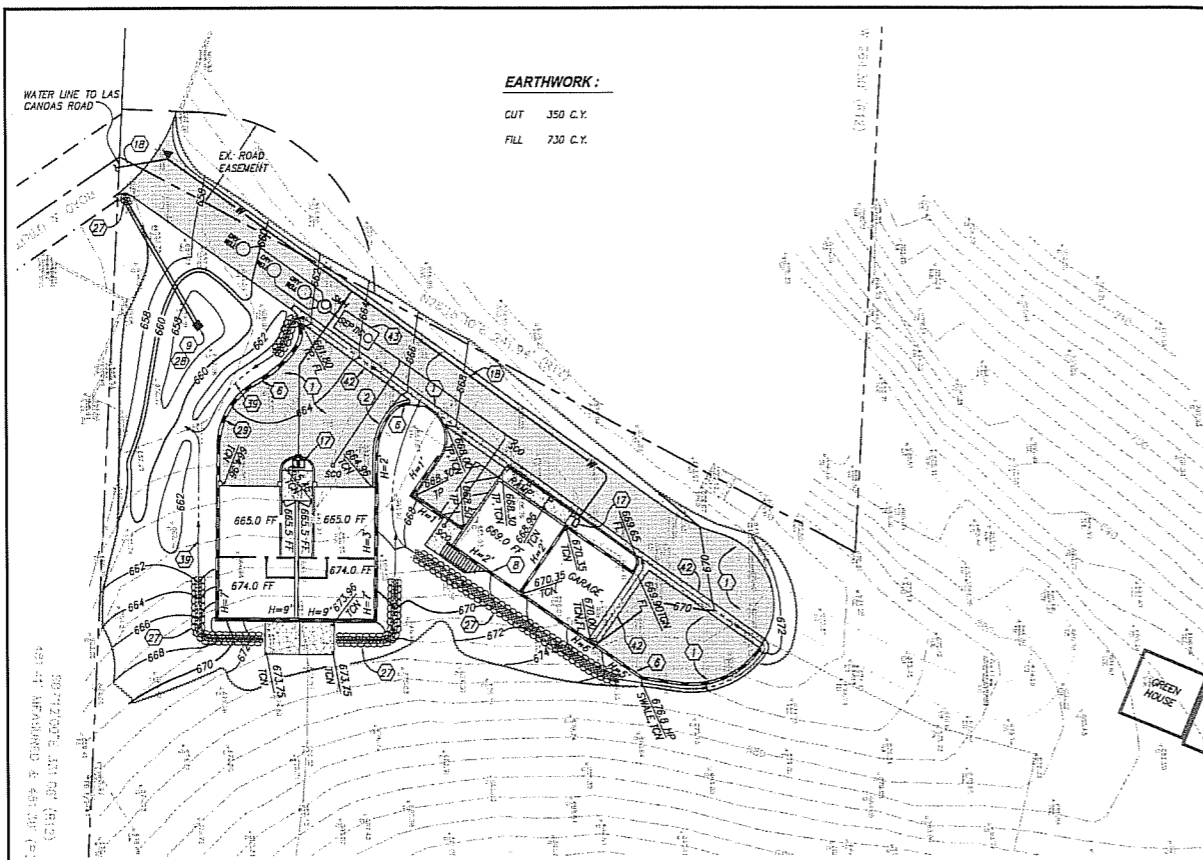
FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERS
500 East Montecito Street, Santa Barbara, California 93103
Telephone (805) 968-2224
SEPTEMBER 2005



