

## 4.4 CULTURAL RESOURCES

This section is based on a number of previously prepared cultural resource studies that have assessed various portions of the Santa Barbara Botanic Garden property, and a peer-review of these studies by the EIR consultant. They include the following:

- *Phase II Cultural Resources Report 1200 Mission Canyon Road, Santa Barbara, California*; PHR Associates, July 19, 1990;
- *Phase I Archaeological Survey Report for Proposed Maintenance and Visitor Center Facilities, Santa Barbara Botanic Garden, County of Santa Barbara*; Laurence W. Spanne, August 1994;
- *Supplemental Phase I Archaeological Survey Report for Proposed Maintenance and Visitor Center Facilities, Santa Barbara Botanic Gardens, County of Santa Barbara, California*; Laurence W. Spanne, June 14, 1998;
- *Phase I Historical Resources Report, Gane House, Santa Barbara Botanic Garden, Santa Barbara, California*; Science Applications International Corporation, October 2000;
- *Phase I Historical Resources Report, Library and Auxiliary Buildings, Santa Barbara Botanic Garden, Santa Barbara, California*; Science Applications International Corporation, February 2001;
- *Phase I Historical Resources Report Cottages and Auxiliary Buildings at 2450 and 2460 Las Canoas Road, Santa Barbara Botanic Garden, Santa Barbara, California*; Science Applications International Corporation, July 2002;
- *Phase I Archaeological Resource Assessment, Santa Barbara Botanic Garden, Santa Barbara County, California*; Science Applications International Corporation, August 2002;
- *Resolution No. 2003-059 – County Landmark #24 – Santa Barbara Botanic Garden, Dam and Aqueduct*; Santa Barbara County Board of Supervisors, February 25, 2003;
- *Extended Phase I Archaeological Investigation Southerly Garden Area and Phase I Survey Cavalli Area, Santa Barbara Botanic Garden, Santa Barbara County, California*; Science Applications International Corporation, September 2005;
- *Extended Phase I Archaeological Investigation Supplemental STP Excavations Southerly Garden Area, Santa Barbara Botanic Garden, Santa Barbara County, California*; Science Applications International Corporation, July 2006; and
- *Review of Previous Historic Resource Reports for the Botanic Garden Vital Mission Plan, Santa Barbara Botanic Garden, 1212 Mission Canyon Road, Santa Barbara, California 93105*; Post/Hazeltine Associates, November 10, 2006.

**Appendix D** provides a summary of these studies with a map indicating the surveyed areas. In addition, further study of the existing residential structures on the Hansen Site was conducted during preparation of the Draft EIR and documented in a report entitled *A Cultural Resources Re-Evaluation of the Residential Complexes located at 2450 and 2460 Las Canoas Road, Santa Barbara County, California*, McKenna et al., May 12, 2007. This report is provided in Appendix D. Full copies of these reports are available for review at Santa Barbara County offices by appropriate individuals and/or groups.

In response to comments received during public review of the Draft EIR, an additional cultural resource evaluation was conducted:

- *Technical Report, Historic Resources Assessment, Santa Barbara Botanic Garden*, Historic Resources Group, LLC., September 2008.

The purpose of this evaluation was to assess the entire Botanic Garden property for the presence of historic resources as defined by CEQA, including identification and analysis of the Garden as a cultural/historic landscape. The evaluation also assesses the project's potential impacts to historic resources identified therein and recommends mitigation measures. The results of this evaluation are incorporated into this section. A full copy of the report is provided in Appendix D.

#### **4.4.1 Existing Conditions**

##### **Environmental Setting**

The proposed project area consists primarily of ridge and ravine topography in the foothills of the Santa Ynez Mountain Range. Natural vegetation in this area consists of riparian woodland along Mission Creek and Las Canoas Creek with areas of chaparral on the steeper slopes and ridgelines. Plantings within the Botanic Garden and small areas of annual grassland resulting from past cultivation also exist throughout the property. Soils are generally sandy and sandy silt and underlying geologic formations consist of Quarternary alluvium nearer the streams and Oligocene sandstone elsewhere.

The following prehistoric and historic setting descriptions were taken in large part from the *Extended Phase I Archaeological Investigation*, prepared by Science Applications International Corporation in 2005.

##### **Prehistoric Setting**

The local prehistoric chronology is divided into four major periods – Paleoindian, Early Period, Middle Period and Late Period. The chronology of the interior valleys is not as well known because fewer interior sites have been excavated; however, it appears to be generally similar to the coastal sequence.

Discussion of the Early, Middle, and Late periods is based on a chronological sequence developed by Chester King (1974, 1979, 1981) for the Santa Barbara Channel region. Approximately 8,000 B.P. (before the present), the beginning of the Early Period, reflects Post-Pleistocene changes in climate and environment in the local archaeological record. The Early Period of the Santa Barbara Channel mainland was originally defined by Rogers (1929), who called it the “Oak Grove” Period. The diagnostic feature of this period is the milling stone, which was used to grind hard seeds into flour. Toward the end of the Early Period there is evidence of sea mammal procurement (Glassow et al. 1990).

The Middle Period (3,350 to 800 B.P.) is characterized by larger and more permanent settlements. Materials from Middle Period sites reflect a greater reliance on marine resources and include marine shells, fish remains, and fishhooks. Toward the end of this period the plank canoe was developed, making ocean fishing and trade with the Channel Islands safer and more efficient (Arnold 1987). Terrestrial resources continued to be exploited as evidenced by the presence of contracting-stemmed and corner-notched projectile points from Middle Period sites (Bamforth 1984).

The Late Period (800 to 150 B.P. or approximately A.D. 1150 to 1800) was a time of increased social and economic complexity. The population increased, and permanent and semi-permanent villages clustered along the Santa Barbara channel and on the Channel Islands. Trade networks, probably controlled by village chiefs, expanded and played an important part in local Chumash culture, reinforcing status of

differences and encouraging craft specialization. Terrestrial as well as marine resources were exploited. Acorns were processed using stone pestles and mortars, and deer were hunted with the bow and arrow. During this period there was an increase in the number of residential base camps and in the diversity of site settings.

