City of Santa Barbara
California

PLANNING COMMISSION
STAFF REPORT

REPORT DATE: December 23, 2014

AGENDA DATE: January 8, 2015

PROJECT ADDRESS: 2559 Puesta del Sol (MST2014-00116)
Santa Barbara Museum of Natural History

TO: Planning Commission

FROM: Planning Division, (805) 564-5470, extension 4550
Renee Brooke, AICP, Senior Planner DPG for RB
Daniel Gullett, Project Planner DPG

I. PROJECT DESCRIPTION

The proposed Master Plan for the Santa Barbara Museum of Natural History (Museum) anticipates the following improvements over the next 10-15 years: improved pedestrian accessibility and Americans with Disabilities Act (ADA) improvements; renovations to the Marine/Paleontology/Geology Exhibit Hall and restrooms resulting in a net decrease of 194 square feet; replacement of the butterfly exhibit; rehabilitation of Gould Hall; conversion of the 475 square-foot MacVeagh Cottage from residential use to educational non-residential use; relocation of trash and recycling; new fencing; new screening wall along the northeasterly portion of the parking lot; as-built improvements and enhancements to existing outdoor activity areas; native habitat restoration; landscape improvements, including removal of approximately 2,800 square feet of existing asphalt; mechanical equipment upgrades; and interior repairs to existing buildings. The Master Plan results in a net increase in accessible Museum parking spaces (from 6 to 7), a net loss of Museum parking spaces overall (from 156 to 155), and an addition of four bicycle spaces (from 18 to 22).

The proposal includes annexation of three Museum-owned parcels to the City: APNs 023-250-039; -066; and -068, totaling approximately five acres (hereinafter referred to as the Western Parcels). Existing development on the Western Parcels includes a single family residence. The Museum proposes to maintain the existing uses of the Western Parcels which consist of the use of the single family residence, passive recreation, and Museum educational activities. New improvements in the largely undeveloped Western Parcels include an enhanced bioswale with an associated boardwalk and overlook, and restoration of the woodland area including replacement of non-native plants with native plants.

In addition to annexation of the three Museum-owned parcels, staff requests that the Planning Commission recommend annexation of two additional privately-owned parcels, adjacent to the Museum property, located at 609 Mission Canyon Road (APNs 023-271-005 and -006) and the Mission Canyon Road right-of-way between the current City boundary up to and including the intersection of Mission Canyon Road and Puesta del Sol. Staff recommends a General Plan Designation of Low Density Residential (Maximum Density: Three Dwelling Units per Acre) and a Zoning Designation of E-1 (One-Family Residence Zone) for all parcels considered for annexation.

II. REQUIRED APPLICATIONS

The discretionary applications required for this project are:

Actions requiring a recommendation by the Planning Commission to the City Council, and subsequent approval by the City Council and the Local Agency Formation Commission (LAFCO):

A. Reorganization of the properties known as APNs 023-250-039; -066; and -068, and APNs 023-271-005 and -006, and a portion of the Mission Canyon Road right-of way including Annexation to the City of Santa Barbara and Detachment from the Santa Barbara County Fire Protection District, County Service Area 12, and the Mission Canyon Lighting District.

B. A General Plan Amendment to designate the properties to be annexed as Low Density Residential (Maximum Density: Three Dwelling Units per Acre) upon annexation.

C. A Zoning Map Amendment to zone the properties to be annexed as E-1 (One-Family Residence Zone) upon annexation.

Actions by the Planning Commission:

D. A Conditional Use Permit Amendment to allow for the proposed changes to the Museum (SBMC §28.94.030).

E. A Parking Modification to provide less than the required number of onsite parking spaces (SBMC §28.92.110).

APPLICATION DEEMED COMPLETE: October 21, 2014
DATE ACTION REQUIRED: January 20, 2015

III. BACKGROUND

The Santa Barbara Museum of Natural History was originally founded in 1916 as the Museum of Comparative Oology. In 1922, the Museum was given the original 1.6 acre site and the original buildings in the present Museum complex. That year, the Museum's name was changed to the Santa Barbara Museum of Natural History. The Museum complex was added to over time and the Museum was annexed to the City with the Mission in 1968 in the Old Mission-Museum Annexation. The City has granted various approvals for the Museum's development and use including Conditional Use Permits and Substantial Conformance Determinations.

The Museum's current programs include educational exhibits and educational programs available to the public; research advancing understanding of the natural environment and human interactions with the natural environment; and collections of archived artifacts and specimens used in natural history research. Existing development on the entire 15.43 acre property (including the three annexation parcels) totals approximately 83,000 square feet of gross institutional floor area and 4,500 square feet of residential floor area. The Museum currently provides 156 parking spaces for the non-residential uses.

In response to various substantial conformance determination requests made in recent years, City staff and the Planning Commission requested that the Museum provide a Master Plan outlining projected changes to the Museum facilities over a longer time horizon.

The Planning Commission held three concept reviews on Master Plan proposals on July 21, 2010, July 20, 2011, and June 5, 2014. On June 5, 2014, the Planning Commission initiated annexation of the Western Parcels in addition to the two privately-owned parcels at 609 Mission Canyon Road, and provided conceptual comments on a significantly scaled-down Master Plan proposal. That annexation initiation included pre-zoning and pre-General Plan designation, as described below.

The applicant provided a report outlining the Museum's current Master Plan proposal (Exhibit C). The applicant report includes a more detailed description of the project; summaries of the technical studies prepared for the application; descriptions of resource protection measures incorporated into the project; and requested changes to existing conditions.

IV. ANNEXATION

The Local Agency Formation Commission (LAFCO) establishes the City's Sphere of Influence, which is defined as the probable future City boundary and service area. The General Plan Land Use Element encourages annexation of unincorporated areas within the Sphere of Influence. The City's Sphere of Influence currently extends along the City's eastern boundary adjacent to Montecito, moves north and west along the Las Padres National Forest boundary, follows State Highway 154 to the south, and includes the community of Hope Ranch.

The subject proposed annexation of the Western Parcels meets the criteria of City Council Resolution No. 96-118, which established procedures for reviewing applications for annexations. Resolution No. 96-118 restricts annexations to parcels located within the City's Sphere of Influence, adjacent to existing City boundaries. The Resolution also restricts annexation of unincorporated territory to property owner requests, State mandates, or direction from LAFCO.

The applicant provided an exhibit of the proposed annexation boundary including the Western Parcels (Exhibit D). Annexation of these parcels and the controls provided with the Museum's Conditional Use Permit allow the Planning Commission to formalize the Museum's and the public's use of the Western Parcels, provide for habitat protection and restoration, and provide a desirable area for tree replacement from the Master Plan project and stormwater management and treatment.

City staff's review of the Museum's annexation request included consideration of adjusting additional City boundary lines in the Museum vicinity to improve efficiency of public services, reduce overlapping service area, and simplify governance. In addition to the Museum's Western Parcels, staff also recommends that the annexation include two parcels at 609 Mission Canyon Road (referenced as 4 and 5 in Figure 1 below). Those two parcels are a peninsula of unincorporated area, with three sides serving as the City/County boundary. Annexation of the two 609 Mission Canyon Road parcels provides for a more rational City boundary and allows for annexation of a portion of additional Mission Canyon Road right-of-way. Public improvements are currently being considered in the community-initiated, City-County collaborative effort to provide enhanced pedestrian and bicyclist facilities between the Mission area and Foothill Road.

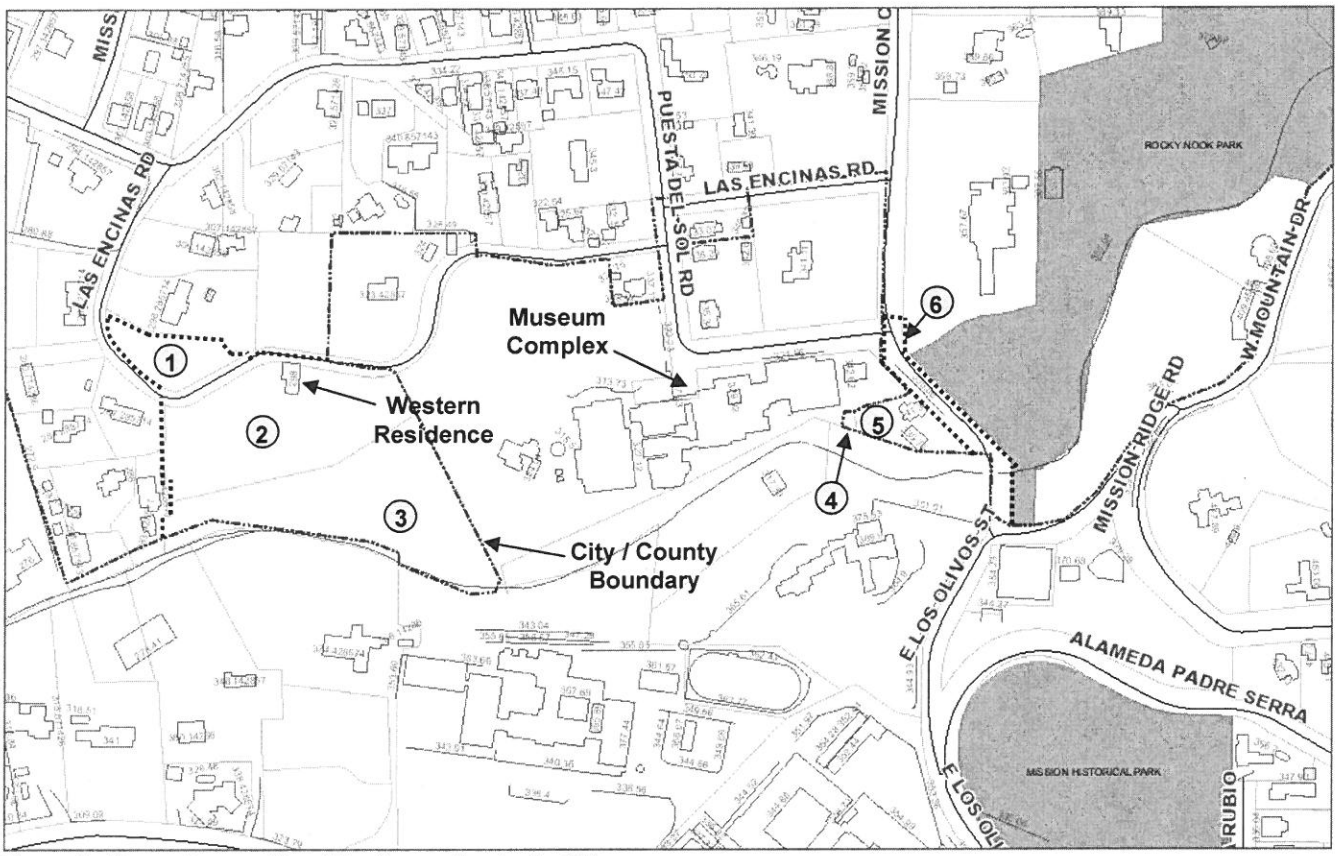


Figure 1: Properties considered for Annexation to the City-
Museum-owned Western Parcels: 1. APN 023-250-039 2. APN 023-250-066 3. APN 023-250-068
609 Mission Canyon Road Parcels: 4. APN 023-271-005 5. APN 023-271-006
Mission Canyon Road Right-of Way: 6.

As part of the Master Plan, the Museum proposes new sidewalk along the south side of Puesta del Sol that would connect to the planned circulation improvements on Mission Canyon Road. Annexation of a portion of Mission Canyon Road would shift ongoing maintenance responsibility to the City and provide a simplified design and approval process for enhanced access connecting the Mission and Museum, both major visitor-serving institutions in the City.

Two of the five assessor's parcels proposed for annexation are developed with residences: the Museum's Western Residence and the house at 609 Mission Canyon Road. The other three assessor's parcels are vacant, and primarily creek and woodland habitat area.

For consistency with the adjacent City zoning and land use designations, including the zoning and land use designation of the Museum properties currently in the City, staff recommends a zoning designation of E-1 (One Family Residence Zone) with a General Plan Designation of Low Density Residential with a maximum density of three dwelling units per acre. Single Family Residential Zoning requires a Conditional Use Permit for Museum operations, to manage potential use conflicts with the surrounding neighborhood.

Parcels Considered for Annexation					
	Parcel	**Area**	**Existing Development**	**Existing County General Plan**	**Existing County Zoning**
1	023-250-039 *SBMNH*	0.51 acres	Vacant	RES-1.8 *Residential 1.8 units per acre*	20-R-1 *Single Family residential 20,000 sq ft min. lot size*
2	023-250-066 *SBMNH*	2.21 acres	Residence	RES-1.8 *Residential 1.8 units per acre*	20-R-1 *Single Family residential 20,000 sq ft min. lot size*
3	023-250-068 *SBMNH*	2.35 acres	Vacant	RES-1.8 *Residential 1.8 units per acre*	20-R-1 *Single Family residential 20,000 sq ft min. lot size*
4	023-271-005 *609 Mission Canyon Road*	0.02 acres	Vacant	RES-1.0 *Residential 1.0 unit per acre*	1-E-1 *Single Family residential 1 acre min. lot size*
5	023-271-006 *609 Mission Canyon Road*	0.38 acres	Residence	RES-1.0 *Residential 1.0 unit per acre*	1-E-1 *Single Family residential 1 acre min. lot size*

V. ISSUE AREAS

A. WESTERN PARCELS – RESOURCE PROTECTION

The Museum's Western Parcels are largely undeveloped and include an existing, Museum-owned, single-family residence and trails that are used by the public. The Mission Canyon Community Plan, which guides future development and improvements within the unincorporated Mission Canyon area, was adopted by the County of Santa Barbara in April 2014. The Community Plan area includes the Museum's Western Parcels, the 609 Mission Canyon Road parcels, and the unincorporated Mission Canyon Road right-of-way. It designates most of the area of the Western Parcels as California Sycamore Riparian Forest Environmentally Sensitive Habitat and requires a 50-foot buffer from the edge of the forest canopy, limiting development of that area.

The project includes habitat restoration in a portion of the Western Parcels, including removal of non-native trees, shrubs, and understory vegetation and planting of appropriate native trees, shrubs, and understory vegetation. The proposed restoration also includes grading and planting of freshwater marsh vegetation within an existing drainage swale on the Western Parcels to create a better functioning bioswale. A boardwalk path and overlook are proposed to access the new freshwater marsh habitat.

The existing Museum-owned single-family residence (Western Residence) was altered without the benefit of permits. The recommended conditions of approval require that the building and zoning violations be abated as part of the scope of the first building permit following annexation.

The Conditional Use Permit grants the Planning Commission authority to condition the location and use of open space and prohibit additional construction consistent with the purpose of the Zoning Ordinance and General Plan. As described in the attached Applicant Report and the attached Use and Attendance Exhibit (Exhibit E), the Museum proposes to carry forward certain Mission Canyon Community Plan resource protection development standards to any

future development of the Western Parcels. Staff has included the language of the Mission Canyon Community Plan development standards DevStd-BIO-MC-3.3, 3.4, and 8.2 in Condition C.4. The recommended conditions also include a requirement of the Museum to provide continued free public access to established and proposed trails on this portion of the Museum property (Condition C.3).

Although the subject Museum property includes six assessor's parcels, the Title Report prepared for the Museum properties shows that the property is comprised of a total three legal lots, two over the Western Parcels. The legal lots are: parcel APN 023-250-039 and a portion of the Las Encinas Road easement; parcels APN 023-250-056 (already incorporated), 023-250-066, 023-250-068 and a portion of the Las Encinas Road easement; and the remaining subject Museum-owned property. Since the portion of the Western Parcels that includes the existing publically accessed trails and proposed trail improvements is a single legal lot currently, staff is not recommending a lot merger as a condition of this project.

B. MISSION CREEK SETBACK

The Municipal Code generally requires a minimum development setback of 25 feet from the calculated top of bank of Mission Creek (SBMC §28.87.250) for flood control purposes, and larger creek setbacks (up to 100 feet) have been required by the Planning Commission on a case-by-case basis considering safety, flood hazard, biology, and water quality.

The project includes a proposed 2,000 square foot creekside terrace deck south of the Marine/Paleontology/Geology Exhibit Hall that extends to the calculated Mission Creek top-of-bank. The topography in that area slopes down toward the creek and the proposed terrace is designed to improve site accessibility and provide additional flat usable area near the creek. Existing Museum development includes hardscape on the creekside of the calculated top of bank and one building (Gladwin Planetarium) is as close as seven feet from the calculated top of bank.

The City's General Plan encourages public creek access and enhancement of public awareness and enjoyment of City creeks. The proposed creekside terrace is consistent with that direction. The General Plan also calls for new creek setback standards that are greater than 25 feet for new structures and hard surfaces adjacent to creeks and bank stabilization through planting for new development sited less than 50 feet to top of bank.

For this location, considering the important habitat and biological resources associated with the riparian corridor, Creeks Division Staff has recommended that new development (outside the footprint of existing development) be setback 50 feet or more from the calculated top of bank and that replacement of any existing hardscape within the 50 foot setback area be permeable. Staff initially indicated to the applicant that removing existing asphalt near the creek could lead to staff support for a new creekside terrace structure closer than 50 feet from the top of bank, since it would provide for additional riparian restoration area and water infiltration, which would benefit habitat, water quality, and aesthetics. The Museum is proposing removal of approximately 2,800 square feet of existing asphalt in this area, nearby the proposed deck and on the south side of Mission Creek.

At the June 5, 2014 Planning Commission concept review, the consensus of the Planning Commission was that the proposed creekside terrace location was harmonious with the General

Plan considering the unique site constraints, access issues, and the educational opportunities provided by the proposed terrace.

C. PARKING MODIFICATION

The Zoning Ordinance recognizes that, in many cases, it is impractical to establish minimum parking requirements for uses permitted with Conditional Use Permits and that different performance and development standards must be applied to each individual facility. Regardless, the parking chapter of the Zoning Ordinance provides parking requirements for general uses. For the Museum, the total parking requirement based on commercial, office and auditorium use ordinance ratios is 287 spaces. The Museum currently provides 156 spaces and proposes a reduction in parking by 1 space for a total of 155 automobile parking spaces for the Museum use. Because of the reduction, a Parking Modification is required. The applicant provided a Traffic, Circulation, and Parking Report prepared by ATE dated July 15, 2014 that projects a future peak parking demand of 137 spaces, therefore the loss of one Museum parking space will not cause an increase in demand for parking space in the immediate area. Like the Parking Modification, the Conditional Use Permit requires a finding that adequate access and off-site parking is provided in a manner that the demands are adequately met without altering the character of the public streets at any time. The Museum implements a parking and transportation management plan for special events that generate higher daily attendance than usual, which is attached to the Applicant Report.

D. NOISE

As part of the application, the Museum is requesting that the existing condition prohibiting exterior public address speakers be amended to allow exterior speakers for low volume announcements between 8 a.m. and 8:30 p.m. The Municipal Code allows for music and voice amplification if it does not exceed 60 dBA at the property line between 7 a.m. and 10 p.m. and 50 dBA at the property line between 10 p.m. and 7 a.m. The Municipal Code also prohibits unnecessary noises or sounds which are physically annoying to persons of ordinary sensitiveness or which are so harsh or so prolonged or unnatural or unusual in their use, time or place to result in physical discomfort to inhabitants of the City. The Planning Commission must find that the Museum's uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved, which makes consideration of the Municipal Code's prohibition on unnecessary noises and sounds relevant to the Conditional Use Permit request. The Museum proposes to orient exterior speakers away from adjacent properties and limit the sound produced by the speakers to not exceed ambient average noise levels by more than 2 dBA at the property boundary. In general, a 3 dBA change in noise level is perceptible, while a 1-2 dBA change in noise levels is not noticed. The staff recommended conditions require post-construction testing to verify that the exterior speaker system does not exceed 2 dBA above ambient noise levels at the property lines.

The project includes construction of a trash enclosure in the southwest portion of the parking lot. The existing dumpsters are located west of the existing butterfly pavilion and not enclosed. Marborg currently picks up refuse from the site five days a week. Due to the existing location, trash and recycling trucks must back up approximately 225 feet with a back-up alarm after receiving refuse. The relocation would reduce the amount of time the trucks are on site and

eliminate the need of trucks backing, however, the trash and recycling would be accessed closer to the nearest residential neighbors along Las Encinas Road.

The project includes a new approximately 120-foot long, six-foot high sound wall along the northeastern portion of the parking lot to attenuate noise to, and block headlights of Museum patrons from neighboring houses along Las Encinas Road. Because the wall is proposed within ten feet of Las Encinas Road, a staff-level exception to the 3.5-foot wall height limit must be granted for construction the wall pursuant to SBMC Subsection 28.87.170.E.1 prior to building permit issuance. The project also includes additional native trees and shrubs between the parking lot and the residences west of the proposed soundwall on Las Encinas Road to provide more vegetated buffer to reduce the effects of Museum operations on adjacent neighbors.

E. USE RESTRICTIONS

As discussed in the attached Applicant Report and Use and Attendance document, the Museum proposes to further limit the number, attendance and times of weddings and special events, restricting the events more than what is currently allowed. The recommended conditions of approval include the appropriate proposed limitations as conditions on the operation of the Museum (Condition C.2).

The Museum is requesting that the 1989 condition limiting the hours on the Collections and Research Center be removed to allow for a flexible work schedule consistent with the Museum's Transportation Demand Management program and consistent with work schedules available to other Museum employees.

F. PUBLIC IMPROVEMENTS

The project includes new sidewalk along the south side of Puesta del Sol. Condition E.1.d calls for a six-foot-wide sidewalk and a minimum four-foot-wide parkway, composed of either a landscaped strip or tree wells along the Puesta del Sol frontage. These improvements would be subject to review and approval by Historic Landmarks Commission. The Museum would have the option of either completing the public improvements prior to building permit issuance (following permits to address unpermitted work to the Western Residence and construction of the parking lot soundwall) or entering into an agreement to construct the improvements following building permits. These improvements would eventually connect with the planned sidewalk improvements to Mission Canyon Road. The conditions also include a dedication at the corner of Puesta del Sol and Mission Canyon Road on the street side of the sandstone wall to accommodate the planned right-of-way improvements at that corner.

VI. DESIGN REVIEW

The Museum's Master Plan was reviewed by the Historic Landmarks Commission (HLC) on April 23, May 7, and December 3, 2014 (meeting minutes are attached as Exhibit F). On May 7th, the HLC forwarded the project to the Planning Commission, completing the compatibility criteria analysis. The HLC stated that the Master Plan was superb and supportable and appreciated the environmental, historic, and structural stewardship of the proposal. The HLC did not have concerns with the location of the creekside terrace adjacent to Mission Creek, but asked that the deck detailing, materials, and handrails for the creekside terrace be more sympathetic to the site. They also encouraged the applicant to explore removal of additional asphalt stating that a more natural material would be appropriate. Following the May 7th hearing, the Museum introduced a soundwall along the northerly property line, where the

parking lot is closest to neighbors along Las Encinas Road. HLC stated that the soundwall was an excellent solution for the Museum and neighbors. The HLC completed the Project Compatibility Analysis and forwarded the project to the Planning Commission.

VII. GENERAL PLAN CONSISTENCY

In order to approve the amended Conditional Use Permit, the Planning Commission must be able to find that the project is harmonious with the City's General Plan. A list of applicable City General Plan Goals, Policies, and Implementation Strategies is attached as Exhibit G. Mission Canyon Community Plan Goals, Policies and Implementation Strategies currently applicable to the unincorporated parcels are attached as Exhibit H. City Policies related to the Mission Creek Setback are discussed in Section V, above. The other most pertinent City policies and implementation actions are grouped and discussed below.

Neighborhood Protection and Enhancement

Land Use Element Goal - Neighborhoods: *Maintain and enhance neighborhoods with community centers where requested, and improved connectivity to daily necessities, including limited commercial activity, transit, and open spaces while protecting the established character of the neighborhood. Maintain or reduce the existing ambient noise levels in single family neighborhoods.*

Land Use Element Policy LG 4: *Maintain and protect the character and quality of life of single family zoned neighborhoods as a low density residential community.*

Environmental Resources Element Implementation Action ER31.5: *Non-Residential Noise Affecting Residential Neighborhoods. To further General Plan policies for maintaining quiet, high quality neighborhoods, require more detailed noise assessments for proposed special, conditional, and institutional uses with episodic activities and events that may cause noise effects to residential neighborhoods.*

The proposed exterior speaker system is designed to minimize impacts to neighboring residential properties with orientation of speakers away from homes and the recommended conditions of approval require that the speakers be tested to show that they do not exceed 2 dBA above existing ambient noise at the Museum's property lines. The proposed soundwall along the northern property line would further reduce existing noise levels for the adjacent neighbors. The soundwall and additional vegetation (approximately 14 new trees and large shrubs) proposed in the landscape buffer between the parking lot and Las Encinas Road will reduce nighttime headlight glare from Museum parking lot users on neighborhood residents and reduce views of parked cars from Las Encinas Road. The additional limitations the Museum has agreed to place on special events are also expected to reduce the Museum's impacts on adjacent neighbors.

Biological Resources

Conservation Element Biological Resources Policy 1.0: *Development adjacent to creeks shall not degrade the creeks or their riparian environments.*

Conservation Element Biological Resources Policy 4.0: *Trees enhance the general appearance of the City's landscape and should be preserved and protected.*

Conservation Element Biological Resources Policy 5.0: *Significant open space areas should be protected to preserve the City's visual resources from degradation.*

Environmental Resources Element Implementation Action ER11.2: *Oak Woodlands. Site new development outside of oak woodlands to the maximum extent feasible. Within and adjacent to oak woodlands:*

a. Avoid removal of specimen oak trees;

b. Preserve and protect oak saplings and native understory vegetation within areas planned to remain in open space;

c. Provide landscaping compatible with the continuation and enhancement of the habitat area, consisting primarily of native species and excluding use of invasive non-native species;

d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;

e. Minimize or avoid installation of high water use landscaping (e.g., lawn) under the dripline of oak trees.

Environmental Resources Element Policy ER12: *Wildlife, Coastal and Native Plant Habitat Protection and Enhancement. Protect, maintain, and to the extent reasonably possible, expand the City's remaining diverse native plant and wildlife habitats, including ocean, wetland, coastal, creek, foothill, and urban-adapted habitats.*

Environmental Resources Element Implementation Action ER12.4: *Native Species Habitat Planning. Protect and restore habitat areas for native flora and fauna, and wildlife corridors within the City, including for chaparral, oak woodland, and riparian areas. In particular, provide land use/design guidelines to:*

a. Require buildings and other elements of the built environment, and landscaping to be designed to enhance the wildlife corridor network as habitat.

b. Ensure that the City and new development preserve existing trees within identified wildlife corridors, and promote planting new trees, and installing and maintaining appropriate native landscaping in new developments within or adjacent to important upland wildlife corridors and all streams. Ensure that efforts are made to minimize disturbance to understory vegetation, soils, and any aquatic habitats that are present below the trees in order to provide movement of species that utilize the habitat.

c. Ensure that new development and redevelopment projects will not result in a net reduction or loss in size and value of native riparian habitats.

d. Increase riparian habitat within the City and / or its sphere of influence by 20 acres or more, and 1 linear mile or more, over the 20 year life of Plan Santa Barbara. Priorities for restoration include perennial reaches of the major streams, reaches of creek on publicly owned land, and degraded areas of the City's three major creeks.

Environmental Resources Element Implementation Action ER12.5: *Riparian Woodland Protection. Site new development outside of riparian woodlands to the extent feasible. Within and adjacent to riparian woodlands:*

a. Avoid removal of mature native trees;

b. Preserve and protect native tree saplings and understory vegetation;

c. Provide landscaping within creek setback compatible with the continuation and enhancement of the habitat area, consisting primarily of appropriate native species and excluding use of invasive non-native species;

d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;

e. Include water quality protection and enhancement measures consistent with the adopted City Storm Water Management Plan.

Environmental Resources Element Policy ER13. Trail Management: *Existing and future trails along creeks or in other natural settings shall be managed for both passive recreational use and as native species habitat and corridors.*

The project includes restoration of the woodland area in the Western Parcels and biological enhancements to the existing drainage swale in that area, consistent with these policies. The project anticipates the removal of two trees; an 8-inch diameter sycamore where access to a City sewer manhole must be accommodated, and a 13-inch diameter oak tree, which is growing horizontally along the ground and located in the City right-of-way of Puesta del Sol and may interfere with sidewalk improvements. Two additional oak trees (24-inch and 25-inch) are anticipated to have sufficient disturbance within their critical root zone that replacement trees are required. The proposed landscape plan includes a minimum of 30 new oaks and 10 sycamores to replace these trees.

The Museum also proposes to impose certain biological resource protection development standards from the Mission Canyon Community Plan on the Western Parcels, which staff has included in the proposed conditions. The project is therefore consistent with these policies and implementation standards.

Historic and Archaeological Resource Preservation

Historic Resources Element Policy HR1: *Protect Historic and Archaeological Resources. Protect the heritage of the City by preserving, protecting and enhancing historic resources and archaeological resources. Apply available governmental resources, devices and approaches, such as the measures enumerated in the Land Use Element of this Plan, to facilitate their preservation and protection.*

Historic Resources Element Policy HR2: *Ensure respectful and compatible development. Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure compatibility of development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.*

In 1981, the City of Santa Barbara designated a portion of the Main Museum Complex, the Museum's Fleischmann Auditorium and the stone wall built for the former Hazard estate as a City of Santa Barbara Structure of Merit. Phase I and Phase II Historic Structures and Sites Reports were accepted by the Historic Landmarks Commission (HLC), which concluded that the project would not result in significant adverse historic impacts. Furthermore, the HLC

stated that the project is superbly designed and appropriately sensitive to historic resources. Therefore, the project is consistent with these policies.

Open Space

Open Parks and Recreation Element Policy OP1: *Variety and Abundance. Provide ample open space through a variety of types, including nature reserves, parks, beaches, sports fields, trails, urban walkways, plazas, paseos, pocket parks, play areas, gardens, and view points, consistent with standards established for this city.*

The proposed conditions require that public access be maintained to trails in the Western Parcels, consistent with this policy.

Fire Hazards

Safety Element Policy S34: *Evacuation Routes. Development projects located in the Extreme Foothill and Foothill High Fire Hazard Zones shall be evaluated to determine if the project would have the potential to substantially affect emergency evacuation. A project would result in a substantial effect on evacuation if it would result in either of the following conditions:*

a. Physically interfere with evacuation capabilities. A project could physically interfere with evacuation capabilities if it would reduce evacuation capacity by substantially decreasing the width of road or other access way, or result in the closure of a road or access way.

b. Add substantial additional evacuees to routes with limited capacity. A project could substantially reduce evacuation capacity if it would add a considerable amount of traffic to probable evacuation routes that do not meet current Fire Department roadway or access standards; or add a considerable amount of traffic to probable evacuation routes in relation to roadway capacity and evacuation traffic volumes reasonably expected to be generated by existing development in the project area.

Safety Element Policy S37: *Fire Hazard Reduction Design Requirements. Project designs shall adequately address fire hazard, providing for appropriate site layout; building design and materials; fire detection and suppression equipment; landscaping and maintenance; road access and fire vehicle turnaround; road capacity for evacuation; and water supply.*

Safety Element Policy S39: *Defensible Space. Require that defensible space be provided around existing and proposed development projects located in high fire hazard areas in accordance with the Wildland Fire Plan, or as recommended by the Fire Department.*

Safety Element Policy S40: *Vegetation Management. Vegetation management programs to reduce fire fuel loads, as well as project related landscape and maintenance plans, shall protect and preserve environmentally sensitive habitat areas (ESHAs) and balance fire risk reduction benefits with possible aesthetic, habitat, and erosion impacts.*

Potential effects resulting from fuel management activities shall be avoided or reduced as feasible.

The proposed changes to the Museum are not expected to physically interfere with evacuation capabilities or add substantial additional evacuees. The project includes a sidewalk along the south side of Puesta del Sol, which would narrow the driving width of the street, but not to a width that would substantially interfere with an evacuation. The Museum has coordinated with

the City Fire Department on the proposed landscaping design and is providing required defensible space to structures. The proposed project is therefore consistent with these policies.

Annexations

Land Use Element Policy R.3: *Annexations Annexation of land to the City shall only be allowed if resource capacities exist to serve the additional area and population, the use of resource capacities will not jeopardize priority development (i.e., affordable housing), and the annexation will minimize impacts on service costs.*

Land Use Element Implementation Action R3.1: Resource Capacity. *It is the City's preference to merge under one government the city of Santa Barbara and the area within its sphere of influence. However, all proposed annexations shall be assessed for potential impacts on the costs and capacities of resources, for example, on water, wastewater treatment, public safety, and affordable housing.*

Land Use Element Implementation Action R3.3: Compatibility. *Residential properties that are annexed to the city shall be designated and zoned to be compatible with adjoining residential areas of the city.*

The proposed annexation has been reviewed by Public Works, and the City Police and Fire Departments. The subject parcels are currently served by City water and sewer services, and fire protection is provided via an interagency (City/County) mutual aid agreement. Staff has concluded that resource capacities exist to serve these properties with minimal service costs. Annexation of the two parcels at 609 Mission Canyon Road provides for a more rational City boundary and allows for annexation of a portion of additional Mission Canyon Road right-of-way, facilitating a simplified design and approval process for enhanced access connecting the Mission and Museum.

The proposed designation and zoning are identical to adjoining City land use designations and zoning. The project is therefore consistent with this policy and implementation actions.

Circulation

Circulation Element Policy 5.1: *The City shall create an integrated pedestrian system within and between City neighborhoods, schools, recreational areas, commercial areas and places of interest.*

Circulation Element Implementation Action 5.1.2: *Identify and link major activity centers and destinations with walkways. This will consist of the following: ...improving pedestrian access in and around the Mission by providing safe and attractive walking connections between the Mission, Rose Garden, Rocky Nook Park, Natural History Museum and Alameda Padre Serra....*

Circulation Element Policy 13.8: *Ensure that sustainable transportation linkages, public services, infrastructure, and commercial needs support the City's mobility goals and are evaluated in proposed annexations.*

The project improves circulation through the Museum complex, includes new sidewalk along the Museum's frontage on Puesta del Sol, and facilitates additional circulation improvements between the Mission and the Museum that are under development with a recommended property dedication at the corner of Puesta del Sol and Mission Canyon Road. The

Recommended Conditions of Approval also would memorialize public access to trails on the Western Parcels. These project components are consistent with these circulation policies and implementation action.

Housing

Housing Element Policy H22: Work to Solve Regional Jobs/Housing Imbalance. *The City is committed to working with neighboring jurisdictions and the private sector to solve the regional jobs/housing imbalance in a regional manner.*

Housing Element Implementation Action H22.7 Employer Incentives. *Work with the Coastal Housing Partnership to develop incentives for employers throughout the South Coast to provide employee housing on-site or close-by off-site, and establish or expand programs that encourage employers to provide other housing benefits or financial assistance programs, such as down payments, closing costs and rental move-in fees for employees.*

The Museum currently provides housing for the Museum President off site in addition to three rental units are on the subject parcels: the Carriage House, a portion of MacVeagh House, and the Western Residence. To further this policy and implementation action, staff recommends Condition C.9.b for the Museum to prioritize rental of these units to Museum employees by offering the units to employees before they are offered to the General Public.

VIII. ENVIRONMENTAL REVIEW

The project involves minor physical and operational changes to a long-established facility. Prior projects on the Museum property were found to qualify for exemptions from environmental review. Based on the preliminary environmental review for this project, staff has determined that the project would not result in significant environmental impacts, and qualifies for exemption from further environmental review under the California Environmental Quality Act (CEQA).

Technical Studies: The following studies were submitted with the project and informed the environmental analysis:

- A Phase I Archaeological Resources Report prepared by Applied Earthworks, was accepted by the Historic Landmarks Commission on June 18, 2014. The report concluded it was unlikely that intact prehistoric archeological resources would be encountered during grading activities. The recommended conditions of approval include the standard cultural resource discovery condition.