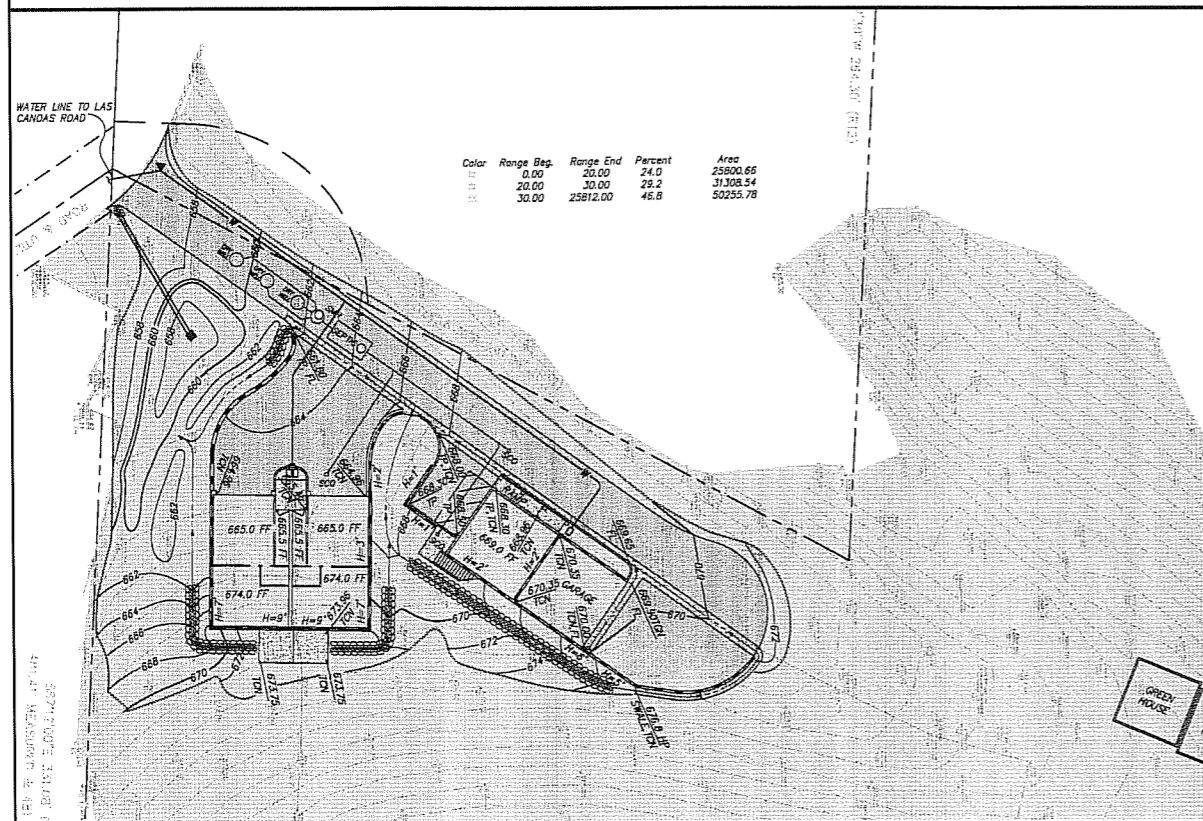
RECEIVED
JUL 20 2009
S.B. COUNTY
PLANNING & DEVELOPMENT

CAVALLI PATH AREA
GRADING, DRAINAGE, SEWER AND WATER MASTER PLAN
SANTA BARBARA BOTANIC GARDENS
SANTA BARBARA COUNTY, CALIFORNIA