The protohistoric culture of the Chumash was disrupted by the arrival of a Spanish expedition led by Gaspar de Portola' in 1769. Chumash culture changed dramatically with the establishment of the Missions of Santa Barbara, Santa Ynez and La Purisima.

## Historic Setting

The historic occupation of the proposed project area can be divided into three settlement periods: the Mission Period, (A.D. 1769-1830); the Rancho Period, (ca. A.D. 1830-1865); and the American Period, (ca. A.D. 1865-1915). Gaspar de Portola' and his men, who camped at the mouth of the Santa Maria River in July 1769, ushered in the Mission Period. Construction of the Mission Santa Barbara in 1786, Mission la Purisima Concepcion in 1787, and Mission Santa Ynez in 1804 and the establishment of numerous ranchos altered both the physical and cultural landscape of the region. The missions were the center of Spanish influence in the region and affected native patterns of settlement, culture, trade, industry, and agriculture. Following the Mexican Revolution of 1821, California became part of the Republic of Mexico. Secularization of lands and a focus on cattle raising marked the Rancho Period. The shift from stock raising to farming and more intensive land uses marks the advent of the American Period. Major forces of regional change during the last 100 years have been the railroads, maritime shipping, agribusiness concerns, the oil industry and the military.

In 1926, Dr. Frederick Edward Clements, ecologist of the Carnegie Institution in Washington, D.C., called together a group of civic-minded Santa Barbarans and suggested establishing a botanic garden of native California plants in the City. At the time of its founding, the Garden's scope was to exhibit flora native to the Pacific slope from Mexico to the Puget Sound. The original 13 acres, west of Mission Canyon Road, was purchased by Anna Dorinda Blaksley Bliss and given as an endowment to the Botanic Garden. From 1936 to 1939, money was scarce for the maintenance of the Garden. The Museum of Natural History Trustees helped the Garden with funds as they could; however, by 1939, they found that all the money the Museum raised was needed for its own programs. In order to simplify the administration and gain further resources for the Garden, the Museum founded the Santa Barbara Botanic Garden, Inc. in 1939 as a separate entity, changing the name from its original name, the Blaksley Garden, to the Santa Barbara Botanic Garden (SAIC, 2001).

A detailed description of the history of the Botanic Garden's development from 1926 to present day is provided in the Historic Resources Assessment (HRG, 2008) provided in Appendix D.

## CEQA Definition of Historical Resource

Historical resources (which may include archaeological resources) are defined in CEQA Guidelines Section 15064.5 as follows:

- (a) For purposes of this section, the term "historical resources" shall include the following:
- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.

(4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

For discussion of eligibility requirements for listing on the National and California Registers of Historic Places and local (County of Santa Barbara) landmark designation see the Historic Resources Assessment provided in Appendix D (HRG, 2008).

## **On-Site Archaeological Resources**

One archaeological resource has been recorded within the project site.

### ***CA-SBA-22***

David Banks Rogers originally recorded CA-SBA-22 in 1929. Since 1929, CA-SBA-22 has been included in four cultural resource investigations. In 2005, SAIC conducted an *Extended Phase I Archaeological Investigation*. The results from this investigation suggest that intact, high density subsurface cultural materials associated with the recorded prehistoric archaeological site CA-SBA-22 exist. They also revealed a historic trash pit within CA-SBA-22 that is believed to be associated with the surrounding cottages and Gane House. SAIC went back in 2006 to conduct an *Extended Phase I*

*Archaeological Investigation* within the previously mapped site boundary. The results of these investigations indicate that the site is significant.

### ***Archaeological Sensitivity of the Remainder of the Garden Site***

Previous archaeological studies conducted for the Garden covered portions of the Garden property (see Appendix D). As discussed above, one significant site, CA-SBA-22, was identified. In addition, the cultural resources re-evaluation conducted by McKenna et al. identified the potential for historic archaeological resources at the locations of a residence and shed located on the Hansen Site, due to the possibility that these structure may have been built at the sites of earlier structures at the property including an 1890 residence of R.O. Hickman (owner of the property from 1887 to 1902).

In addition, the entire property is considered sensitive for archaeological resources because of the evidence of prehistoric use and occupation of Mission Canyon, as evident in CA-SBA-22, as well as the many cultural resource sites discovered in the area as documented in the County's Mission Canyon Area Specific Plan. As noted in the Specific Plan, many cultural resource sites were discovered in the southern portion of Mission Canyon, in close proximity to the Garden.