- A Biological Assessment of the site was prepared by Watershed Environmental, Inc. that evaluated potential short-term, long-term, direct and indirect impacts of the project to biological resources. With implementation of the resource protection measures included as part of the project, the report concludes that the potential impacts to biological resources are less than significant or beneficial.

- A Phase I Historic Structures and Sites Report was accepted by Historic Landmarks Commission August 11, 2011, a Phase 2 Historic Structures and Sites Report was accepted by the Historic Landmarks Commission April 23, 2014, and an addendum to

the Phase 2 Historic Structures and sites report was accepted by Historic Landmarks Commission on December 3, 2014. With implementation of the historic resource protection measures, the report concludes that the project would not result in potentially significant impacts to significant historic resources, including the significant cultural landscape.

- A Noise Assessment Technical Report (dated March 2014) and Addenda dated July and September 2014 were prepared by Dudek. These documents analyzed the noise impacts of the construction and operation of the project, including the use of the proposed exterior speaker system. The report analysis included both average noise calculations per City criteria and noise levels at the time they occur per General Plan policy ER31.5. The report concludes that the project would be consistent with City Noise Element land use criteria and Noise Ordinance provisions, and neither project construction nor operations would have a significant, adverse noise impact in accordance with City significance thresholds.

- A Traffic and Parking Demand Analysis dated July 15, 2014 was completed by Associated Transportation Engineers (ATE) for the project. The Museum does not propose any increase in activities or maximum permitted attendance from what is currently permitted and has occurred at the site. The minor physical changes to the museum and the minor changes to Museum operations would not exceed existing permitted attendance or operations levels and would not result in a net increase in trip generation beyond the level of existing permitted operations. The project would not have a significant effect on traffic.

Categorical Exemptions. The State CEQA Guidelines identify the following applicable classes of projects that are exempt from CEQA review.

- Museum Alternations, Western Residence, As-built Outdoor Activity Areas, Landscape Improvements, Asphalt Removal. Section 15301 exempts the operation, maintenance, permitting, or minor alteration of existing structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. The listed examples include: interior and exterior alterations involving such things as interior partitions, plumbing, and electrical and additions to existing structures of up to 2,500 square feet, and conversion of a single family residence to office use. This exemption applies to the alterations to the Museum campus buildings and structures; abatement of violations for the Western Residence; permitting of the as-built and proposed changes to the outdoor activity areas; and landscape improvements, including asphalt removal. The Museum renovations result in a net reduction of floor area and a net reduction in impermeable surface area.

- Butterfly Exhibit Replacement. Section 15302 exempts replacement and reconstruction of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This exemption applies to the replacement of the Butterfly Exhibit.

- Creekside Terrace, Trash Enclosure, Soundwall, Fencing, Conversion of MacVeagh Cottage, Parking Lot Changes, Sidewalk. Section 15303 exempts construction and

location of new small structures and the conversion of existing small structures from one use to another. This exemption applies to the new creekside terrace, accessibility improvements, trash enclosure, soundwall, new fencing, conversion of MacVeagh Cottage from residential to non-residential use, changes to the parking lot, and right-of-way improvements, including the new sidewalk.

- Conditional Use Permit Amendment and Parking Modification. Section 15305 exempts minor alterations in land use limitation, which do not result in any changes to land use and density. This exemption applies to the Conditional Use Permit Amendment requested Parking Modification.
- Habitat Restoration. Section 15307 exempts City actions to assure maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. This exemption applies to the Western Parcels habitat restoration.
- Annexation. Section 13519 exempts annexations of individual small parcels of the minimum size to allow for facilities exempted by Section 15303 (New Construction or Conversion of Small Structures), including single-family residences, accessory structures, utilities, and street improvements. The properties proposed for annexation (the lots known as APNs 023-250-039; -066; and -068, and APNs 023-271-005 and -006, and a portion of the Mission Canyon Road right-of way) allow for those facilities exempted by 15303, and, therefore, qualify for an exemption with the annexation by Section 15319.

Based on City staff analysis, no further environmental document is required for this project.

IX. RECOMMENDATION TO CITY COUNCIL

Staff recommends that the Planning Commission recommend the annexation and related General Plan Amendment and Zoning Map Amendment to the City Council for the following reasons:

A. ANNEXATION

The annexation is appropriate since the Museum's Western Parcels, the parcels at 609 Mission Canyon Road and the Mission Canyon Road right-of-way are within the City's Sphere of Influence and are contiguous with properties currently within the City's jurisdiction. While the Museum institutional complex is within the City, the City-County boundary bisects the land area owned and used by the Museum. The annexation of the Western Parcels would result in all Museum operations being within the City and included in the Museum's Master Plan, subject to an updated and consolidated Conditional Use Permit for the Museum. Annexation of the two 609 Mission Canyon Road parcels provides for a more rational City boundary. Annexation of the portion of Mission Canyon Road would transfer the right-of-way connection between the Mission and Museum, both major visitor-serving institutions, to the City.

B. GENERAL PLAN AMENDMENT

The proposed General Plan designation of Low Density Residential (Maximum Density: Three Dwelling Units per Acre) is consistent with the land use designation of surrounding parcels

within the City, compatible with surrounding development and land uses in this neighborhood, and is similar to the existing County General Plan designation of the subject parcels.

C. ZONING MAP AMENDMENT

The proposed zoning designation of E-1 (One-Family Residence Zone), requiring a minimum lot size of 15,000 square feet, for all annexed parcels is compatible with the current surrounding buildout and the adjacent zoning, and is generally representative of current development in the Mission Canyon area. The Western Parcels have a Santa Barbara County zoning designation of 20-R-1 (*Single Family residential - 20,000 sq. ft. min. lot size)* and the 609 Mission Canyon Road parcels are currently zoned 1-E-1 (*Single Family residential -1 acre minimum lot size*). The 609 Mission Canyon Road parcels are non-conforming to the current County zoning and the proposed City zoning with 15,000 square foot minimum lot size would not allow for subdivision of those parcels. The proposed E-1 zoning designation would also be consistent with the proposed General Plan designation of Low Density Residential. The annexed properties would not be included in the Hillside Design District.

X. RECOMMENDED APPROVAL FINDINGS

Staff recommends that the Planning Commission approve the Conditional Use Permit Amendment and Parking Modification, making the following findings:

A. CONDITIONAL USE PERMIT

1. Any such use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan.

The Museum's use of the property is desirable to public welfare, as it contributes to the community's appreciation and understanding of the City's history and its natural environment. The use is in harmony with the various elements or objectives of the General Plan as discussed in Sections V and VII of the Staff Report dated December 23, 2014.

2. Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved.

With the proposed limitations on use, the limits on the external speaker system, the sound wall and additional landscaping along Las Encinas Road, the Museum's continued use of the property will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved.

3. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided.

The project proposes only minimal changes to the Museum-owned site area and setbacks to structures and is formalizing the Museum's use of the Western Parcels, providing a substantial area of open space. Therefore, the total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character

of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided.

4. Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time.

With implementation of the Museum's parking plan during high attendance events, adequate access and off-street parking are provided in a manner and amount so that the parking demands are adequately met without altering the character of the public streets in the area at any time.

5. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The Planning Commission shall have the authority to approve the design of open space. Design shall mean size, shape, location and usability for proposed private, public, or quasi-public purposes and development. Approval of such open spaces may be expressly conditioned upon an offer of conveyance by the owner to the City of Santa Barbara of the development rights, the right to prohibit the construction of additional buildings, or other property rights, necessary to achieve the purpose set forth in this title.

The primary changes to the site result from improved access and habitat restoration. The appearance of the site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The Museum proposes to restore habitat in the Western Parcels and will be required to continue to provide public access to the existing trail network.

6. Compliance with any additional specific requirements for a conditional use permit.

There are no additional requirements for a quasi-public facility.

B. PARKING MODIFICATION

The proposed parking supply will not be inconsistent with the purposes and intent of the Zoning Ordinance and will not cause an increase in the demand for parking space in the immediate area. The submitted parking demand study demonstrates that adequate parking is provided to address the peak needs of the Museum even with the reduction of parking by one space. The Museum will continue to implement its traffic and parking supply management plan for certain special events.

Exhibits:

A. Recommended Conditions of Approval
B. Site Plans, Floor Plans, Elevations
C. Applicant Report, dated December 1, 2014
D. Annexation Exhibit of Western Parcels
E. Santa Barbara Museum of Natural History Use and Attendance
F. Historic Landmarks Commission Minutes of April 23 and May 7, 2014
G. Relevant General Plan Goals, Policies & Implementation Strategies
H. Relevant Mission Canyon Community Plan Goals, Policies & Implementation Strategies

PLANNING COMMISSION CONDITIONS OF APPROVAL

2559 PUESTA DEL SOL
ANNEXATION, CONDITIONAL USE AMENDMENT, PARKING MODIFICATION
JANUARY 8, 2015

I. **In consideration of the project approval granted by the Planning Commission and for the benefit of the owner and occupants of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:**

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur:

1. Obtain all additional annexation approvals. Refer to Condition B "Approval Contingent upon Annexation."
2. Obtain all required design review approvals.
3. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
4. Record any required documents
   a. Recorded Conditions Agreement (Section C.1.).
   b. Dedications prior to completion of public improvements (Item E.1.b.).
   c. Water Rights Assignment (E.1.c.).
   d. Agreement to Construct (if required).
5. Permits.
   a. Submit applications for and obtain Building Permits (BLD) for the soundwall and to address the as-built garage conversion and any additions or modifications to the Western Residence that were completed without required permits.
   b. Submit public improvement plans for all required public improvements, an engineer's estimate of public improvements and application with fees for a Public Works Permit (PBW) and either complete said improvements or enter into an Agreement to Construct and post bonds for public improvements.
   c. Submit applications for and obtain a Building Permits (BLD) for construction of the remainder of the approved development and complete said development.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Approval Contingent upon Annexation.** Approval of the project elements related to the Western Parcels is contingent upon approval of the General Plan Map and Zoning Map Amendments by the City Council and approval of the Annexation of the Western Parcels by the Local Agency Formation Commission and completion of that annexation.

C. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The additional development of the Real Property approved by the Planning Commission on January 8, 2015 is limited to the following improvements: improved pedestrian accessibility and Americans with Disabilities Act (ADA) improvements; renovations to the Marine/Paleontology/Geology Exhibit Hall and restrooms resulting in a net decrease of 194 square feet; replacement of the butterfly exhibit; rehabilitation of Gould Hall; conversion of the 475 square-foot MacVeagh Cottage from residential use to educational non-residential use; relocation of trash and recycling; new fencing; new screening wall along the northeasterly portion of the parking lot; as-built improvements and enhancements to existing outdoor activity areas; native habitat restoration; landscape improvements, including removal of approximately 2,800 square feet of existing asphalt; mechanical equipment upgrades; and interior repairs to existing buildings. The Master Plan results in a net increase in accessible Museum parking spaces (from 6 to 7), a net loss of Museum parking spaces overall (from 156 to 155), and an addition of four bicycle spaces (from 18 to 22). The proposal includes annexation of three Museum-owned parcels to the City: APNs 023-250-039; -066; and -068, totaling approximately five acres (hereinafter referred to as the Western Parcels). Existing development on the Western Parcels includes a single family residence. The Museum proposes to maintain the existing uses of the Western Parcels which consist of the use of the single family residence, passive recreation, and Museum educational activities. New improvements in the largely undeveloped Western Parcels include an enhanced bioswale with an associated boardwalk and overlook, and restoration of the woodland area including replacement of non-native plants with native plants. ; and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.

2. **Operational Conditions.** The following conditions apply to the overall operations of the Museum and the use of the site.

   a. **Allowed Uses.** The following non-residential uses are allowed on the subject property:

      (1) **General Museum & Educational Use.** Research; collections maintenance; adult classes; children's camps; docent trainings; attendance by visitors and museum members to exhibits; Board of Trustees, Committee and volunteer meetings; appointments with

staff by vendors and members of the public; attendance by school groups, children's classes, children's camps, evening films and lectures; special planetarium shows and evening star parties, SBCC and UCSB classes; and visitation by researchers and persons by appointment, including professional symposia or similar gatherings.

(2) **Community Uses.** Meetings; town hall discussions; memorials; wedding ceremonies; weddings with receptions; fundraising events; and lectures or similar activities organized by community groups other than the Museum.

(3) **High-Attendance Events.** Museum-sponsored gatherings often held on weekends, which are not part of regularly scheduled or routine operations. Currently these include the Wine Festival (June), The Museum League Art Walk (September), the Tribal and Folk Art Marketplace (December), and an additional event associated with a specific exhibition or program offering (e.g. the Tinkertoy Family Fesival held in summer 2013).

b. **Annual Attendance and Maximum Capacity.**

(1) The maximum annual attendance including general admissions, members, volunteers, education programs, research programs, outside group use, special events, and weddings and memorials shall be monitored by the Museum and shall not exceed 165,147 people.

(2) The maximum number of people allowed on-site at any one time shall not exceed 1,400 and shall be monitored by the Museum staff at Museum entrance and exit.

c. **Special Event Limitations.**

(1) High Attendance events shall not exceed four (4) events or 11,588 attendees per year, whichever is more restrictive.

(2) The Museum shall continue to coordinate scheduling of high attendance events with the Santa Barbara Women's Club and the Santa Barbara Botanic Gardens to minimize traffic, parking, and fire evacuation issues.

(3) If a High Attendance Event is anticipated to potentially exceed the on-site parking supply, the procedures for addressing parking and transportation during special events in the Museum's Traffic and Parking Procedures shall be implemented as appropriate.

(4) Wedding receptions shall be scheduled for Saturdays only and shall not exceed 15 per calendar year.

(5) Wedding reception attendance shall not exceed 175 guests per wedding.

(6) Amplified music shall be limited to the Fleishman Auditorium for wedding receptions and shall commence no earlier than 4:30 p.m.

(7) The only outdoor amplified sound permitted associated with events is amplification of voices of wedding ceremony participants so wedding guests can hear the ceremony.

(8) An additional non-Museum staff security officer shall be present for the duration of all wedding receptions to help ensure that event guests comply with Museum policies and requirements.

(9) Town hall discussions; memorials; wedding ceremonies; wedding receptions; fundraising events; and lectures or similar activities organized by community groups other than the Museum shall end no later than 9:30 p.m. and guests shall vacate the site by 10:00 p.m. All other evening events shall end no later than10:00 p.m. and all guests shall vacate the site by 10:30 p.m.

(10) Outdoor post-event clean-up activities south of the creek are limited to the period between 8:30 a.m. and 7:00 p.m.; post-event clean-up activities outside Fleischmann Auditorium are limited to the period between 8:30 a.m. and 10:00 p.m.

(11) Event guests shall not loiter in the parking lot or in front of the Museum.

d. **General Operations.**

(1) Amplified music is prohibited outdoors.

(2) All music must be stopped by 9:30 p.m. each day.

(3) The use of external public address speakers is limited to the hours between 8:00 a.m. and 8:30 p.m. except for announcements necessary for public safety.

(4) Public gatherings and picnicking are prohibited in the parking lot.

(5) The parking lot shall be locked and access to the parking lot shall be limited after 11:00 p.m. and before 6:45 a.m., seven days a week.

(6) The use of chainsaws, skip loaders, leaf blowers and other noisy equipment is prohibited before 9:00 a.m., seven days a week.

(7) No recreational vehicles, boats, or trailers shall be stored on the Real Property.

3. **Public Access.** The Museum shall continue to provide free public access to the existing trail and proposed trail network on the western portion of the Museum

property as shown on Sheets L1.0 and L1.2, excluding the trails within the new fenced area (on the Museum campus side) shown on Sheet L1.2.

4. **Development Rights Restrictions.** Other than the improvements shown on the approved plans and improvements within the building envelope, the Owner shall not develop the portion of the Real Property labeled "Native Woodland Garden" on Sheet L0.1. The Museum shall continue to be responsible for maintenance of the restricted area, and compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment.

   Other than elements of the subject project and proposals within the building envelope shown on Sheet L0.1, future development proposals within the restricted area shall be subject to following Mission Canyon Community Plan Development Standards as they existed at the time of the Planning Commission approval of the Conditional Use Permit, in addition to applicable City policies:

   DevStd BIO-MC-3.3 Development shall be required to include the following Environmentally Sensitive Habitat (ESH) buffer areas:
   • Creeks and streams, including steelhead critical habitat streams–50 feet as measured from the geologic top of creek bank.
   • Central and Southern Coast Live Oak Riparian Forest and Woodland, Coast Live Oak/Olive Riparian Woodland, California Sycamore Riparian Forest, and Central Coast Arroyo Willow Riparian Forest–50 feet from edge of canopy.
   • Coast Live Oak Woodland and Forest–25 feet from edge of canopy.
   • Habitats containing Nuttall's scrub oak or other special status animal or plant species or rare natural communities–25 feet minimum, full extent to be determined on a case-by-case basis.
   • Wetland Habitats–50 feet from edge of wetland habitat.
   • Buffer areas from other types of ESH shall be determined on a case-by- case basis.

   These buffers areas may be adjusted upward or downward on a case-by-case basis given site-specific conditions, such as slopes, biological resources, and erosion potential, as evaluated and determined by the City.

   DevStd BIO-MC-3.4: Where development cannot be sited to avoid ESH, development in ESH and ESH buffer areas shall be designed and carried out in a manner that protects the sensitive habitat areas to the maximum extent feasible.

   DevStd BIO-MC-8.2: The stream or creek buffer area shall be indicated on all site and grading plans. All ground disturbance and native vegetation removal shall be minimized in the buffer area to the maximum extent feasible.

5. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

6. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Historic Landmarks Commission (HLC). Such plan shall not be modified unless prior written approval is obtained from the HLC. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the HLC, the owner is responsible for its immediate replacement.

7. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

8. **Pesticide or Fertilizer Usage.** The use of pesticides or fertilizer shall be prohibited within any area that drains directly into Mission Creek.

9. **Transportation Demand Management.** The following alternative transportation incentives shall be implemented reduce parking demand and traffic impacts.

    a. **Bus Passes.** The Museum shall provide MTD bus passes free of charge to employees who request them for travel to and from work. Notice of the free passes shall be provided to existing employees and new employees when they are hired.

    b. **Housing Priority**. The Museum shall provide rental preference to Museum employees offering rental housing to employees before offering rental housing to the general public.

    c. **Guaranteed Ride Home.** In the event of an emergency or work requirement that interferes with the normal alternative transportation arrangements of any employee, the Museum shall guarantee a free ride home.

d. **Flexible Work Hours.** The Museum shall encourage staggered or flexible work hours that allow staff to arrive and depart at times which are outside the morning and afternoon peak traffic hours as established by the City of Santa Barbara (currently Monday through Friday 7-9 a.m. and 4-6 p.m.).

e. **Bicycle Parking.** A total of 22 bicycle parking spaces are to be provided on-site, including at least four covered bicycle parking spaces for employees only. Final rack locations and types of racks shall be approved by City Transportation staff and Historic Landmarks Commission.

D. **Design Review**. The project, including public improvements, is subject to the review and approval of the Historic Landmarks Commission (HLC). The HLC shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.

1. **Historic Structures Report.** All project features described in the Historic Structures and Sites Report(s) accepted by Historic Landmarks Commission shall be implemented to the satisfaction of the City Urban Historian.

2. **Tree Protection and Replacement.** Include a note on the plans that the tree protection and replacement project components included in the Watershed Environmental, Inc. report dated March 6, 2014, shall be implemented. All trees not indicated for removal on the approved landscape plan shall be preserved, protected, and maintained.

3. **Landscape Plan.** Identify on the Landscape Plan the portion of the Real Property outside of the Las Encinas Road easement designated as "Proposed Restoration/Enhancement Area" on the Exhibit labeled "Revised Figure 7" in the Biological Assessment prepared by Watershed Environmental, Inc., dated July 10, 2014, so that those portions of the Real Property remain in their natural state.

4. **Exterior Lighting.** All new exterior lighting shall conform with Municipal Code Chapter 22.75 and shall be shielded and directed away from the tree canopy, the creek bed, creek banks, and undisturbed woodland habitat.

5. **Parking Lot Screening.** A solid screen wall or fence shall be provided to buffer the adjacent residences along Las Encinas Road at the location shown on Sheet L3.0.

6. **Screened Backflow Device.** All new backflow devices for fire sprinklers and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the HLC.

7. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

E. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project other than building permits for the soundwall and required alterations to the Western Residence. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department**.

a. **Approved Public Improvement Plans.** Public Improvement Plans as identified in condition E.1.d "Public Improvements" shall be submitted to the Public Works Department for review and approval. Upon acceptance of completed public improvement plans, a Building permit may be issued if the Owner has bonded for public improvements and executed the *Agreement to Construct and Install Improvements (Not a Subdivision)*.

b. **Dedication.** Owner shall submit an application and fees to the City Public Works Department for the following dedications and shall complete dedication prior to acceptance of public improvements.

(1) Owner shall grant an easement for right of way purposes to the City of Santa Barbara northeast of the face of the existing historic wall on APN 023-271-004 at the intersection of Puesta Del Sol and Mission Canyon Road.

(2) Owner shall dedicate to the City of Santa Barbara a new onsite ten-foot-wide sewer easement centered over the actual sewer main with right of access and reservation to the owner to continue use of a butterfly exhibit at the existing location over the sewer main.

c. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.

d. **Public Improvements.** The Owner shall submit C-1 public improvement or Public Works plans for construction of improvements along the property frontage on Puesta del Sol. Plans for public improvements shall be prepared by a licensed civil engineer registered in the State of California and shall be submitted prior to or concurrent with (but separately from) plans submitted for a Building Permit. As determined by the Public Works Department, the improvements shall include the following:

(1) Installation of frontage improvements along Puesta del Sol from the curb return of Mission Canyon Road to approximately 345 west that shall include a minimum of six-foot wide sidewalk, and minimum of four-foot wide parkway (measured from back of curb to sidewalk) with curb and gutter. The parkway may be comprised of either a minimum four-foot wide landscape strip or individual tree wells. The frontage improvements shall either be a City standard or shall be as modified and approved by Public Works and the Historic Landmarks Commission. The type, spacing and size of street trees shall be approved by Parks and Recreation Commission. The type of tree may require additional parkway width as required by the City Arborist.

(2) The frontage improvements shall include an approximate 20-foot wide driveway to meet Title 24 requirements at the location of the existing driveway near the curb return of Mission Canyon Road.

(3) Drainage improvements as needed to facilitate street drainage, new curb, gutter and sidewalk and the existing culverts. The design shall be submitted for review and approval by the City Engineer. Drainage shall be collected and discharged in a manner that does not increase or change direction of flows that negatively impact downstream private property unless owner obtains drainage easements.

(4) Design of all frontage improvements shall be designed to protect existing trees located at the property frontage in the street as required by the Urban Forest Superintendent.

(5) The frontage improvements shall include the installation of two new City Standard Dome Style street lights. The locations shall be as approved and modified by the City Engineer. Lights are typically at the intersections and mid-block location.

(6) The entire width of Puesta Del Sol along the Museum frontage shall be slurry sealed and striped.

e. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.

f. **Agreement to Construct and Install Improvements.** Prior to building permit issuance, the Owner shall either complete public improvements or submit preliminary plans for the required public improvement with engineers estimate, securities for construction and execute an *Agreement to Construct*.

g. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.

2. **Community Development Department.**

a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in Condition C "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.

b. **Unpermitted Work.** The Building Permit scope of work shall address the as-built garage conversion and any additions or modifications to the Western Residence that were completed without required permits.

c. **Arborist's Monitoring.** Submit to the Planning Division an executed contract with a qualified arborist for monitoring of construction/demolition with ground disturbance in close proximity to existing trees. The contract shall include a schedule for the arborist's presence during grading and construction activities, and is subject to the review and approval of the Planning Division.

d. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a draft copy of the notice to the Planning Division for review and approval.

e. **Letter of Commitment for Neighborhood Notification Prior to Construction.** The Owner shall submit to the Planning Division a letter of commitment to provide the written notice specified in Condition E.1 "Neighborhood Notification Prior to Construction" below. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.

f. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section D "Design Review," and all elements/specifications shall be implemented on-site.

g. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of each of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the sheet as

follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

F. **Construction Implementation Requirements**. All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor(s), site rules and Conditions of Approval pertaining to construction activities, and any additional information that will assist Building Inspectors, Police Officers and the public in addressing problems that may arise during construction.

2. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.

3. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

New Year's Day	January 1st*
Martin Luther King, Jr. Day	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the City to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

4. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.

5. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.

6. **Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to do any of the above is a violation of federal and state regulations. Tree removal/relocation/trimming activities shall not occur during nesting season (March 1 – July 1). If these activities must occur during this time, a qualified biologist shall conduct surveys to identify, no more than one week prior to the activity, active nests and nest holes. The biologist shall map the location of all active and inactive nests and nest holes in trees. A 300-foot radius, no-disturbance buffer shall be established around trees containing active nests and this buffer shall be maintained until the biologist has verified that young fledglings have left the nest.

7. **Storm Water Pollution Prevention.** A Storm Water Pollution Prevention Plan with appropriate erosion/sediment control devices will be implemented between the construction area and Mission Creek. An erosion and sediment control plan that satisfies City of Santa Barbara requirements will be prepared and included in the

construction drawings of each project component. Prior to the start of any demolition or construction activity within 100 feet of the topographic top of the creek bank, the perimeter of the work area shall be fenced and sediment and erosion control materials shall be installed to prevent demolition debris, soil, sediment, and other contaminates from falling or washing down into Mission Creek.

8. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:

   a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

   b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

   c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.

   d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

   e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

   f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

   g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.

   h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel

Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.

i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

9. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

G. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

2. **Complete Public Improvements.** For the phase of the project that includes public improvements, those improvements as shown in the public improvement plans or building plans, shall be completed.

3. **Noise Measurements.** For the phase of the project that includes the exterior speaker system, submit a final report from a licensed acoustical engineer, verifying that the sound produced by the exterior speaker system does not exceed ambient exterior noise levels by more than 2 dBA at any property boundary with a residential use. In the event the noise is not within acceptable levels, additional measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the Historic Landmarks Commission (HLC).

4. **Biological Monitoring.** For any phase of the project that includes planting of new native trees, submit a plan and contract with a qualified biologist acceptable to the City for the five-year monitoring period.

H. General Conditions.

1. **Prior Conditions.** These conditions shall supersede the conditions identified in Planning Commission Resolutions 33-1979, 10-1980, 002-89, 025-91, 054-92 and Substantial Conformance Determinations dated April 9, 2007, September 16, 2008, and November 12, 2009.

2. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

3. **Approval Limitations.**

   a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

   b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.

c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

4. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

   Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

II. NOTICE OF CONDITIONAL USE PERMIT AND MODIFICATION APPROVAL TIME LIMITS:

The Planning Commission action approving the Conditional Use Permit and Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

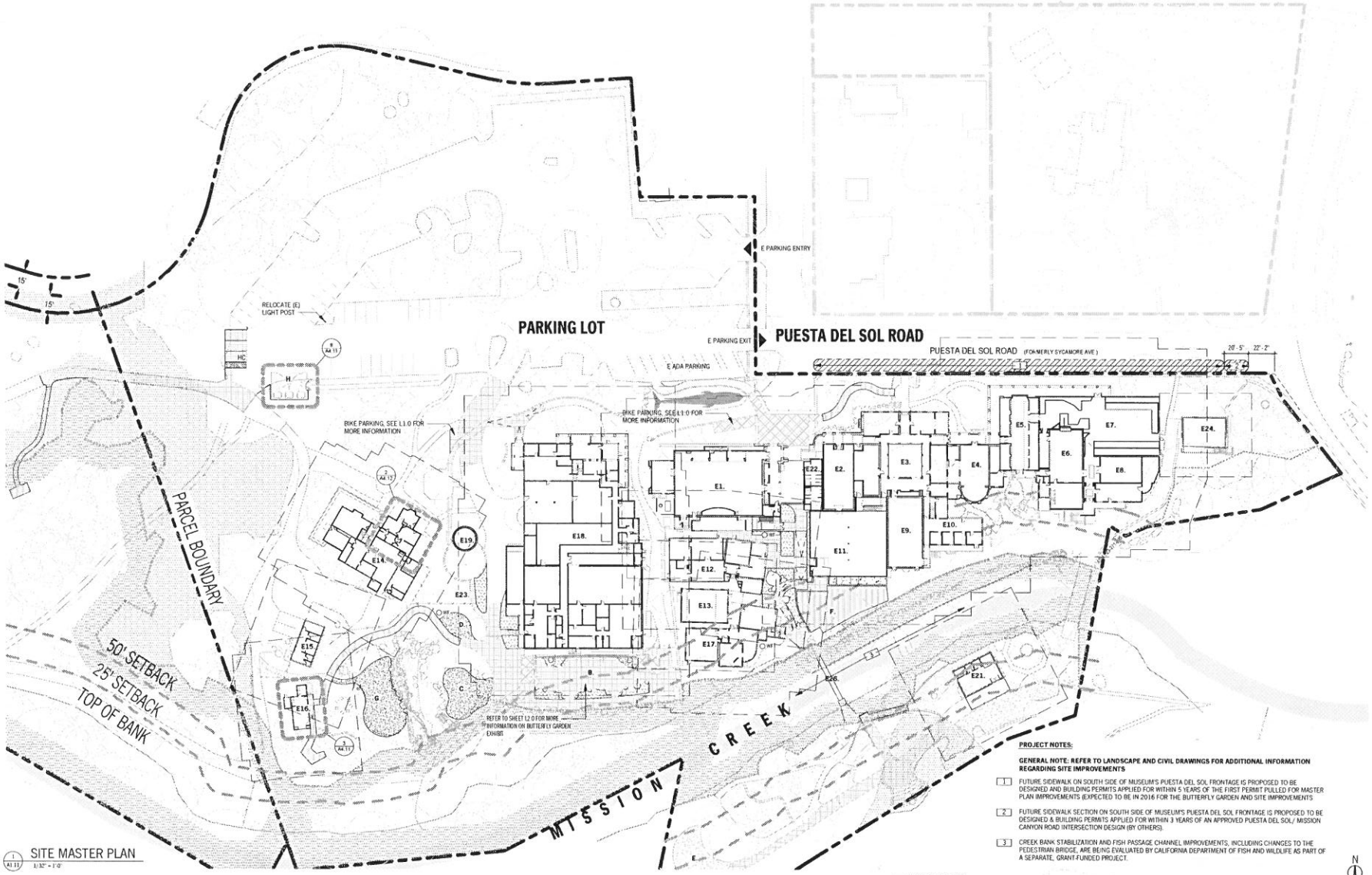
1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building Permit for the project authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS (S.B.M.C. § 28.87.370):

If multiple discretionary applications are approved for the same project, the expiration date of all discretionary approvals shall correspond with the longest expiration date specified by any of the land use discretionary applications, unless such extension would conflict with state or federal law.

The expiration date of all approvals shall be measured from date of the final action of the City on the longest discretionary land use approval related to the application, unless otherwise specified by state or federal law.

EXHIBIT B



1 A1.11 SITE MASTER PLAN
1/32" = 1'-0"

PROJECT NOTES:

GENERAL NOTE: REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE IMPROVEMENTS

1. FUTURE SIDEWALK ON SOUTH SIDE OF MUSEUM'S PUESTA DEL SOL FRONTAGE IS PROPOSED TO BE DESIGNED AND BUILDING PERMITS APPLIED FOR WITHIN 5 YEARS OF THE FIRST PERMIT PULLED FOR MASTER PLAN IMPROVEMENTS (EXPECTED TO BE IN 2016 FOR THE BUTTERFLY GARDEN AND SITE IMPROVEMENTS
2. FUTURE SIDEWALK SECTION ON SOUTH SIDE OF MUSEUM'S PUESTA DEL SOL FRONTAGE IS PROPOSED TO BE DESIGNED & BUILDING PERMITS APPLIED FOR WITHIN 3 YEARS OF AN APPROVED PUESTA DEL SOL/ MISSION CANYON ROAD INTERSECTION DESIGN (BY OTHERS).
3. CREEK BANK STABILIZATION AND FISH PASSAGE CHANNEL IMPROVEMENTS, INCLUDING CHANGES TO THE PEDESTRIAN BRIDGE, ARE BEING EVALUATED BY CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE AS PART OF A SEPARATE, GRANT-FUNDED PROJECT.