C-5
SHT. 5 OF 5



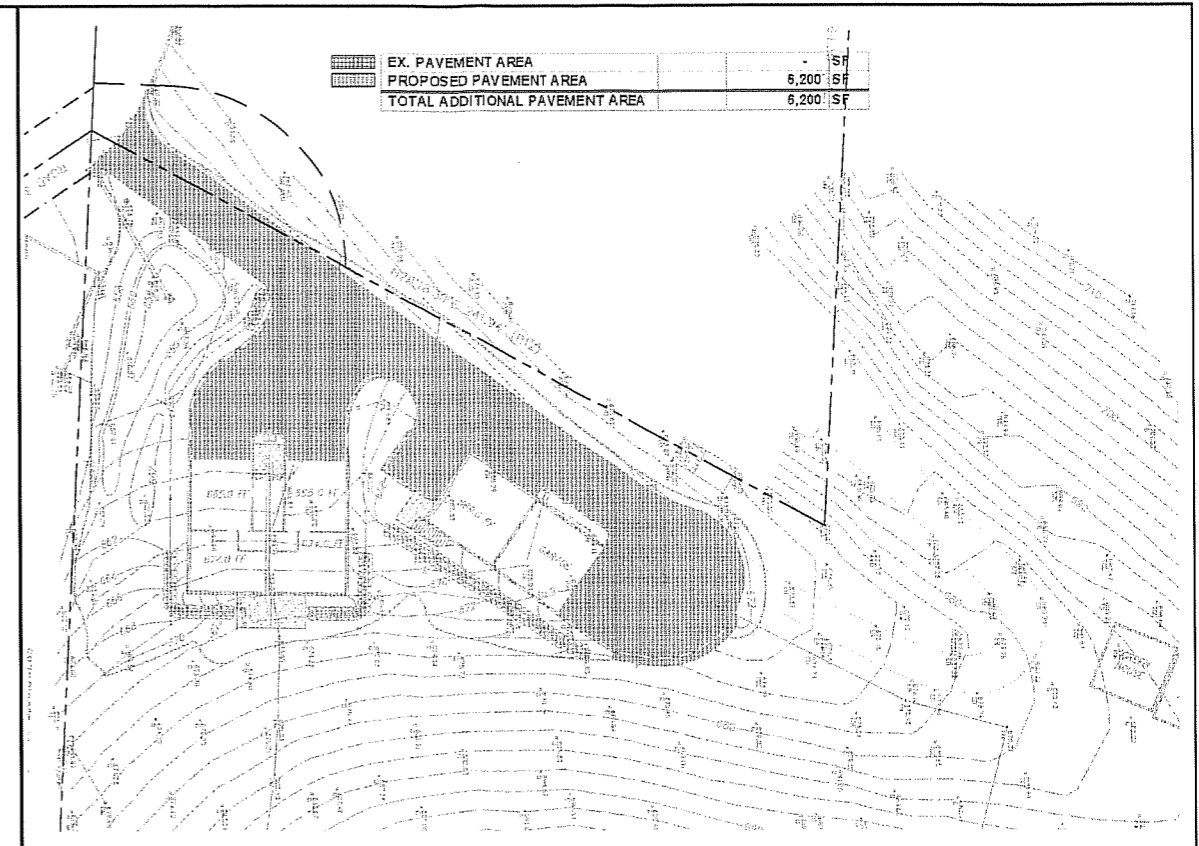
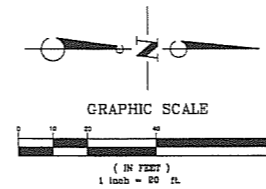
GRADING, DRAINAGE, SEWER & WATER PLAN