### **On-Site Historic Resources**

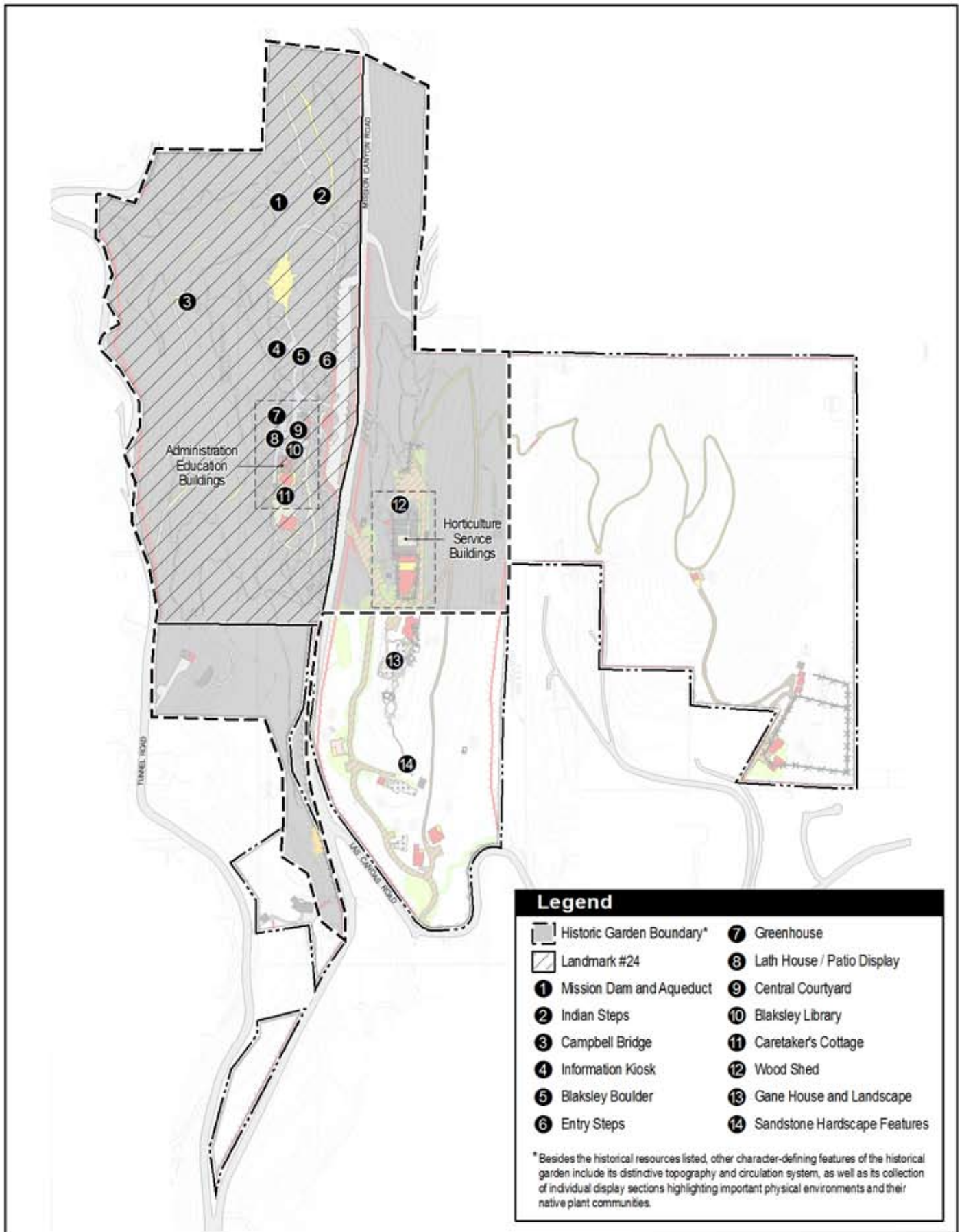
As described above, a number of historic resource evaluations have been conducted at the Botanic Garden property. As a result of these evaluations portions of the Garden property have been identified as historic resources (the areas within County Landmark #24 and the Historic Garden, described further below). In addition, a number of individual structures and features within the Garden have been determined to be significant individually, as part of the Landmark designation, and/or as contributing elements to the Historic Garden. **Figure 4.4-1** identifies historic resources identified at the Garden. The following describes the (1) Historic Garden and those features and historic resources that contribute to its significance, (2) Landmark #24, and (3) other individual historic resources located within the Garden property but outside of these two areas.

#### ***The Historic Botanic Garden***

Based on the Historic Resources Assessment of the entire Garden property (HRG, 2008) a portion of the Garden property (5 parcels including approximately 35 acres) appears to meet the criteria for significance as a historic designed landscape (HRG, 2008). This area is referred to herein as the Historic Garden. Most of the following discussion is an excerpt from this Historic Resources Assessment, which is contained in Appendix D.

A portion of the Santa Barbara Botanic Garden appears to be significant as a historic site that has been continuously used for the propagation of native California plant species for research, education, and recreational purposes. It is associated with important landscape designers Ervanna Bissell, Beatrix Farrand, and Lockwood de Forest, and has been instrumental in furthering the understanding of native California plants and their use in landscaping and gardens. Because this 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 its analysis.

The National Park Services defines a *cultural landscape* as "a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic



event, activity, or person or exhibiting other cultural or aesthetic values."<sup>1</sup> A *historic designed landscape* is a specific type of cultural landscape defined 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.”<sup>2</sup> The portion of the Santa Barbara Botanic Garden that appears to be significant as a historic designed landscape is referred to here as the “Historic Garden” and is evaluated as a single resource containing multiple features.

The period of significance for the Historic Garden extends from 1926, when property in Mission Canyon was first acquired for the establishment of a botanic garden, to 1950, when Maunsell Van Rensselaer resigned as the Garden’s director. This timeframe includes the Garden’s initial conception and establishment in Mission Canyon, its design and development under director Elmer J. Bissell and his wife Ervanna Bowen Bissell 1926-1936, its continued development under director Maunsell Van Rensselaer, and the major planning and design contributions of Lockwood de Forest, Beatrix Farrand, and Lulah Maria Riggs.

The resignation of Maunsell Van Rensselaer in June of 1950 roughly coincides with Beatrix Farrand’s resignation from the Board of Directors in January of the same year. By that time, the Garden had grown to over fifty acres, the Lulah Maria Riggs Library had been built, and the 1943 Master Plan was completed. In addition, key elements of the Master Plan, including the parking area and entrance steps had been constructed.

Five land parcels, approximately thirty-five acres in total, constitute the area of the Historic Garden. All five parcels were acquired during the period of significance. The parcels that make up the Historic Garden are as follows:

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

Two acquisitions date from the period of significance but are not included in the Historic Garden boundary. One of these is an approximately two-acre parcel donated by Mr. and Mrs. A.B. Watkin in 1941, located at the southern end of the Garden. This portion is not contiguous with the majority of the Historic Garden land and was not actively used for Garden purposes (display, cultivation, research, etc.) during the period of significance. The second portion is over six acres of the original Gane property donated in 1948. This parcel was also not actively used for Garden purposes during the period of significance. All other parcels now controlled by the Santa Barbara Botanic Garden were acquired after the period of significance.

