

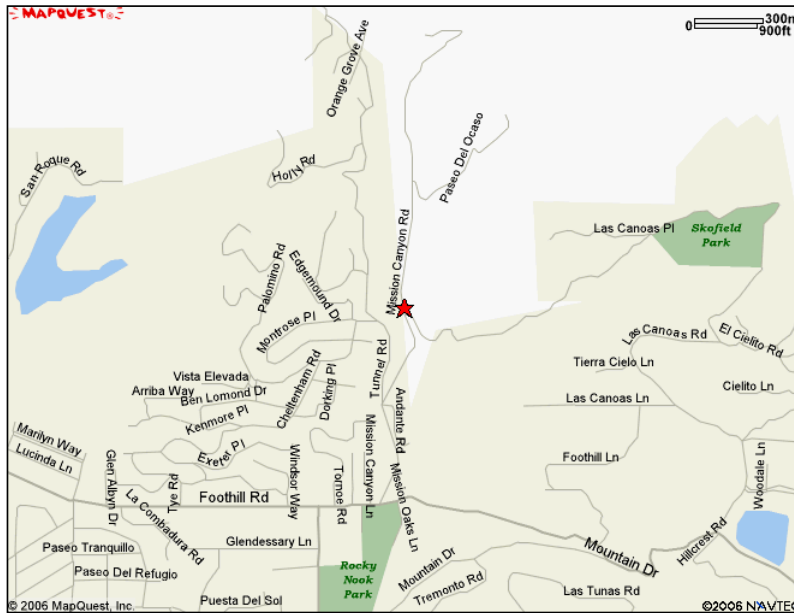


EIR Scoping Document

Botanic Garden Vital Mission Plan

72-CP-116 RV01, 99-DP-043, 99-GP-010, 99-RZ-011

**Revised
March 30, 2006**



Vicinity Map

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1.0 REQUEST/PROJECT DESCRIPTION

The Botanic Garden is requesting a revision to its active Conditional Use Permit (72-CP-116), as well as approval of a Development Plan, as is required for development in the Recreation (REC) zone district. In addition, the Botanic Garden is requesting a rezone of two parcels from 1-E-1 and AG-I-10 to REC and a general plan amendment from residential and agriculture land use designation to recreation/open space. One purpose of the Conditional Use Permit revision is to incorporate the recently acquired 13.15-acre Cavalli property into the Botanic Garden CUP. The Botanic Garden currently encompasses approximately 78 contiguous acres (including the recently acquired Cavalli property which is not included in its active CUP).

The proposed Vital Mission Plan has a 10 year planning horizon.

Existing and Proposed Development

A total of 30 existing buildings on the property consist of approximately 39,030 s.f. of floor area (this floor area includes portable shade structures/canopies used for horticulture). Of the existing 30 structures, 7 buildings with a combined square footage of 6965 s.f. would be demolished, one structure (the Gane House) would be reduced in size from 9,318 s.f. to 8,178 s.f. (-1,140 s.f.) and restored to its original condition, and 3 structures would be expanded to add a total of 1074 s.f. The proposed floor area changes to existing structures would result in a net reduction to existing development square footage by 7,031 s.f. (-8,105 s.f. + 1074 s.f.) leaving 31,999 s.f. of floor area associated with existing structures. Three existing structures would be relocated on site with no change in floor area.

Twenty new structures are proposed with a combined floor area of 35,357 s.f. Thus, the total floor area with full implementation of the proposed Vital Mission Plan would be 67,356 s.f., for a net increase of 28,326 s.f. relative to existing development.

The proposed Vital Mission Plan would also include modifications to existing roadways, construction of new roads and parking areas, visitor circulation improvements and various ADA accessibility elements. All buildings, existing and proposed, would be connected to public sewers by a gravity sewer system. New water mains and hydrants would be installed and all new and remodeled buildings would be fire sprinkled. Grading associated with the proposed development would consist of approximately 10,983 cubic yards (cy) of cut and 6,213 cy of fill. Net export is estimated to be 4,770 cy. (See Table V below).

Table 1. Existing Structures & Proposed Changes

Site Plan Ref.	Building Description	Existing Uses	Existing Building Footprint	Existing # of Floors	Existing Floor Area (sf)	Proposed Uses	Proposed Building Footprint	Proposed # of Floors	Proposed Floor Area (sf)	Net Floor Area Change
E1-M	Cottage *	Offices	1,390	1	1,390	Relocate to East Property -Residence	1,390	1	1,390	0
E-2-R	Herbarium	Collections, Office	1,209	2	2,818	Demolish	Demo	Demo	0	-2,818
E3	Blaksley Library*	Library, Office	1,577	2	3,153	No Change - Exhibits, Offices, Support	1,577	2	3,153	0
E4	Plant Sales/Lath House	Propagation, Nursery, Plant Sales	3,003	1	3,003	No Change-Remodel 309 s.f. Plant Display Within	3,003	1	3,003	0
E5	North Wing	Shop, Office, Lab Education, Kitchen	1,649	2	3,298	Addition - Office, Gift Shop, Lab	1,927	2	3,853	555
E6-R	Visitor Kiosk	Information	170	1	170	Demolish	Demo	Demo	0	-170
E7	Restrooms	Restrooms	404	2	404	No change – Storage/Maintenance	404	1	404	0
E8	Information Kiosk	Information	320	1	320	No Change	320	1	320	0
E9	Tea House	Demonstrations	188	1	188	No Change	188	1	188	0
E10	Gane House*	Maintenance, Storage	3,975	2 (+ basement)	9,318	Remodel - Offices	3,755	2 (+basement)	8,178	-1140
E11-R	Storage Shed	Storage	339	1	339	Demolish	Demo	Demo	0	-339
E12	Storage Shed	Storage	356	1	356	Remodel	356	1	356	0
E13-R	Storage Shed	Storage	323	1	323	Demolish	Demo	Demo	0	-323
E14-M	Storage Shed	Storage	150	1	150	No Change- Relocate	150	1	150	0
E15	Can Yard	Plants	1,984	1	1,984	No Change	1,984	1	1,984	0
E16	Shade Structure	Plants	244	1	244	Addition - Propagation	363	1	363	119
E17	Lath House	Plants	725	1	725	No Change	725	1	725	0
E18	Shade	Plants	686	1	686	No Change	686	1	686	0

Site Plan Ref.	Building Description	Existing Uses	Existing Building Footprint	Existing # of Floors	Existing Floor Area (sf)	Proposed Uses	Proposed Building Footprint	Proposed # of Floors	Proposed Floor Area (sf)	Net Floor Area Change
	Structure									
E19	Head House	Office, Storage	1,138	1	1,138	No Change - Office, Plant Prep/Storage	1,138	1	1,138	0
E20-M	Wood Shed*	Storage	143	1	143	No Change-Relocate to Cottage Residence area	143	1	143	0
E21	Guild Studio	Office Storage, Volunteer Work area	1,440	2	1,585	No Change	1,440	2	1,585	0
E22	Storage Shed	Storage	483	1	483	No Change	483	1	483	0
E23-R	Employee Residence	Residence	1,185	1	1,185	Demolish	Demo	Demo	0	-1,185
E24-R	Employee Residence	Residence	2,203	1	1,945	Demolish	Demo	Demo	0	-1,945
E25	Storage Shed	Storage	667	1	667	No Change	667	1	667	0
E26-R	Storage Shed	Storage	185	1	185	Demolish	Demo	Demo	0	-185
E27	Director's Residence	Residence	1,496	1	1,496	No Change	1,496	1	1,496	0
E28	Garage	Storage	629	1	629	Addition	1,029	2	1,029	400
E29	Shade Structure	Plants	300	1	300	No Change	300	1	300	0
E30	Shade Structure	Plants	405	1	405	No Change	405	1	405	0
Total Floor Area Calculations for Existing Structures (sq. ft.)					39,030				31,999	-7,031

* Historically important building. See Historical Studies: Part I- Game House October 2000; Part II- Library, February 2001; and Part III –Cottage and Auxiliary Buildings July 2002.

Table 2. Proposed Structures

Site Plan Reference	Building Description	Existing Uses	Existing Floor Area (sf)	Proposed Uses	Proposed Floor Area (sf)	Proposed # of Floors	Proposed Building Footprint	Net Floor Area Change
P1-A	Children's Lab			Lab Studies	1,748	1	1,748	1,748
P1-B	Library			Library, Reference, Research	3,541	2	1,728	3,541
P1-C	Education Center			Multi-Purpose, Labs, Offices, Restrooms	6,115	2 (+basement)	3,116	6,115
P2	Plant Display	E4 Propagation, Nursery	3,003	Nursery, Plant Sales	(309 Within E4)	1	N/A	0
P3	Visitor Admissions			Admissions	467	2	210	467
P4	Restroom/Janitor			Restroom	726	1	726	726
P5	Research/Herbarium			Labs, Collections, Offices	4,865	2 (+basement)	2,316	4,865
P6	Horticulture Offices			Offices	2,160	1	2,160	2,160
P7	Horticulture Service			Storage, Shops	712	1	712	712
P8	Horticulture Garage			Storage, Equipment	519	1	519	519
P9	Horticulture Support			Storage, Shops	1,695	1	1,695	1,695
P10	Can Yard			Plants	400	1	400	400
P11	Residence Duplex			Residences	2,645	2 (+basement)	2,143	2,645
P12	Garage			Garage	968	1	968	968
P13	Residence Duplex			Residences	2,645	2	1,736	2,645
P14	Residence Duplex			Residences	2,645	2	1,736	2,645
P15	Residence			Residence	1,396	2	899	1,396
P16	Garage			Garage	440	1	440	440
P17	Shade Structure			Plants	400	1	400	400
P18	Shade Structure			Plants	400	1	400	400
P19	Shade Structure			Plants	400	1	400	400
P20	Kiosk			Recreation/Interpretation	470	1	450	470
Total Floor Area Calculations for New Structures					35,357			35,357

Proposed West Botanic Garden Property Improvements

Existing Administration Cottage E1-M

The existing 1,390 s.f. cottage (Sheet A2.1) is proposed to be moved to the Hansen Site on the east Botanic Garden property and returned to its historic use as a residence. No change in floor area is proposed.

Existing Herbarium E2-R

The existing 2,818 s.f. herbarium is to be demolished (Sheet A2.1). A new two-story (plus basement), 4,865 s.f. research herbarium (P5) would be constructed on the east property.

Existing Blaksley Library E3

The existing 3,153 s.f. library would remain in its current location as an exhibit space and adjoining interior spaces will be remodeled with offices, conference area, workstations and locker/restroom. (Sheet A2.1/A6.0/A6.1). Books and other library materials would be relocated to the new 3,536 s.f. library (P1-B) proposed to be located adjacent to the children's lab within the new Education/Library Center on the west property.

Existing Plant Nursery/Lath Houses E4

The existing 3,003 s.f. of shade structures and lath houses would remain primarily as-is for plant sales; however, a new 309 s.f. "All Weather Room" would be remodeled within the existing structures (Sheet A2.1/A5.0).

Existing North Wing E5

The existing 3,298 s.f. building is to be remodeled and approximately 555 s.f. added for a total of 3,853 s.f. of floor area (Sheet A2.1/A4.0-A4.1). The existing kitchen would be removed and the building would continue to house the existing garden shop, offices and lab rooms.

Existing Entry Kiosk E6-R

The existing 170 s.f. entry kiosk is to be demolished (Sheet A2.1).

Existing Restrooms E7

The existing 404 s.f. restrooms structure would be converted to storage and maintenance rooms (Sheet A2.1).

Existing Director's Garage E28

A 400 s.f. addition is proposed for the existing 629 s.f. garage adjacent to the Director's Residence (E27) for a total of 1,029 s.f. No change in use is proposed (Sheet A2.5).