SITE PLAN LEGEND

- PARCEL BOUNDARY
- PARCEL SETBACK
- CREEK SETBACK
- TOP OF BANK
- BUILDING SETBACK
- DENOTES BIO RESOURE DELINEATION ON THIS SIDE OF LINE — BIOLOGICAL RESOURCES DELINEATION CLO WOODLAND
- DENOTES BIO RESOURE DELINEATION ON THIS SIDE OF LINE — BIOLOGICAL RESOURCES DELINEATION CLO/SYC RIPARIAN WOODLAND
- WF WATER FOUNTAIN
- NEW LANDSCAPE
- PERMEABLE PAVERS
- FLAGSTONE
- BOARDWALK
- ENGINEERED WOOD FIBER

BUILDING/SITE KEY

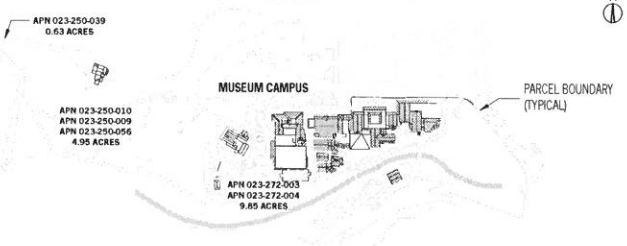
PROPOSED REPLACEMENT STRUCTURES:
B. BUTTERFLY GARDEN EXHIBIT

EXISTING STRUCTURES REHABILITATED OR RENOVATED:
E2. GOULD EXHIBIT HALL
E11 MARINE/PALEONTOLOGY/GEOLOGY HALL
E22. RESTROOMS

PRIMARY SITE FEATURES:
C. FORT BUILDING AREA
D. PALEO DIG AREA
E. CHUMASH VILLAGE LIFE
F. CREEKSIDE TERRACE
G. BACKYARD
H. TRASH ENCLOSURE

EXISTING STRUCTURES TO REMAIN:
E1. FLEISCHMANN AUDITORIUM
E3. ENTRY COURTYARD
E4. CARTWRIGHT EXHIBIT HALL
E5. MAMMAL EXHIBIT HALL
E6. LIBRARY
E7. BIRD HALL
E8. MAXIMUS GALLERY
E9. LURIA HALL
E10. ADMINISTRATION
E12. EDUCATION CENTER
E13. FARRAND HALL
E14. MACVEAGH HOUSE
E15. RAPTOR MEWS

EXISTING STRUCTURES TO REMAIN:
E16. MACVEAGH COTTAGE
E17. PLANETARIUM & LIVING PLANET
E18. COLLECTIONS & RESEARCH CENTER
E19. OBSERVATORY
E21. BRODER HALL
E23. STORAGE SHED
E24. CARRIAGE HOUSE
E26. PEDESTRIAN BRIDGE



2 A1.11 PARCEL KEY PLAN
1" = 160'-0"

schacht | aslani architects
901 Fifth Ave
Suite 2720
Seattle, WA 98164
www.saarch.com

THOMPSON NAYLOR architects

SANTA BARBARA MUSEUM OF NATURAL HISTORY

2559 Puesta Del Sol
Santa Barbara, CA

Principal	WS
Project Manager	CC
Drawn By	SM
Reviewed By	
Job No.	0606

Revisions:
No Date By

NOT FOR CONSTRUCTION

24 September 2014

MASTER PLAN - DART Submission

Site Master Plan

A1.11

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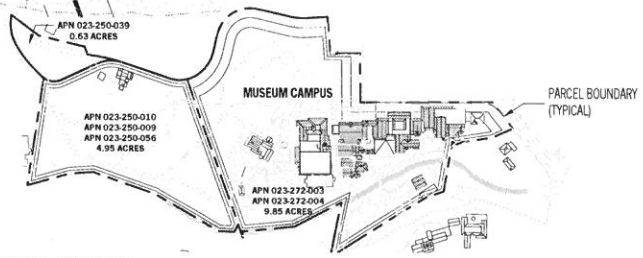
1 / A1.12 SITE PLAN
1/32" = 1'-0"

N

SITE PLAN LEGEND

- PARCEL BOUNDARY
- PARCEL SETBACK
- CREEK SETBACK
- TOP OF BANK
- WF WATER FOUNTAIN
- NEW LANDSCAPE
- PERMEABLE PAVERS
- FLAGSTONE
- BOARDWALK
- BUILDING ENVELOPE



2 / A1.12 PARCEL KEY PLAN
1" = 160'-0"

schacht | aslani architects
901 Fifth Ave
Suite 2720
Seattle, WA 98164
T (206) 443-5148, F (206) 443-0411
www.saarch.com

THOMPSON NAYLOR architects

SANTA BARBARA MUSEUM OF NATURAL HISTORY

2559 Puesta Del Sol
Santa Barbara, CA

Principal	Approver
Project Manager	Designer
Drawn By	Author
Reviewed By	Checker
Job No.	0606

Revisions:

No.	Date	By

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17 July 2014

MASTER PLAN - DART Submission

Site Plan - Western Parcels

A1.12

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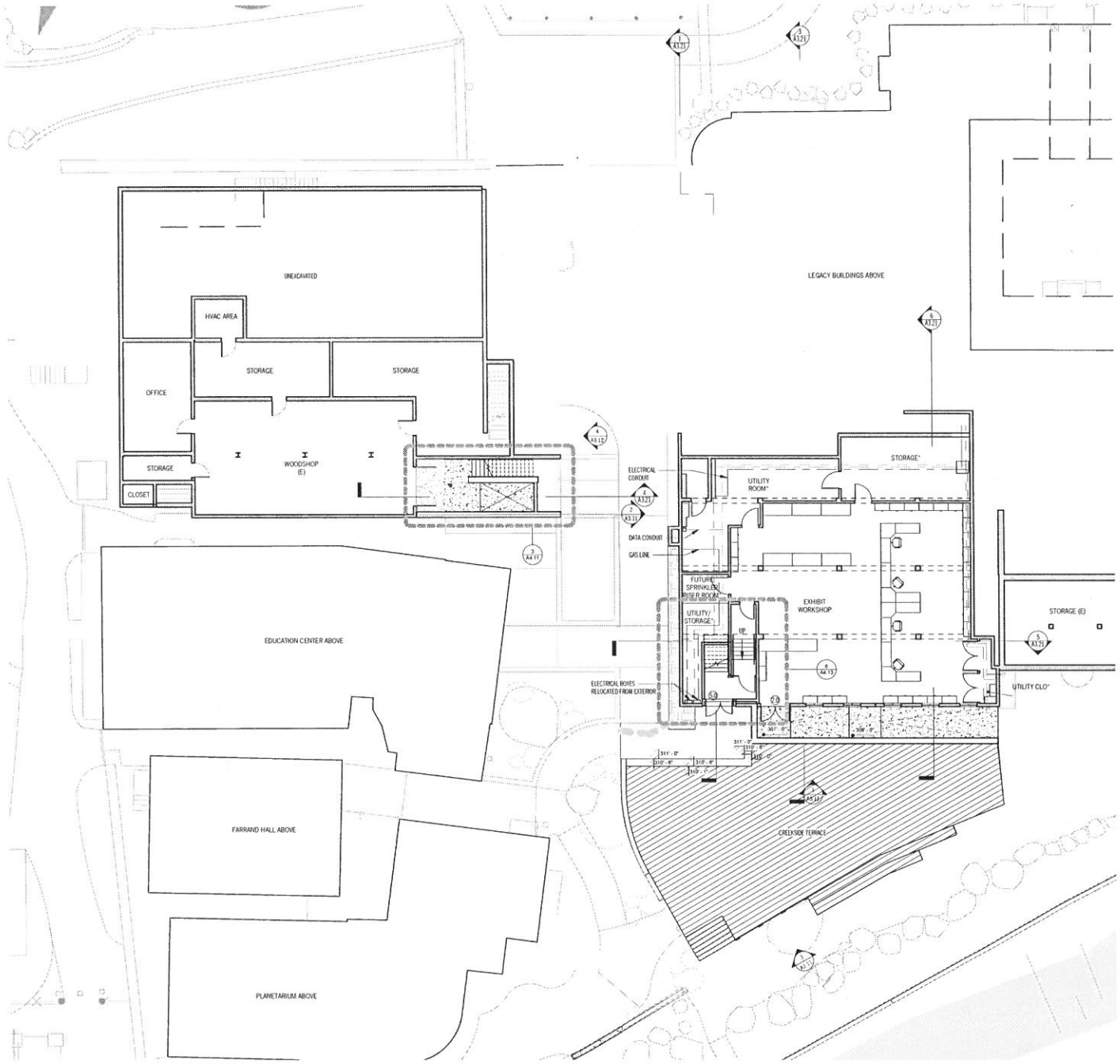
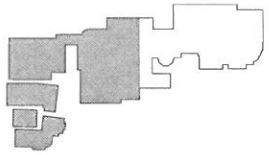


1 A2.21 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

N



KEY PLAN
1" = 80'-0"

FLOOR PLAN LEGEND

- (E) WALL OR STRUCTURE TO REMAIN
- WALL
- (E) WINDOW/DOOR TO BE REMAIN
- WINDOW/DOOR
- CONCRETE
- WOOD DECK (FIRE RESISTANCE RATED)

GENERAL NOTES

REFER TO CIVIL & LANDSCAPE DRAWINGS FOR ALL SITE IMPROVEMENT SCOPE

schacht | aslani architects
901 Fifth Ave
Suite 2720
Seattle, WA 98164
www.saarch.com

THOMPSON NAYLOR architects

SANTA BARBARA MUSEUM OF NATURAL HISTORY

2559 Puesta Del Sol
Santa Barbara, CA

Principal	Approver
Project Manager	Designer
Drawn By	Author
Reviewed By	Checker
Job No.	0606

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No.	Date	By

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17 July 2014

MASTER PLAN - DART Submission

Floor Plan - Lower Level Central

A2.21

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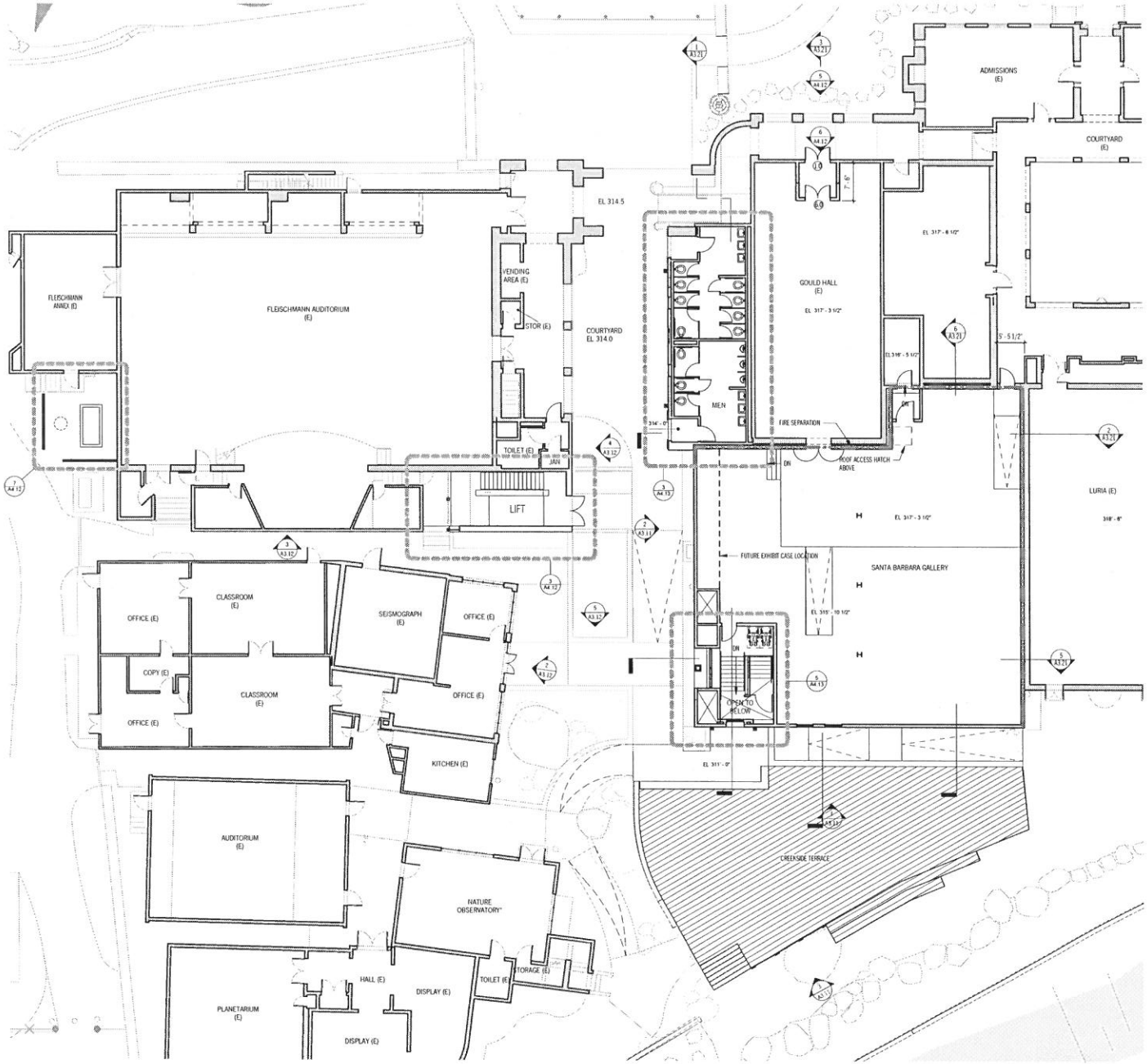
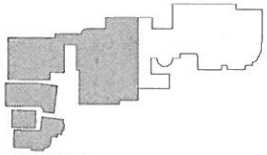


1 A2.22 MAIN LEVEL PLAN - CENTRAL
1/8" = 1'-0"

N



KEY PLAN
1" = 80'-0"

FLOOR PLAN LEGEND

- (E) WALL OR STRUCTURE TO REMAIN
- WALL
- (E) WINDOW/DOOR TO BE REMAIN
- WINDOW/DOOR
- CONCRETE
- WOOD DECK (FIRE RESISTANCE RATED)

GENERAL NOTES

REFER TO CIVIL & LANDSCAPE DRAWINGS FOR ALL SITE IMPROVEMENT SCOPE

schacht | aslani architects
901 Fifth Ave
Suite 2720
Seattle, WA 98164
www.saarch.com

THOMPSON NAYLOR architects

SANTA BARBARA MUSEUM OF NATURAL HISTORY

2559 Puesta Del Sol
Santa Barbara, CA

Principal	Approver
Project Manager	Designer
Drawn By	Author
Reviewed By	Checker
Job No.	0606

Revisions:

No	Date	By

NOT FOR CONSTRUCTION

17 July 2014

MASTER PLAN - DART Submission

Floor Plan - Main Level Central

A2.22

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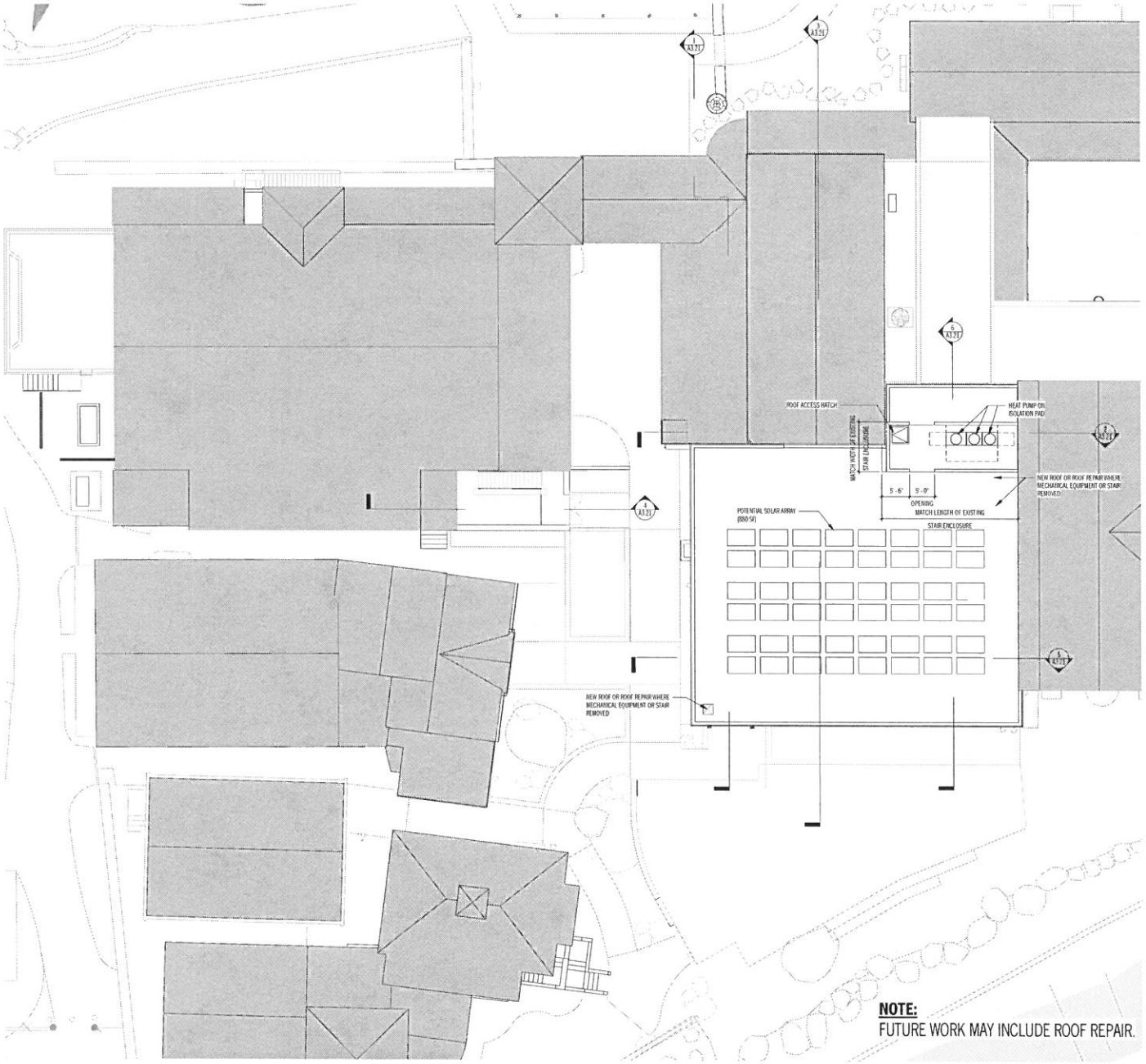
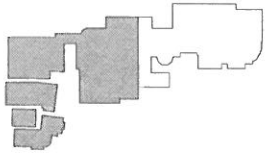


NOTE:
FUTURE WORK MAY INCLUDE ROOF REPAIR.

ROOF PLAN - CENTRAL
1/8" = 1'-0"



KEY PLAN
1" = 80'-0"

FLOOR PLAN LEGEND

- (E) WALL OR STRUCTURE TO REMAIN
- WALL
- (E) WINDOW/DOOR TO BE REMAIN
- WINDOW/DOOR
- CONCRETE
- WOOD DECK (FIRE RESISTANCE RATED)

GENERAL NOTES

REFER TO CIVIL & LANDSCAPE DRAWINGS FOR ALL SITE IMPROVEMENT SCOPE.

schacht | aslani architects
901 Fifth Ave
Suite 2720
Seattle, WA 98164
www.saarch.com

THOMPSON NAYLOR architects

SANTA BARBARA MUSEUM OF NATURAL HISTORY

2559 Puesta Del Sol
Santa Barbara, CA

Principal	Approver
Project Manager	Designer
Drawn By	Author
Reviewed By	Checker
Job No.	0606

Revisions:
No. Date By

NOT FOR CONSTRUCTION

17 July 2014

MASTER PLAN - DART Submission

Roof Plan - Central

A2.23

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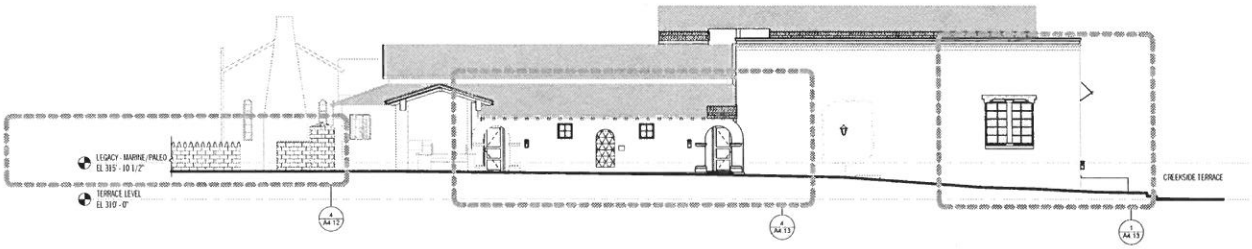
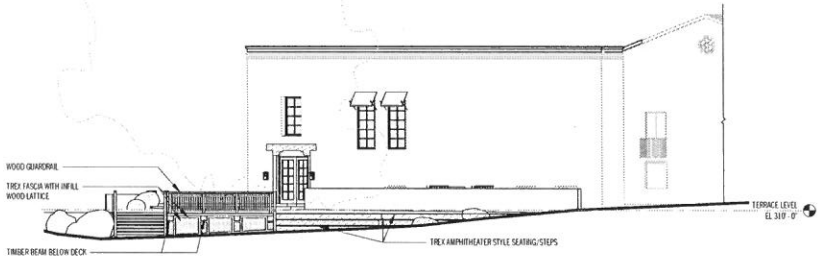
1 / A3.11 MARINE/PALEONTOLOGY/GEOLOGY HALL & LEGACY BUILDIING ELEVATION - SOUTH
1/8" = 1'-0"



2 / A3.11 RESTROOMS AND MARINE/PALEONTOLOGY/GEOLOGY HALL ELEVATION WEST
1/8" = 1'-0"



3 / A3.11 CREEKSIDE TERRACE ELEVATION - SOUTHEAST
1/8" = 1'-0"

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901 Fifth Ave
Suite 2720
Seattle, WA 98164
www.saarch.com

THOMPSON NAYLOR architects

SANTA BARBARA MUSEUM OF NATURAL HISTORY

2559 Puesta Del Sol
Santa Barbara, CA

Principal: WS
Project Manager: JS
Drawn By: EB / CB
Reviewed By: CT
Job No.: 0606

Revisions:
No. Date By

NOT FOR CONSTRUCTION

17 July 2014

MASTER PLAN - DART Submission

Elevations

A3.11

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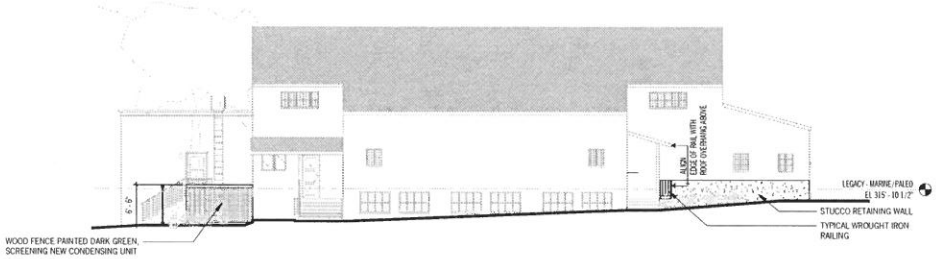
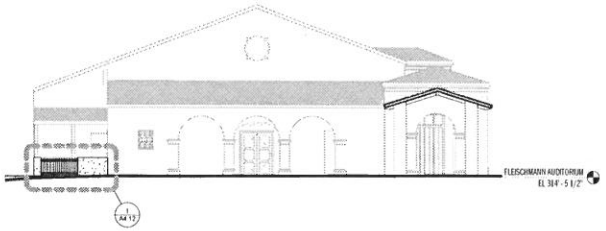
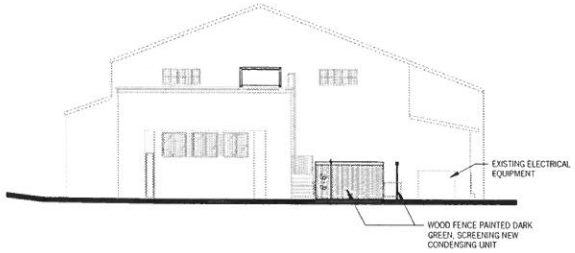


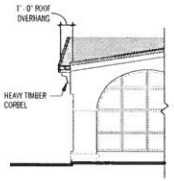
3 / A3.12 FLEISCHMANN AUDTIORIUM - SOUTH ELEVATION
1/8" = 1'-0"



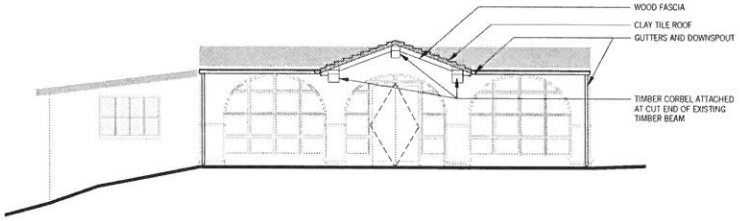
4 / A3.12 FLEISCHMANN AUDITORIUM - EAST ELEVATION
1/8" = 1'-0"



1 / A3.12 FLEISCHMANN AUDITORIUM - WEST ELEVATION
1/8" = 1'-0"



5 / A3.12 EDUCATION CENTER - NORTH ELEVATION
1/4" = 1'-0"



2 / A3.12 EDUCATION CENTER - EAST ELEVATION
1/4" = 1'-0"

schacht | aslani architects
901 Fifth Ave
Suite 2720
Seattle, WA 98164
www.saarch.com

THOMPSON NAYLOR architects

SANTA BARBARA MUSEUM OF NATURAL HISTORY

2559 Puesta Del Sol
Santa Barbara, CA

Principal	Approver
Project Manager	Designer
Drawn By	Author
Reviewed By	Checker
Job No.	0606

Revisions:
No. Date By

NOT FOR CONSTRUCTION

17 July 2014

MASTER PLAN - DART Submission

Elevations

A3.12

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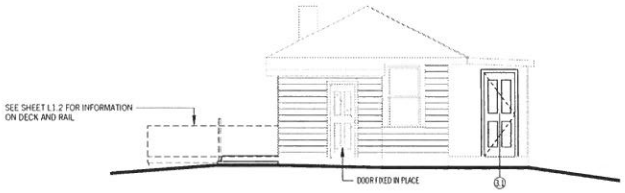
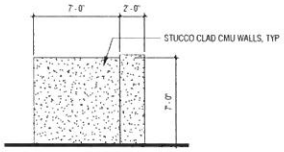
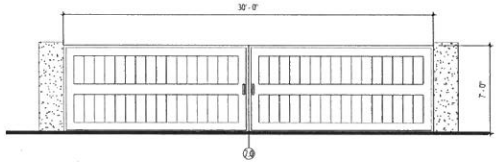


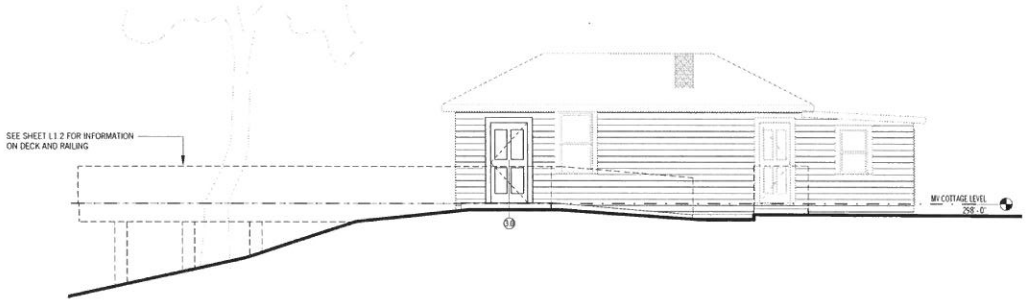
7 A4.11 MACVEAGH COTTAGE - NORTH ELEVATION
1/4" = 1'-0"



5 A4.11 TRASH ENCLOSURE - EAST ELEVATION
1/4" = 1'-0"



6 A4.11 TRASH ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



1 A4.11 MACVEAGH COTTAGE - EAST ELEVATION
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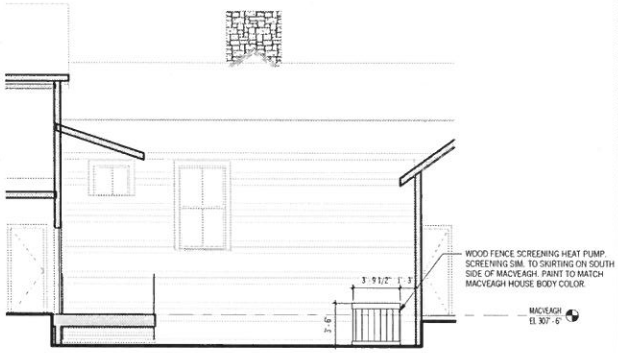
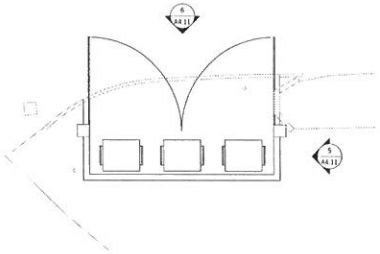
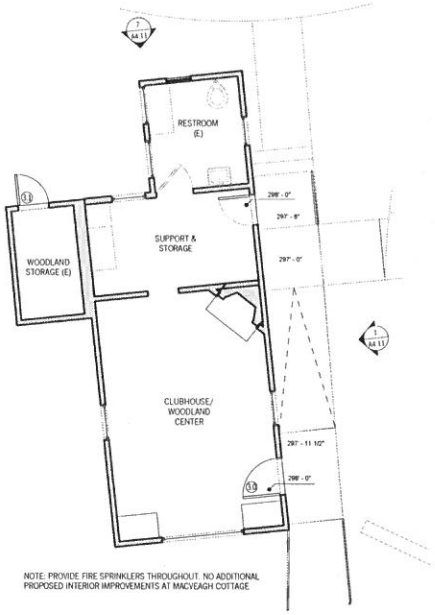


2 A4.11 MACVEAGH ELEVATION
1/4" = 1'-0"



8 A4.11 MAIN LEVEL PLAN - WEST - TRASH
1/8" = 1'-0"



NOTE: PROVIDE FIRE SPRINKLERS THROUGHOUT. NO ADDITIONAL PROPOSED INTERIOR IMPROVEMENTS AT MACVEAGH COTTAGE

3 A4.11 ENLARGED FLOOR PLAN - MACVEAGH COTTAGE
1/4" = 1'-0"

4 A4.11 ENLARGED PLAN - MACVEAGH
1/4" = 1'-0"

schacht | aslani architects
901 Fifth Ave
Suite 2720
Seattle, WA 98164
www.saarch.com

THOMPSON NAYLOR architects

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Job No.	0606

Revisions:

No	Date	By

NOT FOR CONSTRUCTION

17 July 2014

MASTER PLAN - DART Submission

Enlarged Plans, Sections & Elevations

A4.11

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SANTA BARBARA MUSEUM OF NATURAL HISTORY
2014 MASTER PLAN
APPLICANT REPORT

By: Suzanne Elledge *Planning & Permitting Services*, Inc.
in coordination with
Santa Barbara Museum of Natural History,
Schacht Aslani Architects,
Thompson Naylor Architects, Van Atta Associates

December 1, 2014

EXHIBIT C

The Santa Barbara Museum of Natural History
...inspiring a thirst for discovery and a passion for the natural world

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Attachment 4: *Memorandum of Understanding dated January 1, 2014*
Attachment 5: *Procedures and Requirements for Traffic & Parking Management*
Attachment 6: *Summary of Public Outreach Efforts*

SECTION 1.0
INTRODUCTION AND OVERVIEW OF PROPOSED PROJECT

On behalf of the Santa Barbara Museum of Natural History (Museum), Suzanne Elledge *Planning & Permitting Services*, Inc. hereby provides the following project description and applicant report in support of the Museum's 2014 Master Plan. The Museum is seeking an updated Conditional Use Permit (CUP) and annexation of a portion of its property that lies outside the City's boundary. The intent of the Museum's application is to be responsive to the City's request to update information regarding the number of visitors, programs and development anticipated by the Museum in the foreseeable future (defined by the Museum as the next 10 to15 years).

In significant contrast to the multi-phased Master Plan/Specific Plan project concept that was being pursued by the Museum and reviewed by the City between 2009 and 2013, the Museum's 2014 Master Plan proposes no new buildings and emphasizes renovations and improvements to the Museum's existing structures and built environment. The proposed structural improvements range from a major renovation of the Marine/ Paleontology/Geology Hall, to interior "paint and paper" refreshments of other buildings and a replacement of the outdoor butterfly exhibit. Proposed site improvements endeavor to significantly improve pedestrian circulation and ADA compliance throughout the site as well as to enhance the existing landscape and reconnect visitors to the natural beauty of this unique creek-side property.

The Museum seeks to ensure a strong, vibrant future so that it can continue to educate, to inspire respect for nature, and to promote ecological sustainability, both locally and globally. Santa Barbara Museum of Natural History President & CEO, Mr. Luke Swetland, leads this new approach to revitalizing the campus and he has identified two strategies to realize the new vision:

- *Enhance the visitor experience through a comprehensive revitalization of the Museum's campus based on new exhibitions and refurbished permanent galleries, improved universal access, landscape beautification, and more effective signage and site interpretation that unlock the historical and natural richness of the site, and*
- *Bridge the indoor and outdoor experience for visitors through retooled educational programming that connects the world class scientific research that we undertake on-site, with our exhibitions and our beautiful natural setting.*[1]

To achieve the foregoing, the Museum has identified a "menu" of improvements that are feasible to implement over the next 10 to15 years. As with any master planning effort, the campus has been evaluated comprehensively and the improvements that are now planned will be implemented as immediate priorities and available funding dictate.

---

[1] Letter from Luke Swetland to the Community dated November 18, 2013

Background
The Museum is recognized far beyond the boundaries of its community. Locally, it is well known for its charming campus of Spanish revival style architecture set in a tranquil landscape adjacent to Mission Creek. Regionally, nationally, and internationally, the Museum is known for its outstanding collections and research accomplishments, its superb educational programs, and its creative public programs. In recent decades, the Museum earned additional recognition for an innovative branch facility on Stearns Wharf that offers education on the richness and fragility of marine environments to a broad audience.

The Museum's facilities provide not only the physical setting for the implementation of the Museum's programs; they are designed to facilitate and support these programs and are a material expression of the Museum's mission and vision. On the eve of its 100th anniversary, staff and trustees of the Museum have devoted themselves to thinking about the Museum's direction and development in its second century as well as the responsibility it has to serve as a model for environmental stewardship and sustainability. *The Museum seeks through its educational programs, operations, and this project to teach and model its institutional values, including a belief in environmental stewardship and sustainability. Those values are embedded in the design of the revised project through its emphasis on utilizing and making the most of the existing campus as well as the Museum's significant investment in the avoidance of any impacts to environmental resources.*

Programmatic Goals
The following programmatic goals were established by the Museum's Trustees and form the foundation of what the Museum seeks to achieve with the revitalization of its campus:

- ***Expanding the frontiers of our knowledge*** *– We pursue highest quality research focused on a better understanding of the living things and ecological systems in our region within a worldwide context, on strategies for protecting and restoring endangered and degraded habitats, and on an appreciation of the nature and diversity of human cultures and their relationships to the environment.*
- ***Preserving an archive of our natural heritage*** *– We continue to build an irreplaceable archive of nature that preserves examples of living organisms through time not only for the appreciation of future generations but also as an essential foundation of the research we and colleagues around the world conduct.*
- ***Delivering education that changes lives*** *– We offer focused and powerful educational programs and exhibits for children and lifelong learners, designed to meet audience interests and needs. Our programs translate the science we and others do into effective public knowledge as we strive to produce scientifically literate citizens who are competitive in a globalized*

world, who understand and love nature, and who appreciate the consequences of their actions on the environment.

- ***Addressing issues that matter in our daily lives*** *– Our research, education, and public programs provide unbiased information regarding issues of consequence in our lives, and we provide a forum for community dialogue on environmental issues and policies that help in the search for common ground.*
- ***Connecting our communities*** *– We are a center of the community and seek to connect with all segments to serve their diverse needs. We promote a web of relationships and partnerships that advance the common good.*
- ***Maintaining unity of purpose*** *– We optimize the use of our resources through the highest level of integration between our programs and physical, intellectual, and social assets in the service of our common mission and vision.*

Existing Setting

The Museum is located at 2559 Puesta del Sol Road, in the Mission Canyon neighborhood on a property that is bifurcated by the City/County jurisdictional boundary. The western portion of the site that is located in the County is zoned 20-R-1 with a *Residential* land use designation. Museum buildings are located on the eastern portion of the site within City limits and this portion of the property is zoned E-1 with a dual land use designation of *Residential* (3 units/acre) and *Major Public Institutional*. Residential uses adjoin the Museum property to the north and west while institutional, quasi-public uses adjoin it to the south and east.

The Museum's landholdings include several residential parcels located north of Puesta del Sol, across from the Museum entry but these are not included in the existing or proposed CUPs. The project site has an area of 15.43 acres and is comprised of the assessor parcels listed below. These parcels underlie the Museum's main campus as well as those to the west that are currently in the County and are proposed to be annexed to the City as part of the Museum's application. Thus, all of the following assessor parcels are included in the Museum's Conditional Use Permit (CUP) application:

Main Campus Assessor Parcels:
23-271-003
23-271-004
Western Portion Assessor Parcels:
23-250-056
23-250-066
23-250-068
23-250-039
Parcels 23-250-039, 23-250-066, 23-250-068 are currently in the County's jurisdiction and proposed to be annexed to the City.

Project Statistics

Museum buildings on the existing campus have a total gross floor area of 82,820 SF (until the MacVeagh Cottage conversion is validated when total floor area of non-residential

Museum buildings will be 83,295 square feet) in addition to three residential units that have a total gross floor area of 4,545 square feet (when MacVeagh Cottage was used as a residence, there were four residential units on campus with a total floor area of 5,020 SF). A small increase of 82 SF is proposed in connection with a remodel of the existing restrooms along with a small decrease of 276 SF associated with the removal of a roof access stair tower in Marine Paleontology/Geology. Please refer to sheet T1.1 and T1.2 for a detailed breakdown of project statistics.

There are currently 156 parking spaces on-site (including 6 ADA spaces). The parking lot will be reconfigured slightly at its southwest corner and will result in one additional ADA space but a net overall reduction of one space (155 spaces including 7 ADA spaces).

Currently, a total of 120,072 SF of impervious paving exists on the campus that will be reduced by more than 20,000 SF with full implementation of the proposed project. This reduction is achieved by the replacement of 16,500 SF of existing impermeable surfaces with permeable surfaces and by the removal of another 5,000 SF of impervious hardscape which is proposed to be replaced with landscape.

Overview of Proposed Project

This application to the City is in direct response to a request by staff to provide "updated information on the number of visitors, programs and future development proposals." The 2014 Master Plan does not propose to intensify activities or increase the level of use beyond that which has historically occurred and formally approved by the City more than 25 years ago.