<sup>1</sup> *Brief 36: Protecting Cultural Landscapes Planning, Treatment and Management of Historic Landscapes*, Prepared by Charles A. Birnbaum, ASLA for the Technical Preservation Services, National Parks Service, U.S. Department of the Interior, From the Internet: <http://www.nps.gov/history/hps/TPS/briefs/brief36.htm>, 17 April 2008.

<sup>2</sup> *National Register Bulletin 18: How to Evaluate and Nominate Designed Historic Landscapes*, Prepared by J. Timothy Keller, ASLA, and Genevieve P. Keller Land and Community Associates for the National Parks Service, U.S. Department of Interior, From the Internet: <http://www.nps.gov/history/nr/publications/bulletins/nrb18/>, 17 April 2008, 2.

### *Character-Defining Features*

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. Character defining features of the Historic Garden that have been noted by garden historians as “recognizable trademarks” of both De Forrest and Farrand include the emphasis on natural scenery and native plant materials, the careful shaping of grades, and the treatment of the parking lots. In the plan for this garden, both De Forrest and Farrand worked to blend the original canyon landscape with the surrounding hillsides and mountain range that encircles the canyon where the botanic garden is sited. A commitment to this blending of the planted and designed portions of the Garden with the natural landscape has been consistent throughout the Historic Garden’s period of significance.

The Historic Garden is defined first and foremost by the distinctive topography of the site including the contour of Mission Canyon, the serpentine creek channel, and the surrounding hillsides and mountains. Large sandstone boulders - strategically placed or naturally incorporated during the Historic Garden’s design - punctuate the landscape. The Blaksley Boulder, located at the southwest edge of the Meadow, and the Lassiter Boulder on the western bank of Mission Creek are particularly important landscape features.

A key element of the Historic Garden’s design is the collection of individual display sections highlighting important physical environments and their native plant communities. These include the central Meadow Section as well as sections dedicated to chaparral, forest, woodland, canyon, arroyo, oak, island, and foothills. While the arrangement and species of plant material within these sections have changed over time, their basic location and purpose remains intact from the period of significance.

Equally important is the circulation system allowing access through and around plant communities, displays, exhibits, buildings, and structures. This system includes the portion of Mission Canyon Road bisecting the Historic Garden, service roads, and the interconnected trails and paths open to the public.

The Historic Garden contains two concentrations of buildings. An Administration/ Education grouping located west of Mission Canyon Road and a Horticulture/Service grouping located east of Mission Canyon Road. The Administration/Education grouping contains several buildings that date from the period of significance and are considered character-defining features. These include the Caretaker’s Cottage (E1-M), the Luth Riggs designed Blaksley Library (E-3), and the adjacent Lath House/Greenhouse/Patio Display (E-4). Although it no longer retains material integrity, the central courtyard directly north of the Library remains an important spatial and organizational element that dates from the period of significance.

The Greenhouse, built in 1937, was ordered from the National Green House Manufacturing Company of Pana, Illinois, and is Style 11 of the “Deluxe Wonder Type Green House”. It has a rectangular poured concrete foundation with wood-frame sides and a gambrel roof covered with a shade cloth.<sup>3</sup> The materials were sent from Illinois, and the glass was supplied locally. It lay to the southwest of the

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<sup>3</sup> The original greenhouse was located south of the lath house in 1946, and its glass panes eventually removed and replaced with shade cloth.

administration building. For further discussion of the Greenhouse, see the SAIC 2001 report referenced above.

There are two lath houses and two “can houses” located immediately south of the greenhouse. The original (1936) lath house, oriented east-west, is a rectangular gable-roofed building with a gravel floor. There have been a number of changes to the building since its construction and it has been moved from its original position on the east side of the courtyard. A smaller almost square lath house is located just south of the greenhouse. Judging from photographs, this lath house was constructed in the 1960s. For further discussion of these lath houses, see the SAIC 2001 report referenced above.

The Caretaker’s Cottage and Blaksley Library are described below under Landmark 24.

The Horticulture/Service grouping contains a wood-frame shed (E20-M) located north of the horticultural units. Originally constructed in 1926, the shed is clad in rounded tongue-and-groove siding and is considered to be one of the original buildings constructed on the Garden site. It is believed to have been moved to its current site in the 1940s from a location west of Mission Canyon Road. Its exact original location is unknown. According to the 2007 DEIR, the wood shed is considered a significant historic resource.

Several structures also date from the period of significance and are considered character-defining features. These include the Information Kiosk (E-8) designed by Lockwood De Forest in 1937 and the Campbell Bridge constructed in 1941. Furnishings and objects, including the sandstone entry steps leading down from the parking lot, as well as stone and wood benches dating from the period of significance are considered character-defining features as well.

The Historic Botanic Garden includes the Mission Aqueduct and Mission Dam, both important features that pre-date the Garden itself. While these structures have a separate significance associated with the Santa Barbara Mission, they are also important defining elements of the Garden site and were incorporated as part of the initial Garden design. As such, the Aqueduct and Dam are also considered character-defining features of the Historic Botanic Garden. The “Indian Steps”, located east of the Mission Dam, are believed to mark the path used by Native laborers to construct the Dam and Aqueduct.

#### **Evaluation of the Historic Botanic Garden for the National Register**

The Historic Botanic Garden appears to be significant under National Register Criterion A for its association with the development of Santa Barbara and the physical planning, design, and development of the Mission Canyon site as a research and display garden of California native plants. The Historic Botanic Garden also appears to be significant under National Register Criterion C as representative of the work of master landscape architects Beatrix Farrand and Lockwood de Forest. The site may also be significant under National Register Criterion D for the information that could be learned from archaeological resources which could be considered important for research purposes.

Designed by noted landscape architects Beatrix Farrand and Lockwood de Forest, the Historic Botanic Garden is considered unique in the United States because of the way the overall plan heightens and intensifies certain natural qualities of the site and displays the natural vegetation of the

region. Archaeological reports indicate the Garden is considered to be archaeologically sensitive due to the prehistoric occupation and use of Mission Canyon.<sup>4</sup>

The Historic Botanic Garden has maintained its integrity of location, design, setting, feeling, and association, and continues to convey its historic significance. For these reasons, the Historic Botanic Garden appears to be eligible for listing on the National Register of Historic Places as a historic designed landscape.