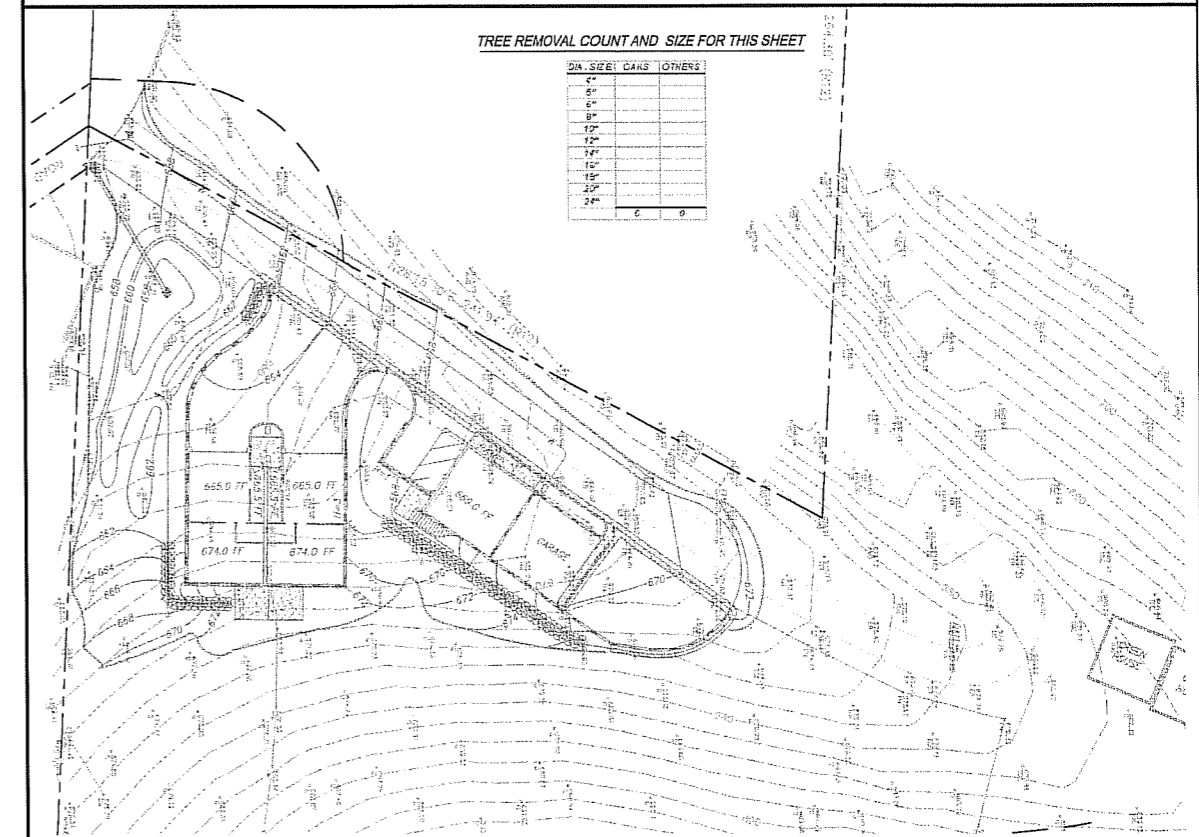
SLOPE STUDY PLAN

PROPOSED CONSTRUCTION :

- 1 ASPHALT CONCRETE PAVEMENT WITH SANDSTONE COLORED CHIPSEAL.
- 2 ASPHALT CONCRETE BERM.
- 3 RETAINING WALL WITH SANDSTONE FACE WHERE VISIBLE AND HEIGHT AS SHOWN.
- 4 RETAINING WALL AS PART OF STRUCTURE.
- 5 CONCRETE STORM DRAIN INLET WITH CAST IRON GRATE.
- 6 STORM DRAIN PIPE.
- 7 WATER METER(S) WITH EASEMENT TO CITY AND SERVICE LATERAL TO ADJACENT BUILDING(S).
- 8 WATER MAIN WITH BENDS AND THRUST BLOCKS AS NEEDED.
- 9 NATURAL ROCK RIP-RAP ENERGY DISSIPATER.
- 10 STORM DRAIN INLET WITH REMOVABLE OIL AND GRIT FILTER AND PIPE OUTLET TO DITCH WITH ROCK RIP-RAP.
- 11 FENCED DETENTION BASIN
- 12 BIOSWALE
- 13 CONCRETE SWALE
- 14 SEWAGE DISPOSAL SYSTEM

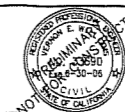


PAVING PLAN



TREE REMOVAL PLAN

FLOWERS & ASSOCIATES, INC.
 CIVIL ENGINEERS
 500 East Montecito Street Santa Barbara, California 93103
 Telephone (805) 966-2224



