



City of Santa Barbara
Planning Division

Memorandum

DATE: November 15, 2013
TO: Historic Landmarks Commission
FROM: Steven Greer, Project Planner / Environmental Analyst
SUBJECT: 2082 Las Canoas Road - Phase 2 Archaeological Resource Report

On January 16, 2013, the HLC reviewed the Phase 1 Archaeological Resource Report, prepared for 2082 Las Canoas Road. The report was required as part of the environmental review for a proposed project that includes “as-built” plans for a previously constructed driveway, and a proposed building pad for a future single family dwelling. The applicant submitted the application to address a building permit violation for the non-permitted driveway and stone retaining wall.

Based on comments provided by Dr. Michael Glassow, the HLC required additional fieldwork to be conducted on the project site.

On January 30, 2013, the HLC reviewed and accepted an Addendum to the Phase 1 Archaeological Report. The Addendum extended the recommended 25 foot “no disturbance buffer” (environmentally sensitive area) to 30 feet from the identified aqueduct resource.

During plan review, prior to building permit issuance, it was noted that the site plan was not consistent with the required minimization measures specified in the Addendum to the Phase 1 Archaeological Report. Specifically the plan included a retaining wall up to 12 feet in height with caissons at a depth of up to 20 feet, within approximately 12 feet of the aqueduct resource identified in the report. This was not consistent with the recommended minimization measure to maintain a 30 foot “no disturbance buffer” from the resource. There was also concern with both the previously constructed drive/road cut and the proposed grading in relation to the “inferred” alignment. After staff consultation with Dr. Glassow it was determined that a Phase 2 Archaeological Report would be required.

The Phase 2 Archaeological Resource Report has identified the aqueduct resource in most locations that were previously shown as inferred. The revised recommended minimization measures include a requirement to establish a 10 foot wide conservation easement centered on the resource precluding any future ground disturbance. The minimization measures also require monitoring during any ground disturbing activities within 30 feet of the resource, along with additional protective measures during construction.

Staff is concerned that a 10 foot wide conservation easement centered on the aqueduct may not be sufficient to adequately protect the resource. Since the aqueduct segment is approximately three (3) feet wide in this location, the easement, if centered on the resource, would only extend approximately 3.5 feet beyond the edge of the resource. Staff has discussed this concern with both Archaeologist David Stone (the report preparer) and Dr. Glassow. It has been determined that a 20 foot wide conservation easement would be more appropriate to protect the resource. Staff then discussed this with the applicant and his architect. They have agreed to propose, as part of their revised project description, a conservation easement, 20 feet in width centered on the resource, as shown on the revised site plan attached with the Phase 2 Archaeological Resource Report. It indicates that the proposed retaining wall and planter features would be constructed just outside the proposed easement.

Therefore, staff recommends that the HLC support the applicant's proposal to extend the conservation easement recommended in the Phase 2 Archaeological Resource Report from 10 feet in width to 20 feet in width, and include this action/measure as a condition of approval. Staff recommends that all other actions/measures specified in the Phase 2 report be required as conditions of approval.