Proposed Education/Library Center P1-A - P1-C

The education/library center is a multi-level building consisting of three building components with a combined floor area of 11,404 s.f. (Sheet A2.1). The building would contain a reference/library center, labs, workrooms, restrooms, offices, a children's activity center and a multi-purpose room (Sheets A7.0 – A7.1). The primary elements of the proposed multi-use structure consist of the following:

- Children's Labs/Classrooms 1,748 s.f. P1-A
- Library 3,541 s.f. P1-B
- Education Center 6,115 s.f. P1-C

Proposed Patio Display Addition P2

A 309 s.f. all weather room would be established within the existing plant nursery and sales areas (E4, Sheet A5.0).

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Visitor's Admissions P3

A new 467 s.f. visitor admissions structure with a lower level storage/mechanical room would be constructed at the parking lot with a new entry sequence and would include an adjacent exhibit area. An open-air visitor orientation area would be located at the ground level. One mature oak tree would be removed with construction of the new visitor admissions building (Sheet A2.1/A3.0).

Proposed Restrooms/Janitor's Room P4

A new 726 s.f. structure would be constructed on the west property north of the new admissions building and would contain new public restrooms and a janitor's room (Sheet A2.1/A3.0). Construction of this structure would require removal of one mature oak tree.

Proposed Employee Parking and Access/ Guild Studio

A new employee parking area containing 5 spaces is proposed at the southernmost end of the west Botanic Garden property near the Guild Studio. The proposed parking area would be accessed directly from Mission Canyon Road (presently gated) and an improved pedestrian path would provide access from the parking area to the Guild Studio.

Proposed East Botanic Garden Property Improvements

Existing Gane House E10

The existing 9,318 s.f. Gane House is a historically significant structure which is proposed to be remodeled and restored to its original design (Sheet A2.2). Due to previous modifications to the structure (patio and balcony enclosures, etc.) restoration of the structure to its original, historic condition would result in an overall reduction of the structure's floor area to 8178 s.f. The proposed use of the Gane House would consist of administration offices, workrooms, conference

room, restrooms, storage and an employee lounge. The existing kitchen would be renovated as part of the employee lounge (Sheets A8.0-A8.3).

Existing Storage Sheds (Sheet A2.2)

- **E11-R** The 339 s.f. storage shed would be demolished in the location of the proposed Research Herbarium (P5).
- **E12** The 356 s.f. storage shed would be replaced in-kind and used as storage for the research facilities.
- **E13-R** The 323 s.f. storage shed would to be demolished in the location of the proposed Research Herbarium (P5).
- **E14-M** The 150 s.f. storage shed would be slightly relocated to make room for the proposed Horticulture Service Building (P7).

Existing Propagation Facilities: Shade House and Gardener's House E16 & E19, New Can Yard P10

The existing propagation facilities consist of various shade and lath house structures, a head house and a can yard. The project includes a 119 s.f. addition to an existing shade structure (E16) and a remodel of the existing 1,138 s.f. head gardener's office (E19) to be used for offices, storage, a restroom and seed bank (Sheet A2.2/A11.0). A new 400 s.f. can yard (P10) is also proposed within the propagation facilities area.

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Existing Wood Shed E20-M

The existing 143 s.f. storage shed is a historic structure and is proposed to be relocated to the Hansen Site adjacent to the administration cottage (E1) relocation site (Sheet A2.2/A2.3/A12.0), which would allow for construction of proposed parking in its current location.

Existing Staff Residence E23 & E24

The existing 1,185 s.f. (E23) and 1,945 s.f (E24) staff residences on the Hansen Site would be demolished (Sheet A2.3).

Existing Storage Shed at Hansen Site E26-R

The 185 s.f. structure would be demolished to allow room for construction of a new staff residence P11 (A2.3).

Proposed Research Herbarium P5

The proposed research herbarium consists of 4,865 s.f. on three levels, two stories and a basement. The herbarium basement would contain area for specimen preparation, collection storage, and office space. The main level would consist primarily of laboratory and office space, and the upper level would contain two offices (Sheet A2.2/A9.0).

Proposed Horticulture Facilities P6 - P-9

The proposed horticulture facilities consist of four individual buildings totaling 5,086 s.f. The horticultural center would contain offices, workrooms, restrooms for staff and visitors, a lunch room for gardening staff, a service building containing workrooms, storage and tools, a garage for vehicle storage, and a support facility containing work shops, storage space and vehicle bays (Sheet A2.2/A10.0). An existing 150 s.f. storage shed (E14-M) would be slightly relocated from the proposed horticulture facilities area. Construction of the horticulture center buildings would require removal of two mature oak trees.

- **P6** Proposed Horticulture Offices 2,160 s.f.
- **P7** Horticulture Service Building 712 s.f.
- **P8** Horticulture Garage 519 s.f.
- **P9** Horticulture Support 1,695 s.f.

Proposed Relocation of Existing Cottage (E1) and Existing Wood Shed (E20)

The existing 1,390 s.f. cottage (Sheet A2.1) currently on the west property and the 143 s.f. storage shed on the east property (Sheet A2.2) are historic structures and are proposed to be relocated together to the employee residential area on the Hansen Site of the east side of the Botanic Garden (Sheet A2.3). The cottage would be remodeled and restored to its historic use as a residence (Sheet A2.3/A12.0). No change in floor area is proposed.

Proposed Hansen Site Staff Residence Duplex P11

A new two-story 2,645 s.f. residential duplex is proposed to be constructed in the residential complex on the east side of the Botanic Garden at the Hansen Site, where an existing residential duplex (E24) is to be demolished (Sheet A2.3/A13.0).

Proposed Hansen Site Garage/Equipment Storage P12

The proposed 968 s.f. garage and equipment storage structure would be located on the Hansen Site and utilized by Botanic Garden staff residents (Sheet A2.3/A13.2) adjacent to an existing residence (E23).

Proposed Hansen Site Staff Residence Duplex P13

A new, two-story 2,645 s.f. residential duplex would be located in the residential complex of the Hansen Site (Sheet A2.3/A13.1).

Proposed Hansen Site Staff Residence Duplex P14

A new 2,645 s.f. residential duplex would be located in the residential complex of the Hansen Site where an existing single family unit (E23) is to be demolished (Sheet A2.3/A13.1).

Proposed Hansen Site Staff Residence P15

A new 1,396 s.f. single family residential unit would be located in the residential complex of the Hansen Site (Sheet A2.3/A13.1).

Proposed Hansen Site Garage P16

A 440 s.f. equipment garage would be constructed within the residential complex of the Hansen Site and would be used by Botanic Garden staff residents (A2.3/A13.2).

Proposed Cavalli Property Shade Structures P17 – P19

Three 400 s.f. shade structures (P17, P18, and P19) are proposed to be installed on the Cavalli property adjacent to the existing shade structure (E29) for horticulture purposes. The shade structures would be installed along the property’s existing access road and would therefore not require grading for installation (Sheet A2.4).

Proposed Cavalli Property Overlook Kiosk P20

A 470 s.f. overlook kiosk is proposed near the ridge top of the Cavalli property for use by recreation users of the proposed Cavalli property trail which would connect to the overall Botanic Garden trail network (Sheet A2.4).

Building Utilization

The proposed Vital Mission Plan will provide for facility upgrades and improvements in which 17.72% of the total facility square footage is utilized for staff housing, 19.26% for horticulture and 22.09% for necessary support facilities, 14.45% for conservation and research; and where 20.33% of total facility square footage is provided for public uses such as education and visitor services.

Table 3. Site Utilization

Use	Existing				Proposed			
	Floor Area (sf)	% of Total Site Area	Site Cover (sf)	% of Total Site Cover	Floor Area (sf)	% of Total Site Area	Site Cover (sf)	% of Total Site Cover
Facility Structures	39,030	1.40	28,612	1.0	67,356	2.0	48,710	1.4
Parking and Paving	76,750	2.7	76,750	2.7	138,784	4.10	138,784	4.10
Open Areas	2,726,038	96.3	2,726,038	96.3	3,210,186	94.5	3,210,186	94.5
Total	N/A	100	2,831,400	100	N/A	100	3,397,680	100

Site Utilization

Currently the Botanic Garden property (excluding the Cavalli property) consists of 65 acres of land area (2,831,400 s.f.) with 28,612 s.f. of building coverage area and 76,750 s.f. of paved

areas (not including paved pathways), resulting in 96.3% (~62.6 acres) of the total property maintained as open undeveloped areas and horticultural exhibits (1% building coverage, 99% open areas, parking and paving). Implementation of the proposed Botanic Garden Vital Mission Plan would result in incorporating the Cavalli property into the Botanic Garden grounds increasing the total property site size to 78 acres (3,397,680 s.f.), and project buildout would result in a total of 48,710 s.f. of building coverage area (an increase of 20,098 s.f. from existing), and 138,784 s.f. of paved areas (not including pathways - an increase of 61,724 s.f. from existing) resulting in 94.5% (~73.7 acres) of the total property maintained as open undeveloped areas and horticultural exhibits (1.4% building coverage, 98.6% open areas, parking and paving). Approximately 3,750 linear feet of new and upgraded trails would be constructed and maintained with the project approval and implementation.

Parking and Circulation

The existing driveways and circulation pattern on the west property will remain largely unchanged with the exception of a new large vehicle turnaround to be created at the south exit driveway to Mission Canyon Road which would allow larger vehicles better access approach to the east side of the Botanic Garden property and would provide emergency vehicles an alternative means of turning around on Mission Canyon Road.

The parking lot on the west property currently contains 74 parking spaces (3 ADA accessible). A total of 70 marked public parking spaces (including 3 ADA accessible spaces) and one bus parking space are proposed. Therefore, the net change in parking on the west property public lot would be 4 fewer vehicular parking spaces and one new bus parking space. A new pedestrian entry sequence to the west property would be constructed of stone pavers and a small pedestrian bridge located just south of the existing entry path, and the existing entry path would then serve as a separate maintenance and emergency access route. An additional maintenance and emergency access route for smaller vehicles would be provided via a bridge taking access from Mission Canyon Road just south of the Children's Discovery Garden. The proposed improvements to the parking lot and access will require removal of two mature oak trees. (Sheet A2.1).

The Guild Studio is currently served by 7 employee parking spaces. A new employee parking area containing 5 parking spaces is proposed near the Guild Studio which would be accessed directly from Mission Canyon Road.

The east property 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.

In total, parking on the project site would increase from 116 existing public and employee spaces to 119 public and employee spaces and one bus parking space.

The entire access road to the east Botanic Garden property which takes access from Mission Canyon Road and provides access through to Las Canoas Road is proposed to be partially re-routed and improved to meet current Fire Department standards.

Re-grading of the existing circulation systems to increase road widths and to provide road grades consistent with current Fire Department standards will require grading on slopes in excess of 30 percent and removal of adjacent oak trees in certain areas. A turnaround will be constructed at the end of the roadway serving the easternmost staff residences. In all, approximately 2,400 feet of roads on the east property will be improved and widened to 16 feet (not including turnouts, turnarounds and parking spaces).

Grading and Paving

Grading will consist of approximately 10,983 cubic yards (cy) of cut and 6,213 cy of fill for full project buildout. A net export of approximately 4,770 cy will result. New retaining walls are proposed as masonry block units and faced with rock (from this site) where walls are visible.

The majority of grading proposed is necessary to improve existing circulation patterns throughout the Botanic Garden property and to bring existing access roads, driveways and turnarounds into conformance with current Fire Department code requirements. There are no new roads or driveways proposed.

Project implementation would increase impervious surface coverage of the site primarily due to new pavement surfaces required for the proposed circulation and parking improvements, but increased building coverage would result in impervious surfaces as well. Excluding buildings, the west Botanic Garden property currently contains 49,150 s.f. of pavement coverage which would be increased to 53,610 s.f. The east property currently contains 27,600 s.f. of pavement coverage which would be increased to 85,174 s.f. Therefore, the total net increase in impervious surfaces, excluding buildings, would be 61,724 s.f., or approximately 1.42 acres.