RECEIVED ALLI HOUSING AREA
 MASTER PLAN EXHIBIT
 SANTA BARBARA BOTANIC GARDENS
 SANTA BARBARA COUNTY, CALIFORNIA

JUL 20 2006

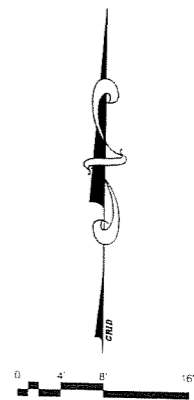
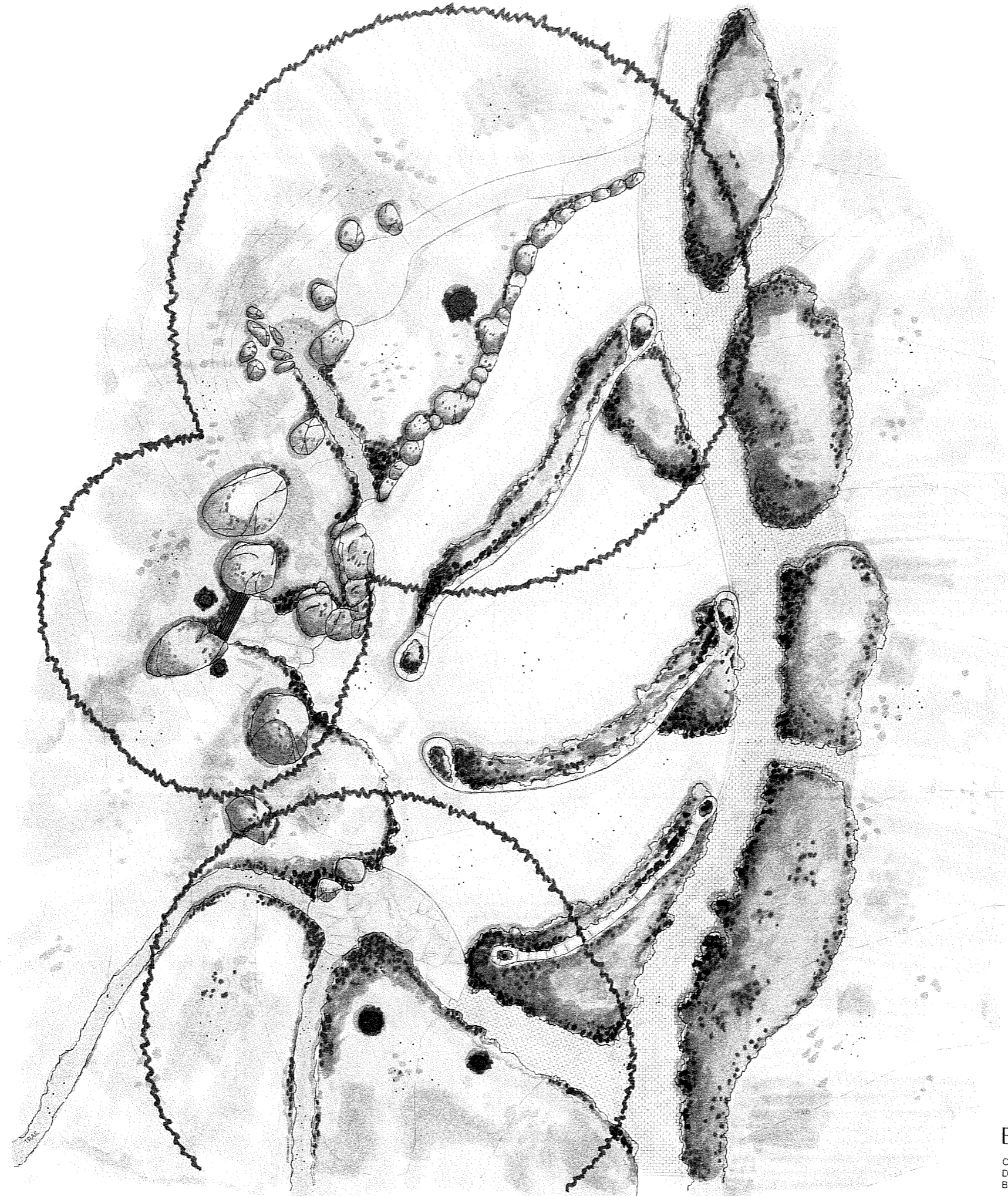
C-6