Operations-Attendance

The maximum number of people is proposed to be the same maximum number allowed by the City in 1989 (165,547 annually) and this figure was based on 1988 attendance data provided by the Museum. Attendance fluctuates year-to-year depending upon a variety of factors such as economic vitality, exhibit popularity, climate (e.g. fire and drought conditions). In the past five years, attendance reached 155,300 in 2012 and was only 119,904 in 2013. (see Attachment 1 for a summary table of attendance over the past five years).

Over the next 10-15 years, the Museum anticipates that it may increase staff up to 4.5 daily, full time equivalents (FTE) and volunteers by up to 4 (FTE).

Operations-Activities and Programs

No changes are proposed to the type of activities, programs, and events that have historically taken place at the Museum.

Some events held on campus are Museum-sponsored and some are sponsored by other community members and organizations.

Historically, the Museum has hosted four (4) higher attendance events[2] annually (Wine Festival, Tribal Arts Marketplace, Museum League Art Walk, and one other - typically a family festival associated with a traveling exhibit brought to the Museum in the summer) and it does not propose to increase this number.

The Museum has developed a host of event management strategies over the years and these have been formalized in the attached document entitled *Procedures and Requirements for Events* (see Attachment 2).

Operations-CUP Conditions of Approval

The City has indicated that in response to this request to update the Museum CUP(s) it will update and consolidate the three existing CUPs that currently regulate on-site activities. The Museum welcomes this opportunity and supports existing CUP conditions that are intended to protect the surrounding neighborhood to be carried forward into the updated CUP. However, there are two existing conditions of approval the Museum seeks to change:

Condition #16 of Resolution 002-89 states:

> *The external speakers of the public address system shall be removed and not replaced. Internal speakers are allowed within the Museum buildings and complex so long as they are not audible from outside the Museum (condition #16 and Resolution 002-89).*

The Museum requests that the condition be modified to allow limited external speaker use for low volume announcements, and proposes the following language:

Use of the external speakers would be restricted to the hours between, 8 AM and 8:30 PM excepting announcements necessary for public or life safety. Existing or new external speakers will not be oriented directly toward adjacent properties, and sound produced from the external speaker system shall not exceed ambient average noise levels by more than 2 dBA at the property boundary.

Condition #14 of Resolution 002-89 states:

> *The regular operation and use of the new laboratory is limited to weekdays, and only between the hours of 7:00 am and 6:00 pm. The laboratory may be used on a limited basis (maximum of three employees) at other times than specified in this condition. Use of the exhibit room (700 square feet), which is part of this structure, is not subject to the limitations in this condition.*
>
> This structure is now referred to as the Collections & Research Center (CRC) and the Museum requests that this condition be eliminated so that flex hours are available to

[2] The Museum defines high attendance events as those gatherings (usually held on weekends) that are not part of regularly-scheduled or routine operations and that are anticipated to come close to filling the Museum's parking capacity.

the scientists working in CRC, just as they are to other employees who work in other on-site buildings.

Physical Improvements Summary

Light to moderate renovations are proposed throughout the existing campus along with a more significant remodel of Marine/Paleontology/Geology Hall, Gould Exhibit Hall and the adjacent public restrooms. The restrooms are proposed to be remodeled resulting in a small increase to the number of WCs as well as a small increase in floor area of approximately 82 square feet. Enhanced landscaping, woodland restoration, improved pedestrian access and circulation throughout the site, and a replacement butterfly exhibit are also on the list of improvements proposed by the Museum.

Project Plan Summary

Enclosed with the Museum's DART application are preliminary architectural plans, landscape plans and grading and drainage plans by Schacht Aslani Architects, Van Atta Associates and Flowers & Associates, respectively.

Proposed improvements are shown on the project plans and these are organized as follows:

- Sheet T1.0– T1.3
  General project information
  - site statistics
  - project statistics etc.
  - scope diagram
- Sheet T1.4
  Pending project (Observatory Dome replacement and associated ADA access project)
- Sheet T1.5
  ADA phasing plan
- Sheet T1.6
  Permeable Paving improvements near Creekside Terrace
- Sheet T1.7
  Western Residence as-built plan
- Sheet C-1 – C-2
  Grading and drainage associated with proposed site improvements:
  - drainage improvements
  - earthwork quantities
  - utilities
- Sheet L.0
  Defensible Space
- Sheet L1.0 – L2.0 (a series of 5 sheets)
  Landscape drawings indicating details of site improvements such as:
  - permeable surface treatments
  - garden elements and structures
  - outdoor and educational activity areas
  - replacement butterfly exhibit/garden

- Sheet L3.0
  Sound Wall plan
- AT1.11
  Parking Plan
- AD1.11 – AD4.11
  Architectural demolition plans for areas being remodeled (including new plan sheet AD2.23 which replaces former sheet AD2.23, now sheet AD2.24)
  - site plan
  - floor plans for remodeled areas
  - elevations of remodeled areas
  - sections
- A0.1-A.0.5
  Code occupancy plans
- A1.11 – A5.12
  - site plan (including new plan sheet A1.12 for Western Parcels showing building envelope around western residence, A2.30 showing the lower level plan east and sheet A5.12, a vignette of the existing and proposed Butterfly Garden Exhibit)
  - floor plans
  - roof plans
  - details
  - elevations
  - sections
  - enlarged section & elevations
  - vignette

Project Components

The menu of proposed project components is listed in Table 1 below and this is followed by a more detailed description.

Proposed Project Components Summary Table		
No.	**Project component**	**Plan Sheet Reference**
Western Parcel Site Improvements		
1	New permeable paver pathway and boardwalk leading to new bio swale overlook	C-1, L1.2,
Main Campus Site Improvements		
2	Woodland habitat restoration& conversion of a an existing drainage ditch into a bioswale	L1.2
3	3 relocated parking spaces (1 ADA space, permeable decorative pavers)	C-1, L1.2
4	Relocated trash & recycling enclosure	C-1,A1.11, A4.11
5	Replace 18" diameter storm drain & raise ex. drain inlet	C-1
6	New boardwalk to and around "backyard" features (fort building and paleo dig area) of approximately 1,036 SF	L1.2, C-1
7	New deck ramp, and viewing platform at backyard clubhouse (402 SF)	L1.2, L1.3, C-1
8	Resurface portion of backyard w/engineered wood fiber&mulch	C-1, L1.2

Proposed Project Components Summary Table		
No.	**Project component**	**Plan Sheet Reference**
9	Existing pond and re-circulating creek reconstruction & new filtration (existing 1,375 SF; proposed 1,200 SF)	C-1, L1.2, L1.3
10	Reconfiguration and resurface of existing asphalt pathways at various locations near CRC to improve accessibility and ADA compliance	C-1, L1.1, L1.2
11	Resurface area around butterfly exhibit with permeable paver surfaces (	C-1, L2.0
12	Replace butterfly exhibit with butterfly garden exhibit, 2 stone entry vestibules, garden walls with runnel & water basins, structural "tree" supports and tensioned mesh netting; the surface area dedicated to this exhibit will increase by approximately 397 SF	L2.0, AD1.11
13	Replace existing asphalt with permeable surfaces at delivery area in front of iron gates at frontage, and various locations between buildings; improve ADA compliance	C-2, L1.1
14	Create ADA compliant path of travel with permeable surface treatments (pavers and boardwalk) between whale courtyard and Museum's front entry	C-2, L1.1
15	Remove portion of asphalt north of Broder Hall and south of Marine/Paleo and add new deck (2,000 SF) over asphalt between Marine/Paleo and existing pedestrian bridge	T1.6, C-2, L1.1
16	Reconfigure and resurface existing pathways with permeable surfaces on south side of pedestrian bridge to improve accessibility to Broder, Coggeshall Bowl	C-2, L1.1
17	Create Chumash Village Life outdoor interpretive exhibit	L1.1
18	Enhance existing gardens (ethnobotany garden, native riparian garden, riparian garden, historic ornamental garden)	L1.0, L1.1, L1.2
Main Campus Building Improvements		
19	Validate conversion of MacVeagh cottage (475 SF) from residential to backyard clubhouse; replace 2 exterior doors	AD4., A4.11, L1.2
20	Add HVAC unit and fenced enclosure in back courtyard of MacVeagh House	A4.11
21	Remodel Marine/Paleontology/Geology Hall including exterior changes (new doors and windows) and rehabilitate Gould Hall; create fire separation between Marine/Paleontology/Geology and Gould Exhibit Hall; roof modification and replacement of HVAC on roof; removal of a 276 SF roof access stair tower	A2.21, A2.22, A2.23, A3.11, A3.21, AD3.21, A4.13, AD2.21, AD2.22, AD2.23, AD3.11
22	Remove roof connection between Marine/Paleontology/Geology and Education Center	AD3.12, A3.12, A3.21, AD2.23
23	Remodel existing Restrooms to increase fixture count; includes exterior alterations and small increase in floor area of 82 SF	A2.22, A2.23, A3.11, A4.13, AD2.22, AD3.11
24	Install new hydraulic lift and stairs to serve Fleischmann Basement (woodshop) includes low screen wall and gate	AD1.11, AD2.21, A2.21, AD3.11, A3.12, A3.21, A4.12
25	New HVAC equipment with fenced enclosure south of Fleischmann	A2.22, A3.12
26	Miscellaneous: conserve fountain in original quad courtyard;	L1.1, A2.22, A2.31,

Proposed Project Components Summary Table		
No.	**Project component**	**Plan Sheet Reference**
	create opening in Hazard Estate wall to accommodate ADA compliant path to Museum entry	A3.11, A4.12
27	Repairs/refreshes to interiors of Museum structures throughout the campus	T1.3

SECTION 2.0
PROJECT DESCRIPTION

Western Parcels Annexation & Site Improvements

The Western Parcels are comprised by assessor parcels 23-250-039, 056, 066, and 068. Three of these parcels (23-250-039, 066, and 068) are within the County's jurisdiction. To eliminate the cumbersome situation of having two jurisdictions regulating portions of its property, the Museum proposes to annex this portion of its site to the City.

The area to be annexed is approximately five acres of oak and riparian woodland and contains one single-family residence. Two of the three County parcels (APN 23-250-66 and 23-250-68) are identified as being within an Environmentally Sensitive Habitat (ESH) area in the Mission Canyon Community Plan and this is consistent with the project Biological Assessment discussed in Section 3.0 below.

The property proposed to be annexed is currently zoned for residential uses with a County zone designation of 20-R-1 (20,000 SF minimum lot size). Most of the surrounding City zoned properties, including the balance of the Museum site, have an E-1 zone designation (residential with a 15,000 SF minimum lot size) and a General Plan designation of Low Density Residential with a maximum density of three dwelling units per acre. It appears that this land use designation and the E-1 zone district are appropriate for the Museum property. We note that both the City and County recognize the woodland as sensitive habitat and both jurisdictions require the Museum to obtain a Conditional Use Permit to operate in a residential district. From a regulatory perspective there is no significant difference between City and County policies or requirements, but it is meaningful to the Museum to simplify regulatory procedures and to be subject to only one jurisdictional authority.

The existing 2,035 SF residence on this portion of the site is proposed to remain. This portion of the site is primarily used for passive recreation, bird watching and other nature educational programs and these uses are proposed to continue.

Future habitat restoration within a 3.60 acre open space area within this portion of the site is proposed to reduce fire hazard and increase habitat values throughout the oak woodland. Additionally, restoration goals include:

1) Providing an outdoor space where Museum visitors and the public can explore, experience, and learn about nature.
2) Creating a living exhibit of sustainable natural habitat.
3) Supporting the continuation and expansion of ecosystem functions, processes and services.

4) Providing an opportunity for the public to learn about and participate in the enhancement, restoration, and management of oak woodland, riparian woodland, bioswale-freshwater marsh, and native grassland habitats.
5) Improving the quality of stormwater runoff captured from the Museum parking lot and Puesta del Sol before it flows into Mission Creek.

Habitat restoration will be gradual process that will be undertaken in small (1-acre size or less) areas by Museum staff, volunteers, and paid landscape/tree contractors. Habitat restoration will involve the removal of non-native trees (mostly eucalyptus), shrubs and understory vegetation and the planting of native trees, shrubs and groundcover vegetation typically found in coast live oak and riparian woodlands, and long-term maintenance to care for the new plantings and remove any non-native vegetation that re-grows after the initial weed removal efforts are completed. The Museum's habitat restoration effort will also include the planting of freshwater marsh vegetation within an existing drainage swale to create a bioswale to treat stormwater runoff. The existing drainage ditch currently receives surface water runoff from the Museum parking lot and additional local street stormwater runoff from Puesta del Sol. The conversion of this drainage ditch into a bioswale will involve the removal of non-native understory vegetation, the installation of seven sandstone rock weirs, addition of gravel and organic mulch to the soil, planting of native freshwater marsh vegetation, and installation of an irrigation system. The creation of this enhanced bioswale creates an educational opportunity in the woodland that will be facilitated by a "gentle on the earth" boardwalk and overlook where interpretive signage could also be placed for this purpose.

Prior to the start of habitat restoration activities, the Museum will consult with the U.S. Army Corps of Engineers, California Regional Water Quality Control Board, and the California Department of Fish and Wildlife to determine whether any permits are required. The project biologist has advised the Museum to anticipate a need to obtain a 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife. Additionally, prior to conversion of the existing drainage swale into a bioswale, the Museum may also need to obtain a 404 dredge and fill permit from the U.S. Army Corps of Engineers and a 401 Water Quality Certification Permit from the California Regional Water Quality Control Board.

Main Campus Site Improvements

Pedestrian Circulation & Improved ADA Access

A primary objective for the campus is to improve accessibility and ADA compliance throughout the site. Existing pathways and outdoor activity areas are being reconfigured and resurfaced in several locations to achieve this goal, including the path of travel from the whale courtyard to the front entry. A currently pending project associated with the replacement of the existing Observatory Dome will provide ADA access from accessible spaces in the parking lot to the Observatory (please refer to sheet T1.4 which provides additional detail of this pending project anticipated to be approved and completed in 2014). An ADA phasing plan has been prepared to graphically depict the general sequence of potential phasing of accessibility

improvements (please refer to plan sheet T1.5). As individual project components are implemented within each phase, related ADA improvements will also be implemented.

As a founding member of *Citizens for Safe Passage*, the Museum is participating with a significant group of stakeholders who are collaborating with multiple public agencies in an effort to create a safe pedestrian access along Mission Canyon Road between the Old Mission and Foothill Blvd. At such time as improvements to the Mission Canyon Road/Puesta del Sol intersection are constructed, the Museum proposes to construct a compatible sidewalk along its Puesta del Sol street frontage (south side) to connect access to the campus to this new improved corridor.

The proposed improvements to pedestrian access across the campus results in walkways that are not only more attractive and effective they also provide universal access and are compatible with the historic character of the site. The proposed improvements also serve to enhance way-finding by using a hierarchy of paving types to identify function and importance. For example, the paving along the main pedestrian pathways is of a different character than that of side paths and trails.

A companion improvement to this effort is to reduce stormwater runoff by replacing existing impervious paved surfaces with permeable surfaces. This proposed reduction in impervious surfaces on the site, along with proposed bio-swale enhancements will contribute to a modest improvement to the quality of stormwater runoff captured from the Museum parking lot and Puesta del Sol before it flows into the creek.

Enhanced Landscaping

The Master Plan proposes to comprehensively improve its landscape and gardens throughout the site. Van Atta Associates, Inc. (VAA) has created the proposed landscape concept and has described it as follows:

By restoring native plant communities, promoting stormwater management, and expressing the relationship between nature and culture, the character of the Museum and its landscape are respected, preserved and enhanced. The climate and natural beauty of the project site create a perfect setting for a Museum where the experience of the landscape is as important as the collections and exhibits. The Master Plan proposes a landscape that rehabilitates and preserves cultural landscape features, as well as the Mission Creek riparian corridor and adjacent woodland. The proposed plan enhances the site for educational experiences, sustainable practices, way finding, and universal access.

There are five distinct gardens proposed and these are color coded on plan sheets L1.1 and L1.2. The natural areas serve as laboratories for research and provide venues for living collections. In addition, the following gardens provide adjunct educational experiences for the indoor galleries, exhibits and collections. Summarized below is a brief description by VAA of each of the natural areas and garden themes depicted on the plans:

Cultural/Vernacular Garden
As revealed in the historic photographs of the site, the gardens around the legacy buildings and parking lot were composed largely of large existing boulders and oak trees. This proposed plan preserves the historic nature of the core setting and rehabilitates degraded areas within this core, including the succulent garden created in the 1920's.

Ethnobotany Garden
As part of the riparian corridor along a portion of the South bank of Mission Creek, the Basket Making and Ethnobotany Gardens highlight the relationship between the site, Chumash, and their use of plants. These riparian plants (such as basket rush) bring important early historical activities, such as basket making, alive.

Woodland Buffer Garden
Native trees and large shrubs will be planted north of the existing parking lot to provide screening to the adjacent neighborhood.

Native Woodland Garden
The existing non-native understory, impacted from years of domestic use, will be replaced with woodland plants native to our region. This habitat restoration will take place over time, and result in a more beautiful and ecologically diverse habitat for flora as well as fauna (especially birds).

Rainwater Gardens: Bioswales and Stormwater Basin
An existing drainage within the Woodland Garden is reconfigured as a Stormwater basin to detain stormwater that reaches the area through a system of bioswales. This 'Rainwater Garden' demonstrates how rainwater runoff may be captured to reduce peak flows and be cleaned before flowing into Mission Creek, while at the same time supporting native plants with water and nutrients.

Riparian Woodland Garden
The landscape along the Mission Creek riparian corridor will be restored with native planting. This newly enhanced riparian ecosystem provides additional opportunity for stormwater to be cleaned as it flows along Mission creek.

Butterfly Exhibit/Garden
The existing butterfly exhibit that is currently located south of the Collections & Research Center has a footprint of approximately 3,305 SF and is proposed to be replaced in the same location with a new butterfly exhibit. The location and use of the existing butterfly exhibit has been previously approved by Planning Division but subsequent design review by HLC required that the exhibit be ultimately replaced with one that is compatible within the EPV II district. The new butterfly exhibit has a footprint of 3,702 SF (approximately 400 SF larger than the existing exhibit area) and features low garden walls, a runnel & fountain, stone entry vestibules and steel "trees" supporting a black mesh netting to create a distinctly outdoor, yet secure and enclosed space. The design

meets Federal Department of Agriculture criteria for butterfly containment while at the same time provides an inviting garden space that may be used in a variety of ways.

The landscape concept for this garden proposes the planting of beautifully flowering and longer lasting small trees and shrubs to provide nectar, as well as a traditional fountain to provide water, to the visiting butterflies. Sustainable practices in this exhibit include permeable paving to allow for maximum water infiltration and rainwater harvesting to capture and clean rainwater.

Backyard

Outdoor educational programs have long been a popular at the Museum with adults and children of all ages. In recent years inspiring children to play and learn outdoors while interacting with nature has become increasingly important. Educational programs with this emphasis have become more focused over time in an area of the site that has become known as the "backyard." Activities and programs that used to take place in different areas of the site are now primarily focused in the backyard area.

To support these outdoor educational programs, a "clubhouse" has been created in the backyard area by converting MacVeagh Cottage, a 475 SF former residence. Other existing features in the backyard include a re-circulating creek, fort building area, and outdoor "stage." The re-circulating creek is proposed to have its liner replaced and filtration added. As a result of this work, the upper (northerly) end will be raised to provide an ADA-accessible experience and the creek will be somewhat reduced in size from 1,375 SF to 1,200 SF.

Specific outdoor activities and programs are anticipated to change over time. The project plans currently envision a new 402 SF deck and nature viewing platform around the clubhouse, paleo dig area and relocation of the current fort-building area. In the future these activities may yield to other mission-related educational activities and programs in this area as community needs, social interests, and cultural trends evolve.

ADA Compliant Creekside Terrace

On the south side of the existing Legacy Building complex topographic anomalies create many problems for the Museum including the significant challenge faced by visitors who have physical disabilities. In addition to the circulation improvements described above, there is also a need to have a comfortable, flat surface for groups of people to gather for educational programs, other activities and special events.

A new 2,000 SF deck for this purpose is proposed south of Marine/Paleontology/Geology and east of the Education Center and Nature Observatory (inside building referred to as the Planetarium & Living Planet). The deck will be constructed using fire-rated material and will be built as a podium directly over a portion of the existing asphalt pavement. Existing asphalt below the proposed Creekside Terrace will be removed to the greatest extent possible. This approach is driven by two considerations: a desire to minimize any damage to trees from removing the existing asphalt within the critical root zone of native trees located along the creek

as well as a need to avoid water infiltration surcharge behind the northerly creek bank wall. Technical studies documenting these site conditions and recommendations have been completed and submitted with the Museum's application package (please refer to the Geostructural Engineering Consultation for the Creek Wall, dated May 30, 2014, by SAGE Engineering, Engineering Geology and Geotechnical Report dated June 2, 2014, by Earth Systems, and Arborist Field Report, dated May 28, 2014, by Bill Spiewak, Consulting Arborist). Please also refer to plan sheet A5.11 which includes a photo of the existing condition and a rendering of the proposed Creekside Terrace.

Additionally, plan sheet T1.6 shows 1,837 SF of impervious surfaces from below and nearby the proposed deck, which can be safely removed for landscape and permeable paving replacement within the 50-ft creek setback. Another 809 SF of asphalt removal is proposed to be replaced with riparian plantings on the south side of the creek, north of Broder, mostly within the 0-ft to 25-ft creek setback

South of the Creek

A *Chumash Village Life* outdoor interpretive exhibit is proposed at the southwest end of this area to reflect village life and activity of the Chumash before European contact. Educational activities reflecting Chumash life such as acorn grinding/leaching of mash, and basket-making demonstrations may occur in this exhibit area. Additionally, the Museum anticipates an installation of Chumash dwelling(s) made of materials acceptable to the Fire Department as well as an expansion of the existing ethno botanical garden.

Pathways around the activity areas in this portion of the site (Broder, Coggeshall Bowl and the picnic area) are proposed to be resurfaced over time to increase permeability and ADA accessibility.

Trash/Recycling Enclosure & Relocated Parking Spaces

The existing trash and recycling area that is currently located along a service drive on the west side of the Collections & Research Center is proposed to be relocated to the southwest corner of the parking lot. The new location will improve and make easier access for trash and recycling trucks by eliminating the existing back-up maneuver of approximately 225 feet thereby significantly reducing the time the truck is on-site and nearly eliminating the use of the truck's back-up alarm.

Five parking spaces are being displaced by the new trash enclosure and three of these are being recreated a few feet to the northwest of their current location while a fourth is provided elsewhere in the lot. This component of the project results in an overall net reduction of one parking space.

Grading, Drainage & Utilities

The project site is gently sloped with an estimated average slope of 4%. Implementation of all project components generates total earthwork of approximately 2,200 CY (2,000 CY cut and 200 CY fill). The following infrastructure improvements are proposed (please refer to plan sheets C-1 and C-2).

- Replacing an 18-inch diameter storm drain and the raising of an existing grate inlet is proposed in the area of the proposed trash/recycling enclosure.
- Relocating the existing sewer interceptor vault located to the west of the existing butterfly exhibit, re-routing the associated sewer lines to accommodate the new location, tying into the existing sewer main, and capping the existing wye tie-in to the main per City requirements.[3]

Lighting

Lighting sufficient to provide safety and security will be provided as necessary and in compliance with code. As each component is implemented, a lighting plan will be prepared identifying specific fixtures and locations to ensure that exterior lighting of structures, roadways, walkways, and parking lots are shielded, directed downward and away from the tree canopy, the creek bed, creek banks, and undisturbed woodland habitat.

Main Campus Building Renovations and Improvements

Interior renovations ranging from the most modest of cosmetic "refreshments" (paint, updated lighting, the addition of interactive exhibits etc.) are anticipated to occur in virtually all of the historic buildings over time. A higher level of renovation is also proposed in several buildings and these are briefly described below (please also refer to plan sheet T1.3 which provides a color coding of the scope of improvements anticipated to be carried out in the existing buildings).

Original Courtyard Fountain

A historic fountain located in the Museum's original courtyard is proposed to be repaired and conserved following the following treatment plan:

- The fountain elements will be photographed using digital images before, during and after treatment;
- The water in the basin will be removed and all of the clay and stone elements of the fountain will be cleaned with a conservation grade cleaning agent, and rinsed with distilled water;
- Biological growth will be treated with a biocide and reduced mechanically;
- Scale on the tiles, grout and stone will be softened with solvents and reduced mechanically with wooden hand tools and possibly razor blade and scalpels;
- Cracks in the tile bed and surround will be thoroughly cleaned and then injected with a cement liquid mortar and filled with an inert reversible fill material;

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[3] It was recently discovered that an existing City sewer line located south of the CRC building was originally constructed outside the easement, granted to the City in 1967. The sewer line is therefore located below the existing Butterfly Exhibit. The Museum and City Public Works-Engineering are in the process of correcting the easement documentation and developing an agreement that will provide for City vehicular access to a nearby manhole and also provide for the Museum's continued use of this area for its Butterfly Exhibit.

- Losses in clay, grout, and sandstone will be filled with an inert, reversible fill material to mimic the surrounding profile and texture;
- Fills in the stone or grout will be toned or tinted to resemble the surrounding material in color;
- Losses in the glaze will be painted with a durable compatible paint system that resembles the surrounding glaze surfaces in color and sheen;
- The grout will be sealed with a proprietary grout sealer; and
- The metal and tile elements will be waxed to provide protection from water penetration.

Marine/ Paleontology/ Geology Hall, Gould Exhibit Hall & Restroom Remodel

A major renovation of Marine/Paleontology/Geology Exhibit Hall is proposed, along with the rehabilitation of Gould Exhibit Hall and remodel of the adjacent restrooms. The work in these areas includes seismic reinforcement of the structure, improvements to the mechanical system to provide a better indoor environment for conservation of artifacts, as well as cosmetic changes to the exterior and reconfiguration of the interior. In addition to these changes, improvements to life safety in the Museum buildings will be provided in the following three ways. First, the covered walkway between Marine/ Paleontology/Geology Exhibit Hall and the Education Center will be removed to separate these buildings. Secondly, a fire separation would be created between Marine/Paleontology/Geology and the adjacent halls (Luria Hall, Gould Exhibit Hall, restrooms and the Entry Courtyard). This would allow for a reduction in the contiguous floor area of connected galleries. Finally, plumbing for future fire sprinklers would be installed in Marine/Paleontology/Geology, Gould Exhibit Hall and the restrooms. However, fire service to the gallery buildings would not be provided until such a time at which they could be implemented throughout the entire facility, per code. Fire sprinklers would not be appropriate at this initial phase because there should not be a reduction in the level of protection from one area to another, especially along an egress path.

In addition to the improvements at Marine/Paleontology/Geology described above, a 276 SF existing stair tower with access to the roof is proposed to be removed (please refer to plan sheet AD2.23 & AD2.24). A new roof will be constructed in its place with rooftop mechanical equipment and screen walls. Access to the roof would be provided by a roof hatch.

The existing restrooms will be reconfigured to maximize the fixture count, and there will be a slight increase in floor area of 82 square feet (all under the existing roof). Exterior changes have been designed to be compatible with EPV II Guidelines.

Hydraulic Lift outside Fleischmann Basement

A new hydraulic lift and stairs are proposed to replace an existing steep ramp serving the Fleischmann basement where the facilities workshops are located. An ADA compliant path is proposed to allow visitors access from the north, near the main gate, across the campus south towards the creek. The grading for this path requires the elimination of the Fleischmann basement ramp; consequently a new solution for

moving large, heavy materials and exhibits into and out of the basement workshop is necessary. The lift is proposed to be screened by walls and an ornamental iron gate.

MacVeagh House
A new HVAC unit will be placed within a fenced enclosure in MacVeagh's interior courtyard. The new HVAC unit will provide cooling to a portion of MacVeagh's offices.

MacVeagh Cottage
MacVeagh Cottage improvements include the replacement of two doors, an existing door on the east elevation with a wider ADA compliant door and a deteriorated door at the north elevation with a replica door. Existing landings and decks will be demolished and replaced by the construction of new stair and an ADA compliant ramp to a raised platform viewing deck.

The conversion of the use of this structure, formerly a residence, to a "clubhouse" for educational activities is requested to be validated as part of this application.

SECTION 3.0
KEY ENVIRONMENTAL CONSIDERATIONS

Archaeology
The project site is located within two resource sensitivity zones as designated by the City of Santa Barbara:

- *Prehistoric Sites and Water Courses, American Period (1870-1900), and*
- *Early Twentieth Century (1900-1925)*

And, as such, requires that a Phase 1 archaeological resource investigation be completed for the proposed project. A Phase 1 Archaeological Resources Report dated, May 2014, was prepared by Applied Earthworks, submitted to the City and approved by HLC on June 18, 2014.

There is limited earth disturbance associated with the 2014 Master Plan compared with earlier Master Plan concepts and so the likelihood of impacts to subsurface resources has been significantly reduced.

The study included an intensive pedestrian survey of the Museum property and background research that identified archaeological site CA-SBA-3746 (a low-density shell scatter with traces of flaked and ground stone artifacts) recorded on the bluff south of Mission Creek. The site also contains historic-era debris (fragments of glass, metal, masonry, and cow or horse bones). Scattered shellfish fragments displaced by erosion from the bluff top deposit had been recorded as extending into the southern margin of the Main Campus parcel.

Ground surface visibility for this surface survey was considered adequate. During this survey, one shell fragment displaced downslope from CA-SBA-3746 was noted near the southern margin of the Main Campus parcel. In the Western Parcels, the survey identified remnants of a concrete and brick foundation and concrete stairs, associated

with the former Hoffman Estate established in the early 1920s, but these remnants are not considered eligible for listing on the CRHR because they do not contain information important to our understanding of history.

The Phase 1 study included limited subsurface survey tasks (archaeological presence/absence testing) completed south of Mission Creek to address the possibility that archaeological materials could exist below ground surface in that area, covered by sediments deposited during creek flooding and/or downslope erosion from the bluff adjacent to the south. Seven shovel test pits were completed south of the creek.

The SBMNH Master Plan has been designed to avoid impacts to archaeological deposits. To ensure that Master Plan implementation avoids these archaeological deposits, archaeological and Native American monitoring of earth-disturbing project tasks is proposed in two areas. No impacts to archaeological resources are expected to result from implementation of the Master Plan.

It is considered unlikely that unrecorded archaeological resources would be encountered during Master Plan construction. However, standard City conditions addressing unanticipated construction discoveries would apply to the project. These conditions require that construction be halted if archaeological deposits are encountered and that the City Environmental Analyst be promptly notified. A City-qualified archaeologist must evaluate any such deposit, in consultation with City staff and, if necessary, undertake any responsive measures to avoid impacts. Work in the area may only proceed after the City provides written approval to resume work at that location.

The Museum proposes to implement each of the foregoing recommendations as it implements the associated project components.

Biological Resources

Watershed Environmental, Inc. conducted a biological assessment of the site, and proposed project, to evaluate potential impact to biological resources (see report dated March 6, 2014, and updated Figure 7 dated July 10, 2014). On-site biotic resources (trees, plant species, wildlife, and sensitive species) are identified and vegetation mapped. A delineation of sensitive biological resources as determined by the biological assessment is shown on plan sheet A1.11. An analysis evaluating potential short-term, long-term, direct, and indirect impacts is then presented in the report.

Proposed project activities including improvements near Mission Creek, improvements in the woodland, work near existing trees, vegetation clearance to meet fire safety requirements, habitat restoration activities, adequacy of erosion & sediment control, and surface water quality were all considered.) was also analyzed and found to have short-term adverse and not significant impacts as well as long-term "beneficial impacts."

During the design phase of the proposed improvements, every effort was made to avoid impacts to trees. Desired improvements were actually eliminated and others were shifted to absolutely minimize tree impacts. As a result, the project only results in the loss of one 8-inch sycamore (in an area where access to a City sewer manhole must be accommodated) and one 13-inch oak tree (growing horizontally along the ground and located in the City right-of-way of Puesta del Sol). Two additional oak trees (24-inch and 25-inch) will have sufficient disturbance within their critical root zone that they too may be lost and were identified as such. However, the proposed landscape plan includes significant tree plantings including at least 30 new oak trees and 10 sycamores. One specific area of focus is to add trees and large shrubs to the landscape buffer area between the Museum parking lot and the residences along Las Encinas Lane to the north. Approximately 14 new trees are currently proposed to be planted in this landscape buffer.

With implementation of the resource protection measures proposed by the Museum in its 2014 Master Plan, the report concludes that potential project impacts to biological resources either does not exist, is less than significant (short-term impacts during construction of various improvements, tree removal), or is beneficial (long-term impact of 3.6-acre habitat restoration described in Section 2.0 above).

Section 4.0 below provides a list of all the biological resource protection measures proposed with the 2014 Master Plan.

It should also be noted that although the work is not part of the 2014 Master Plan, the Museum is studying a potential creek bank stabilization and fish passage improvement project in collaboration with several resource agencies and with assistance funding through a grant that was awarded to the Museum by the California Department of Fish & Wildlife (CDFW). The efforts to date are briefly described below for informational purposes only:

Creek Bank Stabilization & Fish Passage Improvement
In April 2013, the Museum was awarded a grant from CDFW, Fisheries Restoration Grant Program (FRGP) to conduct a Creek Bank Stabilization & Fish Passage Improvement feasibility study for the 300' portion of Mission Creek that passes directly behind its legacy buildings. This segment contains critical habitat for the federally listed southern steelhead trout and is, in fact, a release area used by the CDFW. The goals of the restoration work the feasibility study has been evaluating are to create a more functional riparian zone, facilitating fish passage and spawning, improving in-stream habitat and enhancing the Museum's mission for visitor education and outreach related to the creek.

In November 2013, a multi-agencies design concept workshop was held with CDFW, NOAA, City Creeks Department, SB County Flood Control, South Coast Habitat Restoration, the Museum and its creek restoration consultants to present information on existing conditions related to fish passage and habitat and to collaborate on potential

concepts for improvements, focusing on opportunities and constraints from site observations.

Based on these discussions the alternatives considered include removing/modifying the in-creek concrete grade control structure with reconstruction of a more natural channel margin, adding new and/or improving existing habitat pools, removal/reconfiguration of portions of the existing creek wall on the north bank and widening the channel including replacement of an existing pedestrian bridge with one having a longer span and new abutments.

Three concept alternatives were developed and presented to the agencies in April 2014 and a preferred concept was identified. The Museum submitted a grant application to CDFW, FRGP in March 2014 for the next phase in project design, which if granted, will take place in the summer of 2015.

Fire Protection & Evacuation

Fire safety is a critical concern for the Museum. The Museum has an existing Emergency Preparedness and Recovery Manual as well as an Emergency Procedures and Requirements for Emergency Response document that guide actions in the event of an emergency. As part of the master planning effort, a consultant was retained to advise and evaluate the Museum's existing and proposed fire protection systems and emergency response and evacuation procedures. Enclosed with the updated CUP application package is a Fire Protection and Evacuation Plan (see report by Dudek dated March 2014; attached to the report is the Museum's Emergency Preparedness, Evacuation and Recovery Manual which has since been updated and provided with the July 2014 DART re-submittal package; please also see Attachment 3 hereto, the Museum's Procedures and Requirements for Emergency Response document).

The Dudek report analyzes the Museum campus and proposed Master Plan in the context of the site's location in Mission Canyon and with respect to on-site topography and vegetation. Fire history in the region is presented as are the results of fire behavior modeling. The report provides an on-site risk analysis and recommendations are made regarding fire safety and emergency procedures.