#### ***Evaluation of the Historic Garden for the California Register***

The Historic Garden appears to be significant under California Register Criterion 1 for its association with the development of Santa Barbara and the physical planning, design, and development of the Mission Canyon site for the display and research of California native plants. The Historic Garden also appears to be significant under Criterion 3 as a representative of the work of master landscape architects Beatrix Farrand and Lockwood de Forest. The site may also be significant under California Register Criterion 4 for the information that could be learned from archaeological resources which could be considered important for research purposes.

The Historic Botanic Garden has maintained its integrity of location, design, setting, feeling, and association, and continues to convey its historic significance. For these reasons, the Historic Botanic Garden appears to be eligible for listing on the California Register of Historical Resources as a historic designed landscape.

#### ***Local Evaluation of the Potential Historic Designed Landscape***

The Historic Garden appears to be significant as a Santa Barbara County Historic Landmark under several criteria defined by Chapter 18A-3 of the County of Santa Barbara Code. It appears to be significant under Criteria (a), (e), and (h) for its association with the development of Santa Barbara and the physical planning, design, and development of the Mission Canyon site for the display and research of California native plants. The Historic Garden also appears to be significant under Criteria (c) and (d) as a representative of the work of master landscape architects Beatrix Farrand and Lockwood de Forest. The site may also be significant under Criterion (a) for the information that could be learned from archaeological resources, which could be considered important for research purposes.

Portions of the Historic Garden were previously designated in 2003 as County Historic Landmark #24. The Historic Garden as defined here (including the previously designated portion) is also eligible for County listing as a County Historic Landmark.

#### ***Landmark #24***

Santa Barbara County Historic Landmark #24 was established in February of 2003 and includes the following historic resources; the Mission Dam, Aqueduct, Campbell Bridge, Entry Steps, Indian Steps, Blaksley Library (E-3), Caretaker's Cottage (E1-M), Information Kiosk (E-8) and the entirety of Assessor's Parcels # 023-340-013, 023-340-014, and 023-340-015, as shown in Figure 4.1-1. The Landmark designation establishes requirements, standards and criteria contained in the County Code for

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<sup>4</sup> Diana Balmori, Diane Kostial McGuire and Eleanor M. McPeck, *Beatrix Farrand's American Landscapes: Her Gardens and Campuses*, (Sagaponack, NY: Sagapress, Inc., 1985), p. 186-188.

each of the structures or landscapes within the Landmark. Key elements within this Landmark designation are described below.

The Santa Barbara County Cultural Resources Guidelines includes a significance ranking, from 1 to 3 and E. An exceptional (E) rating in any element indicates that the resource should receive special consideration, usually preservation, in the planning process. A good (2) or high (3) rating indicates that the resource is significant, and should be recognized, but not necessarily through preservation. A low (1) rating indicates that the resource is not considered significant for planning purposes.

The Mission Dam and Aqueduct, located in then northwestern portion of the Botanic Garden property, pre-date the Garden itself and were built in 1807 by Native Americans under the authority of the Franciscan padres and are part of the original Mission Waterworks system that brought water to Santa Barbara Mission. The Mission Dam was part of a system that included another dam in Rattlesnake Canyon, reservoirs, a filter house, gristmill, fountain, lavadero, and a series of aqueducts. The structures are built of local sandstone and tiles, and the original fired tiles (*ladrillos*) cover the top of the dam and partially line the sides of the reservoir above it. In recent years the Garden has undertaken an extensive restoration of the dam and aqueducts with detailed explanatory panels on how the system worked. The Mission Dam is currently listed in the National Register under criteria A and C, and is also listed on the California Register under criteria 1 and 3 (see Appendix D).

The Campbell Bridge was built in 1941 and is located in the northwestern portion of the Garden. It spans Mission Creek uniting both sides of the Campbell Trail.

The Entry Steps were built in 1948 as a pedestrian entrance from Mission Canyon Road through the new parking lot. They were designed by landscape architects Beatrix Farrand and Lockwood de Forest and built in memory of Clara Small Smith.

The Indian Steps are located in the area of the original Hill Trail (noted on a 1930 map). These stone steps bring one down into the canyon and to the dam area. It is thought this path may have been the one taken by the Native Americans who built the dam.

The Blaksley Library (E-3), built in 1942, is a simple rectangular building designed by Lulah Riggs. A corner sandstone chimney and a large, well-proportioned glass door topped by a transom dominate the building's main façade on the north. The library went through two additions; one in 1959 consisted of a two-story wing added to the east elevation; the other, in 1961, was a one-story addition to the west elevation. The Blaksley Library was funded by Mrs. Mildred Bliss, daughter of Anna B. Bliss, and replaced a small outdoor library and bulletin board that stated the Garden's mission and showed a map of the Garden property. The Blaksley Library continues to provide vital resources for researchers, educators, and scholars. The books in the Library collection represent important botanical and horticultural works on California flora, Mediterranean floras of the world, landscape history, and the disciplines of botany and horticulture. Specialized monographs and journals provide detailed results of new scientific investigations. The rare book collection contains over one thousand books and journals dating back to the seventeenth century with many fine examples of botanical illustration, key works in the exploration of the American West, and the flora of California. While only the original Library is included in the Historic Landmark #24 designation, both the Library and the Library Additions qualify as a significant historic resource at the high (3) level of significance for integrity and architectural style and at the Exceptional (E) level for architect (SAIC, 2001).

The Caretaker's Cottage (E1-M), built in 1926, is a one-story residence constructed of rounded tongue-and-groove. The Cottage was relocated in 1942 to make space for the Blaksley Library. The Home Demonstration Garden, completed in 1991, surrounds the cottage and provides both designs and specific solutions for home owners. The Cottage retains integrity of location, materials, and workmanship and is considered to have good (2) significance (SAIC, 2001).