SHT. 6 OF 8

Santa Barbara Botanic Garden
Site Plan

JUL 16 2009

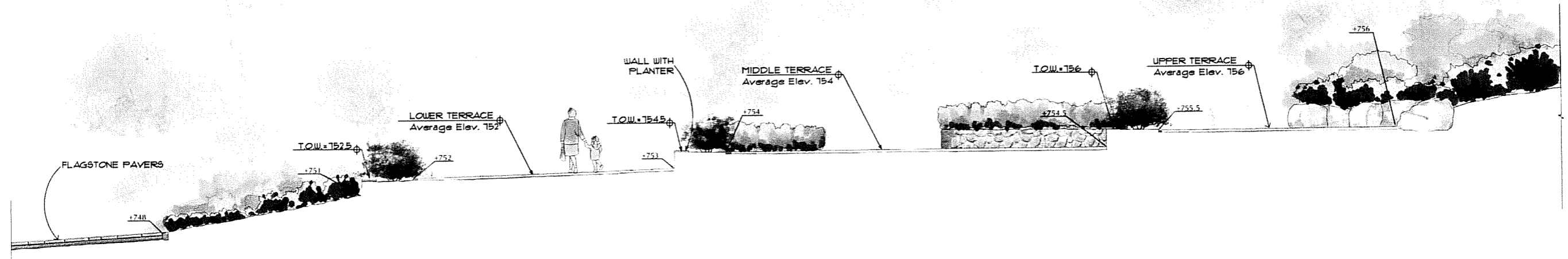




SANTA BARBARA
BOTANIC GARDEN TERRACE

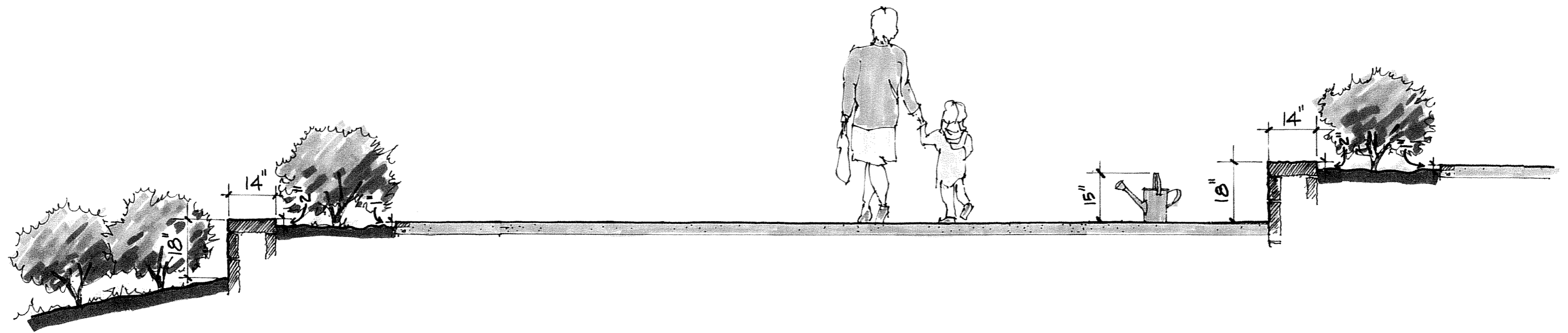
CO-DESIGN BY:
DARREL MORRISON;
BILLY GOODNICK;