The following list summarizes Museum actions, procedures and protocols related to fire safety that are either currently in place and will continue to be in place, or will be developed for implementation of the 2014 Master Plan:

- A fire safety coordinator will be designated to coordinate the Museum's fire prevention and safety
- A construction activity fire safety plan will be prepared
- Fuel modification zones and management will be implemented with each project component
- Fuel modification and management in the woodland will also be implemented over time as habitat restoration is accomplished

- An easement is currently being negotiated with Mt. Calvary to provide an alternative over land pedestrian access through their site in the event of an emergency evacuation; the Museum will also be working with Mt. Calvary to modify fuel loads on the slope that is on their property but is a visual backdrop to the Museum's outdoor activity areas.
- The Museum, Rockwood Woman's Club, and the Santa Barbara Botanic Garden are holding regular meetings and have entered in to a Memorandum of Agreement to avoid issues associated with concurrent scheduling of high attendance events (gatherings held usually on weekends) that are not part of regularly-scheduled or routine operations and that are anticipated to come close to filling the institution's parking capacity), please see Attachment 4.
- We understand from the Fire Dept that they are currently working with the County Fire Chiefs to fine-tune the County-wide Red Flag Warning (RFW) system; given our experience with RFW days over the past few years and the City Fire Department's concerns about the efficacy of the current RFW system, the Museum would like to explore options to automatic closure of the Museum on RFW days which the Fire Department has said is not warranted. The Museum wants to maintain the spirit and intent of the past good faith offer to close during RFW and replace this procedure with other procedures and closure policies that are warranted, reasonable and advised by the Fire Department.

The Dudek study recommends the following Site Alert and Vacating Procedures and these have been incorporated into the Museum's current Emergency Preparedness, Evacuation and Recovery Manual, and the Procedures and Requirements for Emergency Response document and will be the protocol that will be followed as the 2014 Master Plan is being processed or until such time as the Fire Department advises otherwise:

Site Alert and Vacating Trigger Thresholds

The following thresholds focus on voluntary vacation from the property. The Museum would evacuate whenever there is an official evacuation order by authorities, but will also voluntarily vacate the property and/or implement special precautions at the following decision points.

1. Red Flag Warning – Greater Santa Barbara County: The SBMNH's Site Fire Safety Coordinator will confirm with SBFD whether the Red Flag Warning includes the SBMNH and if not, then precautions will be put in place so that staff and visitors are aware of the situation and that at any time, the Museum may implement a voluntary vacation of the property or a mandatory evacuation if ordered by authorities. Precautions will include increased monitoring of weather conditions, check-ins with SBFD as necessary, and fire prevention procedures on site.

2. Red Flag Warning in Foothill Zone[4]: When a Red Flag Warning is confirmed by the

[4] The Museum is technically outside of the Foothill Zone but is within a High Fire Hazard Area

Fire Safety Coordinator to be in effect for the SBMNH, the Museum will take special precautions including those from item 1 and closure of Special Events.

3. Red Flag Warning Period: whenever there is an "active wildfire" burning within the Santa Ynez Mountains from the El Camino Cielo ridgeline road in the north, from Highway 154 in the west to Romero Canyon in the east that coincide with declared Red Flag Warning periods whichever occurs first, the Museum will vacate the property and implement closure to the public, including events. Although wildfires can occur any time of the year, they are more likely to become uncontrollable during the period of roughly May through November, coinciding with the high fire season and particularly during Red Flag Warning weather.

4. Non-Red Flag Warning Days: whenever there is an active wildfire burning within the Santa Ynez Mountain foothills within roughly a three mile radius, the Museum will vacate the property and implement a closure to the public, including events.

Historic Resources

Given the new approach to revitalizing the Museum's existing buildings and grounds, potential impacts to historic resources has been significantly reduced with the 2014 Master Plan compared with previous concepts. The design team worked very closely with Post Hazeltine as they developed the current plans to ensure that proposed exterior changes to buildings as well as to the cultural landscape and historic context were designed in a manner that protected and preserved significant historic resources.

Post Hazeltine Architectural Historians prepared a Phase 1 Study of the Museum historic resources in 2011 (approved on August 11, 2011) and they have also prepared a draft Phase 2 Study evaluating the 2014 Master Plan The Historic Landmarks Commission reviewed the Phase 2 Study and accepted the document on April 23, 2014.

The approved Phase 2 study concludes that "...implementation of the Master Plan would not result in potentially significant impacts to significant historic resources, including the significant cultural landscape" provided proposed protection measures are implemented as proposed."
The historic resource protection measures proposed to be implemented by the Museum as it implements each of the Master Plan project components are listed in Section 4.0, below.

Noise

A Noise Assessment Technical Report and Addendum were prepared for the project by Dudek (please see report dated March 2014 and Addendums dated July 2014 and September 2014). The report analyzes the noise effects of the project including noise generation potential associated with implementation and operation of the Master Plan, the proposed improvements and related noise generation sources including traffic, special event activities, mechanical equipment, and short-term construction activities. The Addendum analyzes the proposed limited use of an exterior speaker system.

Existing noise conditions are presented including data that was collected by taking noise measurements at different locations on-site during normal operations and at times when a variety of activities were taking place (e.g. community lecture, wedding, community astronomy program, Tribal Arts Festival). A variety of on-site events associated with the Master Plan, and impacts potentially associated with such events, are projected and analyzed to identify potential significance. Please see the report for full details.

The Master Plan proposes to improve and in certain locations add outdoor educational activity areas in locations that are already used for such purpose. The Noise study states that "...the type of use and activity patterns for these outdoor areas is geared to passive appreciation, rather than high intensity programming. Thus existing noise patterns in outdoor portions of the site are not anticipated to increase in a substantial manner..." (pg. 42).

The report concludes that the operational noise and noise associated with proposed construction activities will not result in significant noise impacts. The Addendum concludes that "noise generated from the proposed use of the exterior speaker system would be less than significant." No mitigation measures are required and the report concludes that project compliance with standard City Noise Ordinance requirements (construction hours, noise level at property line, etc.) will adequately address anticipated noise levels.

Traffic & Parking

A traffic trip generation and parking demand analysis was completed by Associated Transportation Engineers (ATE) for the project (please see enclosed revised report dated July 15, 2014). The letter report forecasts the difference in trip generation rates by comparing average annual attendance of the last five years (139,923) with the maximum annual attendance allowed in the 1989 CUP (165,547) and proposed as the maximum for the future.

With no proposed increase in activities or maximum attendance, the project may generate an increase of 50-56 new average daily trips, with 3 in trips in the AM peak hour and 7 trips during the PM peak hour, should maximum attendance be achieved. According to the ATE analysis and based on City and County impact thresholds, this project increase will not result in significant traffic impacts to study-area roadways or intersections.

As noted above, on-site parking is going to decrease by one parking space under the proposed plan. On-site parking demand was studied during 2012 when attendance was at a 5-yr peak (155,330) and parking supply was adequate. Peak weekday demand in 2012 was 126 spaces and peak weekend demand was 128 spaces. If attendance grew to the maximum allowed (165,547), parking demand would increase by 7% over 2012 levels resulting in a peak weekday demand of 135 spaces and a peak weekend demand of 137 spaces.

The parking analysis also includes a summary of the parking requirements according to the Municipal Code for the various land uses on site (e.g. exhibits, exhibits storage, research etc.) which would result in a requirement to provide 287 spaces versus the actual demand of 137 spaces. The proposed parking supply of 155 spaces will require a parking modification under the Municipal Code, however, ATE concludes that the "future supply of 155 parking spaces would adequately accommodate the future parking demand forecasts for the SBMNH with maximum attendance levels."

In order to manage traffic and parking during Special Events, the Museum has historically implemented various procedures to manage these events including the management of traffic and parking. The management strategies have been formalized and set forth in two documents:

- ***Procedures and Requirements for Events*** (referenced above in Section 1.0, see Attachment 2)
- ***Procedures and Requirements for Traffic and Parking Management*** *(see Attachment 5)*.

These documents are also attached to the ATE report. ATE reviewed the Museum's procedures and determined that they adequately accommodate parking requirements for events that are anticipated to exceed available parking supply.

SECTION 4.0
PROPOSED RESOURCE PROTECTION MEASURES FOR THE 2014 MASTER PLAN

Bird Protection
Tree removal/relocation/trimming activities shall not occur during nesting season (March 1 – July 1). If these activities must occur during this time, a qualified biologist shall conduct surveys to identify, no more than one week prior to the activity, active nests and nest holes. The biologist shall map the location of all active and inactive nests and nest holes in trees. A 300-foot radius, no-disturbance buffer shall be established around trees containing active nests and this buffer shall be maintained until the biologist has verified that young fledglings have left the nest.

Tree Protection
In consultation with local arborist, Bill Spiewak, and project biologist, Mark de la Garza, the Museum is proposing to implement the following tree protection measures as part of the Master Plan project:

1. Trees, in close proximity to proposed areas of disturbance will be inspected by an arborist prior to construction to determine specific needs. The arborist may determine that specific trees within the construction zone warrant irrigation or mulch prior to commencement of construction.

2. Appropriate preparation of trees is proposed including, root pruning one side of the tree per year, well in advance of construction and preferably in the fall or winter, to reduce the cumulative impacts in the construction zone.

3. A pre-construction meeting will be held with contractors to make clear the tree protection actions and requirements.

4. Six-foot chain link fencing will be installed to establish tree protection zones (TPZs). These TPZs should be at the outside edge of work areas, around trees. Fences must be maintained in upright positions throughout the duration of the project. Fences will be marked at 10' to 20' spans with signage (in English and Spanish) indicating the tree protection zone. Tree protection fencing will remain upright during landscape installation unless sections need to be removed to accommodate approved work.
5. The TPZs will be void of all activities, including parking vehicles, operation of equipment, storage of materials and dumping (including temporary spoils from excavation).

6. During demolition within the critical root zones (CRZs) of trees, fencing may need to be temporarily adjusted to allow access to the work site. Hand tools can lessen the impact to trees and will be considered as an alternative to heavy equipment. Prior to work, evaluation will be done to determine the most practical and least invasive method.

7. After demolition, exposed roots and soil may need to be covered with mulch or other protective material and possibly irrigated until the final surface is replaced. Each area of demolition should be assessed for its needs at that time.

8. All excavation and grading in close proximity to existing trees will be monitored by a certified arborist.

9. Excavation within the CRZs but outside of the TPZs will be done by hand where reasonable. Any roots encountered that are ½" and greater will be cleanly cut. This may have been done prior to commencement of the project as per item #2 above. The arborist may determine that newly exposed soil profiles be kept moist with supplemental watering or installation of vertical barriers that keep roots covered and protected from physical damage and desiccation.

10. Any tree pruning, where limbs may conflict with equipment and proposed structures, or where deadwood may pose risks, will be done prior to excavation, grading, or any additional work below the crown.

11. Pruning of oaks, when possible, will be done in the cooler months, avoiding high insect activity.

12. Pruning will be performed or supervised by an arborist. The arborist will review the goals with workers prior to commencement of any tree pruning. Tree workers will be knowledgeable of ISA Best Management Practices for Tree Pruning and prune in accordance with American National Standards Institute (ANSI) A-300 Pruning Standards.

13. Trees that are impacted from root damage (even minimally) will be sprayed in the early spring and late summer with permethrin (Astro) to help resist attack of oak bark beetles. The application of the chemical should be applied to the lower 6' of trunk. Treatments will be repeated for at least two years after disturbance has occurred or if drought prevails for longer periods. Note: pesticides should be approved for use adjacent to water resources prior to use, and alternatives may need to be explored.

14. Any installed landscape within tree protection zones will be compatible with existing irrigation. Trenching for irrigation or electrical conduit should not go through the CRZ of protected oaks unless determined by an arborist to be a non-significant impact to the tree. The arborist may determine that supplemental irrigation is necessary to aid trees that incur root loss and/or during hot and dry periods.

15. The arborist should monitor activities on the site throughout the duration of the project.

16. Upon completion of each component of the project, the arborist will develop a strategy for management of any impacted tree, which will be employed by the museum ground superintendent. This may include monitoring, irrigation, mulching, spraying, or other treatments.

Proposed Tree Planting Requirements

The 2014 Master Plan proposes to plant many native trees (see landscape plan sheet L1.0) including thirty oak trees and ten sycamore trees. When removing or planting native trees the following measures will be implemented:

1. All sycamore and coast live oak trees that are removed and or significantly disturbed will be replaced onsite at a minimum 10:1 ratio at locations specified on the landscape plans or habitat restoration plan.

2. All new native landscape trees will be derived from the Mission Creek Watershed.

3. Native trees planted near Museum structures within the developed portion of the Museum property will be, at minimum, 15-gallon container size.

4. Native trees planted in the riparian/oak woodland open space area will be, at minimum, 1-gallon size and will be protected from gopher predation by wire mesh extending a minimum of 18-inches below the soil surface.

5. All newly planted native trees will have a survival rate of 85% 5-years after planting. Should planted tree survival fall below 85% at any time during the 5-years after planting new trees will be planted to bring the tree survival ratio up to the minimum 85% threshold.

6. Monitoring of native planted trees will be performed twice a year, spring and fall, to document tree growth, and assess tree health.

Erosion/Sediment Control & Creek Protection Measures

To maintain surface water quality, a Storm Water Pollution Prevention Plan with appropriate erosion/sediment control devices will be implemented between the construction area and Mission Creek for each site improvement project associated with the proposed Master Plan.

Prior to the start of any demolition or construction activity within 100 ft. of the topographic top of the creek bank, the perimeter of the work area shall be fenced and sediment and erosion control materials shall be installed to prevent demolition debris, soil, sediment, and other contaminates from falling or washing down into Mission Creek.

As each site improvement requiring grading is implemented, an erosion and sediment control plan that satisfies City of Santa Barbara requirements will be prepared and included in the construction drawings of each project component and submitted to the City for review and approval. The Museum intends to satisfy storm water quality and control requirements and proposes to implement the erosion and sediment control measures listed below:

1. Construction activities shall comply with the California Code of Regulations, Title 24.

2. The contractor shall comply with the terms of the City of Santa Barbara's "*Procedures for the Control of Runoff into Storm Drains and Watercourses*" and the City of Santa Barbara's "*Erosion/Sedimentation Control Policy.*"

3. The contractor shall adhere to the City's best management practices for "minor construction activities":

    - Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or

water. This includes sand for stucco, drywall demolition debris, drywall "mud" packaging, etc.

- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other material may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way accidental depositions must be swept up immediately and may not be washed down by rain or other means.

4. Prior to the start of construction, the contractor shall implement, maintain, and monitor:

    - BMP's implementation schedule for the various phases of construction.
    - Training seminar with employees, subcontractors, and material suppliers, as appropriate.
    - Construction entrance / exit (tracking control).
    - Hazardous material storage area (if applicable).
    - Spill prevention and control.
    - Hazardous waste management.
    - Liquid waste management.
    - Paving and grinding operations (if applicable).
    - Water conservation practices.
    - Illicit connection / discharge.
    - Potable water / irrigation water runoff / release.
    - Concrete finishing (if applicable).
    - Material delivery, storage, and use.

5. Once ground disturbance has begun the contractor shall ensure implementation, maintenance and monitoring of the following:

    - Wind erosion (dust) control.
    - Silt fence and gravel bag berms when forecast of rain probability is 50% or greater.

- Straw bale, gravel bag, and/or sandbag barrier when forecast of rain probability is 50% or greater.
- Storm drain inlet protection when forecast of rain probability is 50% or greater.
- Stockpile management when forecast of rain probability is 50% or greater.

6. The erosion / sediment control plan and details are based on the site being developed as depicted thereby when the plan is implemented. These measures may not be suitable at all stages of construction and under all storm conditions, without modification and / or maintenance. Implementation of this plan shall not relieve the contractor of responsibility for appropriate construction site erosion control measures. Contractor shall employ all labor, equipment, materials and methods necessary to prevent discharge from the site of silt (mud), debris, or any other pollutant.

7. The contractor shall direct adaptation of the BMP measures throughout the construction period as necessary to address changing site conditions, construction materials, and construction methods to prevent the discharge of pollutants from the project site.

8. The location and extent of the various BMP's shall be reviewed at the site by the contractor throughout the installation process. The locations of the various BMP's may require adjustment due to changing site conditions and additional installations may be required by the owner, owners representative or City / County / state agency.

9. All BMP's shall be inspected by the contractor and repaired as required in the notes on this sheet.

10. The contractor shall maintain ongoing records of changes or amendments to the BMP's.

11. The contractor shall immediately address any deficiencies in implementation or adequacy of the BMP's identified by the owner, owner's representation or city / county / state agency.

12. Failure of the contractor to properly direct implementation of the best management practices listed for the project may result in fines being levied against the owner or the contractor by the state regional water quality control board or the City.

13. Soil material shall be stockpiled such that it cannot again result in sediment transport on or off-site; other pollutants collected shall be remove from the site and disposed of in a proper and legal manner.

14. During the rainy season, the site shall be maintained such that no sediment or other pollutant-laden runoff enters the storm drainage system or sheet-flows offsite.

15. Pollutant deposits shall be removed from BMP's after each storm to restore their capacity.

16. Erosion/sediment control measures shall be inspected and repaired as necessary before each storm and as called for in the notes below.

17. The locations of swales, straw bale dikes / weirs and silt fences may require adjustment due to changing site conditions and additional installations may be required by the inspector.

18. During the rainy season, all paved areas shall be kept clear of soil material and debris. The site shall be maintained such that no sediment-laden runoff enters the storm drainage system or sheet-flows offsite.

19. A standby crew shall be available for emergency work during rainstorms and shall remain onsite as needed to maintain erosion / sediment control measures during periods of precipitation.

20. The contractor shall ensure that BMP's are not installed in a manner that causes ponding or diversion of water from drainage inlets resulting in damage to property.

21. Nothing on these plans / specifications is intended to conflict with or supersede the details / specifications in the CASQA handbook.

Historic Resource Protection Measures

The Museum proposes to protect historic resources by implementing all of the measures below as it proceeds with each project component. Following each protection measure is a reference (in parentheses) back to the relevant section of the Phase 2 HSSR report.

Re: Permeable paver pathway, boardwalk and bioswale overlook in woodland (10.1.1b).

- Final plans for the boardwalk, overlook and its railing, including material type, color and dimensions of the planking, shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Trash & Recycling Enclosure (10.1.2b)

- Final plans for the trash enclosure, including material type for the gate and color

and dimensions of the planking, shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Backyard improvements and other improvements between CRC and MacVeagh Cottage and MacVeagh House (10.1.2d)

- Maintain the current proposal to use a limited number of surfacing materials including wood or composite material for boardwalks and a stage area and two kinds of mulch;
- Final plans shall provide details including perspectives for the activity area's different loci when viewed from MacVeagh House and Cottage, Mission Creek and the surrounding woodland;
- Landscaping shall maintain views towards Mission Creek and emphasize native plant material to complement the cultural landscape;
- Provide details for path edgings, signage, equipment storage and lighting (if proposed);
- Final landscape plans shall provide sufficient detail to determine that they are complementary to the cultural landscape and historic resources;
- Final Plans, including material type for the fences and gates, their color and dimensions, shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Asphalt pathway reconfiguration to improve accessibility and ADA Compliance including creating opening in Hazard Estate Wall (10.1.2e)

- If feasible limit the number of surfacing materials to create a feeling of visual unity;
- Provide details for path edgings, signage, equipment storage and lighting (if proposed);
- Final landscape plans shall provide sufficient detail to determine that the design is complementary to the surrounding cultural landscape;
- Final Plans including material type for gates shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Butterfly Garden Exhibit (10.1.2f)

- Landscaping shall maintain views towards Mission Creek and emphasize native plant material to complement the cultural landscape;

- The use of roughly dressed sandstone veneer is supportable; however, the courses should be less random and the spring of the arches shall be detailed in a traditional manner to give the appearance that the spring of the archways are supported by the stonework;
- Detailed plans shall be provided for the Butterfly Garden Exhibit's iron gates. These elements shall be traditional in design;
- Detailed plans shall be provided for the wall fountain, runnel and basins;
- Detailed plans shall be provided for the enclosure's metal supports. The final plans for this element of the structure shall be more naturalistic;
- Details shall be provided for path edgings, signage, equipment storage and lighting (if proposed);
- Final landscape plans shall provide sufficient detail to determine that they are complementary to the cultural landscape and nearby historic resources;
- The design and material type for the fencing and gates shall be detailed. Fencing and gates shall be compatible with the existing walls and gates found nearby, and
- Final Plans shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Replacement of asphalt with permeable surface at iron gates in front of Fleischmann (10.1.2g)

- Provide a detailed design for the bollards including color and materials. The bollards shall be referential in material and appearance to the historic character of the main Museum building.
- A terra cotta color would be more appropriate as this is more in keeping with historic precedents where traditional red-colored bricks were employed;
- If feasible the pavers should vary slightly in tone to prevent the paving from appearing too uniform in color;
- The texture of the pavers should match as closely as feasible the texture of a traditional fired clay brick;
- Provide a sample paver including color for review;
- The final design for the pavers, including the paving pattern and material, shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Create ADA compliant path between Whale Courtyard and Museum front entry (10.1.2h)

- Install interpretive plaques at the wall outlining its association with the Hazard family;
- As repairs are needed, restore the remainder of the wall following the Secretary of the Interior's Standards for Rehabilitation;

- Re-use the dismantled sections of the wall to repair damaged sections of the wall that are being retained;
- Complete Level 1 documentation photography and measured drawings for the wall and its settings prior to its alteration;
- Final architectural plans for the alterations to the wall and the plaque shall be reviewed by a City-qualified historian to ensure that the alterations and commemorative plaque follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.
- Re-use any elements of the existing sandstone edging that might be disturbed by the construction of the new boardwalk. This would not preclude the removal of the asphalt which is not historic.

Re: Creekside Terrace (10.1.2i)

- Provide detailed plans for the Creekside Terrace, including dimensions, materials and colors;
- Provide details for signage, equipment storage and lighting (if proposed);
- Final landscape plans shall provide sufficient detail to determine that it is complementary to the cultural landscape and nearby historic resources;
- The design and material type for the railing shall be detailed; and
- Final Plans shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Reconfigure and resurface existing pathways south of the Creek (10.1.2j)

- Provide details for signage, equipment storage and lighting (if proposed);
- Provide a detail final landscape plan with planting palette; and
- Final Plans shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Conversion of MacVeagh Cottage (10.1.2k)

- Complete Level 1 documentation photography and measured drawings for the cottage and its setting prior to its remodeling with details of those elements that are proposed for alteration;
- Retain the historic door in storage to allow it to be returned to its original location in the future should the building be returned to residential use. Implementation of this measure would allow the proposed change to meet Criterion 10.

Re: Remodel of Marine/ Paleontology/ Geology Hall and related fire separation and changes to roof (10.1.2m)

- Provide detailed plans for proposed fenestration, lintels, doors and cornice;
- Consider changing the size of the multi-light windows being added to the east end of the south elevation to introduce more asymmetry to the fenestration scheme since this elevation's arrangement of doors and windows is already asymmetrical;
- Provide details for signage, equipment storage and lighting (if proposed); and
- Final Plans shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum Letter shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum Letter shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Re: Hydraulic lift, screen wall and gate, HVAC and fenced enclosure behind Fleischmann (10.1.2o)

- Complete Level 1 documentation photography and measured drawings for Fleischmann Auditorium prior to its alteration with details of those elements that are proposed for removal or alteration.
- Complete Level 1 documentation photography and measured drawings for Fleischmann Auditorium prior to its alteration with details of those elements that are proposed for removal or alteration.
- Final architectural plans for the proposed ramp, lift, screen and walls shall be reviewed by a City-qualified historian to ensure that the alterations follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. A Phase 2 HSSR Addendum shall be prepared by the historian evaluating the final plans. The Phase 2 HSSR Addendum shall be submitted for review and approval by the City of Santa Barbara Planning Division and the HLC.

Construction Activities- General Requirements

Working hours for construction personnel, operation of heavy equipment, and delivery of construction materials will be consistent with City of Santa Barbara requirements (e.g. weekdays only, with no construction activities on national holidays). Equipment staging, materials storage, and temporary construction worker parking would be accommodated onsite. Public use and access to areas within the Museum property will be modified as needed to ensure public safety during construction.

SECTION 5.0
PUBLIC OUTREACH SUMMARY

The Museum has a robust ongoing public outreach program. Once it was determined that it was going to prepare and process a Master Plan, the Museum initiated a public outreach program, with particular focus on its planning effort, to inform the public, obtain comments, and keep interested parties updated on progress.

A chronology of the Museum's Master Plan outreach efforts to date is provided in Attachment 6.

In its ongoing discussions with neighbors and in direct response to requests that were made, the Museum has added the following three items to its Master Plan proposal:

1. A sound wall, 120-ft long by 6-ft high at the northeasterly corner of the parking lot adjacent to Las Encinas Lane where the existing landscape buffer is narrow. An Historic Structures/Sites Letter Report by Post Hazeltine, dated November 20, 2014, and an Archaeological Constraints Analysis by Applied Earthworks, dated November 19, 2014 evaluated the proposed sound wall and concluded, respectively, that there would be no impacts to historic or archaeological resources.
2. Within APNs 250-23-39, 66 and 68 (also described as the woodland parcels), any future development proposals (i.e. projects other than the proposed components of the Project described on pp. 7-9 of this Project Description and Applicant Report and the designated building envelope depicted on the Project plans) would be subject to the biological setback policies set forth below, which use the same language as Policies DevStd-BIO-MC-3.3, 3.4 and 8.2, respectively, of the Mission Canyon Community Plan:

    - ***Development shall be required to include the following ESH buffer areas:***

      - ***Creeks and streams, including steelhead critical habitat streams-50 feet as measured from the geologic top of creek bank.***

      - ***Central and Southern Coast Live Oak Riparian Forest and Woodland, Coast Live Oak/Olive Riparian Woodland, California Sycamore Riparian Forest, and Central Coast Arroyo Willow Riparian Forest- 50 feet from edge of canopy.***

      - ***Coast Live Oak Woodland and Forest- 25 feet from edge of canopy.***

      - ***Habitats containing Nuttall's scrub oak or other special status animal or plant species or rare natural communities- 25 feet minimum, full extent to be determined on a case-by-case basis.***

      - ***Wetland Habitats-50 feet from edge of wetland habitat.***

      - ***Buffer areas from other types of ESH shall be determined on a case-by-case basis.***

    - ***These buffer areas may be adjusted upward or downward on a case-by-case basis given site specific conditions, such as slopes, biological resources, and erosion potential, as evaluated and determined by the City.***

- ***Where development cannot be sited to avoid ESH, development in ESH and ESH buffer areas shall be designed and carried out in a manner that protects the sensitive habitat areas to the maximum extent feasible.***

- ***The stream or creek buffer area shall be indicated on all site and grading plans. All ground disturbance and native vegetation removal shall be minimized in the buffer area to the maximum extent feasible.***

3. Event procedures have been revised as detailed in the revised Event Procedures (see Attachment 2 revised and executed December 1, 2014).

SECTION 6.0
CONCLUSION

The Museum's application may be summarized as follows:

- In response to the City's request, the Museum has provided "updated information on the number of visitors, programs and future development proposals" and has specifically identified a menu of improvements that it would like to implement over the next 15 years.
- The City has indicated that in its action to update the CUP, it will consolidate and update the three CUPs that exist and currently regulate on-site activities; the Museum welcomes the opportunity to have one guiding document that updates and clarifies its CUP conditions.
- The Museum proposes to annex the portion of its property that lies outside the City so that it may operate under only one regulatory jurisdiction.
- The Museum intends to implement the project components identified and described above over time as priorities and funding prescribe.

Approaching its 100th anniversary of service, the Museum has long been identified by the City as a *community priority* or *community benefit* use. The Museum is indeed beloved by many. It is also evident that there is an overwhelming consensus of people in the neighborhood and greater community, who consider the Museum's contribution and service to Santa Barbara to be meaningful and essential. The Museum's location in the Mission Canyon neighborhood amidst residential and other institutional uses is acknowledged. Historically, the Museum has taken seriously, as it does presently, its commitment to operate compatibly within this neighborhood context. The Museum's commitment is demonstrated by the sensitivity of the proposed Master Plan, its emphasis on utilizing the existing campus, and by the understanding of, and respect for, its on- site resources and constraints.

On behalf of the applicant and project team, we thank you for your consideration of this project. For more information about this project please call Suzanne Elledge at (805) 966-2758 (extension 14) or email suzanne@sepps.com .

ATTACHMENT 1:

Attendance Summary Table

Attachment 1
Attendance Summary*
SBMNH – Annual Report

	General Use		Education Programs	Research Programs	Outside Group Use	Special Events	Weddings & Memorials	**Annual Total**
Year:	Admissions Gate	Volunteers & Others						
2009	81811	8419	36057	1779	13486	6919	2745	**151,216**
2010	72843	7576	31356	1662	11290	7261	4150	**136,138**
2011	75637	7090	27341	1500	12192	8795	4500	**137,055**
2012	93201	8244	27809	1960	10225	9251	4610	**155,300**
2013	56684	8021	30234	1500	9172	8884	5409	**119,904**

Notes:

* Attendance categories below are consistent with categories set forth in the 1991 report to the City, which provided 1989 attendance data.

Staff and other unmonitored visitors to site not using Museum buildings or programs (e.g. dog walkers) are not included here, which is consistent with 1991 report to the City.

1. **General use** - attendance by visitors to exhibits, including members, **plus volunteers and other** Board mtgs and appointments with Staff by public, vendors, etc.
2. **Education Programs** - attendance by school groups, children's classes, children's camps, evening films & lectures, special planetarium shows & evening star parties, and SBCC & UCSB classes.
3. **Research Programs** - visitation by researchers and persons by appointment, including professional symposia or gatherings.
4. **Outside Group Use** - attendance at events, programs, lectures, and fundraisers organized by outside groups other than the Museum.
5. **Special Events** - attendance at Museum sponsored events and fundraisers (identified separately from gate admissions if during hours when paid admissions is otherwise required).
6. **Weddings and Memorials** - attendance at weddings and memorials by rental agreement for use of Museum facilities.

ATTACHMENT 2:

Procedures and Requirements for Events

Santa Barbara
Museum of Natural History

Inspiring a thirst for discovery and a passion for the natural world since 1916

Procedures and Requirements for Events

Museums are by their very nature community centers, places where members of the community meet to learn, reflect, deliberate, debate, or celebrate. The Santa Barbara Museum of Natural History meets this obligation by offering a diversity of community events organized by the Museum. Also, as part of its role as a community resource, the Museum makes its facilities available to community organizations and members for meetings, events, and celebrations. Serving as a gathering place for the community is an essential function of the Museum and an expression of its values and mission.

Each year, the Museum's management team anticipates the approximate number and size of all of the events that will take place on the Museum's campus as part of its annual planning effort. Using historical data, the Museum can predict with good accuracy what the attendance at various events will be. Such prediction of attendance levels is done to ensure that:

- The balance between types of events and the overall number of events is appropriate to the Museum and its mission;
- The number and size of events calendared for the upcoming year is balanced with the attendance anticipated for the Museum's exhibitions;
- Attendance at any particular event is consistent with the capacity of the Museum's parking lot and facilities and the range of options to handle possible attendance that exceeds the capacity of the Museum's parking lot (as described below and in the *Procedures and Requirements for Traffic and Parking Management*).

Actual attendance at the Museum, both general and event attendance, is captured on a daily or on an 'event by event' basis. Attendance and overall use of the Museum's campus is reviewed each month by the Management Team and the President/CEO. If necessary, adjustments are made in the planning for events during the balance of the year to ensure that operating requirements can be met and annual attendance limits are not exceeded.

Advertising and marketing efforts for Museum sponsored events seek to ensure that the attendance at any particular event is sized to the Museum's ability to successfully meet the demand, the requirements of the facility, preservation of the visitor experience, the Museum's Conditional Use Permit requirements, and its desire to minimize impact to the neighborhood. The Museum works closely with outside community members and

Santa Barbara Museum of Natural History
2559 Puesta del Sol, Santa Barbara, California 93105
805.682.4711 • Fax 805.569.3170 • www.sbnature.org

organizations to understand the anticipated attendance at their events so that the Museum can coordinate appropriate management procedures.

Museum Sponsored Events

Museum events may include educational family festivals (e.g. Astronomy Day, Winter FUNderland); exhibition openings, Museum member and patron dinner and events, lectures, performances, or film screenings; conferences and symposia; and fundraisers designed to generate financial support for the Museum's programs.

The Museum holds a maximum of four "special" events each year open to the Community. Currently these include the Wine Festival (June), The Museum League Art Walk (Sept.), the Tribal and Folk Art Marketplace (Dec.), and a fourth event tied to a specific exhibition or program offering such as the Tinkertoy Family Festival held in the summer of 2013. The precise nature and date of these events may change over time.

Use of the Museum Campus by Other Community Members and Organizations

The Museum's ethic of serving as a community resource for events organized by community organizations and others goes hand in hand with the Museum's commitment that all such events are conducted in a manner that is compatible with the surrounding neighborhood.

Events organized by community organizations and others may involve complimentary use of the Museum's grounds and facilities or be subject to a standard rental fee (see below for further detail on use by others).

Operating Procedures and Requirements for All Events:

1. Activities are conducted in accordance with the requirements of the Museum's Conditional Use Permit and all other relevant regulatory restrictions.

2. Appropriate Museum staff members (e.g., Management staff, Facilities/Security staff) are present at all events.

3. All guests are required to remain within the Museum's grounds during the event unless departing and may not loiter in the parking lot, or in front of the Museum.

4. Amplified music is prohibited outdoors.

5. Amplified music played indoors must comply with City Ordinances.
6. All music must be stopped at 9:30 p.m.
7. Evening events, other than Community Use events, shall end no later than 10:00 p.m. and guests must vacate the site by 10:30 p.m.
8. Community Use events[1] shall end by 9:30 PM and guests must vacate the site by 10:00 PM.
9. Outdoor clean-up activities south of the creek are limited to the period between 8:30 a.m. and 7:00 p.m.; clean-up activities outside Fleischmann auditorium are limited to the period between 8:30 a.m. and 10:00 p.m.
10. Events may involve service of food and beverages, subject to the rules of the Santa Barbara County Health Department.
11. All events must comply with the rules for parking detailed in the Museum's *Procedures and Requirements for Traffic and Parking Management*.

Additional Operating Procedures and Requirements for the Museum's Four "Special" Events:

The Museum takes additional steps to effectively operate its four special events mentioned above. Such measures may include having a Fire Safety Coordinator, an EMT, or additional security staff on site, or other similar measures as appropriate. Special traffic and parking management and emergency response procedures have also been devised for these larger events. These special procedures are detailed in the following documents:

Procedures and Requirements for Traffic and Parking Management

Procedures and Requirements for Emergency Response

Additional Operating Procedures and Requirements for Events Organized by Others:

1. All outside entities using the Museum facilities will be required to sign a contract stipulating detailed conditions of use.

[1] Community Use events are defined as meetings; town hall discussions; memorials; wedding ceremonies; weddings with receptions; fundraising events; and lectures or similar activities organized by community groups other than the Museum.

2. Event rental contracts will require a deposit (unless exempted by designated authority) which will be forfeited in case of violation of rental conditions. For vendors, a second violation of rental conditions/requirements will result in that vendor being barred from working on Museum premises.

3. A staff member will be assigned to monitor each evening event rental, and will have the authority to shut down any event that does not follow contract requirements for use of the facilities.

4. Weddings:

   - Weddings are booked with the Museum's Event Manager.
   - Wedding receptions are booked for Saturdays only; the Museum strives to book a wedding on a Saturday only when no other events are scheduled on Museum grounds for the adjacent Friday and Sunday in order to minimize the impact on the Museum facilities, the visitor experience, and neighbors. Wedding guests are limited to 175 persons.
   - Museum programs and events always take precedence over wedding bookings
   - Amplified music is allowed only inside Fleischmann auditorium for weddings; it cannot start earlier than 4:30 p.m. and sound must be off at 9:30 p.m. so that guests and vendors will start to clear the Museum site.
   - The only outdoor amplified sound that is permitted in association with events is an allowance for the officiate, bride and groom to be wired for sound so that the guests can hear the vows. Such amplification may not exceed City ordinance limits.
   - A designated and monitored smoking area is provided at certain events, such as weddings. This area is supervised by on site security guard and no beverages or foods are allowed in the smoking area. Additionally the parking lot is patrolled to prevent loitering and enforce a no smoking policy.
   - An additional non-staff security officer is present at all weddings to help ensure that event guests comply with Museum policies and requirements.