Table 4. Earthwork Calculations

		Cubic Yards Cut	Cubic Yards Fill	Cubic Yards Export
West Side				
	Roads/Pads/Parking	755	495	260
	Trenching	452	452	0
	Retaining Walls	363	0	363
	Tree Removal	5	0	5
Subtotal		1575	947	628
East Side/Guild Studio Parking				
	Roads/Pads/Parking	7255	3995	3260
	Trenching	1831	1271	560
	Retaining Walls	294	0	294
	Tree Removal	28	0	28
Subtotal		9408	5266	4142
Totals		10,983	6213	4770

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, bioswales 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 bioswales 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.

Fencing and Pathways

A perimeter fence for the Botanic Garden facilities (east and west of Mission Canyon Road) is proposed and existing fencing may need to be modified over time as necessary to comply with accreditation requirements to protect sensitive exhibits, and for security. No fencing is proposed in the Mission Creek corridor.

The Botanic Garden intends to continue its practice of installing permeable, all-weather surfaces on pathways throughout the Garden where appropriate and feasible to accommodate access, including the proposed trail on the Cavalli property up to the proposed Kiosk.

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 2 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. 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.

Use – Existing and Proposed

The general uses that occur at the Botanic Garden on a typical day include: 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, indoor/outdoor exhibits, retail sales at the garden shop and plant nursery, and horticultural activities. No change in 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 290 people visit the Botanic Garden daily (based on admissions counts taken from 1997 through 2005). The Botanic Garden estimates that 75% of the daily public visitors remain on the west side, while 25% also tour the exhibits on the east side.

The Botanic Garden is requesting visitor increases associated with classes, lectures, special events, etc. that would result in a maximum increase in average daily visits of 13.6 (see tables 5 and 6 below). With these increases, the average daily visits to the Garden would be 303.6, rounded to 304. In addition, using 304 average daily visits as a starting point, the Botanic Garden is requesting that their average daily visitation be permitted to increase by a maximum of 2% per year for the life of the project relating to the uses and activities discussed in the project description in order to accommodate general growth in population and demand in the region unrelated to proposed development at the Garden.

Hours

Outdoor activities generally occur from 9:00 a.m. to 6:00 p.m. 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% of classes occur during daytime hours and 25% 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 activities occur seven days a week, with most staff working Monday through Friday. No change in operating hours is proposed.

Staff Levels

Staffing at the Botanic Garden currently consists of 32 full-time and 15 part-time employees, 1 intern and approximately 31 instructors. Typically, one instructor is involved with a class on any given day. Approximately 10 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 through the year 2015; volunteers are assumed to remain at 10. Therefore, it is anticipated that total staff and volunteers would increase from 89 to approximately 107 though the 10-year planning period.

Classes and Visitors

Typically, one class involves one to eight sessions, is held once a day with an average of 15 people attending. Botanic Garden Sessions generally run one day a week for up to eight weeks.

Table 5. Classes

Current Daytime Classes/Year	Proposed Daytime Classes/Year	Hours	Current Attendance (per class)	Proposed Attendance (per class)
80-90 Courses 200-225 Sessions	90-100 Courses 225-250 Sessions	7:30-5:30	10-20	12-22
Current Nighttime Classes/Year	Proposed Nighttime Classes/Year	Hours	Current Attendance (per class)	Proposed Attendance (per class)
25-35 Courses 60-90 Session	30-40 Courses 75-100 Sessions	6:00-10:00 p.m.	10-20	12-22
Current Master Gardner & Docent Training	Proposed Master Gardner & Docent Training	Hours	Current Attendance (per session)	Proposed Attendance (per session)

Classes/Year	Classes/Year			
20	20	7:30-5:30	40-50	40-50
Current Annual Lecture Series	Proposed Annual Lecture Series	Hours	Current Attendance (per session)	Proposed Attendance (per session)
7 sessions	7 sessions	6:00-10:00 p.m.	50-70	50-125

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-Friday. Botanic Garden Volunteer meetings of five 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 increase with project implementation. These people are typically in the various buildings on the west side or on the Botanic Garden grounds.

Table 6. Special Events

Event Type	Current Frequency/Duration	Proposed Frequency/Duration	Hours	Current Attendance	Proposed Attendance
Plant Sales, Book Signings	4/year	4/year	11-7	100-250	100-250
Art/Craft Exhibits	4/year Case-by-Case	4/year Case-by-Case	9-5	Case-by-Case	Case-by-Case
Community Festivals (Exhibits/Vendors/Music)	2/year 2 days	2/year 2 days	9-5	250-750 per day	250-750 per day
Fundraising/Special Events (Food/Music)	10/year 1 day	15/year 1 day	Noon-10 pm	20-300	20-300
Community Group Meetings	10-20/year 1 day	10-20/year 1 day	6-10 M-F 9-5 wknds	30-150	30-150
Private Parties (Music/Food)	2-4/year 1 day	8/year 1 day	6-10 M-F 9-5 wknds	75-100	75-300
Symposia & Workshops	1-2/year / 1-3 days	1-2/year / 1-3 days	Day & Eve Sun- Thurs	50-150 per day	50-150 per day
Recognition Events	3/year - 1 day	3/year - 1 day	9-5 M-F	50-200	50-200

Residential Use

The Botanic Garden currently has four existing residential units located on its grounds contained within three buildings. This includes the Director's residence, 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 an addition to the Director's residence, and demolishing the existing single family dwelling and duplex. In addition, the project includes construction of three new duplexes and one single family dwelling. This would result in a net gain of 5 residential units beyond what exists currently, for a total of nine units. The Botanic Garden intends to provide affordable housing opportunities for approximately 25% of the Botanic Garden's full-time staff.

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Deleted: except for the Guild Studio which is made available to visiting scientists, interns, or other guests of the Botanic Garden

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Utilities and Public Services

Water

The Botanic Garden is served by both a private well and the City of Santa Barbara Water District. The City of Santa Barbara currently serves domestic needs and approximately 35% of irrigation needs, while the existing well provides for the remaining irrigation needs. It is estimated that the use of municipal water will increase by 19% and well water will increase by 24% with the project as a result of additional plantings and projected increase in visitations. Some increase in the use of municipal water is foreseen even without the proposed development due to a projected increase in visitors.

Waste Water Disposal

Except for the Guild Studio (1007 Mission Canyon Road) and Director's Residence (1140 Tunnel Road) which are 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. All sewer connections are proposed to be gravity lines. The proposal includes the extension of an 8-inch sewer trunk line in Mission Canyon Road for a length of approximately 1,355 lineal feet.

On the east side, a 6-inch sewer main would be located in a portion of Las Canoas Road for approximately 80 lineal feet. The 6-inch main traverses a slope approaching 37% up to the residences on the east side at a distance of approximately 95 lineal feet. The 6-inch main would be located in the driveway serving the residences for a distance of approximately 240 lineal feet. Also on the east side, a 6-inch sewer main at a distance of approximately 120 lineal feet would extend up an approximately 25% slope to the driveway used to access the Gane House and other support buildings. The 6-inch main runs in the driveway to the structures on the east side for a distance of about 400 lineal feet. No trees would be removed to accommodate the sewer lines.

On the west side, a 6-inch sewer main would be provided at an approximate distance of 525 lineal feet. This sewer main would provide service to the Blaksley Library, North Wing, the education center and restrooms.

Traffic Management

The Botanic Garden currently implements traffic management programs with all events that have the potential to result in traffic congestion and parking impacts along Mission Canyon Road. The traffic management programs typically employ offsite parking agreements with shuttle services and local law enforcement for traffic control. The Botanic Garden is proposing to develop and implement a vehicle use reduction plan as part of the Vital Mission Plan. This plan will be focused on promoting carpooling on a daily basis for employees and volunteers, as well as guests, especially during special events.

Utilities

Utility services to the site are provided by General Telephone Company, Southern California Edison Company and Southern California Gas Company.

Fire and Police Protection

Fire protection in the area is provided by the County of Santa Barbara. The Fire Protection/Vegetation Management Plan prepared for this project by G & M Ventures will be adhered to per County of Santa Barbara specifications.

Construction Phasing

Implementation of the Vital Mission Plan is expected to occur in 7 sequential phases, as described below:

Phase I: All proposed water and sewer line extensions. Duration 8 months.

Phase II: Construction of new Horticulture Facilities. Duration 11 months.

Phase III: Renovation of the Gane House and construction of new Herbarium. Duration 14 months.

Phase IV: Relocation of existing Administration Cottage and conversion to residential use, demolition of existing Herbarium, and construction of the Educational Center and new entrance bridge. Duration 13 months.

Phase V: Renovations to existing Blaksley Library and North Wing buildings and construction of new entrance kiosk. Duration 12 months.

Phase VI: Construction of new staff residences. Duration 14 months.

Phase VII: Construction of public trail and overlook kiosk on Cavalli property. Duration 6 months.

2.0 PROJECT LOCATION

The Botanic Garden is located at 1212 Mission Canyon Road in the First Supervisorial District. The Botanic Garden is made up of 19 parcels comprising 78 acres. APNs: 023-052-001, -002, -

003, -004, -008, -011 and -012; 023-060-018, -022, -023, -024, -025, -026, and -038; 023-340-013, -014, and -015; 023-350-006; and 021-030-001.

2.1 Site Information	
Comprehensive Plan Designation	Urban area, Recreational/Open space, Agriculture I, Single Family Residential land use designations, 1 unit/acre maximum density for (1 unit /10-acrs for Agriculture)
Zoning District, Ordinance	Article III, REC, 1-E-1, and AG-I-10 zone districts, 1-acre minimum lot size for REC and 1-E-1, 10-acre minimum lot size for AG-I-10, Design Control overlay
Site Size	78 acres
Present Use & Development	Botanic Garden – institutional development
Surrounding Uses/Zoning	North: Residential, 1-E-1 and RR-5/10 South: Residential, 1-E-1 East: Residential, RR-5/10, 1-E-1 and AG-I-10 West: Residential, 1-E-1 and 7-R-1
Access	Mission Canyon Road
Public Services	Water Supply: City of Santa Barbara Sewage: Septic system and sewer (sewer proposed for all structures) Fire: Santa Barbara County Fire Department

3.0 ENVIRONMENTAL SETTING

The Botanic Garden comprises 78 acres in the Mission Canyon Area of Santa Barbara. Surrounding land uses primarily include low density single family residential, with the southern boundary of Los Padres National Forest located approximately 1,500 feet to the north of the project site. Slopes on the site are varied and range from relatively flat on the ridgetops and canyon bottom (west of Mission Canyon Road) to over 30% on the hillsides and along Mission Creek. Mission Creek runs through the property to the west of Mission Canyon Road, while Las Canoas Creek runs through the property to the east of Mission Canyon Road. The site is characterized primarily by oak and riparian woodlands and their associated understory vegetation, landscaped areas, and planted exhibits. Fauna present on the site include common wildlife species found in the foothills and riparian corridors of the coastal range, as well as larger carnivores such as coyotes, mountain lions, and bobcats which may enter the property from nearby Los Padres National Forest. One documented archaeological site is found on the property. The property is underlain by alluvium and stream channel deposits and/or the parent bedrock of the Sespe Formation. Development currently present on the site includes 30 structures totaling approximately 39,030 square feet and is made up residences, administration buildings, shade structures, storage sheds, visitor restrooms and kiosks, and other buildings used in the operation and maintenance of the Botanic Garden.

4.0 POTENTIALLY SIGNIFICANT EFFECTS

AESTHETICS/VISUAL RESOURCES

Impact Discussion:

Environmental assessment of a proposed project's impacts to the aesthetics/visual resources of a site begins with identification of the existing visual resources on and off that site, including the site's physical attributes, its relative visibility, and its relative uniqueness. Assessment must also address the role a site plays in any larger visual context. The Visual Impact Guidelines of the *County of Santa Barbara Environmental Thresholds and Guidelines Manual* identify five specific landscapes of particular value, including mountainous areas, public parks, urban fringes, scenic travel corridors, and coastal areas. In addition, the County's Comprehensive Plan identifies parks and recreational areas, as well as views of mountains, coastal bluffs, and scenic areas as significant visual resources. Lastly, the Mission Canyon Area Specific Plan identifies open space, such as is provided within the Botanic Garden, as an important resource in the area.