The Information Kiosk (E-8), built in 1937, was designed by Lockwood de Forest and was installed slightly northwest of the Blaksley Boulder. The kiosk was to be built for the display of information on material and points of interests throughout the Garden. The location was chosen because it was opposite the entrance and commanded a good view of the Canyon and garden. The Information Kiosk retains integrity of location, setting, and materials and is considered to have good (2) significance (SAIC, 2001).

### ***Historic Resources Outside of the Historic Garden and Landmark #24***

Other historic resources located within the proposed project site (Garden property) but outside of the Historic Garden and Landmark #24 are summarized in the Historic Resources Assessment (HRG, 2008) as follows:

#### ***The Gane House and Associated Resources***

The Gane House, its surrounding landscape, and associated buildings, structures and objects are located on a large parcel (APN # 23-052-03) elevated on a ridge that straddles Mission Canyon and Rattlesnake Canyon. A thick cover of trees, shrubs and remnant garden plants overlay the site.

#### ***The Gane House (E-10)***

The Gane House was built in 1907/1908 in a Craftsman style for Louise and Henry Stewart Gane, who moved to Santa Barbara in 1903. The L-shaped building is of wood frame construction, sheathed in wood shingles, and capped by a gabled and flat roof. Rough-cut yellow sandstone is utilized for the foundation, portions of the first floor walls, chimneys, and main entry bay on the west elevation. Windows are predominantly six-over-one double-hung wood sash, interspersed with multi-light fixed pane and casement openings. Porches and pergolas contribute substantially to the overall design, extending from the ground level dining room and first floor living room on the south elevation, topping the western entry bay, and crowning the south wing.

Other notable exterior features include rounded rafter tails exposed in the eaves, triangular braces supporting roof and bay openings, and the use of Tudor arch transoms above some of the dining room openings. Alterations to the exterior include enclosures of several porches, replacement of a limited number of windows, addition of a pergola superstructure over the dining room porch, and patching of the exterior sheathing with asbestos shingles and plywood panels.

The Gane House was evaluated as eligible for listing in the California Register for its embodiment of the distinctive characteristics of Craftsman style architecture and was also found eligible for Santa Barbara County Landmark status.

### *Sandstone Hardscape Features*

Sandstone steps and walls surrounding the house date from the Gane House's initial construction in 1908. The lower sandstone steps on the Hansen site are part of the long flight of steps, which lead to the Gane House. The retaining wall adjacent to the cottage at 2460 Las Canoas Road is similar to the stone retaining wall of ashlar masonry running along the driveway by the Gane House. Due to their strong association with the Gane House and excellent condition, all these stone features were evaluated as eligible for listing on the California Register and as County of Santa Barbara Landmarks.

### *Other Associated Resources*

Resources on the Gane House property that were found to have no historic significance include the single-story woodshed constructed in 1908 (E-12), two storage sheds (E11 and E13-R), the swimming pool, two small pillars located south of the swimming pool, three concrete benches placed around the pool, and an assortment of sandstone boulders around the pool and garden areas.

Other structures on the site that have been evaluated and found not to constitute historic resources are: 2450 and 2460 Las Canoas Road, Employee Residences (E23 and E24), Workshop (E25), Stable (E26-R), and Shed (east of 2450 Las Canoas).

### *Mill Aqueduct*

During a Phase I Archaeological Report covering a portion of the Cavalli site (Spanne, 2004), a previously recorded segment of the Mill Aqueduct system was located at the site. This aqueduct system was constructed in 1807 by Mission Santa Barbara. The aqueduct system was recorded in 1987 (CA-SBa-1573H).

## **4.4.2 Thresholds of Significance**

The proposed project would result in a significant impact if it causes a substantial adverse change in the significance of a cultural resource. As stated in CEQA Guidelines Sections 15064.5(b)(1) and (2):

- (1) *Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.*
- (2) *The significance of an historical resource is materially impaired when a project:*
  - (A) *Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or*
  - (B) *Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or*
  - (C) *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for*

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*inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.*

### **4.4.3 Project Impacts**

The proposed project includes a series of modifications and additions to the existing Garden facility, including the demolition of existing structures; renovation, relocation, and modification of other existing structures; construction of new structures and ancillary facilities; and improvements to the facility's circulation system, parking, and fencing as described in detail in Section 2.0 Project Description. These changes are evaluated below for their potential effects on archaeological and historic resources.

#### **Archaeological Resources (Impacts CULT 1 and CULT 2)**

Project elements that would involve the disturbance of the ground surface and/or subsurface in locations of previously identified archaeological sites or archaeologically sensitive areas would result in the potential for significant impacts on archaeological resources.

The following project elements are expected to involve surface and/or subsurface disturbance within or in close proximity to the previously identified boundaries of CA-SBA-22; the relocation site for the Caretaker's Cottage (E1) and woodshed (E20), 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 introduction of residents in the southerly portion of the Hansen site would increase the potential for indirect impacts on archaeological resources at this location due to an increased potential for vandalizing, sabotaging and collecting artifacts. Implementation of these project elements is expected to result in a **potentially significant impact** on this archaeological resource (**Impact CULT 1**).

As described above, the entire Garden property is considered sensitive for archaeological resources except those areas that have already experienced subsurface disturbance. Of particular sensitivity is the area around CA-SBA-22. In addition, historic archaeological resources may be uncovered during demolition of E26-R. Therefore, construction activity involving new subsurface disturbance throughout the project site and demolition of E26-R would result in **potentially significant impacts** on archaeological resources (**Impact CULT 2**).

#### **Historic Resources (Impacts CULT 3, CULT 4 and CULT 5)**

The following impact discussion incorporates an excerpt from the Historic Resources Assessment conducted for this project (HRG, 2008).