Coordination and Communication with Mission Canyon Cultural Institutions:

The Museum works on an ongoing basis with other Mission Canyon Cultural Institutions (e.g., Rockwood/The Woman's Club, the Botanic Garden) to share information about each institution's events – timing, anticipated attendance, etc. The institutions work collaboratively, seeking to avoid concurrent scheduling of major events. When concurrent scheduling cannot be avoided, the Museum will implement the necessary steps outlined in its traffic and parking management and emergency response procedures.

Reviewed and Approved: Luke J. Swetland

Luke J. Swetland
President & CEO

1 DECEMBER 2014

Date

ATTACHMENT 3:

Procedures and Requirements for Emergency Response

Santa Barbara
Museum of Natural History

Inspiring a thirst for discovery and a passion for the natural world since 1916

Procedures and Requirements for Emergency Response

The Museum maintains a detailed Emergency Preparedness, Evacuation and Recovery Manual (EPER Manual) designed to avoid emergencies that can be prevented and, if emergencies do occur, to respond to them effectively. The goal of the plan is to safeguard the health and life of Museum staff and visitors and to protect Museum property.

The following summarizes key provisions of the plan as well as procedures for emergencies of particular concern for the Museum and the surrounding neighborhood.

Key Emergency Provisions

By their very nature, emergencies are unplanned and unforeseen events that may involve a severe disruption of Museum operations and/or threaten human life and safety and property. The Museum's emergency provisions are designed to reduce uncertainty in the event of an emergency and to maintain flexibility for emergency response.

1. In all emergencies, the health and safety of people (staff, visitors, and neighbors) is paramount above the safety of Museum property, including collections.

2. The safety, security, and preservation of the Museum's collections is the next highest priority, above the protection of other Museum property.

3. For management purposes, the Museum recognizes three categories of emergencies:

    a. Minor events include failures of plumbing and mechanical systems, breakage of windows and doors, fallen trees or major tree limbs, roof leakage, and criminal activity or the presence of suspicious persons.

    b. Major events include structural fires, significant flooding, bomb threats, chemical spills, major failure of utility systems (electricity, water supply, sewer), and structural collapse.

    c. Catastrophic events include major earthquakes, wildfire, and widespread flooding.

4. All regular staff members of the Museum have a copy of the EPER Manual and it is retained on the Museum's intranet available for reference to all staff. Management staff conducts an annual training session at an All Staff meeting. In addition, fire and

earthquake drills are conducted annually for the staff and visitors present on the campus. The Museum maintains, updates, and distributes to all staff a detailed list of managers responsible for decision making in emergency situations and contact information for them.

5. The Museum maintains an Emergency Preparedness, Evacuation and Recovery Group (EPER Group) comprised of staff representatives from all organizational divisions. The group's task is to review and analyze emergency incidents, monitor information flow and training, ensure cross-departmental coordination, and suggest improvements of the EPER Manual where appropriate.

6. The EPER Manual is reviewed annually by the Museum's President/CEO and the Management staff. If changes are deemed necessary, the EPER Group is tasked with making the revisions for final approval by the President/CEO and Management staff.

Prevention of Catastrophic Emergencies

The Museum will take preventive measures to protect life and property against the effects of flooding, earthquakes and wildfires.

1. In its nearly 100-year history, the Museum has not experienced catastrophic flooding events. However, the intrinsic unpredictability of major weather events and the Museum's adjacency to Mission Creek make precaution necessary. In the short term, the Museum will continue to construct sandbag dikes in critical areas when weather forecasts make this advisable. In the long term, continued improvements to the Museum campus and grounds will include additional measures to handle stormwater runoff and mitigate the potential for on-site creek flooding.

2. Mandated seismic improvements for human life and safety have been carried out for the Museum's core historic buildings. Future significant renovations of existing buildings will be brought up to current structural and seismic codes as those projects are implemented. The museum affixes interior fixtures and furniture with seismic restraints. All staff are trained to know where and how to shut off major utility systems.

3. The Museum lies in a high fire hazard area. Additionally, a large, open woodland space on the campus surrounded by properties of high oak woodland canopy, such as Rocky Nook Park, and a significantly wooded neighborhood contributes to a high level of concern about the potential for wildfire occurrence. Acknowledging that wildfires will occur, the Museum will exercise precautions and measures to prevent the occurrence of wildfires. The Museum will:

a. Maintain and operate its buildings and grounds in a fire-safe condition.
b. Maintain Defensible Space zone around all buildings as required by the Santa Barbara City Fire Department.
c. Regularly clear roofs and gutters of dry leaves and other flammable materials.
d. Install fine mesh screens over attic and subfloor vents.
e. Remove flammable materials stored adjacent to buildings.
f. Clearly identify rooms and cabinets containing hazardous and flammable materials stored on site by certification of the Museum's Hazardous Materials Business Plan on file with the Santa Barbara Office of Emergency Services.
g. Perform annual maintenance of fire suppression systems, including fire extinguishers, by qualified certificated technicians.
h. Advise and monitor staff for the firewise use of space heaters, appliances, equipment and other electrical devices in the workplace.
i. Prohibit smoking and open fires on its grounds. Exceptions to this standard may be approved by Museum management for certain private events or special educational demonstrations (e.g. Smoking tent at weddings, Chumash acorn cooking demonstrations, BBQ grill catering), if designated area is monitored by staff and if there is not a Red Flag Warning in affect for the greater Santa Barbara area (trigger #1 conditions detailed in the section below).
j. Collaborate with governmental, civic, and community organizations in organizing educational events such as lectures, exhibits, community meetings, etc. that address the occurrence and management of wild fires.
k. Collaborate with other cultural intuitions in Mission Canyon (e.g. Rockwood/Woman's Club, the Santa Barbara Botanic Garden) to share information about each institution's events - timing, anticipated attendance etc., seeking to avoid concurrent scheduling of major events. When concurrent scheduling cannot be avoided, the Museum will implement the necessary steps outlined in its procedures for traffic and parking management and in its procedures for events.
l. Monitor daily authoritative local and national sources of information regarding fire risk levels, including the National Weather Service and Santa Barbara City Fire Department.

Wildfire Alert and Evacuation

The following thresholds focus on voluntary vacating of Museum property. The Museum would evacuate whenever there is an official evacuation order by authorities,

but will also voluntarily vacate the property and/or implement special precautions at the following decision points.

1. **Red Flag Warning – Greater Santa Barbara County:** The Museum's Site Fire Safety Coordinator will confirm with Santa Barbara City Fire Department whether the Red Flag Warning includes the SBMNH and if not, then precautions will be put in place so that staff and visitors are aware of the situation and that at any time, the Museum may implement a voluntary vacation of the property or a mandatory evacuation if ordered by authorities. Precautions will include increased monitoring of weather conditions, check-ins with Santa Barbara City Fire Department as necessary, and fire prevention procedures on site.

   Actions implemented are:
   - *Advise all staff of Red Flag Warning conditions*
   - *Suggest staff park with cars facing outward*
   - *Prohibit smoking and open fires on the grounds, no exceptions.*
   - *Unlock padlocks to gates for emergency egress*
   - *Prepare for possible mandatory evacuation should a wildfire event develop*
   - *Continue monitoring broadcasts and internet alerts from local agencies about weather/fire conditions and suggested preparations.*

2. **Red Flag Warning in Foothill Zone:** When a Red Flag Warning is confirmed by the Museum's Fire Safety Coordinator to be in effect for the SBMNH, the Museum will take special precautions including those from item 1 and closure of Special Events.

   Actions implemented include all those listed above under trigger #1 plus the following for closure of Special Events during Red Flag Warning for SBMNH:

   The President/CEO, Facilities Director, and Marketing/Communications Director shall meet to determine appropriate actions addressing the following situations:

   - *For Special Events that are <u>in progress,</u> when it is determined that Red Flag Warning applies to SBMNH, the following actions shall be taken as appropriate:*
     - *Notify the special event coordinator that the event must end due to the Red Flag Warning in effect for the SBMNH.*
     - *Direct event participants to leave the Museum campus in a calm and orderly manner.*
     - *Assign Museum staff to circulate and provide verbal notice to event participants and the assistance necessary to strike materials if feasible. If time is of the essence, persons may be directed to organize materials to be left in place and to retrieve these items later when conditions are more favorable.*
     - *Assign Museum staff at key locations to provide direction to departing event participants and for traffic control leaving the parking lot.*

- *Post signs (prepared in advance) at the Museum entrance, parking lot entrance, and at the intersection of Laguna and Los Olivos alerting arriving participants the event has been cancelled.*
- *Post the cancellation of the event on the Museum website.*
- *Provide a recorded (or live) phone message alerting callers the event has been cancelled.*

- *For Special events that are <u>scheduled for that day</u>, when it is determined that Red Flag Warning applies to SBMNH for any portion of the Special Event period, the following actions shall be taken as appropriate:*
  - *Notify the special event coordinator that the event must be cancelled or must end two hours prior to the scheduled beginning of the Red Flag Warning period for the SBMNH.*
  - *Provide a recorded (or live) phone message alerting callers of the event cancellation or early ending time.*
  - *Post the event cancellation or early ending time on the Museum's website.*
  - *Send Email "blasts" to Museum members (and others on blast list) providing notice of the event cancellation or early ending time.*
  - *If email addresses are collected with registration, send participants an email notice if the event is cancelled.*
  - *Contact media to provide information about the event cancellation, once that determination is made.*
  - *Post signs (prepared in advance) at the Museum entrance, parking lot entrance, and at the intersection of Laguna and Los Olivos alerting arriving participants the event has been cancelled or will end earlier than previously scheduled.*
  - *Assign staff and/or volunteers informational roles at the Museum entrance, parking lot and Los Olivos-Laguna intersection to address arriving participants.*

- *For Special events that are <u>scheduled for the next day</u>, when a Red Flag Warning for the SBMNH is forecasted to be issued or placed into effect, the following actions shall be taken as appropriate:*
  - *The President/ CEO, Facilities Director, and Marketing/Communications Director meet to determine if the Special Event should be cancelled in advance of the day scheduled.*
  - *Provide a phone number for Special Event hotline where a recorded message with cancellation status is updated.*
  - *Post the Museum website with a notice that the event [is] may be cancelled due to the potential Red Flag Warning for SBMNH and provide the Special Events hotline phone number for updates.*
  - *Send Email "blasts" to Museum members (and others on blast list) providing notice that the event [is] may be cancelled due to the potential Red Flag Warning for SBMNH and provide the Special Events hotline phone number for cancellation updates.*

- *If email addresses are collected with registration, send participants an email notice that the event [is] may be cancelled due to the potential Red Flag Warning for SBMNH and provide the Special Event hotline phone number for cancellation updates.*
- *Contact media to provide information about the cancellation, once that determination is made.*
- *Post paper signs around the Museum providing notice that the event the next day [is] may be cancelled due to the potential Red Flag Warning for SBMNH and provide the Special Events hotline phone number for cancellation updates*

3. **Red Flag Warning Period:** whenever there is an "active wildfire" burning within the Santa Ynez Mountains from the El Camino Cielo ridgeline road in the north, from Highway 154 in the west to Romero Canyon in the east (see Figure 1) that coincide with declared Red Flag Warning periods whichever occurs first, the Museum will vacate the property and implement closure to the public, including events. Although wildfires can occur any time of the year, they are more likely to become uncontrollable during the period of roughly May through November, coinciding with the high fire season and particularly during Red Flag Warning weather.

   Actions to be implemented are:
   - *Advise staff and visitors to remain calm*
   - *Museum closes and voluntarily vacates visitors from the property and all but essential staff are dismissed from campus*
   - *Notice of Museum closure and voluntary vacation to staff will be communicated by (1) phone page (2) internal email network and (3) final walkthrough of buildings by staff members assigned to secure the campus.*
   - *The Museum is closed and secured. Parking lot and access gates are left open to allow access and staging of equipment by emergency personnel.*
   - *Post signs (prepared in advance) at the Museum entrance and parking lot entrance alerting arriving visitors the Museum is closed due to wildfire.*
   - *Departments activate assignments to move priority collections or records offsite and communicate these actions to the President/CEO or designate.*
   - *Turn off HVAC systems to prevent influx of ash and smoke (by Facilities staff)*
   - *Hook hoses up to all outside hose bibs with water keys for use by emergency personnel*
   - *Distribute barrels around the campus and fill with water as time permits*
   - *Move flammable furniture and other combustible items away from building perimeters*

4. **Non-Red Flag Warning Days:** whenever there is an active wildfire burning within the Santa Ynez Mountain foothills within roughly a three mile radius (see Figure 1), the

Museum will vacate the property and implement a closure to the public, including events.

Actions to be implemented are the same as listed under trigger #3 above:

- *Advise staff and visitors to remain calm*
- *Museum closes and voluntarily vacates visitors from the property and all but essential staff are dismissed from campus*
- *Notice of Museum closure and voluntary vacation to staff will be communicated by (1) phone page (2) internal email network and (3) final walkthrough of buildings by staff members assigned to secure the campus.*
- *The Museum is closed and secured. Parking lot and access gates are left open to allow access and staging of equipment by emergency personnel.*
- *Post signs (prepared in advance) at the Museum entrance and parking lot entrance alerting arriving visitors the Museum is closed due to wildfire.*
- *Departments activate assignments to move priority collections or records offsite and communicate these actions to the President/ CEO or designate.*
- *Turn off HVAC systems to prevent influx of ash and smoke (by Facilities staff)*
- *Hook hoses up to all outside hose bibs with water keys for use by emergency personnel*
- *Distribute barrels around the campus and fill with water as time permits*
- *Move flammable furniture and other combustible items away from building perimeters*

Emergency Evacuation Procedures

The Museum utilizes a set of written emergency evacuation procedures in order to safeguard life and safety of staff, visitors, and volunteers present on campus. These procedures include the following:

1. Museum staff are required to immediately vacate all buildings when an evacuation order is given or when a fire alarm sounds, without second guessing the nature or cause of the alarm.

2. Lead staff are assigned particular tasks in the event of an evacuation.

    a. The <u>lead Communications staff</u> are responsible to:

    - Send a text alert to Management Team; each Management Team member in turn will notify staff members reporting to him or her

    - Send an all-staff email announcement

    - Send a media alert (either via email and/or text message)

    - Update the Museum's website from an off-site or mobile location

- If needed, call 911 to report the emergency and ask for police evacuation assistance if necessary
- Distribute communications alerts
- Manage the evacuation of all staff areas in Communications and Education Departments, sweep Education and Exhibits Departments to locate all persons and help direct people on the North side (front entrance) from Puesta del Sol to the Assembly Area in the parking lot (identified in the SBMNH EPER Manual).

b. The lead Visitor Services staff are responsible to:

- Make an announcement over PA Speaker and Phone systems, check and clear the public restrooms of people, assist with shuttle service evacuation, and attend to those persons with mobility issues.

c. The lead Facilities and Administration staff are responsible to:

- Manage vehicles leaving the museum premises (if Valet Parking staff and/or contracted security staff is on-site, they will help with evacuating the Museum parking lot)
- Direct guest vehicles leaving the parking lot to Puesta del Sol or Mission Canyon Road or both depending on traffic conditions. If needed, the timing of departing vehicles will be 'metered' by staff so as to limit congestion on the roadways.
- When appropriate or necessary, staff will direct visitors to vacate the site by foot along either roadway corridors or overland across Mt. Calvary.

3. Evacuation Wardens have been designated for all areas of the Museum. They will ensure that evacuation orders are being followed and that all visitors leave buildings promptly.

4. Department heads oversee the relocation of priority collections or records offsite and report such relocation to the President/CEO.

5. An Evacuation Assembly Point is designated in the Museum's EPER Manual at the Northeast entrance area of the parking lot. Evacuation Wardens direct staff and visitors to the Evacuation Assembly Point, where further instructions will be provided.

6. As an additional precaution, Facilities staff will unlock the gate at the western portion of the Museum property in case access through this area is needed by emergency vehicles. This latter action is also taken anytime a Red Flag Warning is issued by the National Weather Service for greater Santa Barbara County.

7. Throughout the evacuation period, the President/CEO, Facilities Director, and Communications Manager will closely monitor official announcements and keep in communication with City and County authorities.

8. Once the Emergency event has been resolved, Museum staff will conduct a post-Emergency debriefing session to review performance under the Museum's EPER Manual.

Emergency Preparedness for Larger Special Events:

Before each of the Museum's four larger Special Events, the Management team will work with the staff scheduled to be on duty for the event to ensure that the following preparedness actions are taken:

1. Staff scheduled to be on duty for the event are instructed to review the EPER Manual to ensure that each staff member knows his or her role in the event that an evacuation or voluntary vacation is required.

2. Written copies of the Emergency Evacuation Procedures specific to the event are distributed for use by staff.

3. An Emergency Response Team is designated from among the staff scheduled to be on duty for the event so that the chain of command can be implemented immediately in the event of an emergency.

4. Designated Emergency Response staff will carry cell phones as well as Museum 2-way radios.

5. An emergency kit complying with published recommendations of the American Red Cross is located in the front office at all times. The kit contains items such as flashlights, first aid items, orange vests, and bull horns.

6. Prior to the day of the event, Museum management will consult the following websites and agencies are contacted for updated fire conditions:

    - National Weather Service - http://forecast.weather.gov/MapClick.php?zoneid=CAZ039

    - Santa Barbara City Fire Department at 805-965-5254

    - S anta Barbara Botanic Garden – www.sbbg.org (the Garden has a remote Access Weather Station that feeds information about current conditions into the National Weather Service and the National Fire Danger Rating System on an hourly basis).

7. Additional operating procedures and requirements for the Museum's four Special Events are detailed in the following documents:

Procedures and Requirements for Events

Procedures and Requirements for Traffic and Parking Management

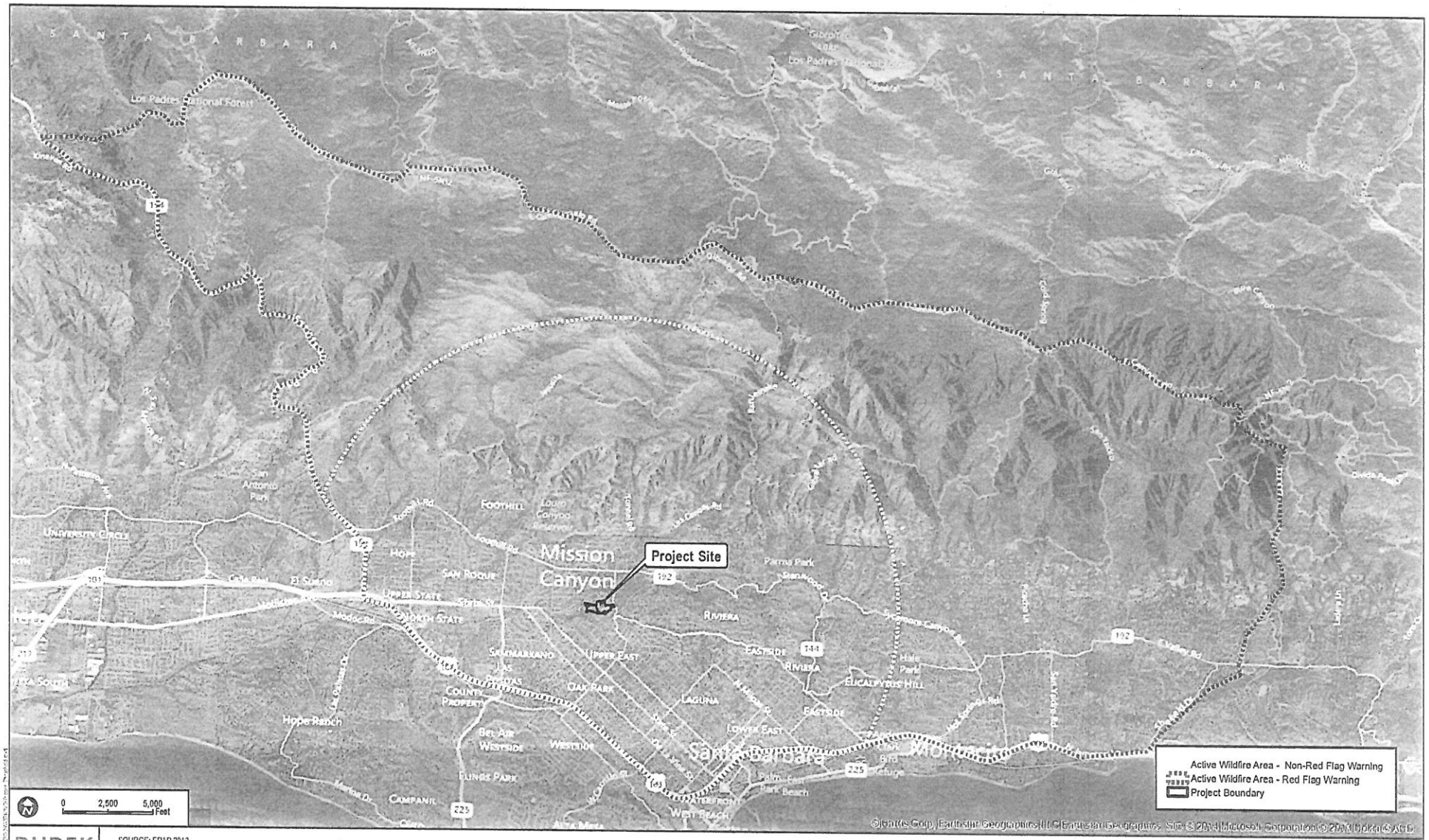
Reviewed and Approved:

Luke J. Swetland
President & CEO

22 JUNE 2014

Date

Attachment – Figure 1: Evacuation Trigger Threshold (for #3 and #4)



DUDEK

SOURCE: FRAP 2013

7746

FIGURE 1
Evacuation Trigger Threshold

Santa Barbara Museum of Natural History - Fire Protection and Emergency Evacuation Plan

ATTACHMENT 4:

Memorandum of Agreement dated January 1, 2014

Memorandum of Agreement

January 1, 2014

Founded in 1892, the mission of the Santa Barbara Woman's Club is to enrich the cultural, civic, and social interests of its members. In 1927, the current property in Mission Canyon was purchased and a clubhouse named Rockwood was built. The Club hosts not only their own events, but also serves the community as a venue for weddings, bar and bat mitzvahs, and community events such as fundraisers for other non-profits.

Founded in 1916, the Santa Barbara Natural History Museum is located in Mission Canyon near Mission Santa Barbara, and has served the public as an institution of science focusing on the natural history of the region and the world ever since. In addition to hosting its own events, the Museum hosts community events, such as lectures and community forums, and makes its facility available for rental by other non-profit and community organizations and by private parties.

Founded in 1926, the Santa Barbara Botanic Garden is located in Mission Canyon in what was historically an agricultural landscape, and has served as an institution of science focused on cataloguing and conserving the California flora since its inception. The Garden primarily hosts its own events intended to promote its mission, but also allows its facility to be utilized for community meetings and occasionally to be rented for other purposes.

I. Cooperation among the Parties to this Agreement

Events are an essential element of the mission of our non-profit organizations, and some of them contribute critically important revenue toward the support of our institutions. At times, each institution holds high attendance events which we define as those gatherings on our institutions' campus (usually held on weekends) that are not part of regularly-scheduled or routine operations and that are anticipated to come close to filling the institution's parking capacity. As the residential communities that surround our locations in Mission Canyon have grown, our institutions believe that it is important to be mindful that traffic, parking, and fire evacuation concerns may be presented when high attendance events at our institutions occur concurrently .

While the Santa Barbara Museum of Natural History, the Santa Barbara Botanic Garden, and Santa Barbara Woman's Club have a long history of communication between the organizations relating to operational issues, in 2013 the organizations began to meet on a more formal basis to exchange event schedules and to discuss ways to avoid or address issues associated with concurrent scheduling of high attendance events. These meetings have now been regularized into a set of no less than quarterly meetings each year, with telephone conferences being held between these meetings as necessary.

II. Agreement of the Parties regarding Special Events

The parties agree to undertake the following actions regarding the scheduling of high attendance events by each institution. Each party will

a. Provide the other parties on not less than a quarterly basis with updated listings of the dates and times when high attendance events may potentially be conducted;
b. If two or more of the parties anticipate conducting a high attendance event at the same date and time, confer in order to seek to reschedule one of the overlapping events, if feasible;
c. If such rescheduling of potentially concurrent high attendance events is not feasible, develop with the other party or parties and deploy feasible measures to minimize possible traffic, parking and fire evacuation issues. These measures include but are not limited to coordinating the arrival and departure times for each party's guest so as not to coincide, reduction/discouragement of roadside parking, use of special signage, deployment of traffic and parking monitors, employment of valet parking services, provision of off-site event parking sites located below the Mission Canyon Road bridge, use of shuttle service, , and other appropriate measures;
d. Provide information to the public in advance of high attendance event regarding the measures that will be taken to minimize possible traffic, parking, and fire evacuation through postings on the institution's website, publication through other forms of public communication, use of on-site signage, and the like;
e. Maintain and regularly review and update its policies and procedures related to parking and traffic management and emergency preparedness and response;
f. Encourage other Mission Canyon organizations that conduct high attendance activities and/or events to join the parties in pursuing the activities set forth in this Memorandum of Agreement.

III. Review of the Agreement; Duration

This agreement will be in effect from January 1,2014 and will be periodically reviewed for effectiveness on an annual basis. Any party may withdraw from this agreement upon the provision of thirty (30) days written notice to the other parties. Withdrawal of any two parties from this Agreement shall constitute termination of the Agreement.

IV. Signatures of Parties' Principals

The parties have executed this Memorandum of Agreement on the day and year indicated below.

Sue Graff, Executive Director
Santa Barbara Women's Club

1/30/14
Date

Luke J. Swetland, President & CEO
Santa Barbara Natural History Museum

JANUARY 2, 2014
Date

Steve Windhager, Ph.D., Executive Director
Santa Barbara Botanic Garden

1/2/2014
Date

ATTACHMENT 5:

Procedures and Requirements for Traffic and Parking Management

Santa Barbara
Museum of Natural History

Inspiring a thirst for discovery and a passion for the natural world since 1916

Procedures and Requirements for Traffic and Parking Management

It is in the vital interest of the Museum that visitors, staff, and volunteers have effective access to the site and adequate parking both as an amenity and as a component of our commitment to universal accessibility. At the same time, the Museum is strongly committed to reducing traffic and parking impact on the neighborhood and to promoting environmental sustainability in transportation.

The Museum is fortunate to have an adequate parking supply for its staff, volunteers, and visitors. The Museum's parking lot is comprised of 156 spaces (including 6 accessible spaces) but as a result of a minor reconfiguration at the southwest corner of the lot, one fewer space is proposed to be provided in the future with implementation of the 2014 Master Plan (155 total parking spaces, including 7 accessible spaces). Additional parallel on-street parking is allowed on both sides of the public street, Puesta del Sol, fronting the Museum. The Museum discourages visitor parking on the other public and private roads in the area during special events, utilizing signage and staff or volunteer monitors to actively assist in this effort when needed.

The Museum has historically been able to accommodate visitors during its highest attendance period – summer weekends – in its visitor parking lot and through on-street frontage parking. Similarly, the Museum's parking lot capacity has proven to be adequate to service an event in the Museum's Fleischman auditorium, which can seat up to 350 guests theater-style.

Use of the Museum's parking lot is regulated and routinely supervised by Museum staff. City or County authorities are responsible for enforcing parking regulations on public right-of-ways.

General Parking and Transportation Provisions

1. The parking lot is intended for the use of Museum visitors and staff only. It will open no earlier than 6:45 AM and close no later than 11:00 PM.

2. Diagonal parking on Puesta del Sol, a public city road, is prohibited, and the Museum will discourage diagonal parking during its events by posting signs or having staff or volunteers alert drivers when necessary.

Santa Barbara Museum of Natural History
2559 Puesta del Sol, Santa Barbara, California 93105
805.682.4711 • Fax 805.569.3170 • www.sbnature.org

3. Signage is provided in the parking lot to remind visitors that they are in a residential area and to inform them that public gathering, picnics, loitering, and noisy activities such as skate boarding are not allowed.

4. A designated security guard or staff member conducts regular rounds to inspect the parking lot for improper uses as part of normal security monitoring.

5. To reduce traffic impacts on the adjacent residential neighborhood and to promote sustainability, the Museum will:

    - Provide MTD bus passes free of charge for employees to enable them to utilize public bus service to assist their travel to/from work;
    - Place a link to the MTD routes and schedule on its intranet site and its web site;
    - Consistently promote ride sharing and alternative transportation program awareness through special, semi-annual efforts;
    - Encourage and incentivize the use of bicycles and provide secure bicycle parking for staff and visitors;
    - Encourage staggered or flexible staff work hours that allow staff to arrive and depart at times which are outside the morning and afternoon peak traffic hours as established by the City of Santa Barbara (Monday to Friday: 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM);
    - Guarantee employees using public transportation a free ride home on occasions when special circumstances or an emergency interferes with their normal alternative transportation arrangements.
    - Maintain and expand partnerships with organizations promoting sustainable transportation such as Santa Barbara Car Free and SBCAG Traffic Solutions.

6. The Museum will work with relevant stakeholders in adjacent neighborhoods to advance the Safe Passage program that seeks improvements to allow safer and easier movement for pedestrians and bicyclists along Mission Canyon Road between the Old Mission and the Museum.

Parking and Transportation during Special Events

As explained in the document *Procedures and Requirements for Events*, there are a number of events during the year that generate higher daily attendance than usual, potentially exceeding for a few hours the Museum's parking supply. Typically, because

these events have a long history of being held at the Museum their attendance levels are generally predictable and their management is well practiced. A series of procedures have been established to deal with parking and traffic during such events, and the options used are carefully coordinated with expected attendance levels and recent attendance trends.

It is possible that, on very rare occasions, a temporary traveling exhibit may prove to be particularly popular and may generate, for a series of days or weekends, a gate attendance beyond what was predicted. During such periods, parking and traffic conditions may resemble those during special events. Daily monitoring of attendance will make it possible to recognize an unusual attendance response early on and to implement the special traffic and parking provisions listed below quickly and effectively.

On occasions when it is known that attendance will nearly fill or possibly exceed parking supply, or when it is expected or forecast that this will happen, the following menu of procedures is implemented as required:

1. On occasions when attendance may be high but is not expected to fill available on-site parking supply, signage controls are positioned within the Museum parking lot and, if necessary, staff is deployed to ensure that existing parking spaces are efficiently utilized;

2. On occasion when attendance is expected to approach the capacity of the parking lot, arrangements are made for staff, volunteers, and vendors to park either on Museum property other than the visitor parking lot or in designated 'out of canyon' (south of the Mission Creek bridge located on Mission Canyon Road) off-site lots with the provision of shuttle rides as appropriate. Some events may utilize valet parking for guests to accomplish this same goal;

3. On occasions when visitor demand is expected to exceed available on-site parking supply, visitors are directed through the Museum's web site and/or other communications and advertising mechanisms to park in designated off-site 'out of canyon' lots with the provision of shuttle service. Special incentives (e.g. charges for on-site parking, reduced admissions coupons) may be used to promote off-site parking;

4. For peak attendance days that occur during a period of high fire concern, the Museum designates a special Fire Safety Coordinator who monitors weather conditions and fire danger, coordinates with the City Fire Department on actual conditions, monitors traffic and parking conditions, alerts Museum leadership to possible concerns, and checks readiness for possible evacuation. Please consult

the Museum's *Procedures and Requirement for Emergency Response* for a detailed description of the conditions under which, and the method by which, the Museum will vacate the campus in the event of an emergency.

Reviewed and Approved:

Luke J. Swetland
President & CEO

November 25, 2014

Date

ATTACHMENT 6:

Summary of Public Outreach Efforts

Attachment 6
Public Outreach Summary

October 15-30, 2008
- Door-to-door interviews with the Museum's most immediate neighbors
- Knocked on doors of 549 homes; talked with 248 neighbors

February 19, 20 & 21, 2009
- 3 Neighborhood Meetings
- 549 invitations mailed

April 23 & 25, 2009
- 2 Neighborhood Meetings
- 549 invitations mailed

September 1, 2009
- Presentation to officers of the Mission Canyon Association

March 18 & 20, 2010
- 2 Neighborhood Meetings
- 8,845 invitations mailed

April 22, 2010
- Annual Mission Canyon Association General Meeting- CEO made a 20 minute presentation

June 3 & 5, 2010
- 2 Community Meetings
- 2,133 invitations mailed
- Public Notice Ads
  - Santa Barbara NewsPress: 5 ads placed between June 1–5, 2010
  - Santa Barbara Independent: 3 ads placed May 27 and June 3, 2010
  - Independent.com: Home Page Web Banner from May 30–June 5
  - Free listings placed in community online calendars

May 12 & 14, 2011

- 2 Community Meetings
- 2,577 invitations mailed
- Public Notice Ads
  - Santa Barbara NewsPress: 4 ads placed between May10–14 , 2011
  - Santa Barbara Independent: 3 ads placed April 28, May 5, and May 12
  - Independent.com: Home Page Web Banner from April 28–May 14
  - Free listings placed in community online calendars

May 20, 2011
- Members Party
- About 5,000 invitations mailed
- Master Plan Information Booth staffed with consultants and Museum employees

August 25, 2011
- Neighborhood BBQ
- 9,388 invitations mailed
- Master Plan Information Booth staffed with consultants and Museum employees

November 9, 2011
- HLC Discussion/Workshop

Winter 2011
- Updated the Mission Canyon Association via an article by Jean Yamamura in the printed MCA Newsletter

January 2012
- Community Letter about CEO Karl Hutterer's Retirement
- 6,375 letters mailed

February 17, 2012
- Community Letter
- 3,840 letters mailed

May 18, 2012
- Members Party
- About 5,500 invitations mailed
- Master Plan Information Booth staffed with consultants and Museum employees

August 23, 2012
- Neighborhood BBQ
- 9,847 invitations mailed
- Master Plan Information Booth staffed with consultants and Museum employees

November 20, 2012
- Letter from Museum Board Chairman Palmer Jackson, Jr. about Luke Swetland becoming the Museum's next President and CEO
- 5,255 letters mailed to Museum Members and Donors

January 24, 2013
- State of the Museum Address
- 1,999 invitations mailed
- Master Plan Information included in presentation

March 6, 2013

- Closest Neighbor Letter with Update and invitation to upcoming Closest Neighbor Meeting
- About 38 invitations hand delivered or mailed

March 9 and 14, 2013

- 2 Community Meetings
- 1,999 invitations mailed

April 4, 2013

- Closest Neighbor Meeting
- Invitations hand delivered or mailed
- Light dinner provided
- Opportunity for neighbors to hear from the Museum's consultants as to how they will approach their analyses of traffic, parking, fire evacuation, noise, and construction. Each consultant described their scope of work, method of analysis, and the kinds of measures they anticipated recommending to minimize neighborhood disturbance.