The proposed project would ~~result in a net increase of 28,326~~ gross square feet of development in a residential neighborhood in Mission Canyon. Mountain and ocean views could potentially be obstructed or degraded by development of the proposed project depending on the topography, building location, and vegetation screening. This level of development could introduce an intensity of development that ~~requires analysis of its visual compatibility~~ with surrounding development. Lighting associated with the project could create glare off-site, light spillage and/or night sky light pollution, thereby resulting in potentially significant impacts to the nighttime character of the surrounding residential area, which currently experiences low amounts of nighttime lighting. Construction debris or trash could result in potentially significant visual impacts if construction areas were not maintained on a regular basis throughout construction or if construction debris were not removed from construction sites following conclusion of construction activities. Buildout of the proposed project would contribute incrementally to cumulative impacts to aesthetics/visual resources associated with buildout of the Mission Canyon area, as contemplated in the Mission Canyon Area Specific Plan.

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Potential Mitigation:

Mitigation would likely include standard conditions related to hooded and shielded exterior lights, directing light downward and preventing spillover onto adjacent properties. Additional mitigation could include design requirements, vegetative screening, and/or dimming features in order to preserve the nighttime character of the area and reduce light impacts on area wildlife.

Scope of EIR:

- Identify the existing visual resources of the Botanic Garden and its surroundings, including the site's physical attributes, its relative visibility from area roads, trails, and residences, its relative uniqueness and assess potential impacts to these resources from buildout of the proposed project.
- Identify the existing character of public views across, into, and out of the site and assess potential impacts to these views from buildout of the proposed project. Assess impacts to private views from development of the proposed project.

- Confirm the character of the Mission Canyon Road corridor and the character of surrounding residential areas, and assess the potential impacts to these aesthetic characters from proposed buildout.
- Identify the night time setting and character of the Botanic Garden and surrounding area and assess the potential impacts to this nighttime character from proposed buildout.
- Identify any impacts to the existing character of the Botanic Garden and the integrity of the Garden’s visual character from proposed buildout.
- A density analysis shall be conducted.
- Confirm cumulative impact levels and the contribution of the proposed project to these cumulative impacts.
- The EIR shall include visual simulations as necessary to inform the impact discussion.
- Identify mitigation measures as necessary and residual impacts.

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AIR QUALITY

Impact Discussion:

Implementation of the project would potentially result in construction-related air quality impacts, including dust generation from grading, air pollution emissions from stationary construction equipment and construction vehicles, and air pollution emissions from construction-related vehicular traffic. Additionally, air quality impacts would potentially result from operation of the expanded facility. This would mainly be due to vehicular emissions resulting from increased traffic to and from the project site for additional employees and increased visitor use. The proposed project is expected to result in an increase in employment of 5 full time staff, 9 part-time staff, 3 interns, and 1 instructor through the 10-year planning horizon. Increases in visitor use are expected in the following categories:

- Daytime classes – 700 to 1,000 additional visits per year (1.9 to 2.7 additional average daily visits)
- Nighttime classes – 300 to 400 additional visits per year (0.8 to 1.1 additional average daily visits)
- Lecture series – 55 additional visits per year (0.2 additional average daily visits)
- Special events – 100 to 1,500 additional visits per year (0.3 to 4.1 additional average daily visits)
- Private parties – 450 to 2,000 additional visits per year (1.2 to 5.5 additional average daily visits)

While increases in regular visitor use are unknown, the applicant proposes a maximum 2% yearly increase in average daily visitation in all categories of use and activities.

Potential Mitigation:

Standard dust and ozone precursor control measures would help to partially mitigate these impacts. Other mitigations may include the refinement of the Garden’s existing transportation demand

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management plan that encourages carpooling and other alternative means of traveling to and from the project site, limiting the use of diesel construction equipment to the maximum extent feasible, and incorporating energy conserving strategies into project design and construction.

Scope of EIR:

- Assess air quality impacts associated with traffic generated by proposed additional staff and visitor use.
- Assess air quality impacts associated with operation of new proposed buildings (e.g. heating and cooling).
- Assess air quality impacts associated with grading and construction activities from buildout of the proposed project, including construction-generated traffic.
- Identify mitigation measures as necessary, including standard emission control conditions applied by the Santa Barbara County Air Pollution Control District.
- Assess residual impacts of the project.
- Assess cumulative air quality impacts as well as the project’s contribution to those impacts.

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Sources of Information:

- APCD staff – Vijaya Jammalamadaka, 961-8893
- Santa Barbara County Clean Air Plan (2004)

BIOLOGICAL RESOURCES

Existing Plant and Animal Communities/Conditions:

The Botanic Garden’s exhibits and grounds consist primarily of the following vegetation communities: oak woodland, chaparral, riparian woodland, ruderal, ornamental/mixed woodland, and landscaped native and non-native vegetation. Wildlife known to occur in the area include common wildlife such as raccoon, skunk, coyote, deer, raptors, as well as rarer species such as the mountain lion. Additionally, Mission Creek which runs through the property is listed as Critical Habitat for the southern steelhead trout. Other rare, threatened, or endangered species may exist onsite. A tree survey was prepared in 2002 documenting certain trees in the Botanic Garden. A biological survey would be required to better document the extent of the biological resources present onsite.

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Impact Discussion:

Project development would result in both direct and indirect impacts to biological resources. Buildout of the project would result in the removal of approximately 48 coast live oak trees ranging in size from 4 inches diameter at breast height to 18 inches diameter at breast height, 30 additional trees (both native and non-native), as well as the disturbance or alteration of oak and riparian woodland habitat and other native and non-native habitat on the property. Noise and lighting associated with buildout of the project could disturb wildlife and hinder their normal activities. Buildout of the proposed project could result in water quality impacts to Mission Creek and other area drainages due to storm water runoff and increased pollutants from parking lots (e.g. oil, grease,

etc.), soil erosion and sedimentation, and construction activities and waste. This could result in a degradation of the aquatic habitat throughout and downstream of the project site.

Potential Mitigation:

Mitigation to address these impacts would likely be in the form of potential project redesign to reduce impacts to oak trees coupled with onsite replacement planting for oak trees that are removed. Ensuring adequate setbacks from Mission Creek and other drainages and proper design of footbridges over creeks would help to reduce impacts to biological resources. Additionally, implementation of lighting guidelines and lighting fixture requirements would help to reduce indirect impacts to wildlife resulting from night lighting. Water quality impacts would likely be addressed by incorporating Best Management Practices into the project design, minimizing grading, developing a parking lot cleaning program, and other such measures to reduce erosion and transport of pollutants into adjacent water bodies.

Scope of EIR:

- Assess current baseline conditions throughout the Garden including flora and fauna within and adjacent to the project area, with particular emphasis on identifying endangered, threatened, rare, and locally sensitive species and habitats; accurately map riparian corridors, oak woodlands and mature specimens of non-native plant species.
- Assess impacts to existing biological resources from proposed project buildout, including loss of habitat, sedimentation from grading and site preparation efforts and fire department clearing requirements.
- Consider impacts to endangered species, if any, and discuss role of other regulatory agencies (e.g. USFWS, CDFG, USACOE, etc.).
- Analyze project impacts, including fencing, relative to their effects on off-site habitats and wildlife populations, including nearby public lands, open space, adjacent natural habitats, and riparian systems (i.e. Mission Creek watershed). Impacts to and maintenance of wildlife corridor/movement areas, including access to habitat in adjacent areas, should be fully evaluated and provided. This should include an analysis of indirect impacts from increased use and night lighting (interior and exterior).
- Assess cumulative impacts to biological resources and project's contribution to those impacts.
- Identify feasible mitigation measures, if any, and assess residual impacts.

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CULTURAL RESOURCES

Impact Discussion:

A Phase I archaeological survey was conducted at the Botanic Garden by SAIC in 2002. The study confirmed that portions of the project are proposed within the vicinity of a known archaeological site (CA-SBA-22). Depending on the location of the building footprints, road improvements, sewer and water pipe trenching, and other ground disturbing activities, impacts to this known archaeological resource could be potentially significant. In addition, grading and site preparation could result in potentially significant impacts to unknown archaeological resources as well. The bulk of the potential impacts would occur in the vicinity of what is referred to as the Hansen Site, in the area of the proposed staff residences east of Mission Road, as that is the area with the greatest

likelihood of cultural resources being present. The study concluded that no archaeological remains were identified in the Northerly Garden area west of Mission Road and the likelihood of encountering unknown archaeological resources within that area is low. The study also concluded that no archaeological remains were found in the Middle Garden area east of Mission Road and that the likelihood of encountering unknown archaeological resources within that area is low. However, if archaeological resources exist beyond the recorded boundary of CA-SBA-22, then development of the proposed project in this area could potentially impact archaeological resources. In addition to the direct disturbance to the archaeological remains that could occur in the Southerly Garden (i.e. Hansen Site), construction within the known archaeological site could increase the potential for illicit artifact collection, as well as increase the number of permanent residents within the cultural deposit, both of which have the potential to create significant indirect impacts on the resource.

An Extended Phase I Archaeological Investigation was conducted in the Southerly Garden area by SAIC in 2005. The investigation concluded that intact, high-density subsurface cultural materials exist within the middle portion of the area. No evidence of human burials was found. However, given the high density and diversity of artifacts found, the study concluded that it is possible human remains could be present within CA-SBA-22. This investigation also revealed an historic trash pit within the Southerly Garden area.

This same study included a Phase I survey of the Cavalli property in the area of the proposed trail and kiosk. No cultural materials were identified in this survey, which was determined to be reliable, and it concluded that the probability of encountering or impacting archaeological resources within this component of the proposed project would be low.

Potential Mitigation:

Based on its conclusions, the Extended Phase I Archaeological Investigation offered the following recommendations that could be incorporated as potential mitigations:

1. Avoidance of any disturbance to the prehistoric or historic archaeological deposit is preferred, and is stated as a goal in Santa Barbara County Comprehensive Plan Conservation Element and Coastal Land Use Plan policies. Improvements including the Alternative Staff Residence Duplex (20a) and the extension of sewer main, sewer laterals, and water main extensions to new structures (27), should be designed to the extent feasible to avoid impacts to potentially significant portions of the High Density Area of CA-SBA-22 in and around Central trenches 6-7 and 12. The New Equipment Storage Building (23) should also be redesigned to the extent feasible to avoid impacts to potentially significant historic debris in Trench 14.
2. If avoidance of these sensitive cultural deposits listed in Recommendation 1 is not feasible, a Phase 2 significance assessment comprised of hand-excavated units consistent with Santa Barbara County Cultural Resource Guidelines should be conducted in the general area of the High Density Area in and around Trenches 6, 7, and 12. In general, modern trash was found below a depth of 20 cm in this area and the prehistoric cultural material recovered from the trenches is relatively dense and diverse. The Phase 2 excavation units should be spaced to provide continuous coverage across the High Density Area to evaluate spatial (both vertical and horizontal) variability in the prehistoric cultural deposit, characterize the different activities that occurred within the site (e.g., patterns in artifact distribution) identified during the Extended Phase 1 backhoe trenching. The size of the test units should

be designed to allow for excavation to a depth of 5 ft, the anticipated deepest extent of sewer main trench depth. Recommended size of the assessment unit excavations is 2 X 1 m (6.5 X 3.2 ft) to allow a sufficient dimension for reaching prehistoric cultural deposits at the bottom of the sewer main trench. Presently, we estimate that 3-4 of these units spaced 15-20 m (45-66 ft) apart would be needed. Excavation of these units would produce approximately 4.2-5.6 cubic meters of prehistoric cultural deposit. If the deposits are found to be significant and cannot be avoided, a Phase 3 data recovery mitigation program could be necessary, depending on the nature of the finds.