##### ***Potential Impacts to the Historic Garden (Including Landmark #24) (Impact CULT 3)***

The proposed project would result in substantial alterations to the Historic Garden, including the relocation of a character-defining building, the addition of new buildings, new paving and hardscape features, and a new fencing system. Potential impacts to the Historic Garden that may result from the proposed alterations are discussed below.

### **New Construction West of Mission Canyon Road**

The proposed project anticipates the construction of new buildings within the Historic Garden west of Mission Canyon Road. These include a new Children's Laboratory (P1-A) and a new Library/Education Center (P1-B). Both would be located directly south of the Blaksley Library building.

Standard 9 of the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties* provides guidance for the evaluation of new construction in association with historic properties:

*"Related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."*

As individual buildings, the new Children's Center and Library/Education Center do not appear to adversely impact the Historic Garden. The new buildings maintain a modest design aesthetic, which is differentiated from the design of surrounding older buildings while also being compatible in height, scale and massing. Care has been taken to site the buildings such that they do not detract from the natural environment of the landscape.

Similar sensitivity is evident in the design of the new entrance to the Garden to be constructed just south of the current entrance. A new Visitor's Admissions building (P3), and small wooden bridge over the Arroyo would be constructed, but both the Admissions building and bridge maintain a modest design aesthetic, are appropriate in scale and massing, and do not detract from the landscape and surrounding setting.

The location of the new Children's Center and Library/Education Center is on a portion of the Garden that has been historically occupied by buildings since the Historic Garden's period of significance, limiting encroachment on the surrounding open space. The existing Herbarium (E2-R) would be demolished to make way for new construction. However, because the Herbarium (built in 1973) was constructed outside the Historic Garden's period of significance, it is not considered a character defining feature and its demolition would not adversely affect the Historic Garden.

Therefore, proposed new construction of structures west of Mission Canyon Road would result in **less than significant impacts** on the Historic Garden.

### **New Construction East of Mission Canyon Road**

The proposed project also anticipates the construction of several new buildings within the Historic Botanic Garden east of Mission Canyon Road. These include a new Herbarium (P5), horticulture offices (P6), horticulture services (P7) as well as support facilities and a garage. New construction within the Historic Garden and east of Mission Canyon Road does not appear to result in significant impacts to the Historic Garden. The proposed changes involve only one resource that has been evaluated as historically significant (Wood Shed, see below), and important topographical features, plant life, and views that have characterized the area throughout its history would remain. In addition, this area's historical propagation, maintenance, and service functions would continue. Therefore, proposed new construction of structures east of Mission Canyon Road would result in **less than significant impacts** on the Historic Garden.

### **Relocation of Historically Significant Buildings**

The new Education Center would be constructed on the current site of the Caretaker's Cottage requiring the Cottage to be relocated to a new site outside of the Historic Garden boundary, where it would be restored to its original use as a residence. Throughout the majority of the Historic Garden's period of significance, the Caretaker's Cottage has been located west of Mission Canyon Road within the Garden's central grouping of buildings. It was previously relocated in 1942 to make space for the Blaksley Library, but remained within the same general vicinity. Because the Cottage was previously moved, relocation within the Historic Garden boundary would not necessarily result in a significant impact to the Historic Garden. Because the Caretaker's Cottage is to be relocated outside the Historic Garden property, however, the relocation would disassociate the Cottage from its historic setting and location, resulting in a **potentially significant impact**.

The Wood Shed (E20-M) located north of the horticultural units on the east side of Mission Canyon Road is to be relocated to a new site outside of the Historic Garden boundary. The shed was previously moved to its current site from an unknown location and relocation within the Historic Garden boundary would not necessarily result in a significant impact. Because it is to be relocated outside the Historic Garden property, however, the relocation would result in a **potentially significant impact**.

### **Rehabilitation of Historically Significant Buildings**

The Blaksley Library, Caretaker's Cottage, and Wood Shed are to be rehabilitated. Without measures to assure that character-defining features of these buildings would not be compromised during renovation and remodeling, their rehabilitation would result in a **potentially significant impact**.

### **Proposed Paving Program**

New paving is anticipated throughout the Historic Garden, including much of the heretofore unpaved trail system. Trails represent an important design feature of the Historic Garden, providing access to planted areas and scenic vistas while maintaining the naturalistic and informal character championed by landscape architects Lockwood De Forest and Beatrix Farrand. Much of the trail system has remained intact and unpaved since the Historic Garden's period of significance.

Approximately twenty-five percent (25%) of the trail system within the Historic Garden has been paved. The project anticipates additional paving of the remaining seventy-five percent (75%) of the trail system contained within the Historic Garden. Potentially adverse impacts to the trail system may result from grading and widening of trails in preparation of paving. The proposed new paving 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, resulting in a **potentially significant impact**.

### **Alteration of Meadow Terrace**

The Meadow Terrace, located immediately west of the Meadow Section, is to be redesigned as a series of three paved terraces supported by stone retaining walls. Graced with views of the canyon and Mission Dam, the Meadow Oaks area (including Meadow Terrace), has served as a gathering place since the Garden's inception. Graded and planted to function as an area of respite, design intervention at Meadow Terrace has historically been kept subtle to blend in with the larger landscape. As such, Meadow Terrace

is characteristic of the Garden's transitional spaces, mediating between deliberately cultivated areas such as the Meadow and the natural landscapes of the creek and canyon.

Like the paving of the trails, the Meadow Terrace alteration represents a serious departure from the naturalistic and informal intent of the Garden's original design. Extensive grading and pavement would introduce a more architectural and fabricated element, interrupting the naturalistic meadow to canyon transition. This would result in a **potentially significant impact** to the historically informal and unaffected character of the Historic Garden.

### **New Fencing**

A new system of fences is anticipated that would augment and extend existing fencing throughout the Garden. The proposed new fencing consists of a three and one-half foot high perimeter fence circumnavigating the majority of the Botanic Garden property and sections of existing six-foot cyclone fencing along portions of Tunnel Road and Mission Canyon Road.