June 26, 2013

- Community Letter regarding placing an indefinite hold on the Museum proposed multi-phase campus development project in order to take the time to further study the project's goals.
- Museum Master Plan mini website update

November 19, 2013

- Community Letter update regarding the new Master Plan which is now refocused to more effectively showcase the Museum's scientific, programmatic, and educational strengths; and which can be accomplished over the next few years in a cost-effective and practical manner.
- 5,200 letters mailed to closest neighbors, Mission Canyon neighborhood, Museum members and donors, and community business leaders
- Museum Master Plan mini website update

Community Meetings in 2013

- April 1: Presentation by Luke Swetland and Suzanne Elledge to Citizens Planning Association
- April 11: Presentation by Luke Swetland at annual Mission Canyon Association Meeting
- December 11/12: Presentation by Luke Swetland to Rotary Meeting

February 12, 2014

- Annual State of the Museum Address
- 1,947 invitations mailed
- Master Plan update included in presentation

Community Meetings in 2014

- February 12: Luke Swetland invited to Upper East Association meeting to present an update
- **March 24, 2014:** Luke Swetland presented an update to the Riviera Association Board
- **April 10 & 12, 2014:** Community meetings were held at the Museum to review the submitted plans that were enclosed with the original DART filing.
- **April 17, 2014:** Luke Swetland presented an update at the annual Mission Canyon Association General Meeting
- **April 30, 2014:** Museum hosted a Closest Neighbors Meeting at the Museum to review technical studies and answer questions

Ongoing Activities

- Museum Master Plan Mini Website with Banner Link from home page
- Museum monthly e-newsletter
- Luke Swetland participates in monthly Mission Canyon Association Board Meetings as invited guest to provide regular updates about the Museum's upcoming exhibits and events
- Luke Swetland participates in monthly Safe Passage meetings representing the Museum

EXHIBIT B (MAP SHEET)

SANTA BARBARA MUSEUM OF NATURAL HISTORY ANNEXATION

SANTA BARBARA CITY LIMITS

SANTA BARBARA MUSEUM OF NATURAL HISTORY BOUNDARY

HATCHED AREA DENOTES PROPOSED ANNEXATION TO THE CITY OF SANTA BARBARA AND DETACHMENT FROM MISSION CANYON LIGHTING DISTRICT, COUNTY FIRE PROTECTION DISTRICT 29, AND COUNTY SERVICE AREA 12 (FOR BOUNDARY DATA SEE DETAIL ON PAGE 2)

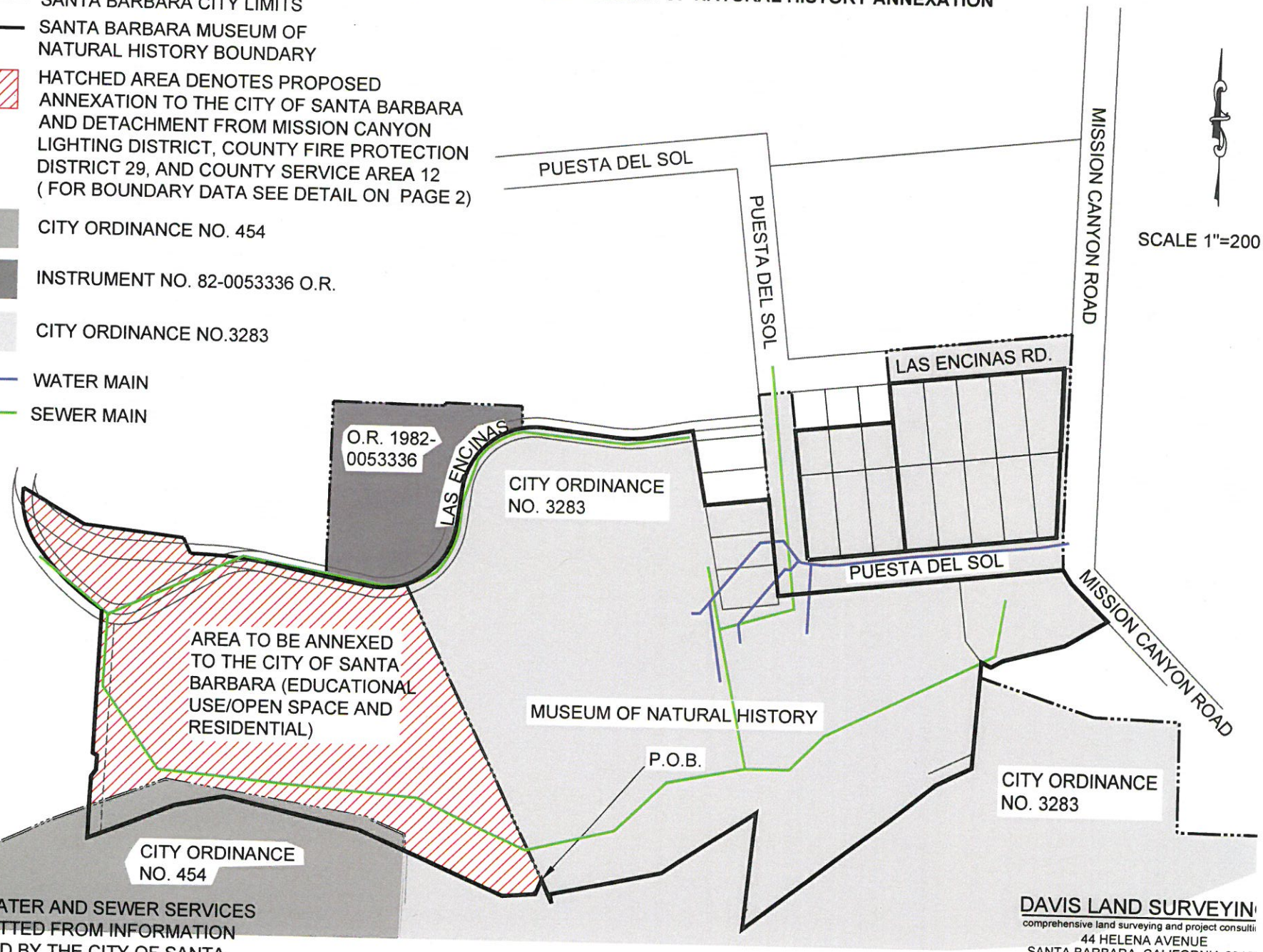
CITY ORDINANCE NO. 454

INSTRUMENT NO. 82-0053336 O.R.

CITY ORDINANCE NO.3283

WATER MAIN

SEWER MAIN



SCALE 1"=200 f

NOTE: WATER AND SEWER SERVICES ARE PLOTTED FROM INFORMATION PROVIDED BY THE CITY OF SANTA BARBARA

DAVIS LAND SURVEYIN
comprehensive land surveying and project consulti
44 HELENA AVENUE
SANTA BARBARA, CALIFORNIA 9310
L.S.5742 (805)564-8756

EXHIBIT D

SANTA BARBARA MUSEUM OF NATURAL HISTORY USE & ATTENDANCE

The Museum Master Plan and updated Conditional Use Permit proposes to retain all Museum uses and historic activities, programs, and events established under previously approved conditional use permits (Planning Commission Resolutions 002-89, 025-91, and 054-92). Current uses, including the type and mix of uses, are consistent with historic uses and may be grouped into three categories. The ratio of uses within and between these categories fluctuates year to year in response to community needs.

The Museum's institutional purpose and mission prioritizes exhibit and educational activities followed by community uses and events.[1] High Attendance events are important support for the Museum's public outreach and financial support. Consistent with the maximum annual attendance allowed by the City in 1989, future maximum annual attendance across all activity areas shall not exceed 165,547 people per year. Additional limitations are proposed to attendance in the categories of Community Uses (specifically weddings) and High Attendance Events (see below). Visitors to the site that are not there to visit the Museum (e.g. dog walkers and voters/volunteers associated with the election polling place) and Museum staff have not been included in the maximum attendance number historically, and are not included in the proposed maximum attendance number.

General Museum & Educational Use

- Attendance by visitors and museum members to exhibits, Board of Trustees, Committee and volunteer meetings, appointments with staff by vendors and members of the public
- Attendance by school groups, children's classes, children's camps, evening films and lectures, special planetarium shows & evening star parties, SBCC and UCSB classes
- Visitation by researchers and persons by appointment, including professional symposia or similar gatherings

Limitation: No specific limitation shall apply to General Museum and Educational Uses other than that the maximum annual attendance for such use in combination with Community Uses and High Attendance Events shall not exceed a total of 165,547 people annually.

Community Uses

Meetings; town hall discussions; memorials; wedding ceremonies; weddings with receptions; fundraising events; and lectures or similar activities organized by community groups other than the Museum.

Limitation: Weddings with receptions shall not exceed 15/year and shall not exceed 175 guests per wedding.

High-Attendance Events

These events are defined as: Museum-sponsored gatherings that are often held on weekends and are not a part of regularly scheduled or routine operations. If a High-Attendance event is anticipated to potentially exceed the on-site parking supply, traffic and parking management procedures are implemented as appropriate. ***Procedures and Requirements for Events,*** and ***Procedures and Requirements for Traffic and Parking Management*** are attached to the July 22, 2014 Applicant Report.

Currently such events include the Wine Festival, Tribal Arts Marketplace, Museum League Art Walk, and a once-a-year festival related to a temporary exhibit.

Limitation: High Attendance events shall not exceed four (4) events per year and 7% of annual maximum attendance (11,588 attendees) per year. The maximum number of people allowed on-site at any one time shall not exceed 1,400 and shall be monitored by the Museum staff at Museum entrance and exit.

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[1] In the 5-year period between 2009 and 2013 the percentage of attendance in each of these categories ranged as follows: General Museum & Educational Use: 81%-85%, Community Use: 10%-12% and High Attendance Events: 4%-7% (see attached summary table).

HISTORIC LANDMARKS COMMISSION MINUTES

April 23, 2014

2559 PUESTA DEL SOL

Application Number: MST2014-00116
Owner: Santa Barbara Museum of Natural History
Applicant: Suzanne Elledge Planning and Permitting Services
Engineer: Flowers & Associates, Inc.

(Proposed Master Plan for the Santa Barbara Museum of Natural History to carry out the following improvements anticipated in the next 15 years: improved accessibility and ADA compliance; full renovations to the Marine Paleo Exhibit Hall and restrooms, including an 82 square foot addition; replacement of the butterfly exhibit; rehabilitation of Gould Hall; relocation of trash and recycling; new fencing; enhancements to existing outdoor activity areas; landscape improvements; native habitat restoration; mechanical equipment upgrades; and interior repairs to existing buildings. The project includes Planning Commission review and annexation of parcels 023-250-039, -066, and -068.)

(Comments only; project requires environmental assessment, Planning Commission and City Council review.)

Time: 3:58 p.m.

Present: Suzanne Elledge, Agent, SEPPS
Luke Swetland, President and CEO
Walter Schacht, Architect, Schacht Aslani Architects
Susan Van Atta, Landscape Architect, Van Atta Associates, Inc.
Susette Naylor, Architect, Thompson Naylor

Public comment opened at 4:39 p.m.

Virgina Guess, local resident and SBMNH member, spoke in support of the proposal.

Public comment closed at 4:41 p.m.

Motion: **Continued two weeks with comments:**

1. This is what Santa Barbara is about: taking precious architectural resources, recycling and improving them. The concept is wonderful and supportable. The stewardship environmentally, historically and structurally is appreciated.
2. This Master Plan is superb and supportable. The project scope has great merit.
3. The Compatibility Analysis criteria are ready to be made.
4. The Commission would like to be involved and kept informed as the project progresses as a way to supplement the Urban Historian's review/approval of any changes to the plan that may require addendums to the HSSR for CEQA review.
5. The new deck and handrails need further study to be sympathetic to the site: The detailing, materials, handrails, and how the existing asphalt (that is to remain) will be hidden are of concern. Study making the deck look less of an alien feature and made to be more as part of the site.

EXHIBIT F

6. Details of the butterfly exhibit need further development; i.e., the sandstone entry and exit structures.
7. Study making the butterfly exhibit more natural in its form and appearance.
8. Restudy the metal tree form of the netting support at the butterfly exhibit that may not need to or want to emulate a tree. Perhaps it should look like what it is intended to be (that is, for support) rather than artificial trees.
9. Study the new window on the Marine Paleo Exhibit Hall west elevation to be more traditional in its size and composition: The detail where the window was recessed would be more appropriate if the stucco is curved under. It would also be more successful if the window was the full width of the opening.
10. The awnings should be larger.
11. Study the sandstone wall north of the butterfly exhibit on Sheet A-5.12 as it may need to be more sympathetic to the Spanish building behind.
12. Study the connection of the delivery drop-off area to the main entrance through the stegosaurus wall, including the paving area.
13. Study the end treatment of penetration of the stegosaurus wall.
14. Study whether the complete historic (stegosaurus) wall can be retained.

Action: Sharpe/Mahan, 6/0/0. (Murray/Shallanberger/Winick absent.) Motion carried.

May 7, 2014

2559 PUESTA DEL SOL

Owner: Santa Barbara Museum of Natural History
Engineer: Flowers & Associates
Applicant: Suzanne Elledge Planning and Permitting Services

(Proposed Master Plan for the Santa Barbara Museum of Natural History to carry out the following improvements anticipated in the next 15 years: improved accessibility and ADA compliance; full renovations to the Marine Paleo Exhibit Hall and restrooms, including an 82 square foot addition; replacement of the butterfly exhibit; rehabilitation of Gould Hall; relocation of trash and recycling; new fencing; enhancements to existing outdoor activity areas; landscape improvements; native habitat restoration; mechanical equipment upgrades; and interior repairs to existing buildings. The project includes Planning Commission review and annexation of parcels 023-250-039, -066, and -068.)

(Second concept review for Compatibility Analysis criteria. Comments only; project requires environmental assessment, Planning Commission and City Council review. The project was last reviewed on April 23, 2014.)

Actual time: 2:41 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultants
Suzanne Elledge, Applicant, SEPPS
Susan Van Atta, Landscape Architect, Van Atta Associates, Inc.

Daniel Gullett, Project Planner

Staff comment: Mr. Gullett requested that the Commission comment on the proximity of the proposed creekside terrace to the top-of-bank of Mission Creek.

Public comment opened at 2:44 p.m.

Kellam de Forest, local resident, commented on the property proposed to be annexed. He reported that the Mission Canyon Association that met the night before is not fully in support of the annexation.

Public comment closed at 2:46 p.m.

Commissioners Murray and Winick disclosed that, although they were not in attendance during the last review, they reviewed the video and the draft minutes.

Motion: **Continued indefinitely to the Planning Commission with the following comments:**

1. There are no concerns with the location of the creekside terrace with respect to the Mission Creek top-of-bank, but would like the Creeks Advisory Committee to weigh-in.
2. The applicant shall provide a simulation exhibit showing a view from the delivery drop-off area to the creek.
3. The treatment of the creekside terrace could possibly be more natural (i.e., stone versus wood).
4. Provide an arborist report addressing the asphalt impact to significant existing trees.
5. Continue to study the removal of the asphaltic concrete. A more natural material would be more appropriate.
6. The hydrologic surcharge potential to the existing stone wall was acknowledged; however, there are ways to mitigate hydrologic surcharges.
7. **The Commission has reviewed the proposed project and Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:**
   a) The proposed development project's design complies with all City Regulations and in general consistency with El Pueblo Viejo Landmark District Guidelines.
   b) The proposed design of the proposed development is compatible with the distinctive architectural character of Santa Barbara and of the particular Neighborhood surrounding the project.
   c) The proposal does not change the size, mass, bulk, height, or scale of the development; therefore, compatible.
   d) The design of the proposed development is appropriately sensitive to adjacent City Landmark/designated historic resources, historic sites or natural features and poses no threat or negative impact.

e) The public views of the mountains and natural setting are greatly enhanced by the removal of the previous proposal.
f) The design of the proposed development includes and appropriate amount of project open space and landscaping. The current proposal would enhance that experience.
g) Carry forward the HLC comments to the Planning Commission.

Action: La Voie/Winick, 8/0/0. (Shallanberger absent.) Motion carried.

December 3, 2014

2559 PUESTA DEL SOL

Assessor's Parcel Number: 023-271-003
Application Number: MST2014-00116
Owner: Santa Barbara Museum of Natural History
Applicant: Suzanne Elledge Planning & Permitting Services
Engineer: Flowers & Associates

(Proposed Master Plan for the Santa Barbara Museum of Natural History to carry out the following improvements anticipated in the next 15 years: improved accessibility and ADA compliance; full renovations to the Marine Paleo Exhibit Hall and restrooms, including an 82 square foot addition; replacement of the butterfly exhibit; rehabilitation of Gould Hall; relocation of trash and recycling; new fencing; enhancements to existing outdoor activity areas; landscape improvements; native habitat restoration; mechanical equipment upgrades; and interior repairs to existing buildings. The project includes Planning Commission review and annexation of parcels 023-250-039, -066, and -068.)

(Review of proposed installation of a sound wall along part of the north boundary of the property only.)

a. Historic Structures/Sites Report (Review of a Historic Structures/Sites Letter Report prepared by Post/Hazeltine Associates.)

Actual time: 2:59 p.m. and again at 3:25 p.m.

Present: Dr. Pamela Post and Timothy Hazeltine, Historical Consultant

Staff comments: Nicole Hernández, Urban Historian, stated that Staff agrees with the report that the project meets the CEQA Guidelines and Secretary of the Interior's Standards.

Public comment opened at 2:59 p.m. and, as no one wished to speak, it was closed.

Motion: To accept the report as presented.

Action: Mahan/Sharpe, 5/0/0. (Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

b. Conceptual Review (Comments only; project requires environmental assessment, Planning Commission and City Council review.)

Actual time: 3:03 p.m.

Present: Suzanne Elledge, Agent, SEPPS
Susan Van Atta, Landscape Architect, Van Atta Associates, Inc.
Luke Swetland, President/CEO, SBMNH
Timothy Hazeltine, Historical Consultant

Public comment opened at 3:08 p.m.

Kellam de Forest, Mission Canyon Association Board Member, spoke in support.

Chair Suding acknowledged receipt of letters from Jana Zimmer expressing concern with the proposed sound wall design, location, proposed vegetation, and maintenance; and Lauren Carey concerned with the use of a new PA system as she believes there is no need for one unless it is for emergencies only.

Public comment closed at 3:11 p.m.

Motion: Continued indefinitely to the Planning Commission with comments:

1. The proposal is an excellent solution.
2. The proposed materials would be acceptable. The applicant is asked to study the possibility of keeping the same spacing for the pickets, but run vertically. The horizontal planking seems contemporary.
3. The vegetation at maturity will be an appropriate screening and discouragement for graffiti.
4. **The Commission has reviewed the proposed sound wall (fence) and Compatibility Analysis Criteria have been generally met for this project (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:**
   a. **Compliance with City Charter and Municipal Code; General Consistency with Design Guidelines:** The proposed sound wall's design complies with all City Regulations and is consistent with El Pueblo Viejo Landmark District Guidelines.
   b. **Compatible with Architectural Character of City and Neighborhood.** The proposed design of the proposed sound wall is compatible with the distinctive architectural character of Santa Barbara and of the particular Neighborhood surrounding the project.
   c. **Appropriate size, mass, bulk, height, and scale.** The size, mass, bulk, height, and scale of the proposed sound wall is appropriate for its neighborhood.

d. **Sensitive to Adjacent Landmarks and Historic Resources.** The design of the proposed sound wall is appropriately sensitive to the adjacent designated historic resources, historic site and natural features.
e. **Public views of the Ocean and Mountains.** The design of the proposed sound wall responds appropriately to established private views and does not affect mountain views.
f. **Appropriate Amount of Open Space and Landscaping.** The design of the proposed sound wall allows an appropriate amount of project open space and landscaping.

Action: Winick/Mahan, 5/0/0. (Drury/La Voie/Murray/Shallanberger absent.) Motion carried.

RELEVANT CITY GENERAL PLAN GOALS, POLICIES & IMPLEMENTATION STRATEGIES

Land Use Element (2011)

GOALS

- *Resource Allocation:* Achieve a balance in the amount, location and type of growth within the context of available resources including water, energy, food, housing, and transportation.
- *Character:* Maintain the small town character of Santa Barbara as a unique and desirable place to live, work, and visit.
- *Design:* Protect and enhance the community's character with appropriately sized and scaled buildings, a walkable town, useable and well-located open space, and abundant, sustainable landscaping.
- *Historic Preservation:* Protect, preserve and enhance the City's historic resources.
- *Neighborhoods:* Maintain and enhance neighborhoods with community centers where requested, and improved connectivity to daily necessities, including limited commercial activity, transit, and open spaces while protecting the established character of the neighborhood. Maintain or reduce the existing ambient noise levels in single family neighborhoods.
- *Public Health:* Improve public health through community design and location of resources by promoting physical activity, access to healthy foods and improved air quality.
- *Mobility:* Apply land use planning tools and strategies that support the city's mobility goals.
- *Regional Approach:* Support the establishment of the best possible government, jurisdictions, and intergovernmental working relationships for the South Coast area, from Gaviota to the City of Ventura.

Neighborhood Policies

LG14. Low Density Single Family Zoned Residential Areas. Maintain and protect the character and quality of life of single family zoned neighborhoods as a low density residential community.

Possible Implementation Actions to be Considered

LG15.3 Institutional Uses. Review the permitting process for government public facilities and institutional uses and strengthen the findings as needed for neighborhood compatibility in residential areas.

LG15.4 Best Practices for Institutional Uses. As part of neighborhood planning, as appropriate, initiate and conduct studies in residential neighborhoods that have various established institutional uses. The purpose of the study is to engage those who manage these institutional uses in a discussion with neighborhood representatives and City officials to develop "best practices" for the conduct of activities associated with the institutional land uses in order to improve their compatibility with their adjacent residential neighbors on a voluntary basis. Such a study should be conducted in the Upper East Neighborhood that has a unique concentration of existing institutional land uses. Subsequent to this study, and the identification of best practices, these practices should be considered citywide, as appropriate.

Regional Governance

R3. Annexations. Annexation of land to the City shall only be allowed if resource capacities exist to serve the additional area and population, the use of resource capacities will not jeopardize priority development (i.e., affordable housing), and the annexation will minimize impacts on service costs.

Possible Implementation Actions to be Considered

R3.1 Resource Capacity. It is the City's preference to merge under one government the city of Santa Barbara and the area within its sphere of influence. However, all proposed annexations shall be assessed for potential impacts on the costs and capacities of resources, for example, on water, wastewater treatment, public safety, and affordable housing.

R3.3 Compatibility. Residential properties that are annexed to the city shall be designated and zoned to be compatible with adjoining residential areas of the city.

Housing Element (2011)

GOALS

- *Conservation and Improvement of Existing Housing*: Conserve the existing housing stock and improve its condition while minimizing displacement, maintaining housing affordability, and preventing future blight or deterioration.
- *Regional Cooperation and Jobs/Housing Balance:* Coordinate City efforts with those of surrounding communities towards balancing jobs and housing in the regional housing market.

Regional Cooperation and Jobs/Housing Balance Policies

H22. Work to Solve Regional Jobs/Housing Imbalance. The City is committed to working with neighboring jurisdictions and the private sector to solve the regional jobs/housing imbalance in a regional manner.

Possible Implementation Actions to be Considered

H22.7 Employer Incentives. Work with the Coastal Housing Partnership to develop incentives for employers throughout the South Coast to provide employee housing on-site or close-by off-site, and establish or expand programs that encourage employers to provide other housing benefits or financial assistance programs, such as down payments, closing costs and rental move-in fees for employees.

Open Space, Parks and Recreation Element (2011)

GOAL

- *Open Space Opportunities. Protect and enhance the city's livability, accessibility and character, and the community's health, through the generous provision of a variety of accessible public open space opportunities.*

Open Space, Parks and Recreation Policies

OP1. **Variety and Abundance.** Provide ample open space through a variety of types, including nature reserves, parks, beaches, sports fields, trails, urban walkways, plazas, paseos, pocket parks, play areas, gardens, and view points, consistent with standards established for this city.

Possible Implementation Actions to be Considered

OP1.2 Remaining Key Open Space. Use the information in the Master Environmental Assessment Visual Resource Maps and other data to identify key areas within the City and its sphere of influence that merit long-term protection, and take appropriate actions to preserve such areas as passive open space. Focus on larger areas of contiguous open space including areas in the Las Positas Valley, Elings Park, El Presidio de Santa Barbara State Historic Park, east slopes of Hope Ranch, north Mesa hillsides, the Riviera, and throughout the foothills, particularly in lower Mission Canyon and the watersheds of Arroyo Burro and Barger Canyon creeks, as well as the Atascadero and Cieneguitas creek watersheds adjacent to the San Marcos Foothills Preserve.

OP1.3 Protect Contiguous Open Land. All new development within identified key open space areas shall be sited and designed to preserve contiguous tracts of open space and connectivity with open space on adjacent parcels. Connectivity includes connected habitats and wildlife corridors.

OP2. **Open Space, Park, Recreation and Trails Acquisition and Maintenance Funding.** The City shall develop a variety of ways and options to support acquisition and maintenance of public open space, and new development and re-development shall contribute commensurate with the incremental need generated. Access and connectivity between open spaces shall be considered in future acquisition and maintenance funding.

Economy and Fiscal Health Element (2011)

GOALS

- *Strong, Diverse Economy. Ensure a strong economy with a diversity of business sizes and types that provide a stable long-term revenue base necessary to support essential services and community enhancements, as well as diverse job opportunities.*
- *Tourism. Continue to support tourism and related support services for visitors to Santa Barbara.*
- *Minimize Impacts and Costs. Internalize impacts to the environment of new development and redevelopment, and avoid costs to the community.*

Local Economic Policies

Promote Economy and Fiscal Health goals and policy direction working with non-profits and businesses.

EF9. Infrastructure Improvements. Identify, evaluate and prioritize capital improvements that would assist in business retention or expansion, such as increased public transit, a rail/transit transfer center, city-wide wi-fi, sidewalk improvements, or consolidated customer parking facilities.

EF18. Arts, Crafts, and Culture. Recognize the contribution to the City's economy played by the arts, crafts, and cultural events, and continue to support and promote these endeavors.

Historic Resources Element (2012)

GOALS

- *Protection and Enhancement of Historical Resources:* Continue to identify, designate, protect, preserve and enhance the City's historical, architectural, and archaeological resources. Ensure Santa Barbara's "sense of place" by preserving and protecting evidence of its historic past, which includes but is not limited to historic buildings, structures, and cultural landscapes such as sites, features, streetscapes, neighborhoods, and landscapes.
- *Increased Awareness and Appreciation*: Increase public awareness and appreciation of Santa Barbara's history and pre-history, its historical, cultural and paleontological resources, their value and the need to protect them.

Recognize that historic resources are necessary contributors to attaining sustainability, environmental and economic vitality, and preservation of the city's quality of life.

- *Neighborhood Historic Preservation*: Protect the significant contribution made by Santa Barbara's neighborhood historic resources to the City's charm and sense of historical context.

Protection of Buildings, Structures, Sites and Features Policies

HR1. Protect Historic and Archaeological Resources. Protect the heritage of the City by preserving, protecting and enhancing historic resources and archaeological resources. Apply available governmental resources, devices and approaches, such as the measures enumerated in the Land Use Element of this Plan, to facilitate their preservation and protection.

HR2. Ensure respectful and compatible development. Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure compatibility of development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible.

Possible Implementation Actions to be Considered

HR2.1 Protect historic resources from harmful development. Development on parcels in proximity to historic resources shall be designed, sited and scaled to be compatible with their historic neighbor and with public enjoyment of the historic site. Construction activity in proximity to historic resources shall not damage or adversely impact the historic resources, and new structures themselves shall not pose a threat of either short or long-term damaging effects upon the historic resources.

HR2.2 Consider impacts to historic resources comprehensively. Require the identification and analysis of potential impacts to historic resources as an integral component of the review process of all development applications. Evaluate the impacts of proposed development in proximity to historic resources. Review bodies shall not consider other existing incompatible development as a justification for additional potentially incompatible development.

HR2.3 Assess potential damage. Ensure that construction activities in proximity to a historic structure do not damage the historic resource. For projects involving substantial demolition and/or grading adjacent to such a resource, include any necessary measures as determined in consultation with the City Urban Historian, or in accepted Cultural Resources or Historic Structures Report recommendations. Such measures should include participation by a structural engineer and/or an architect knowledgeable in historic resources and their treatment, such as a historical architect.

HR2.5 Use appropriate measures. Measures to be implemented shall include assurances that such development is appropriately scaled, designed and sited, and provided with well-located open space and landscaping. Proportionately scale construction (addressing height, size, bulk, volume, etc.) adjacent to historic resources.

Cultural Landscapes Such as Streetscapes, Public Features, and Pedestrian Amenities Policies

HR6. **Protect Traditional Public Resources and Streetscapes.** Identify and preserve significant public resources and streetscapes and ensure a public review process in order to protect their historical features and attributes.

Possible Implementation Actions to be Considered

HR6.1 Preserve and protect traditional public resources and streetscapes. Pursue measures to preserve and protect historical features such as trees, stone curbing, hitching posts, and sidewalk imprints.

HR6.2 Prioritize documented features. Target features that have been identified in historic resource surveys as historically significant for specific protection measures, such as landmark or structure of merit designation, as well as state and federal designations.

HR6.3 Promote streets that accommodate pedestrians. Since traditional streetscapes accommodated pedestrians, require that all projects in historic areas involving street design pursue options that advance and enhance pedestrian friendliness.

HR7. **Protect Cultural Landscapes**. Identify and preserve historic landscapes.

Possible Implementation Actions to be Considered

HR7.2 Protect landscapes that contribute to historic resource context. Require that reviews of all development applications consider impacts upon cultural landscapes and landscape features that contribute to the integrity of a historic resource.

Public Education Policy

HR9. **Increase Awareness of Santa Barbara's Heritage.** Promote recognition that conservation of historic and cultural resources is a necessary contributor toward economic vitality, attaining sustainability and preservation of quality of life. Increase public awareness and appreciation of the significance of Santa Barbara's history. Promote awareness, appreciation and understanding of the early inhabitants of Santa Barbara.

Possible Implementation Actions to be Considered

HR9.1 Generate programs. Develop and expand programs that educate the public about the importance of preserving archaeological, prehistoric, historical, and cultural resources.

HR9.2 Reach out. Promote programs, awards and events to heighten public awareness and promote tourism.

HR9.3 Coordinate promotion. Integrate promotional efforts of various agencies and organizations that utilize local history such as, walking tours, brochures, fairs, festivals, public events and awards.

HR9.5 Improve awareness. Encourage and participate in partnerships between the City, developers, landowners and representation from most likely descendants of Barbareño Chumash; and local Native American associations and individuals to increase the visibility of Chumash history and culture by:

a. Supporting public displays or exhibits of Chumash arts, culture and history,

b. Encouraging the incorporation of elements from Chumash art and culture into public and private development,

c. Supporting the creation of a permanent Chumash archaeological museum and interpretive center in addition to those of the Santa Barbara Natural History Museum.

Environmental Resources Element (2011)

GOALS

- *Sustainable Resource Use.* Protect and use natural resources wisely to sustain their quantity and quality, minimize hazards to people and property, and meet present and future service, health and environmental needs.
- *Reduce Greenhouse Gases.* Reduce where practicable greenhouse gas emissions contributions to climate change, and to air pollution and related health risks.

- *Reduce Fossil Fuel Use.* Reduce fossil fuel use through increased efficiency and conservation, and by developing renewable energy sources.
- *Climate Change Adaptation.* If applicable, incorporate adaptation to climate change in proposals for new development, redevelopment and public infrastructure.

Biological Resources Policies

ER11. **Native and Other Trees and Landscaping**. Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade.

Possible Implementation Actions to be Considered

ER11.2 Oak Woodlands. Site new development outside of oak woodlands to the maximum extent feasible. Within and adjacent to oak woodlands:

a. Avoid removal of specimen oak trees;

b. Preserve and protect oak saplings and native understory vegetation within areas planned to remain in open space;

c. Provide landscaping compatible with the continuation and enhancement of the habitat area, consisting primarily of native species and excluding use of invasive non-native species;

d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;

e. Minimize or avoid installation of high water use landscaping (e.g., lawn) under the dripline of oak trees.

ER12. **Wildlife, Coastal and Native Plant Habitat Protection and Enhancement**. Protect, maintain, and to the extent reasonably possible, expand the City's remaining diverse native plant and wildlife habitats, including ocean, wetland, coastal, creek, foothill, and urban-adapted habitats.

Possible Implementation Actions to be Considered

ER12.4 Native Species Habitat Planning. Protect and restore habitat areas for native flora and fauna, and wildlife corridors within the City, including for chaparral, oak woodland, and riparian areas. In particular, provide land use/design guidelines to:

a. Require buildings and other elements of the built environment, and landscaping to be designed to enhance the wildlife corridor network as habitat.

b. Ensure that the City and new development preserve existing trees within identified wildlife corridors, and promote planting new trees, and installing and maintaining appropriate native landscaping in new developments within or adjacent to important upland wildlife corridors and all streams. Ensure that efforts are made to minimize disturbance to understory vegetation, soils, and any aquatic habitats that are present below the trees in order to provide movement of species that utilize the habitat.

c. Ensure that new development and redevelopment projects will not result in a net reduction or loss in size and value of native riparian habitats.

d. Increase riparian habitat within the City and / or its sphere of influence by 20 acres or more, and 1 linear mile or more, over the 20 year life of Plan Santa Barbara. Priorities for restoration include perennial reaches of the major streams, reaches of creek on publicly-owned land, and degraded areas of the City's three major creeks.

ER12.5 Riparian Woodland Protection. Site new development outside of riparian woodlands to the extent feasible. Within and adjacent to riparian woodlands:

a. Avoid removal of mature native trees;

b. Preserve and protect native tree saplings and understory vegetation;

c. Provide landscaping within creek setback compatible with the continuation and enhancement of the habitat area, consisting primarily of appropriate native species and excluding use of invasive non-native species;

d. Include conditions of approval for habitat restoration of degraded oak woodlands where such development creates direct or indirect impacts to the affected habitat;

e. Include water quality protection and enhancement measures consistent with the adopted City Storm Water Management Plan.

ER13. **Trail Management**. Existing and future trails along creeks or in other natural settings shall be managed for both passive recreational use and as native species habitat and corridors.

Hydrology, Water Quality and Flooding Policies

ER19. **Creek Resources and Water Quality**. Encourage development and infrastructure that is consistent with City policies and programs for comprehensive watershed planning, creeks restoration, water quality protection, open space enhancement, storm water management, and public creek and water awareness programs.

ER21. **Creek Setbacks, Protection, and Restoration**. Protection and restoration of creeks and their riparian corridors is a priority for improving biological values, water quality, open space and flood control in conjunction with adaptation planning for climate change.

Possible Implementation Actions to be Considered

ER21.1 Creek Setback Standards. Establish updated creek setback and restoration standards for new development and redevelopment along all creeks, and prepare or update guidelines for restoration, increase of pervious surfaces and appropriate land uses within designated creek side buffers.

a. Develop setback standards of greater than 25 feet from the top of bank for new structures and hard surfaces adjacent to creeks and wetlands.

b. At a given site, creek buffers should be adequate for protection from flood, erosion, and geologic hazards, and to provide habitat support.

c. In developing creek setback and restoration standards, consider applicable creek standards in surrounding jurisdictions and the Santa Barbara County Flood Control District general recommendation for new development setbacks of 50 feet from the top of bank of major creeks with natural creek banks, with a reduction up to 25 feet where "hard bank" protection is present.

d. For new development that is closer than 50 feet to the top of the bank of any major stream, creek bank stabilization shall be provided through planting of native trees and shrubs on creek banks and along the top of banks to minimize erosion and the potential for bank failure.

e. When the City determines that a structure must be constructed within proposed creek setbacks or where a project would be exposed to unusually high risk of bank erosion or collapse, non-intrusive bank stabilization methods such as bio-engineering techniques (e.g. revegetation, tree revetment, native material revetment, etc.) shall be used where feasible rather than hard bank solutions such as rip-rap or concrete.

ER21.2 Creekside Development Guidelines. Establish design guidelines for development and redevelopment near creeks, such as measures to orient development toward creeks, and better incorporate creeks as part of landscape and open space design. Utilize native riparian palettes for landscaping along creeks, and prohibit the use of non-native invasive plants. Encourage public creekside pedestrian paths where appropriate to increase connectivity and provide pocket parks and signage to improve public awareness and enjoyment of the City's creeks.

Aesthetics and Visual Resources Policies

ER29. **Visual Resources Protection**. New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.