3. A County-qualified archaeologist and a Native American observer should monitor all ground disturbing activities within the entire Southerly Garden Area. In the event that concentrations of artifacts or isolated human remains are encountered during construction, they should be valued within the context of a Phase 2 significance assessment investigation.
4. If feasible, the equipment storage building proposed in the vicinity of the historic trash pit should be redesigned to avoid this resource. If redesign is not possible, controlled grading of the trash pit directed by a County-qualified archaeologist with historic archaeological experience is recommended to complete recordation of the historic trash pit, determine its spatial extent, and characterize any other diagnostic or key artifacts not initially identified that can help to illustrate the lifestyle of Gane Estate workers.

Scope of EIR:

- Confirm the analysis provided in the Phase I and Extended Phase I studies performed by SAIC in 2002 and 2005.
- Determine need for additional analysis based on project revisions. Determine additional impacts, if any.
- Assess cumulative impacts to cultural resources and discuss the project's contributions to those impacts.
- Review proposed mitigations and revise as necessary. Identify additional measures as necessary to mitigate impacts. Assess residual impact levels.

Sources of Information:

A Phase 1 archaeological survey was conducted for the Botanic Garden in 2002 by SAIC. In addition, a 2005 archaeological report by SAIC included an extended Phase 1 archaeological investigation for the southerly garden area (Hansen Site) and a Phase 1 archaeological survey for the Cavalli property. Lastly, a 1988 Phase 1 archaeological survey was conducted for the Botanic Garden by Larry Spanne.

FIRE PROTECTION

Impact Discussion:

The Mission Canyon Area, in which the project is located, is considered a High Fire Hazard Area by the County of Santa Barbara. The project would introduce approximately ~~28,326~~ gross square feet of net new development and associated increases in staff and visitor use into a High Fire Hazard Area. This would be considered a potentially significant impact to fire protection. The project does, however, propose improvements to minimize impacts to fire protection, including equipping new and remodeled structures with fire sprinkler systems, ensuring roads and building locations meet County Fire Department standards for emergency access, installing additional fire hydrants achieving required flow levels at locations satisfactory to the County Fire Department, and implementing a vegetation management plan to break up fuel loads and reduce the likelihood of spreading of catastrophic wildfire within the project area.

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Safe Fire Department response time is a key analysis area. It is critical that the project provide adequate access, fire hydrants and water pressure to ensure adequate level of fire protection. In this sense, the proposed project could result in potentially significant impacts to fire protection if these elements are not adequately provided into the project description.

Deleted: There is the potential for structures to be built (e.g. Cavalli kiosk) beyond s

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As pointed out in the Mission Canyon Area Specific Plan, in addition to the high fire hazards associated with the high fuel load, the area has serious emergency access problems. Access is constrained by steep, narrow, winding roadways overgrown with vegetation and blocked by illegal parking. These factors play into the impacts of the proposed project on fire protection in and around the project site.

Potential Mitigation:

Potential mitigation includes ensuring the project is developed consistent with all applicable standards of the County Fire Department, in terms of emergency access, fire suppression, water and fire hydrant supply, and building location. Fulfilling this requirement could require potential redesign or relocation of certain buildings. The Fire Protection Plan and Vegetation Management Plan developed by G&M Ventures in 2002 recommends the following measures be incorporated into the project:

1. Install standpipes for fire hose connections in numbers and locations pursuant to Santa Barbara County requirements.
2. The Botanic Garden should be a partner with the Red Flag Program and provide critical weather information related to red flag days.
3. Evacuation via access roads should adopt and coordinate with the 2001 Evacuation Planning Task Force.
4. Provide a remote automated weather station to provide current on-the-spot fire weather in cooperation with fire agencies, USFS, UCSB, and other interested parties.
5. Implementation of a vegetation management plan that will provide the effective break-up of ladder fuels and the pretreatment of public access areas and transportation corridors.

Scope of EIR:

- Assess impacts of buildout of the proposed project on fire protection, fire hazards and emergency evacuation from the canyon.

- Confirm the analysis provided in the Fire Protection Plan and Vegetation Management Plan prepared for the Botanic Garden by G&M Ventures.
- Review the recommendations identified in the Fire Protection Plan and Vegetation Management Plan and incorporate as project mitigations as necessary. Identify additional mitigations as necessary to mitigate project impacts. Identify residual impact levels.
- Assess the cumulative impacts on fire protection in the Mission Canyon area and assess the project's contributions to those impacts. Identify mitigations, if feasible. Identify residual impact levels.

Sources of Information:

- Santa Barbara Botanic Garden Fire Protection Plan and Vegetation Management Plan, prepared by G&M Ventures in 2002.

GEOLOGIC PROCESSES

Impact Discussion:

The closest fault, the Arroyo Parida-Mission Ridge Fault, is located approximately 3,500 feet south of the Botanic Garden. The fault is identified as potentially active in the County Seismic and Safety Element. No active faults have been identified on the project site. Adherence to Building Code requirements would address potential damage due to seismic groundshaking. In a preliminary geologic investigation conducted by Adam Simmons in 2002, it was determined that no pre-existing slope failures (in the form of landslides) existed on or directly adjacent to proposed structures, parking areas, or access roads. However, the study noted that the sloping hillside could experience slope instability or erosion if surface water is allowed to flow in an uncontrolled manner onto the surrounding slopes. Additionally, the banks of Mission Creek are highly susceptible to slope failure along portions of the project site. Proposed development in these areas could result in a potentially significant impact on geologic resources. A structural setback from the top of bank of Mission Creek and erosion and drainage control would help to reduce potential impacts from the proposed project.

Grading associated with buildout of the proposed project includes approximately 10,983 cubic yards of cut and 6,213 cubic yards of fill. The majority of grading proposed is necessary to improve existing circulation patterns throughout the property and to bring existing access roads, driveways, and turnarounds into conformance with current Fire Department code requirements. Grading and resulting exposed soils has the potential to result in an increase in wind and water erosion and sedimentation of area creeks. Potentially significant impacts on soil erosion would result if soils were exposed for an extended period of time or if grading were to occur during the rainy season. Portions of the project would require grading on slopes in excess of 20% which could result in slope instability and increased soil erosion and sedimentation.

Proposed grading would not likely result in an appreciable visual change to existing site topography since proposed grading would retain the overall site profile.

Proposed Mitigation:

1. Structures shall be designed to earthquake standards of the Uniform Building Code. **Plan Requirements and Timing:** Prior to plan check, the applicant shall submit building plans indicating standards to the satisfaction of Building & Safety Division. **Monitoring:** Building inspectors shall site inspect prior to occupancy clearance.
2. Geological recommendations included in the Adam Simmons and Associates report dated March 22, 2001 for the Botanic Garden shall be refined as necessary and incorporated into the project design and construction. **Plan Requirements and Timing:** Updated geological report shall be submitted to P&D for review prior to approval of land use permits for grading. **Monitoring:** Building inspectors shall site inspect.
3. Excavation and grading shall be limited to the dry season of the year (April 15 – November 1) unless a Building & Safety-approved Grading and Erosion Control Plan is in place and all measures therein are in effect. **Plan Requirements:** The Grading and Erosion Control Plan shall be designed to minimize erosion and shall include the following:
 - a. Detailed plans and report prepared by a licensed geologist or engineer for any permanent erosion control structures.
 - b. Methods such as retention basins, drainage diversion structures and spot grading shall be used as appropriate to reduce siltation into adjacent drainages or roadways during the grading and construction activities.
 - c. Provisions to reseed exposed graded surfaces with ground cover to minimize erosion. Graded areas that are to be built upon shall be revegetated within four weeks of completion of grading activities with deep-rooted, drought-tolerant species wherever possible and in accordance with the project design guidelines to minimize the potential for oversaturation and erosion. Surfaces graded for placement of structures shall be seeded with ground cover if construction does not commence within four weeks of grading completion. This requirement shall be noted on all grading and building plans.
 - d. All cut and fill slopes on the property shall be no steeper than 2:1 (horizontal to vertical) without the use of engineered retaining walls.
 - e. All fill material shall be recompacted to engineered standards as specified within the Uniform Building Code or by a qualified soils engineer and as approved by P&D.
 - f. Recommendations regarding the placement of fill material, recompaction, and grading methods contained in required soils reports for any given phase of construction shall be implemented.

Timing: The Grading and Erosion Control Plan for each project shall be submitted for review and approved by P&D and Flood Control prior to approval of any Land Use Permits for grading. The applicant shall notify Permit Compliance prior to commencement of demolition and/or grading. Applicable components of the grading plan shall be implemented during demolition and grading activities and prior to occupancy clearance. **Monitoring:** Grading inspectors shall monitor technical aspects of the grading activities. Permit Compliance shall site inspect during grading to monitor dust generation and four weeks after grading completion to verify seeding and/or that construction has commenced in areas graded for structures.

Scope of EIR:

- Confirm analysis provided in past geologic reports for the project site.
- Assess the geologic impacts associated with grading and site preparation for the proposed project, and identify feasible mitigation measures, if any.
- Assess the impacts associated with development on steep slopes and identify feasible mitigation measures, if any, including potential redesign.
- Assess the adequacy of recommended mitigation measures in past geologic reports and revise, add to, or amplify as necessary.
- Assess cumulative geologic impacts in the area and evaluate the project's contribution to those cumulative impacts.
- Identify residual impact levels of the project after mitigation.

Sources of Information:

- Preliminary Geologic Investigation, Adam Simmons, February 11, 2002
- Preliminary Geologic Investigation, Adam Simmons & Associates, March 22, 2001
- Preliminary Geologic Investigation, Rick Hoffman and Associates, March 16, 1999
- Preliminary Foundation Exploration, Coast-Valley Testing, January 18 and 22, 2002

HAZARDOUS MATERIALS/RISK OF UPSET

Impact Discussion:

The Botanic Garden stores a maximum of 50 gallons of diesel fuel and 100 gallons of gasoline on the eastern side of Mission Canyon Road which is used to run the Garden's tractor and small equipment. The Garden also keeps a small amount of cleaners and solvents on hand, approximately two to five gallons combined at any one time. The Garden proposes to store this in a HAZ MAT cabinet in the near future. In addition, several gallons of latex paint are kept on hand and stored indoors, and small quantities of Category 3 pesticides are stored indoors at the Horticultural Unit. Buildout of the proposed project would not result in substantial increases in the use or storage of these or any other potentially hazardous materials. There are no industrial activities adjacent to the proposed development that would constitute a public safety hazard. There are no oil or gas pipelines or oil well facilities in proximity to the proposed development. Lastly, there are no facilities onsite that would potentially lead to the risk of an explosion or release of hazardous substances in the event of an accident or upset conditions.

Potential Mitigation:

The Botanic Garden shall obtain all the necessary and applicable permits for use and storage of chemicals and solvents on the property and comply with all of the requirements of said permits.

Implementation of this requirement would ensure that no hazardous materials/risk of upset impacts would result from this project. No further analysis is required.

HISTORIC RESOURCES

Impact Discussion:

In 2003, portions of the Botanic Garden were designated as a County Historic Landmark by the Board of Supervisors under Resolution 2003-059. Included in this designation are the Mission Dam and Aqueduct, Indian Steps, Entry Steps (1948), Information Kiosk (1937), Original Library (1941), Campbell Bridge, and the Caretaker's Cottage (1927). The Board resolution states that the demolition, removal or destruction, partially or entirely, of these structures is prohibited unless express written consent is provided by the Historic Landmarks Advisory Commission. Additionally, the resolution states that no exterior alterations, additions or changes (other than normal maintenance and repair) to these structures or features shall be made unless the plans have been reviewed and approved by the Historic Landmarks Advisory Commission.

The proposed project would involve the remodeling or relocation of the tool shed (historically significant), the Gane House (historically significant), and the Caretaker's Cottage (County Historic Landmark). Such activities could adversely impact these structures unless the proper measures are taken to preserve their historic integrity and/or adequately document their historic existence.