The perimeter fence does not appear to adversely impact the Historic Garden. Located at the outer edge of the Garden property and of a "visually permeable" design, the perimeter fence as proposed appears to blend in with the Garden landscape and would not interfere with import vistas and sightlines from the garden outward. The new fences would not compromise character-defining features of the Historic Garden, and therefore their installation would result in a **less than significant impact**.<sup>6</sup>

### **Fire Protection Plan**

The Fire Protection Plan identifies fire risks associated with the Mission Plan and sets requirements for fire protection. Fire protection measures include vegetation management that will alter planted and natural landscape areas. According to the Plan, plant species, densities, and heights would be restricted in areas surrounding buildings to discourage the growth of potential fire fuels. These changes, however, appear to 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. The Fire Protection Plan also includes access requirements for roads and driveways that may encroach on previously unpaved areas. These do not appear to result in any additional significant impacts above and beyond those associated with the proposed building program itself. Therefore, the impacts associated with the Fire Protection Plan are considered **less than significant**.

## ***Potential Impacts to the Gane House (Impact CULT 4)***

### **Newly Constructed Buildings**

A new Herbarium (P5) is to be constructed directly north of the Gane House. The design of the new Herbarium appears to be compatible in materials, scale proportion, and massing with the Gane House, and because the Gane House's surrounding landscape has been altered many times over the years, the impacts associated with the construction of the Herbarium would be **less than significant**.

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<sup>6</sup> The Historic Resources Assessment provided in Appendix D identifies a significant impact associated with "safety fences." These were six-foot chain link fences interior to the proposed perimeter fence around the entire perimeter of the Garden that were under consideration at the time the Assessment was conducted. They have since been eliminated from the proposed project and therefore this impact would no longer occur.

### **Rehabilitation of Historically Significant Buildings**

The Gane House (E-10) is proposed to be remodeled and restored to its original design 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, restoration and remodeling of the Gane House would result in a **potentially significant impact**.

### ***Potential Impacts During Construction (Impact CULT 5)***

As described above, the Garden includes a number of individual historic resources, 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, installation of pavers is proposed throughout the trail system on the West of Mission Site. This would involve use of construction vehicles in proximity to the Mission Dam, Aqueduct and Campbell Bridge. 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.

### **4.4.4 Cumulative Impacts**

Over time, archaeological and historic resources are destroyed either through natural events or as a result of development projects or other human activities. As these resources become scarcer, the value of those that remain becomes higher. Planned and pending projects in the area, including buildout of the Mission Canyon Community Plan area, are not expected to directly 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 Landmark within the Garden have incrementally added to the alteration of the historic landscape design concept that is considered significant. 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**.

### **4.4.5 Mitigation Measures**

#### **Archaeological Resources**

#### ***Mitigation Measures for Impacts to CA-SBA-22***

**CULT 1-1 Avoidance:** 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 5.0 of this EIR. If avoidance is not feasible, further evaluation and resource recovery through Phase 2 & 3 excavations are required.

**Phase 2 and 3 excavations:** Phase 2 excavations are 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 recovery of a larger sample of the site's resources 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 shall be performed consistent with County Archaeological Guidelines.

**Plan Requirements/Timing:** All Phase 2 and 3 archaeological excavations 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 Phase 2 and 3 studies.

**Monitoring:** A Native American monitor shall be on-site during all excavation activities associated with the Phase 2 and 3 studies. Assuming the Phase 2 and 3 studies resulted in the approval of construction in 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, data recovery would be necessary. It should be noted that the resources need not be of Native American origin, but may represent historic occupation of the area. They 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 test excavations. P&D shall spot check in the field to confirm monitoring by archaeologists and Native American observers during grading and construction.

### ***Mitigation Measures for Potential Impacts in Other Archaeologically Sensitive Areas***

**CULT 2-1** Archaeological monitoring shall be conducted by a qualified archaeologist in all areas of grading or ground alterations 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. 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 must be executed and submitted to P&D for review and approval.

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

**CULT 2-2** In the event archaeological remains are encountered, work shall be stopped immediately or redirected until a 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.

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 permitted to identify the Most Likely Descendant (MLD). The disposition of the remains will be coordinated between the Coroner, NAHC, MLD, and archaeological consultant.

All materials recovered from this property must be curated 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.

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

**Monitoring:** P&D shall check plans prior to approval of Land Use Permit and shall spot check in the field.

## Historic Resources

### *Mitigation for Potential Impacts to the Historic Garden*

**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:** 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. 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 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, interpretive program. An historic plant palette, along with a historic building materials palette will be identified.

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.

**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 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/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.

**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. 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.

**CULT 3-4** The Applicant shall train Garden staff in the maintenance of historic buildings, structures, objects, and furnishings.

**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.

**CULT 3-5** The Applicant shall change the relocation site for the Caretaker's Cottage and Wood Shed such that both buildings are 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.

**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 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.

**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.

**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.

### **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.

**Plan Requirements and Timing:** The Applicant shall submit an educational curriculum to P&D for review prior to occupancy clearance.

**Monitoring:** P&D shall review educational materials prior to occupancy clearance to ensure compliance.

### ***Mitigation Measures for Potential Impacts to the Gane House***

**CULT 4-1** Rehabilitation of the Gane House shall conform to the Secretary of Interior's *Standards for the Treatment of Historic Properties*.

**Plan Requirements/Timing:** The Applicant shall prepare a Historic Rehabilitation Plan for the Gane House using the Secretary of the Interior's Standards. The plan shall be reviewed and approved by P&D and SBAR prior to Zoning Clearance for that element of the project.

**Monitoring:** 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.

### ***Mitigation Measures for Construction Period Impacts***

**CULT 5-1** 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.

**Plan Requirements/Timing:** Prior to issuance of a building or grading permit, P&D shall review construction documents to ensure inclusion of this provision.

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

### **4.5.6 Residual Impacts**

With implementation of the mitigation measures identified above, the project's impacts would be reduced to less than significant levels (**Class II**). Implementation of the mitigation measures identified above would also ensure the project's contribution to cumulative impacts would not be considerable (**Class II**).