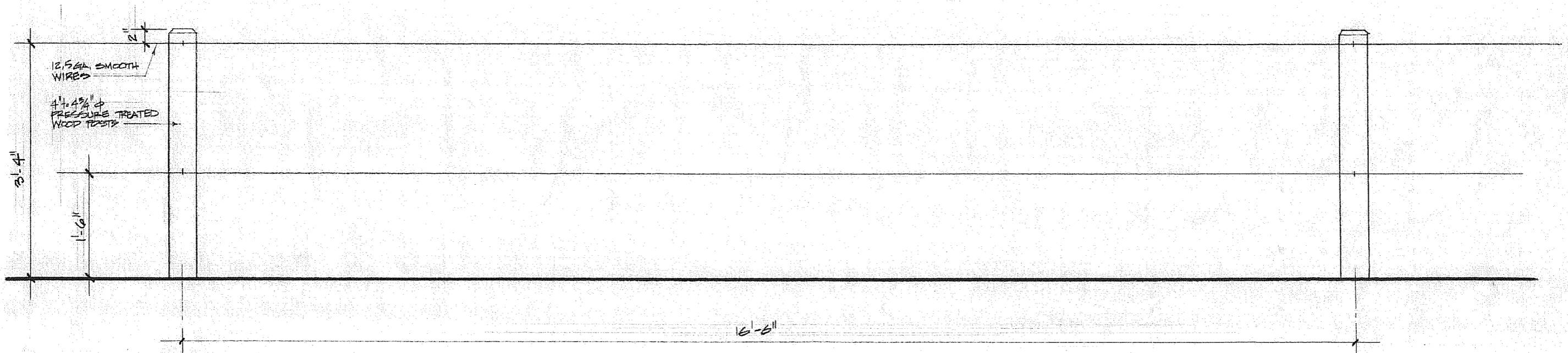
9.12.08



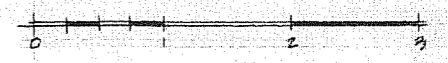
LONGITUDINAL SECTION - A
 SCALE: 1/4" = 1'

SANTA BARBARA
 BOTANIC GARDEN TERRACE

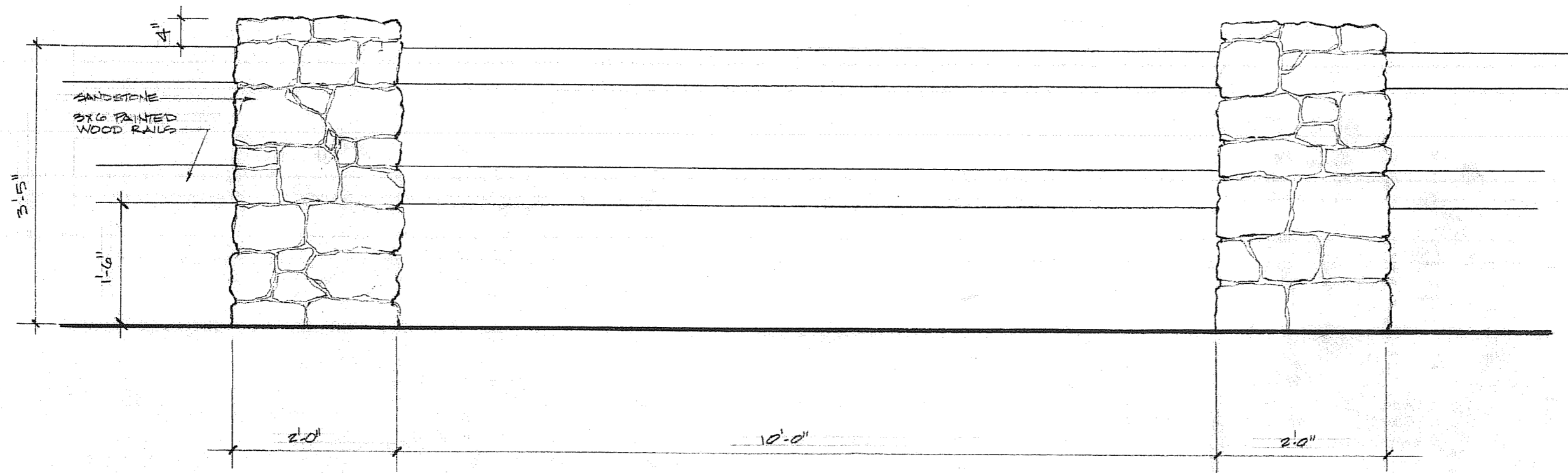




SB04 - 2-STRAND BOUNDARY FENCE
 1/2" = 1'-0" 9/1/08



JUL 16 2009



SB04 - STONE PLASTER FENCE
 1/2" = 1'-0" 9/11/08