Deleted: some of these historic features, as well as other structures such as the Gane House which qualify as historically significant under County thresholds.

Potential Mitigation:

Mitigation to address these impacts may include the requirement that relocation/remodeling of structures comply with the Department of the Interior's Standards for Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings, appropriate documentation in the case of proposed demolition, review and approval of proposed changes by the County Historic Landmarks Advisory Commission, project redesign, and/or other site specific mitigations which may be formulated during environmental review of the proposed project.

Additionally, past historical reports prepared for the project have identified the following recommended mitigation measures, some of which have already been incorporated into the revised project description:

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1. Restore and/or protect the Gane House, ensuring the preservation of its historical integrity.
2. Prepare a relocation plan for the Cottage/Administration Building and toolshed. The plan shall include: drawings showing how the buildings shall be moved (i.e., any segmenting prior to placement on moving equipment, etc.); specifications indicating retention of the character-defining features of both buildings (i.e., house features including the unique exterior wood siding, the sandstone chimney, the original windows in wood frames, the doors, and the interior wood paneling and plank doors; toolshe features including the unique wood siding, the wood roof boards, plank door, and fixed window). Sheet A12 of the plans submitted March 15, 2002 indicates that these exterior features on the cottage are

Deleted: <#>Redesign the proposed project to avoid demolition of the Gane House, either by locating the proposed improvements on a different parcel altogether or by placing the new construction on the property in such a way as to not compromise the Gane House to the extent that its significance is materially impaired. Retain the existing stone walls and steps around the perimeter of the house.¶

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Deleted: Redesign the project to incorporate the Gane House, using the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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to remain. A County Planning and Development qualified architectural historian shall review the final relocation plan to ensure the retention of these character-defining features.

3. The use of stone on the second floor element over the Research/Herbarium building entrance and Horticultural offices, Garage, Service building, and Support Facility building should be analyzed to maximize architectural compatibility with the Gane House in the vicinity.

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4. Photo-document the existing exterior and interior of the Gane House with large-format black and white archival photographs. These photographs, with a directional map showing the vantage point of each photograph, plus a copy of the two previous Phase 1 reports by SAIC as well as this Phase 1 report, shall be presented in a binder to the Gledhill Library of the Santa Barbara Historical Society prior to any work on the house. A signed receipt from the Librarian of the Gledhill Library submitted to Planning and Development shall indicate that this mitigation measure has been met.

Deleted: <#>Redesign the proposed buildings on the west side of Mission Canyon, in the Northerly Garden Area, in a simpler architectural style to be compatible with the Library. A County Planning and Development-qualified architectural historian shall review the final architectural drawings for these buildings to ensure their compatibility with the Library.¶

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5. The 1908 sandstone landscape features shall be protected with orange construction fencing during construction.

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6. A County Planning and Development-qualified architectural historian shall review any plans for new buildings replacing the greenhouse and lath house to insure the retention of character-defining features and the compatibility of the new buildings with the Library and its additions.

Deleted: <#>Redesign the project to avoid demolition of the Library additions.

Deleted: Design any buildings to replace the greenhouse and lath houses to conform to the Farrand Axial Plan of 1942, keeping the central courtyard clear and the view from the library to the mountains intact. The existing low geometric hedges, rustic wood fence, and sandstone borders of the courtyard shall be preserved. Any new buildings in this space shall be one story and compatible in scale and style with the existing Library.

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Deleted: <#>Retain the sandstone entry steps and their relationship to the Blaksley boulder when designing the visitor kiosk and restrooms. ¶

Scope of EIR:

- Confirm analyses provided in past historical reports and ensure they cover the full extent of the resources on the Botanic Garden property, and verify their continued applicability given revisions to the proposed project.
- Identify additional studies, if necessary, to adequately assess impacts of the project to historically significant structures or landscapes.
- Assess adequacy of mitigation measures provided in past historical reports and identify additional mitigation measures, if any, necessary to reduce impacts.
- Assess residual impacts of the project.
- Assess cumulative impacts to historic resources as well as the project's contribution to the cumulative impacts.

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Sources of Information:

Historic resources reports have been conducted for Botanic Garden, including a Phase 1 report for the library and auxiliary buildings (2001), a Phase 1 report for the Gane House (2000), a Phase 1 report for the cottages and auxiliary buildings at 2450 and 2460 Las Canoas Road (2002), a Phase 2 report for the Gane House (1990), and minutes and background information from the Historic Landmarks Advisory Committee meetings considering the nomination of the Botanic Garden for historical landmark status.

LAND USE

Impact Discussion:

The Botanic Garden has been in operation at its current location since 1926. Alterations to the Botanic Garden have occurred over time, including the expansion of the Library and Herbarium in 1959, and subsequent construction of various minor structures and additions to accommodate the facility's uses during the early 1960s. Acquisition of adjacent lands occurred throughout the 1960s to expand the Botanic Garden property to 64.35 acres. In 1972 the Botanic Garden facilities were formally expanded and upgraded to include a new horticultural unit pursuant to Conditional Use Permit 72-CP-116. Development constructed pursuant to that CUP constituted the last substantial facility expansion. With acquisition of the Cavalli property, the Botanic Garden now consists of approximately 78 acres. Existing development consists of 30 structures totaling 39,030 square feet of building area. Buildout of the proposed project would result in a net increase of 13 structures totaling 28,326 square feet of building area. Some of the proposed new buildings would exceed the current maximum height limit of 25 feet established for development in the Recreational zone district (or 28 feet to accommodate pitched or hip roofs). However, as part of the proposed project, the applicant is requesting a modification to the height for those buildings that would exceed the height limit. Granting of this modification would allow the project to be consistent with applicable zoning requirements. Therefore, impacts would be considered adverse but less than significant.

The majority of the Botanic Garden is zoned Recreation with a Recreation/Open Space land use designation. It is surrounded predominantly by single family residential properties zoned 1-E-1, 7-R-1, and Rural Residential, as well as some parcels zoned Agriculture to the east. The Botanic Garden provides open space and recreational opportunities to area residents, including residents in its immediate vicinity. Current uses at the Botanic Garden include scientific research, public and private tours (including self-guided tours), installation and maintenance of living exhibits and trails, educational programs, labs, lectures, seminars and symposia, indoor/outdoor exhibits, nursery and plant sales, a garden shop, propagation and growing of plants, minimal food service, meetings related to Botanic Garden activities and community group meetings, membership programs, professional filming sessions, fundraisers, private parties/weddings and special events, plant collections, library, and staff residences. No change in use is proposed as part of the project, however, these existing uses would intensify. The applicant proposes to limit average daily use increases to no more than 2% each year (from a starting point of 304 average daily visits associated with increases in classes, lectures, and special events, etc.). Using the annual 2% increase, average daily use would increase to approximately 370 visitors after 10 years. This represents roughly a 20% increase in visitor use in 10 years. This increase in use could result in a potentially significant land use conflict as it relates to the relatively low intensity of use in the residential neighborhoods in the vicinity of the project site in Mission Canyon.

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Depending on the location, size, scale, and architectural style of proposed structures, development of approximately 29,000 square feet of net new structures associated with buildout of the project could result in a potentially significant land use conflict by being incompatible with existing level of structural development in the area.

With the exception of the Guild Studio and Director's residence, which are served by municipal sewer service, the Botanic Garden wastewater disposal is currently processed through septic systems. The project proposes to connect all new and existing facilities to the municipal sewer system. This would entail the extension of an 8-inch sewer trunk line in Mission Canyon Road for a length of approximately 1,355 lineal feet.

On the east side, a 6-inch sewer main would be located in a portion of Las Canoas Road for approximately 80 lineal feet. The 6-inch main traverses a slope up to the residences on the east side at a distance of approximately 95 lineal feet. The 6-inch main would be located in the driveway serving the residences for a distance of approximately 240 lineal feet. Also on the east side, a 6-inch sewer main at a distance of approximately 120 lineal feet would extend up to the driveway used to access the Gane House and other support buildings. The 6-inch main runs in the driveway to the structures on the east side for a distance of about 400 lineal feet.

On the west side, a 6-inch sewer main would be provided at an approximate distance of 525 lineal feet. This sewer main would provide service to the Blaksley Library, North Wing, the education center and restrooms.

The extension of sewer service up Mission Canyon Road and Las Canoas Road and throughout the Botanic Garden could result in a potentially significant growth inducing effect by removing a barrier for future development.

Buildout of the proposed project would result in total development (structures, parking, and paved roads) covering approximately 4.3 acres, an increase of approximately 1.9 acres. The rest of the property would remain in open space (i.e. exhibits, trails, and natural habitat). In addition, the majority of the development is proposed in areas of the property that are already developed or are otherwise disturbed. Therefore, buildout of the proposed project would not result in a loss of a substantial amount of open space. That impact would be considered adverse but less than significant.

Buildout of the project would contribute incrementally to cumulative impacts to land use associated with buildout of the Mission Canyon area, as contemplated in the Mission Canyon Area Specific Plan.

Potential Mitigation:

Mitigation to reduce land use impacts relative to the potential incompatibility of uses and structures would primarily come from mitigations to address aesthetics/visual resources, noise, and traffic. Additionally, mitigation could include project redesign or stricter limits on use to ensure buildout of the project is compatible with surrounding land use and development.

Mitigation to ensure development of the project is consistent with zone district requirements could include lowering of building heights such that no buildings exceed 28 feet in height. Mitigation to reduce the growth-inducing impacts of the project could include restrictions on the size of sewer line extensions such that no additional capacity could be served by the sewer lines. However, it is possible that no feasible mitigations exist to reduce this impact to a less than significant level. No mitigation is necessary to address the loss of open space associated with buildout of this project.

Scope of EIR:

- Assess the potential growth-inducing effects of the proposed sewer extension in the vicinity of the project site via lot splits, etc., and evaluate the benefits of sewer extension to the environment.
- Assess the character of surrounding land use and development and analyze the compatibility of buildout of the proposed project with that character.
- Identify mitigation measures, if any, to reduce land use impacts and resulting residual environmental effects.
- Assess cumulative impact levels and the contribution of the proposed project to these cumulative impacts.

NOISE

Impact Discussion:

Significant sources of noise impacts are generally associated with transportation facilities such as major roadways, airports, railroads, etc., as well as certain commercial and industrial uses. The Botanic Garden is located at a substantial distance from any major roadways or other noise generators, and the ambient exterior noise levels at the Botanic Garden are assumed to measure below 65 dB CNEL. Standard construction methods required by the Uniform Building Code would ensure interior noise levels of less than 45 dB CNEL, consistent with the County's adopted thresholds. As such, impacts to noise-sensitive receptors on-site from these noise impacts would be less than significant.

Residential uses, educational facilities, and places of public assembly are considered sensitive noise receptors. Construction of the project would expose these sensitive noise receptors, located on and within 1,600 feet of the project site, to short-term construction generated noise levels exceeding the County threshold of 65 dB CNEL. This is considered a potentially significant impact.

The proposed project involves an increase in visitor use as well as minimal staff increases. Vehicle-generated noise would likely increase associated with the increased level of use. This could result in a substantial increase in the ambient noise levels for adjoining areas. Additionally, the project proposes to add a parking space for busses in the main parking area. If busses were to idle for long periods of time, ambient noise levels could increase substantially. These impacts could be potentially significant.

Buildout of the project would contribute incrementally to cumulative noise impacts in combination with other planned and pending projects in the vicinity, as well as buildout of the Mission Canyon area and, as contemplated in the Mission Canyon Area Specific Plan.

Potential Mitigation:

1. Construction activity for site preparation and future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited

to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities for each element of buildout. Violations may result in suspension of permits. **Monitoring:** Building Inspectors and Permit Compliance shall spot check and respond to complaints.

2. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to P&D's satisfaction and shall be located as far as possible from occupied residences. **Plan Requirements and Timing:** The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities for each element of buildout. **Monitoring:** Permit Compliance shall perform site inspections to ensure compliance.
3. Immediately prior to approval of Land Use Permits for any proposed buildout under the project, the applicant shall mail written notice of the project's approval to all property owners and occupants of parcels within 1,600 feet of the site of the noise generating construction. Mailed notice shall include the conditions of approval as well as the proposed construction schedule. **Plan Requirements and Timing:** Proof of mailing the notices shall be provided to P&D prior to issuance of Land Use Permits. **Monitoring:** Staff shall confirm receipt of the proof of mailing.
4. Busses transporting groups to and from the Botanic Garden shall be prohibited from idling for longer than five minutes. Signs confirming this restriction shall be posted in bus parking areas. **Plan Requirements and Timing:** Signs shall be in place prior to occupancy clearance. **Monitoring:** Permit Compliance shall perform site inspections to ensure compliance and respond to complaints.

Scope of EIR:

- Perform noise analysis/sound study by a certified acoustical engineer to assess noise impacts associated with construction and operation of the project.
- Identify sources of noise generation and identify noise sensitive receptors within 1,600 feet of the project site.
- Examine adequacy of proposed mitigation measures and revise, amplify, or add to as necessary.
- Identify residual environmental effects.
- Assess cumulative noise impacts and identify the project's contribution to these impacts.

PUBLIC FACILITIES

Impact Discussion:

The proposed project would not cause a substantial increase in the residential Botanic Garden community. Hence, the project is not expected to result in a need for new or altered police protection and/or health care services, nor would buildout of the project generate students in excess of school capacity. Impacts to these public facilities would be less than significant.

In Santa Barbara County, solid waste is transferred to the Tajiguas Landfill on the Gaviota Coast. Solid waste disposal is a significant issue for the County as the Tajiguas Landfill is nearing capacity.

The California Integrated Waste Management Act of 1989 (State Assembly Bill 939) required all cities and counties to develop a Source Reduction and Recycling Element (SRRE) for diverting 50% of their solid waste from landfills by the year 2000. City and county governments throughout the state of California responded by adopting waste diversion programs to meet the requirements of AB 939. To comply with the goals set by AB 939, the County of Santa Barbara requires a reduction in solid waste generation for all new development projects in the County.

County waste characterization studies estimate that implementation of a source reduction and recycling program could reduce the total volume of waste generated by new development projects by approximately 50%.¹

Relative to what exists currently, the project entails development of five new attached units. Pursuant to the *County Thresholds and Guidelines Manual*, solid waste generation from those five units would equal:

$$2.65 \text{ people/unit} \times 5 \text{ units} \times 0.95 \text{ tons/year} = 12.59 \text{ tons of solid waste/year}$$

In addition to the residential development, the proposed project would add approximately 19,643 square feet of net new structural development (new structures and additions minus demolition of existing structures). Pursuant to the *County Thresholds and Guidelines Manual*, solid waste generation associated with this development would equal:

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$$19,643 \text{ s.f.} \times 0.0010^2 = 19.64 \text{ tons of solid waste/year}$$

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Therefore, total solid waste generation associated with project buildout would be approximately 32.23 tons per year. Required source reduction, recycling and composting would reduce the Botanic Garden's waste stream by approximately 50% resulting in a total generation of approximately 16 tons of solid waste per year. This is below the County's 196 tons per year threshold. Therefore, impacts to solid waste would be less than significant. Additionally, the project's contribution to cumulative solid waste impacts would also be less than significant.

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The proposed project involves the extension of sewer lines to serve all new and existing structures on the Botanic Garden property. All sewer connections are proposed to be gravity lines, thereby obviating the need for any lift stations. Nonetheless, extension of the main sewer line by 1,355 lineal feet up Mission Canyon Road along with sewer lateral connections would result in a potentially significant impact on sewer facilities by requiring the need for new sewer system facilities. However, according to the Mission Canyon Area Specific Plan, El Estero Treatment Plant does have the capacity to service buildout of the Mission Canyon Area, so the project's impact on sewer service capacity would not be significant.

¹ Santa Barbara County Environmental Thresholds and Guidelines Manual (1995).

The proposed project requires certain drainage improvements to ensure that no adverse water quality or flooding impacts occur downstream of the project site as a result of project buildout. These improvements include the potential installation of at least one detention basin, as well as other measures to contain and control drainage and surface runoff within and off of the project site. As proposed, one of the detention basins would require removal of several mature oak trees. Therefore, construction of new storm water drainage or water quality control facilities has the potential to cause significant environmental effects.

Potential Mitigation:

No feasible mitigation appears available to reduce impacts to sewer facilities. A Can and Will Serve letter shall be provided to the applicant prior to the issuance of any Land Use Permits for development. The sanitation district serving the Botanic Garden would likely place conditions on the project to ensure impacts are mitigated to the extent feasible. In regards to solid waste impacts, no mitigation is required to reduce impacts. However, the following mitigation measures are recommended:

1. Applicant shall develop and implement a Solid Waste Management Plan for each phase of construction. The Plan shall specify:

CONSTRUCTION

- a. Estimated weight of total materials expected to be utilized for project during construction.
- b. Estimated weight, by material type, to be discarded during construction.
- c. Estimated weight, by material type, to be recycled or reused during construction.
- d. Names and locations of markets for Construction and Demolition (C&D) waste recycling and disposal, i.e., where permittee plans on sending all component materials taken off site during construction.
- e. Estimated number of separate bins required for recycling construction materials and cleared brush during grading and construction activities. (All demolition and/or excess construction materials shall be separated on-site for reuse/recycling or proper disposal (e.g., separate bins for concrete and asphalt, wood, metal, drywall and brush) and to take advantage of decreased prices for recycling these materials.)
- f. Development of a Source Reduction Element (SRE) describing the recommended program(s) and the estimated reduction of the solid waste before it is created. For example, the SRE may include a description of value-engineering building techniques employed to keep excess cutoffs to a minimum (including increased spacing of joists and studs, in-line framing, reduced header sizes, and modular roof design).

OPERATION

- g. Implementation of recycling program, including composting system.
- h. Per the requirements of the California Solid Waste Reuse and Recycling Access Act (AB 1327), during occupancy, planned provision of adequate space and/or bins for storage of recyclable materials within the project site.

Plan Requirement and Timing: The applicant shall submit a Solid Waste Management Plan to P&D and Public Works Department for review and approval prior to approval of a Land Use Permit for structures. Requirement “d” shall be printed on the grading and construction plan. Program components “a” through “f” shall be satisfied prior to issuance of building or grading permits, while components “g” and “h” shall be implemented throughout the life of the project. Applicant shall submit all recycling receipts, including material tonnages to the Public Works Department Solid Waste Division. **Monitoring:** P&D and Public Works shall review the Plan prior to land use clearance. Public Works shall review all Plans and receipts prior to, and after occupancy, to ensure all required solid waste management components are established and implemented.

2. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on the grading and construction plan. Permittee shall provide P&D with receipts for recycled materials or for separate bins. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance. **Monitoring:** P&D shall review receipts prior to occupancy clearance.

In regards to drainage and water quality control facilities, mitigation could include redesign or relocation of required drainage improvements in order to avoid impacts to sensitive resources. Mitigation could also include appropriate replacement of oak trees damaged or removed as a result of the drainage improvements, as discussed in the Biological Resources section.

Scope of EIR:

- Confirm assessment of solid waste impacts, including cumulative impacts, and identify additional mitigation measures, if any, to reduce impacts.
- Assess the project’s impacts on sewer facilities, including cumulative impacts, and identify feasible mitigation measures, if any, available to reduce project impacts.
- Assess the project’s impacts associated with installation of drainage improvements and identify feasible mitigation measures, if any, available to reduce these impacts.
- Identify residual impacts of the proposed project upon implementation of required and/or recommended mitigation measures.

RECREATION

Impact Discussion:

The foothills above Mission Canyon and beyond the Botanic Garden contain numerous well established trails which receive frequent use by recreational hikers and mountain bikers. In addition, the Botanic Garden property has been and is used for recreation. The Botanic Garden paths are on private property and are not considered part of the established trail network in the area. Buildout of the proposed project would have no impact on the established trails above the project site and would not conflict with established recreational uses of the area. However, the Botanic

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Garden proposes to install fencing around the perimeter of the property as part of the project. That component of the project requires assessment of potential effects.

The project proposes the establishment of additional paths on the property, primarily on the newly acquired Cavalli property. Buildout of the project would result in an additional 18 full and part-time staff. The net addition of five attached units would house five families, or approximately 15 people. Thus, the population of the Botanic Garden would not increase substantially as a result of the proposed project. Therefore, the project would not impact the quality or quantity of existing established recreational opportunities in the Mission Canyon area.

Deleted: This would prevent the historic use of the trail system in the Garden by neighboring residents. While these trails are on private property and are not considered part of the established trail network in the area, the fencing would have a potentially significant impact on historical uses of the property. ¶

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Potential Mitigation:

Mitigation measures may include installation of access gates at critical locations of the perimeter fence. This measure requires further examination relative to operations of the Botanic Garden.

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Scope of EIR:

- Assess the effects of the perimeter fencing and identify mitigation measures as appropriate.
- Identify residual impacts of the project upon implementation of any required mitigation.
- Assess the cumulative impacts of the project on recreational use and identify the project's contribution to those impacts.

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TRANSPORTATION/CIRCULATION

Impact Discussion:

A total of five full-time employees, nine part-time employees, three interns, and one instructor are anticipated to be added as a result of buildout of the proposed project. Parking is proposed to be increased by a total of three spaces and one bus parking space. Visitor use related to classes and special events is expected to increase by between 4.2 and 13.6 average daily visits upon buildout of the proposed project, while overall average daily visitor use (including regular daily use by the public not associated with a class or event) is anticipated to increase by no more than 2% per year over the life of the project (from a base of 304 average daily visits). Over time, these increases in use could generate substantial increases in vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system. This impact to the local street system would be considered potentially significant.

Construction generated traffic would also be considered a potentially significant impact if it would result in the generation of substantial additional vehicular movement in relation to the existing traffic load and capacity of the street system. Drivers could experience traffic delays during any given construction period when traveling on roadways in the vicinity of the Botanic Garden. Construction equipment could cause delays on roadways when traveling to and from the project site as well as during any construction along Mission Canyon Road. Construction equipment and workers' vehicles could also contribute to congestion at area intersections during morning and

afternoon peak travel times. These impacts to the local street system would be considered potentially significant.

Given the projected increase in use, it is critical that sufficient parking is provided to accommodate such use in order to avoid impacts to local roadways. If parking is inadequate, this would be considered a potentially significant impact.

In addition to the project specific traffic and circulation impacts, the project could also contribute incrementally to cumulative impacts related to growth and increased use of the roadways in the Mission Canyon Area. Depending on the nature and amount of other projects planned or pending in the vicinity of the proposed project, as well as overall buildout of the Mission Canyon Area as contemplated in the Mission Canyon Area Specific Plan, cumulative transportation impacts could be potentially significant.

Potential Mitigation:

In addition to those measures provided below, potential mitigation could include the refinement of the Botanic Garden's existing Transportation Demand Management program for staff members and volunteers to encourage carpooling and other alternative means of commuting to and from the Botanic Garden. The Botanic Garden could also require a certain level of carpooling by its construction workers to minimize construction related traffic congestion along area roadways.

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1. The ingress and egress into the West Garden parking area shall be designed to meet minimum County requirements for sight distance. **Plan Requirements and Timing:** Plans shall include this information prior to approval of Land Use Permits for the project. The entry and exit points shall be subject to field approval by Public Works Transportation staff. **Monitoring:** Staff shall check plans and monitor during construction.
2. To reduce the potential for construction-related traffic to add to existing congested peak-hour traffic conditions in the Mission Canyon Area, a construction area traffic control plan, including but not limited to the following measures, shall be implemented.
 - a. Workers shall be directed to arrive at the worksite before 7:00 a.m. or after 9:00 a.m. and to depart before 4:00 p.m. or after 6:00 p.m.
 - b. Materials delivery trucks and large construction equipment, including dump trucks, not parked onsite overnight shall arrive at the site after 9:00 a.m. and depart before 4:00 p.m.
 - c. Equipment and delivery trucks shall minimize use of roadways within the Mission Canyon Area (i.e., use Highway 101 and direct arterials as much as possible) to access the work site.
 - d. Workers' vehicles, construction equipment, and/or delivery trucks shall park only in designated areas and not on public roadways, except as necessary to perform specific tasks. No construction-related vehicle or equipment shall be parked overnight on public roadways.
 - e. Work that causes delays and/or redirecting of local traffic shall not commence prior to 9:00 a.m. and shall not continue after 4:00 p.m.
 - f. The applicant shall designate a person located at the site to receive and respond to complaints from the public regarding traffic. This designee's name, office location, and telephone number shall be prominently displayed at the site throughout the construction.

The applicant also shall provide this information in individual written notification sent to all property owners and residents within 1,600 feet of the campus and to P&D.

Plan Requirements and Timing: Prior to approval of land use permits for each project, the applicant shall submit the construction area traffic control plan to P&D and to PW Transportation for review. **Monitoring:** Permit Compliance shall periodically spot check and respond to complaints.

3. The applicant shall ensure that a traffic control monitor (flag person) is posted on public roadways as needed during construction. **Plan Requirements:** The monitor(s) shall direct traffic whenever heavy construction equipment is traversing and/or operating on or near Mission Canyon Road, and any other time(s) and location(s) warranted to ensure public safety. **Timing:** The traffic monitor shall be posted throughout the demolition and construction periods, as necessary. **Monitoring:** Permit Compliance shall spot check during demolition and construction to verify traffic monitor(s) present as needed. The applicant's designee and Public Works, Roads Division shall respond to complaints.
4. Parking for construction vehicles shall be included in proposed plans for any given phase of construction. **Plan Requirements and Timing:** Submitted plans shall include this information prior to P&D's approval of land use clearances for any phase of construction. **Monitoring:** Permit Compliance shall confirm adherence to this condition in the field.

Scope of EIR:

- Prepare a traffic and parking study for the project in order to accurately assess impacts to transportation and circulation. The study should include analysis of construction-related trip generation and parking demand. The study should include a planning horizon of 10 years and propose mitigation to address impacts associated with growth beyond 10 years based on the 2% annual increase in visitor use (e.g. additional parking, shuttle service, strict limits on visitor use, etc.). Note that a traffic and parking study was prepared in 2002 by Associated Transportation Engineers and information may be gleaned from that study that would aid in the analysis.
- Assess the capacity of roadways and intersections in the vicinity of the project that may be influenced by travel to and from the Botanic Garden.
- Assess impacts of the project on area roads and intersections, parking demand, and traffic hazards.
- Assess cumulative impacts to transportation/circulation and identify the project's contribution to those impacts.
- Confirm adequacy of proposed mitigation measures and revise, amplify, or add to as necessary to reduce impacts to less than significant levels.
- Assess residual impacts of the project after mitigation.

Sources of Information:

- Traffic and Parking Study prepared by ATE, dated March 14, 2002
- Parking Study prepared by ATE, dated January 11, 1999

WATER RESOURCES/FLOODING

Impact Discussion:

The majority of surface water runoff at the Botanic Garden currently drains into Mission Creek and Las Canoas Creek. Drainage patterns would not likely change as a result of buildout of the proposed project. However, the project would result in an increase of impervious surfaces by approximately 1.88 acres, for a total of approximately 4.3 acres which represents approximately 5.5% of the Botanic Garden property. Increased impermeable surfaces would reduce the ground surface area capable of absorbing rainfall, resulting in increased surface water runoff across the site and into area drainages. In addition, the future paving of trails throughout the Garden with permeable surfaces may reduce rainfall absorption. This is considered a potentially significant impact.

~~New areas that contain~~ impervious surfaces ~~would result in increased~~ surface runoff ~~and thereby~~ contribute to an increase in peak flows as more surface water enters the Mission Creek and Las Canoas Creek during storm events. This could result in greater risks of flooding if proposed drainage improvements are incapable of handling the increased flow. The proposed project could result in accelerated surface runoff, thereby exposing people or properties to increased water hazards downstream of the project site. Impacts are considered potentially significant.

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Increased runoff from the site during both construction and operation of the project would also potentially result in decreased water quality due to runoff of sediments, oil, grease, etc., during construction, and runoff of oil, grease, etc., from roadways and parking areas as well as runoff of pesticides, herbicides and fertilizers from landscaped areas throughout the life of the project.

The Botanic Garden proposes to incorporate bioswales and other Best Management Practices into the project design. Construction projects of one or more acres are subject to National Pollution Discharge Elimination System Phase II (non-point source) permit regulations, which require development of a Storm Water Pollution Prevention Plan (SWPPP) to minimize water quality degradation through storm water monitoring, establishment of Best Management Practices (BMP), implementation of erosion control measures and implementation of spill prevention and containment measures. Separate SWPPPs are required for construction and post-construction operations. Development of comprehensive SWPPP for both construction and operation of the project would reduce potential effects to surface water quality from pollutant inputs associated with construction and operations to less than significant levels.

Water demand associated with buildout of the Botanic Garden would not increase significantly over existing levels. The City of Santa Barbara issued a Can and Will Serve Letter on May 1, 2002, confirming their continued ability to serve the Botanic Garden in its buildout. Standard water conservation measures required by the 1998 California Plumbing Code would reduce water use throughout the life of the project. Therefore, impacts on water supply would be considered less than significant.

The proposed project, in combination with other planned and pending development projects in the Mission Canyon Area, could result in potentially significant cumulative impacts to water quality and flood hazards if not properly planned.

Potential Mitigation:

1. Surface water detention basins, outlet pipes, velocity reduction structures and bioswales shall be constructed to reduce off-site runoff velocities and to prevent off-site flooding and long-term erosion induced sedimentation in Mission Creek and Las Canoas Creek. These features shall be included in drainage plans for new structures. Bioswales shall maximize contact time, minimize concentrated drainage, minimize erosion, and allow suspended solids to settle before entering area creeks. The plan shall include specifications for any bioswales to be maintained in working order throughout the life of the Botanic Garden. **Plan Requirements and Timing:** The improvements shall be depicted on drainage plans for each phase of buildout. Drainage plans shall contain specifications and maintenance procedures; the plan shall be reviewed and approved by Flood Control/Water Agency staff and P&D prior to approval of land use permits for the area affected by the new construction. **Monitoring:** County Flood Control shall inspect implementation pursuant to approved plans prior to occupancy clearance of any given phase.
2. Drainage plans shall include Best Available Control Technologies (BACT) filters installed in new paved areas to reduce oil and grease pollution from entering the Mission and Las Canoas creeks. The plan shall include specifications for the filters to be maintained in working order. **Plan Requirements and Timing:** Drainage plans shall contain specifications and maintenance procedures. The plan shall be reviewed and approved by Flood Control and P&D prior to approval of land use permits for new paved areas. **Monitoring:** P&D shall site inspect and ensure filters are maintained and effectively mitigation impacts. P&D shall monitor mitigation implementation prior to, during and after construction.
3. The drainage plan shall include separation of clean runoff (e.g., runoff from roofs) from polluted runoff (i.e., runoff from streets and driveways before filtering) for new construction areas. The plan shall include specifications for the drains to be maintained in working order. **Plan Requirements and Timing:** Drainage plans for new construction areas shall contain specifications and maintenance procedures; the plan shall be reviewed and approved by Flood Control/Water Agency staff and P&D prior to approval of land use permits. **Monitoring:** P&D shall site inspect and ensure drains are maintained and effectively mitigating impacts. P&D shall monitor mitigation implementation prior to, during, and after construction.
4. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures shall include but not be limited to the 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. Drainage channel inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. 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. **Plan Requirements:** Erosion and sediment control measures shall be located and detailed on the erosion and sediment control plan. **Timing:** The erosion and sediment control plan shall be submitted with grading and drainage plans to P&D, Water Agency (Project Clean Water) and Flood Control for review

and approval prior to approval of Land Use Clearance. **MONITORING:** P&D shall site inspect prior to the commencement of and as needed during all grading and construction activities.

5. Stabilized project site construction entrances shall be installed to prevent sediment from being tracked off of the construction site. Stabilizing measures shall include but not be limited to the use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are deposited, without the use of water washing. **Plan Requirements:** The stabilized entrances/exits shall be located and detailed on the grading and drainage plan. Non-washing methods shall be listed as construction contractor specifications on the grading and drainage plans. **Timing:** The grading and drainage plans shall be submitted to P&D for review and approval prior to approval of Land Use Clearance. The stabilized entrances/exits shall be installed prior to initiation of grading, maintained for the duration of the grading period, and until graded areas have been stabilized by structures, long-term erosion control measures, or landscaping. **MONITORING:** P&D shall site inspect prior to the commencement of and as needed during all grading and construction activities.
6. 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. 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. **Plan Requirements:** 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. **Timing:** P&D shall review the wash off area location as designated on all plans prior to approval of Land Use Clearance. The washout area(s) shall be in place and maintained throughout construction. **MONITORING:** P&D staff shall check plans prior to approval of Land Use Clearance. Compliance staff shall site inspect throughout the construction period to ensure proper use of the washout area(s).
7. Concrete, asphalt, and seal coat shall be applied during dry weather to prevent storm water contamination during roadwork or pavement construction. 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 for review and approval prior to approval of Land Use Clearance. **MONITORING:** P&D shall site inspect, as needed during construction.
8. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner that 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 and approval prior to approval of Land Use Clearance. **MONITORING:** P&D shall site inspect prior to the commencement of and as needed during all grading and construction activities.
9. A parking lot cleaning program shall be developed and implemented. The program shall include the following elements:
 - a. Weekly removal of litter;
 - b. Daily spot cleaning of oil, fuel, and other automotive leaks;

- c. Vacuum sweeping on a quarterly basis, with sweeping to occur prior to and during the rainy season;
- d. Inspection and cleaning of all stormwater runoff inlets, drainages, and bioswales before November 1 and in January and March of each year; and
- e. Posting of signs prohibiting littering, and unauthorized non-related church activities such as oil changing or other automotive repairs.

Plan Requirements: The applicant shall submit a parking lot cleaning plan that identifies the requirement for stormwater runoff inlet, drainage, and bioswale cleaning, and location of signs.

Timing: The parking lot cleaning plan shall be reviewed and approved by Planning and Development prior to approval of Land Use Clearance. **MONITORING:** Planning & Development shall periodically field inspect during operation to ensure plan compliance.

Scope of EIR:

- Prepare a Drainage analysis for the proposed project to assess impacts to creeks and roadways in vicinity of the project site.
- Assess impacts to water resources and flooding associated with buildout of the proposed project, including water quality, flood hazards, and long-term hydrological changes. Include an analysis of short-term impacts due to construction activities.
- Identify additional mitigation measures necessary, if any, to reduce impacts to less than significant levels.
- Confirm adequacy of proposed mitigation measures and revise or amplify as necessary.
- Evaluate cumulative impacts to water resources and flooding and identify the project's contribution to those impacts.
- Assess residual impacts of the project after mitigation.

5.0 PROJECT ALTERNATIVES

Pursuant to Section 15126.6 of the CEQA Guidelines, the EIR shall consider and analyze a reasonable range of alternatives to the proposed project. The alternatives selected should be capable of avoiding or lessening any significant environmental effects of the proposed project. The EIR shall include a discussion and analysis of the following four alternatives:

- No Project Alternative
- Reduced Project Alternative
- Redesigned Project Alternative
- Off-site Project Alternative

The specific features of these alternatives will be worked out between the EIR preparer and P&D staff early on in the EIR analysis.

6.0 ATTACHMENTS

Attachment A: Site Plans