ER30. **Enhance Visual Quality**. Not only retain, but improve visual quality of the city wherever practicable.

Noise Policies

ER31. Noise Policies for New Residential Uses. Take into consideration the surrounding existing and future legal land uses in establishing exterior noise policies for new residential uses.

Possible Implementation Actions to be Considered

ER31.2. Residential Exterior Ambient Noise Levels in Single Family Zones. An average ambient outdoor noise level of 60 dBA Ldn or CNEL or less is established as the level considered normally acceptable for required outdoor living areas of residential units located within single-family zones except for areas subject to higher ambient noise levels, for which a 65 dBA Ldn or CNEL standard is established. This policy amends the General Plan Noise Element Land Use Compatibility Guidelines for residential units in single-family zones that already experience average ambient noise levels above 60 dBA.

ER31.5 Non-Residential Noise Affecting Residential Neighborhoods. To further General Plan policies for maintaining quiet, high quality neighborhoods, require more detailed noise assessments for proposed special, conditional, and institutional uses with episodic activities and events that may cause noise effects to residential neighborhoods

ER31.5 Non-Residential Noise Affecting Residential Neighborhoods. To further General Plan policies for maintaining quiet, high quality neighborhoods, require more detailed noise assessments for proposed special, conditional, and institutional uses with episodic activities and events that may cause noise effects to residential neighborhoods.

Conservation Element (1979, prior amendment 1994)

VISUAL RESOURCES

Goals

- Restore where feasible, maintain, enhance, and manage the creekside environments within the City as visual amenities, where consistent with sound flood control management and soil conservation techniques.
- Protect and enhance the scenic character of the City.
- Maintain the scenic character of the City by preventing unnecessary removal of significant trees and encouraging cultivation of new trees.

- Protect significant open space areas from the type of development which would degrade the City's visual resources.

Policies

1.0 Development adjacent to creeks shall not degrade the creeks or their riparian environments.

4.0 Trees enhance the general appearance of the City's landscape and should be preserved and protected.

5.0 Significant open space areas should be protected to preserve the City's visual resources from degradation.

Implementation Strategies

1.2 Examine undeveloped parcels having creek frontage for possible purchase and retention as open space.

4.1 Mature trees should be integrated into project design rather than removed. The Tree Ordinance should be reviewed to ensure adequate provision for review of protection measures proposed for the preservation of trees in the project design.

4.2 All feasible options should be exhausted prior to the removal of trees.

4.3 Major trees removed as a result of development or other property improvement shall be replaced by specimen trees on a minimum one-for-one basis.

AIR QUALITY

Goals

- Reduce dependence upon the automobile.

Policies

1.0 Reduce single occupant automobile trips and increase the utilization of public transit.

2.0 Improve the attractiveness and safety of bicycle use as an alternate mode of travel for short- and medium-distance trips.

BIOLOGICAL RESOURCES

Goals

- Enhance and preserve the City's critical ecological resources in order to provide a high-quality environment necessary to sustain the City's ecosystem.
- Increase public understanding of the relationship between the maintenance of the City ecosystem and the welfare of the general public.

Policies

4.0 Remaining Coastal Perennial Grasslands and Southern Oak Woodlands shall be preserved, where feasible.

5.0 The habitats of rare and endangered species shall be preserved.

11.0 Where Biological Resources policies conflict, the policy most protective of the natural environment shall prevail.

DRAINAGE AND FLOOD CONTROL

Goals

- Encourage recreation, conservation and open space uses in floodplains.

Policies

4.0 Goals and policies of this Element are interrelated with those of the Safety and Open Space Elements and shall be considered together in land use planning decisions.

Implementation Strategies

2.4 Encourage the use of permeable or pervious surfaces in all new development to minimize additional surface runoff.

3.2 Regulate buffer zones along creeks to protect against bank erosion from public or private practices including grading, brush cleaning, trail maintenance, dumping or construction of private structures such as bridges or walkways across creeks. Routine debris removal by the City for flood reduction is exempted.

4.2 Creeks and their banks constitute a scenic open space resource within the City in their natural state; thus, the Open Space Element also recognizes the importance of keeping structures out of the stream channels for preservation of City resources.

4.3 The Safety Element recognizes the hazard to lives and property of encroachment of structures into stream channels and on stream banks; thus, it also supports the findings of this Element on the basis of hazard reduction.

WATER RESOURCES

Goal

- To maintain existing and protect future potential water resources of the City of Santa Barbara.

Implementation Strategies

2.1 Require all new development to incorporate water conservation features and devices into project design in order to minimize future increases in water demand.

2.2 Encourage new development and redevelopment to consider innovative water conservation techniques such as gray water recycling.

Circulation Element (2011)

GOALS

- *Integrated Multi-Modal Transportation System.* Create a more integrated multi-modal transportation system to connect people, places, goods, and services. Provide a choice of transportation modes and decrease vehicle traffic congestion.
- *Street Network.* Provide a comprehensive street network that safely serves all transportation modes.

Circulation Policies

C1. Transportation Infrastructure Enhancement and Preservation. Assess the current and potential demand for alternative transportation and where warranted increase the availability and attractiveness of alternative transportation by improving related infrastructure and facilities without reducing vehicle access.

Possible Implementation Actions to be Considered

C1.1 Pedestrian and Bicycle Infrastructure. Emphasize high quality public right-of-way infrastructure to include enhanced pedestrian and bicycle facilities.

- Provide high quality pedestrian crossings as described in the Pedestrian Master Plan that result in a high rate of vehicle yielding at uncontrolled intersections.
- Install pedestrian amenities (e.g., pedestrian-scaled street lighting, benches, trees and other landscaping) along high volume pedestrian corridors, at other key pedestrian destinations (parks, schools, etc.) and, in coordination with MTD, around transit stops and stations (e.g. shade and rain structures, and space for newspaper dispensers).
- Improvements to bicycle travel-ways and parking are a priority use of rights-of-way throughout the City, therefore, carry out implementation of all of the recommended improvements within the City's Bicycle Master Plan.
- Improve coordination between City, County, UCSB, SBCAG, and other South Coast cities and entities to improve and expand regional bike paths and routes that cross jurisdictional boundaries.

Development Policies

C8. Emergency Routes. It shall be a high priority to keep all emergency evacuation, response and truck routes free of physical restrictions that may reduce evacuation/response times.

C9. Accessibility. Make universal accessibility for persons with disabilities, seniors, and other special needs populations a priority in the construction of all new development for both public and private projects.

Circulation Element (1997, original 1964)

Goal 1 ***PROVIDE A TRANSPORTATION SYSTEM THAT SUPPORTS THE ECONOMIC VITALITY OF THE CITY***

Establish and maintain a transportation system that supports the economic vitality of local businesses.

POLICIES AND IMPLEMENTATION STRATEGIES

1.1 **The City shall establish, maintain, and expand a mobility system that supports the economic vitality of local businesses.**

1.1.3 Enhance alternative transportation services and infrastructure access between residential, recreational, educational, institutional and commercial areas.

Goal 2 ***STRIVE TO ACHIEVE EQUALITY OF CONVENIENCE AND CHOICE AMONG ALL MODES OF TRANSPORTATION***

Emphasize alternative modes in order to provide real options and opportunities for people to choose among different forms of transportation rather than relying exclusively on the automobile.

POLICIES AND IMPLEMENTATION STRATEGIES

2.1 **Work to achieve equality of convenience and choice among all modes of transportation.**

2.1.2 Expand and enhance the infrastructure for and promote the use of the bicycle as an alternative form of travel to the automobile.

2.1.3 Create an integrated pedestrian system that promotes safe and convenient pedestrian travel throughout the City.

Goal 4 INCREASE BICYCLING AS A TRANSPORTATION MODE

Develop a comprehensive system of bicycle routes which are integrated with other modes of transportation and which provide safe and efficient bikeways.

POLICIES AND IMPLEMENTATION STRATEGIES

4.2 **The City shall work to expand, enhance, and maintain the system of bikeways to serve current community needs and to develop increased ridership for bicycle transportation and recreation.**

4.2.1 Create bikeways that conveniently serve major areas of attraction, such as shopping centers, public buildings, parks, places of employment, schools, and the Waterfront.

Goal 5 INCREASE WALKING AND OTHER PATHS OF TRAVEL

Develop a comprehensive system of pedestrian routes which are integrated with other modes of transportation and which provide safe and efficient paths of travel.

POLICIES AND IMPLEMENTATION STRATEGIES

5.1 **The City shall create an integrated pedestrian system within and between City neighborhoods, schools, recreational areas, commercial areas and places of interest.**

5.1.2 Identify and link major activity centers and destinations with walkways. This will consist of the following:

- surveying existing connections between neighborhoods and identifying opportunities and constraints for new pedestrian connections,
- identifying existing barriers to walking to school and where feasible eliminating those barriers,
- providing improved access for pedestrians (for example, between such areas as the Eastside, Westside, Mesa, Lower State, Upper State and Waterfront areas, major attractions, recreation, cultural, and commercial areas),
- working with neighborhood markets and grocery stores to identify ways to encourage walking trips to the market from surrounding neighborhood areas,
- improving pedestrian access in and around the Mission by providing safe and attractive walking connections between the Mission, Rose Garden, Rocky Nook Park, Natural History Museum and Alameda Padre Serra, and
- creating an integrated pedestrian system linking the Franklin Center, Franklin School, the Eastside Library and the community gardens.

Goal 6 REDUCE THE USE OF THE AUTOMOBILE FOR DRIVE-ALONE TRIPS

Efficiently and effectively use the existing street system through incentives, the provision of attractive alternatives and a transportation demand management program. Recognizing that automobiles will still be on the road, the City will support programs that encourage increased vehicle occupancies and trip reduction in order to enjoy the quality of life that currently exists. The City recognizes that reducing drive-alone trips from current levels may create roadway capacity for new development consistent with the General Plan.

POLICIES AND IMPLEMENTATION STRATEGIES

6.1 **The City shall continue to support efforts to expand Transportation Demand Management Programs.**

6.1.4 Work with employers to provide transportation demand management programs that encourage employees to rideshare and use alternative modes of transportation. Such voluntary programs may include telecommuting, transportation allowances in lieu of free or inexpensive parking, free or low cost bus passes, and van-pools.

ANNEXATION

13.8 **Ensure that sustainable transportation linkages, public services, infrastructure, and commercial needs support the City's mobility goals and are evaluated in proposed annexations.**

Safety Element (2013)

GOALS

- *Public Safety:* Protect life, property and public well-being from natural and human-caused hazards.
- *Community Resilience:* Promote community resilience through risk reduction, public education and emergency response planning and programs.
- *Hazard Risk Reduction:* Use the development review process to minimize public and private risk and minimize exposure of people and property to risks of damage or injury caused by natural and man-made hazards.

Hazard Risk Reduction

S7. Hazard Reduction. Identify, evaluate and implement risk reduction measures during the development review and permitting process to reduce the effects of hazards to an acceptable level of risk. Project design measures shall be implemented as applicable to avoid or reduce hazards and comply with associated regulations.

S8. Information Resources. Maps depicting areas affected by natural and human-caused hazards shall be maintained by the City. These maps may be updated from time to time when new information regarding the location or severity of hazards becomes available.

S9. Risk Evaluation. Proposals for new development may be required to provide an evaluation of how natural and human-caused hazards may adversely affect the project, whether the project may create or exacerbate hazards, and to identify feasible measures to reduce hazard-related risk to an acceptable level. Required hazard evaluation reports are to be prepared and signed by a qualified individual acceptable to the City. At its discretion, the City may require peer review of submitted reports.

Factors to be considered in determining whether a risk evaluation is required include but are not limited to:

a. Location of the project in relation to City hazard maps and other hazards information
b. Potential for the project to exacerbate natural or human-caused hazards
c. Potential for the project to be impacted by natural and human-caused hazards
d. Potential severity of hazard-related impacts
e. Intended use of the site or proposed structures
f. Potential consequences should the project be affected by one or more hazards
g. Federal, state hazard regulations, building code requirements, and recommendations of the *Geology and Geohazards Master Environmental Assessment, Technical Report and Evaluation Guidelines and other similar regulations and guidelines.*

Geologic and Seismic Hazards

S11. Fault Rupture. Avoid placing new structures for human occupancy across or adjacent to active faults.

a. Fault Setbacks. Structures for human occupancy should generally be set back 50 feet from the location of an active fault as determined by a site-specific fault investigation. This setback distance may be altered based on the recommendations of the site-specific fault evaluation.

b. Utilities that Cross Faults. For linear utility infrastructure (e.g., water, sewer, gas pipelines) that must cross an active fault, appropriate safety measures shall be provided. Examples of appropriate safety measures include providing shut-off valves on both sides of the fault, motion sensitive shut-off valves, and/or appropriate structural engineering to accommodate anticipated levels of ground movement or surface warping.

S12. Ground Shaking. Reduce the effects of earthquake ground shaking through appropriate building design requirements for new buildings and retrofit measures for existing buildings.

a. Minimize the Effects of Ground Shaking. The City shall implement applicable building code requirements and the recommendations of site-specific soil and geologic investigations to minimize the effects of ground shaking on new development. Building code requirements pertaining to essential and critical facilities (e.g., schools, emergency service facilities, and utilities) shall also be implemented to reduce earthquake-related hazards.

b. Building Code Updates. The City will minimize ground shaking-related hazards to structures by continuing to review, amend, and adopt updated provisions of the California Building Code to incorporate and implement building design requirements.

c. Unreinforced Masonry Buildings. Implement existing building retrofit programs that address structural deficiencies in existing buildings that have the potential to result in significant safety hazards during earthquakes.

Fire Hazards

S34. Evacuation Routes. Development projects located in the Extreme Foothill and Foothill High Fire Hazard Zones shall be evaluated to determine if the project would have the potential to substantially affect emergency evacuation. A project would result in a substantial effect on evacuation if it would result in either of the following conditions:

a. Physically interfere with evacuation capabilities. A project could physically interfere with evacuation capabilities if it would reduce evacuation capacity by substantially decreasing the width of road or other access way, or result in the closure of a road or access way.

b. Add substantial additional evacuees to routes with limited capacity. A project could substantially reduce evacuation capacity if it would add a considerable amount of traffic to probable evacuation routes that do not meet current Fire Department roadway or access standards; or add a considerable amount of traffic to probable evacuation routes in relation to roadway capacity and evacuation traffic volumes reasonably expected to be generated by existing development in the project area.

S37. Fire Hazard Reduction Design Requirements. Project designs shall adequately address fire hazard, providing for appropriate site layout; building design and materials; fire detection and suppression equipment; landscaping and maintenance; road access and fire vehicle turnaround; road capacity for evacuation; and water supply.

S39. Defensible Space. Require that defensible space be provided around existing and proposed development projects located in high fire hazard areas in accordance with the Wildland Fire Plan, or as recommended by the Fire Department.

S40. Vegetation Management. Vegetation management programs to reduce fire fuel loads, as well as project-related landscape and maintenance plans, shall protect and preserve environmentally sensitive habitat areas (ESHAs) and balance fire risk reduction benefits with possible aesthetic, habitat, and erosion impacts. Potential effects resulting from fuel management activities shall be avoided or reduced as feasible.

S41. Fire Prevention and Creek Restoration. Coordinate fire prevention and vegetation management activities with creek and riparian resource protection by developing and implementing Best Management Practices for vegetation/fuel management operations conducted within and adjacent to creek corridors.

Flood Hazards

S46. Development in Flood Hazard Areas. The potential for flood-related impacts to health, safety, and property may be reduced by limiting development in flood-prone areas. New development or redevelopment located within a designated 100-year floodplain shall be required to implement appropriate site and structure designs consistent with regulatory requirements that minimize the potential for flood-related damage, and shall not result in a substantial increase in downstream flooding hazards.

RELEVANT MISSION CANYON COMMUNITY PLAN GOALS, POLICIES & IMPLEMENTATION STRATEGIES

GOAL LU-MC-1: Ensure that development does not exceed the availability of adequate services and infrastructure to provide for public health and safety within an area with limited ingress and egress.

Policy LU-MC-2: The County shall recognize that the Mission Canyon Plan Area is a constrained community with respect to fire hazard, parking and circulation, flooding and drainage, wastewater and geology, and hillsides and topography and shall require that future development is adequately served by existing services and infrastructure.

GOAL LU-MC-2: Protect the semi-rural quality of life by encouraging excellence in architectural and landscape design. Promote area-wide and neighborhood compatibility and protect residential privacy and public views.

GOAL LU-MC-3: Maintain an environment where the relative quiet of the community is a recognized value.

Policy LU-MC-4: The public shall be protected from continuous noise that could jeopardize health and welfare.

DevStd LU-MC-4.1: Stationary equipment, such as air conditioning units, pumps, and generators, that could generate noise exceeding 65 dB(A) at property boundaries, shall be shielded to Planning and Development's satisfaction.

GOAL PDR-MC-1: In the aftermath of disaster, the Mission Canyon Community should be rebuilt so that it can survive a future natural disaster with minimum loss of life and property while maintaining and enhancing its character and charm.

Action PDR-MC-2.1: The County and Mission Canyon community shall establish a plan to develop additional ingress and egress routes to and from Mission Canyon that can be used in an emergency.

GOAL FIRE-MC-1: Maximize effective and appropriate prevention measures to reduce wildfire damage to human and animal life, property, and the Mission Canyon ecosystem.

Policy FIRE-MC-3: Fire hazards in the Mission Canyon Plan Area shall be minimized to reduce the cost and need for increased fire protection services and to protect natural resources.

Action FIRE-MC-3.6: The County shall encourage homeowners to investigate converting overhead power lines to underground facilities throughout Mission Canyon for the purpose of fire hazard reduction.

Action FIRE-MC-3.7: The County shall encourage homeowners to retrofit existing homes to use fire resistant materials, such as fire resistive roofing or other buildings materials required in the current California Building Code.

Policy FIRE-MC-5: Conditional uses, including new construction and increases in intensity of use, shall not significantly contribute, individually or cumulatively, to the existing deficiency in roadway evacuation capacity from the Mission Canyon Plan Area. For new, amended, or revised Conditional Use Permits that include temporary events, the County shall consider the following measures as part of the required Fire Protection Plan in the conditions of approval:

- Annual special event calendar coordination between institutional uses within and adjacent to the Plan Area (County and City);
- A traffic management program for all events that have the potential to exceed the existing supply of visitor parking spaces. Offsite parking for temporary events shall not occur on adjacent residential streets and parking for shuttle buses shall occur outside the Plan Area; and
- A maximum attendance number for any single event during the County Fire Department declared High Fire Season.

DevStd FIRE-MC-5.1: Development shall comply with the County Fire Department's development standard for two separate access roads unless the County Fire Department waives/modifies the requirement and documents finding(s) for the waiver/modification based upon substantial evidence that public safety will not be compromised.

GOAL PRT-MC -1: Protect and provide public recreational opportunities for residents and visitors, including maintaining access and multi-use trails.

Policy PRT-MC-1: The County shall ensure that trails provide users with a recreational experience appropriate to the quiet, semi-rural nature of the area. The Trail Siting Guidelines (Appendix A) shall be consulted when designing and constructing trails.

DevStd PRT-MC-1.1: Development adjacent to off-road trail easements shall include setbacks and, where appropriate, landscaping to minimize conflicts between use of private property and public trails. Where feasible, new structures shall be sited at least 50 feet from the edge of trail easements.

DevStd PRT-MC-1.2: On-road trail development design shall maximize road shoulder width to separate trail users from vehicular traffic.

DevStd PRT-MC-1.3: Trailhead parking shall be sited and designed to minimize disruption to existing neighborhoods and shall not impede emergency vehicle access.

Action PRT-MC-1.4: The County shall investigate all obstructions to existing dedicated public trails and public park property and take appropriate action to remove any such obstructions.

Action PRT-MC-1.5: All opportunities for public trails within the designated trail corridors identified on the Parks, Recreation, and Trails (PRT) map shall be protected, preserved, and provided for where feasible during review and upon approval of development and/or permits requiring discretionary approval. County Public Works Department shall consult with the County Parks Division prior to issuing any encroachment permits for on-road development, such as driveways along road shoulders, with current or proposed trails.

Action PRT-MC-1.6: The County shall actively pursue acquisition of interconnecting usable public trails within designated trail corridors through negotiation with property owners for purchase, exchange for surplus County property as available, or acceptance of gifts and other voluntary dedications of easements.

GOAL CIRC-MC-1: Achieve safe roadways and improve pedestrian and bicycle passage, while maintaining the community character and aesthetic qualities of Mission Canyon.

Policy CIRC-MC-1: Land use and densities shall reflect the desire of the community to maintain local roads and intersections within acceptable capacities and levels of service. The County shall balance the need for new road improvements with protection of the Plan Area's semi-rural character.

DevStd CIRC-MC-1.1: All road development shall be designed to respect the Plan Area's environment and semi-rural character.

Policy CIRC-MC-2: Safe pedestrian pathways are encouraged within the County public road right-of-way (ROW).

Policy CIRC-MC-3: The County shall coordinate with the City of Santa Barbara to seek grants and other funding sources to design and implement a plan to improve multimodal access and safety for residents and visitors traveling between Mission Santa Barbara, Rocky Nook Park, Santa Barbara Museum of Natural History, and local schools and neighborhoods within and adjacent to the City/County boundary at Mission Canyon Road, in accordance with the streetscape plan for the Scenic Corridor (see *Action VIS-MC-3.2*).

Improvement plans for this roadway shall include, but not be limited to, an evaluation of the following issue areas:

- Traffic patterns and on-street parking generated by special events at Mission Santa Barbara, the Santa Barbara Museum of Natural History, and the Santa Barbara Woman's Club;
- Unpermitted encroachments into the public road ROW;

- Dual purpose pedestrian trails/emergency vehicle turnout zones in appropriate locations, including the southbound segment of Mission Canyon Road and Los Olivos Street for use in an emergency evacuation with the aid of traffic control;
- Improvements to the Mission Creek bridge; and
- Historical resources evaluation by the City and County Historic Landmarks Commission/Committee.

Action CIRC-MC-3.1 The County shall collaborate with the community and City of Santa Barbara to improve multimodal connections between Mission Santa Barbara, Rocky Nook Park, Santa Barbara Museum of Natural History, and local schools and neighborhoods adjacent to the City/County boundary at lower Mission Canyon Road and Los Olivos Street, consistent with the historical and scenic nature of this area.

DevStd CIRC-MC-3.2: Development on properties adjacent to public roads shall require removal or relocation of any unpermitted structures in the County road ROW or conduct other applicable measures such as trimming or moving vegetation back from edge of pavement to provide space for the County to construct future emergency turn out zones, pedestrian pathways, or other public road improvements referenced in this Community Plan to the extent allowable in the existing County road ROW. Development on State Route 192/Foothill Road shall be referred to Caltrans for input and determination on road frontage improvements, driveway sight distance, and encroachment permit policies to meet state highway standards.

DevStd CIRC-MC-3.3: The cumulative impacts of discretionary development on roadway capacity and LOS shall be considered during the permit review process. Projects which would cause traffic to exceed acceptable capacities and LOS shall refer to the Community Plan's standards for determination of project consistency to ensure that roadways and intersections continue to operate at acceptable levels.

Action CIRC-MC-4.1: The County shall coordinate with the City of Santa Barbara to monitor the intersection of Mission Canyon Road and Mountain Drive. If the intersection exceeds acceptable County and City LOS thresholds for unsignalized intersections, the County and City shall conduct a Traffic Signal Warrant Analysis. Before a traffic signal is approved, the County and City shall consider alternatives to traffic signal control and conduct public workshops, consistent with Policy CIRC-MC-4. Due to the proximity of this intersection to the Mission Canyon Scenic Corridor and the City's El Pueblo Viejo Landmark District, a proposed traffic signal should be reviewed by the County Historic Landmarks Advisory Commission and City Historic Landmarks Commission. If a traffic signal is approved by the City and County, the County shall enter into an agreement with the City to fund its fair share cost of the intersection signal design and installation.

Policy CIRC-MC-5: Mature landscaping within and adjacent to the road ROW is aesthetically valuable to the community and shall be preserved and maintained to the extent that it does not compromise public safety, impede pedestrian pathways, or interfere with applicable County or Caltrans sight distance standards.

Policy CIRC-MC-6: Stone bridges and sandstone culverts are considered major architectural elements in the preservation of the semi-rural character of the community and shall be protected and maintained.

Policy CIRC-MC-7: Project consistency with the Mission Canyon Community Plan Circulation Element section shall constitute a determination of project consistency with Land Use Development Policy 4 (Land Use Element) with regard to roadway and intersection capacity. Per Land Use Development Policy 4, a project may be denied or reduced in density if adequate resources are unavailable. Project applicants shall assume full responsibility and cost for required improvements.

Policy CIRC-MC-8: The minimally acceptable LOS on roadway segments and intersections under County jurisdiction in the Plan Area is LOS B. Exception to this policy is Mission Canyon Road south of Foothill Road – LOS C is acceptable.

Action CIRC-MC-8.1: The County shall regularly monitor traffic volumes on Mission Canyon Road between Foothill Road and Mountain Drive. If average daily traffic volumes approach Level of Service D (80% of Design Capacity) and if the unsignalized intersections approach LOS D in this segment (V/C 0.81 or lower), the County shall prepare a plan for design changes, spot widening, intersection improvements, or other measures to improve traffic flow. Improvement plans for this roadway shall consider the historic and scenic value of this roadway and design features to accommodate higher traffic

volumes generated by temporary events at the Santa Barbara Museum of Natural History and the Santa Barbara Woman's Club.

GOAL CIRC-MC-2: Provide an efficient and safe circulation system with adequate access for emergency vehicles and safe emergency egress for residents and visitors.

DevStd CIRC-MC-10.1: All new landscaping and hardscape within and immediately adjacent to the ROW shall be consistent with the continued use and availability of the ROW for its intended use. No landscaping or hardscape shall be planted or constructed within the ROW without an encroachment permit.

GOAL CIRC-MC-3: Adequate parking shall be provided for occupants, guests, and Plan Area visitors, without increasing surface storm water runoff, to reduce onstreet parking to the maximum extent feasible.

Action CIRC-MC-12.3: The LUDC shall be amended upon Community Plan adoption to increase the required number of parking spaces for new dwelling units and specified additions to existing dwelling units in the R-1/E-1 zone districts from two to three spaces.

GOAL PS-MC-1: Incorporate energy and water efficiency principles in the design and construction of new, remodeled, and rebuilt structures.

Policy PS-MC-1: The County shall encourage developers and homeowners to incorporate green building techniques into new, remodeled, and rebuilt structures, to the greatest extent feasible. This can be achieved, in part, through continued promotion of the incentives and design expertise available to property owners through such programs as the Innovative Building Review Program or equivalent programs.
Action PS-MC-1.1 The County shall encourage homeowners to upgrade existing homes for energy efficiency by promoting programs such as emPower Santa Barbara
County (www.empowersbc.org), or any other incentive programs such as those provided by non-profits, government agencies, and utility companies.

DevStd PS-MC-1.2: Mission Canyon Residential Design Guidelines-Green Design Guidelines should be incorporated as part of development proposals to the maximum extent feasible. Energy conserving designs and/or techniques are encouraged, including but not limited to:

- Energy efficient and low-emission residential water and space heaters;
- Heat transfer modules in furnaces;
- Solar panels;
- Passive solar cooling/heating;
- Natural lighting; and
- Energy efficient appliances and lighting.

Policy PS-MC-2: Development in Mission Canyon shall incorporate water efficient design, technology, and landscaping. New or expanded water service connections shall be subject to the City of Santa Barbara's water conservation standards.

DevStd PS-MC-2.1: Landscape plans shall include appropriate water-conserving features as applicable to comply with the state's Model Water Efficient Landscape Ordinance. Projects that require new or expanded water service connections from the City of Santa Barbara shall submit to the County an approved Application for Water Service Commitment showing compliance with City Landscape Design Standards for Water Conservation.

DevStd PS-MC-2.2: Projects that require new or expanded water service connections from the City of Santa Barbara shall submit to the County an approved Application for Water Service Commitment showing compliance with City interior water conservation fixtures standards.

Action PS-MC-2.3: The County shall encourage homeowners to retrofit existing landscaping and outdoor irrigation and install residential water-saving devices by promoting rebates and other programs available for existing homes on the WaterWise Santa Barbara website (www.sbwater.org).

GOAL BIO-MC-1: The native and created biological diversity of Mission Canyon is an important asset that shall be protected, preserved, and enhanced.
Policy BIO-MC-1: Environmentally sensitive biological resources and habitat areas shall be protected and, where appropriate, enhanced.

Policy BIO-MC-2: The following general criteria are used to determine which resources and habitats in the Mission Canyon Plan Area are identified as environmentally sensitive:

- Unique, rare, or fragile communities that should be preserved to ensure their survival in the future;
- Habitats of rare and endangered species protected by state and/or federal law;
- Outstanding representative natural communities that have values ranging from particularly rich flora and fauna to an unusual diversity of species;
- Specialized wildlife habitats that are vital to species survival;
- Areas structurally important in protecting natural landforms that physically support species (e.g., riparian vegetation protecting stream banks from erosion, shading effects of tree canopies);
- Critical connection between separate habitat areas and/or migratory species routes; and
- Areas with outstanding educational values that should be protected for scientific research and educational uses now and in the future, the continued existence of which is demonstrated to be unlikely unless designated and protected.

Policy BIO-MC-3: The following biological resources and habitats, as identified and generally described by the Community Plan, shall be presumed to be "environmentally sensitive," provided that the biological resource(s) or habitat(s) present on a project site satisfy one or more of the criteria listed in Policy BIO-MC-2. These resources and habitats shall be identified on a Mission Canyon Community Plan Environmentally Sensitive Habitat (ESH) Land Use and Zoning Overlays map to the extent that their general or specific locations are known:

- Habitats containing Nuttall's scrub oak or other special status animal or plant species or rare natural communities;
- Central and Southern Coast Live Oak Riparian Forest and Woodland;
- Coast Live Oak Woodland and Forest;
- California Sycamore Riparian Forest;
- Coast Live Oak/Olive Riparian Woodland;
- Central Coast Arroyo Willow Riparian Forest;
- Wetland Habitats; and
- Native grasslands or other habitats with understory dominated by native grass species.

The scale of the Land Use and Zoning Overlays map precludes complete accuracy in the mapping of habitat areas. In some cases, the precise location of habitat areas is not known and is therefore not mapped. In addition, the migration of species or discovery of new habitats may result in the designation of new areas, or site-specific reviews may indicate different habitat designations. As new information becomes available,
Planning and Development will periodically update the boundaries of the designations. Where proposed development could impact ESH present on site, a biological report prepared by a County-approved biologist shall be required. The report shall follow the County and California Department of Fish and Wildlife's most current guidelines as determined by Planning and Development.

DevStd BIO-MC-3.2: The process for delineating the exact boundary of the ESH occurs during an application for development. New areas of ESH that meet the criteria listed in Policy BIO-MC-2 and are identified through the biological review process but are not currently mapped shall be considered ESH. Areas that were mapped ESH but do not meet the criteria listed in Policy BIO-MC-2 shall not be considered ESH. Boundaries of mapped and unmapped ESH shall be confirmed on a site-specific basis by a County-approved biologist based on a site visit during the permit review process, and shall be precisely shown on all development plans.

DevStd BIO-MC-3.3 Development shall be required to include the following ESH buffer areas:

- Creeks and streams, including steelhead critical habitat streams–50 feet as measured from the geologic top of creek bank.
- Central and Southern Coast Live Oak Riparian Forest and Woodland, Coast Live Oak/Olive Riparian Woodland, California Sycamore Riparian Forest, and Central Coast Arroyo Willow Riparian Forest–50 feet from edge of canopy.
- Coast Live Oak Woodland and Forest–25 feet from edge of canopy.
- Habitats containing Nuttall's scrub oak or other special status animal or plant species or rare natural communities–25 feet minimum, full extent to be determined on a case-by-case basis.
- Wetland Habitats–50 feet from edge of wetland habitat.
- Buffer areas from other types of ESH shall be determined on a case-by-case basis.

These buffer areas may be adjusted upward or downward on a case-by-case basis given site-specific conditions, such as slopes, biological resources, and erosion potential, as evaluated and determined by the County.

DevStd BIO-MC-3.4: Where development cannot be sited to avoid ESH, development in ESH and ESH buffer areas shall be designed and carried out in a manner that protects the sensitive habitat areas to the maximum extent feasible.

DevStd BIO-MC-3.5: Development proposed within areas zoned with the ESH-MC Overlay Zone shall be subject to the applicable regulations and permit requirements contained in the LUDC ESH-MC Overlay Zone regulations.

DevStd BIO-MC-3.6: Development shall be sited and designed at an appropriate scale (size of main structure footprint, size and number of accessory structures/uses, and total areas of paving, motor courts, and landscaping) to avoid disruption and fragmentation of biological resources in ESH areas, avoid or minimize removal of significant native vegetation and trees, preserve wildlife corridors, and minimize fugitive lighting into ESH areas to the maximum extent feasible Where appropriate, development envelopes and/or other tools shall be used to protect the resources.

DevStd BIO-MC-3.7: For existing structures in any zone district located within designated ESH or ESH buffer areas, structural additions shall be designed to minimize ground disturbance to protect the ESH resource to the maximum extent feasible. Site design and appropriate scale of the addition shall conform to the following guidelines:
1. Second-story additions should be encouraged as a design alternative to avoid ground disturbance, subject to approval by the Board of Architectural Review and in compliance with the Mission Canyon Residential Design Guidelines.
2. Where an existing structure is located only partially inside an ESH or ESH buffer area, additions should be located on those portions of the structure located outside or away from the ESH or ESH buffer area.
3. Where the structural addition cannot avoid significant ESH or ESH buffer areas, a biological assessment may be required to determine the location of the addition that will result in the least disruption to the ESH.
4. Where the structural addition cannot avoid the ESH or ESH buffer areas, restoration or enhancement of the ESH resource may be required to offset the increased area of disturbance. Restoration or enhancement shall be contained in a Restoration Plan prepared by a County-approved biologist and approved by Planning and Development.

DevStd BIO-MC-3.8: Development on parcels entirely within ESH shall be subject to the following development standards.
1. All permitted development and uses, including structures, roadways, landscaping, and agricultural uses, shall be clustered in one contiguous area to avoid fragmenting the habitat.
2. Development shall be located adjacent to existing access roads and infrastructure to avoid fragmenting the habitat.
3. If impacts to ESH are greater than 0.5 acres, restoration of degraded natural habitat shall be a minimum 2:1 ratio. For impacts less than 0.5 acres, enhancement (e.g., invasive species removal) of onsite adjacent ESH shall be required.

DevStd BIO-MC-3.9: All construction activity, including but not limited to staging areas, storage of equipment and building materials, and employee vehicles, shall avoid disturbance to the ESH and ESH buffer areas.

DevStd BIO-MC-3.10: Public trails shall be sited and designed to avoid or minimize impacts to ESH, areas of steep slopes, and/or highly erosive soils. Proposed trail routes should be surveyed and re-routed where necessary to avoid sensitive species, subject to final approval by Planning and Development and the Parks Division.

DevStd BIO-MC-4.1: Fuel modification for defensible space within ESH and ESH buffers shall maintain the habitat's structural integrity and ecological functions that physically support species (e.g., stream bank stabilization, erosion control, water quality, shading effects of tree canopies).

Action BIO-MC-4.2: The LUDC shall be amended upon Community Plan adoption to: (1) regulate and provide criteria for the removal of vegetation and mature native trees in designated ESH; (2) identify activities that are exempt from permits, in addition to other existing permit review provisions and policy; and (3) provide new definitions as needed to clarify criteria. The intent of the permit exemption is to allow for compliance with state and local defensible space regulations while protecting ESH. Activities requiring permits and exempt activities shall be detailed in the LUDC. Exempt activities shall not involve any grading or use of heavy equipment within riparian areas.

DevStd BIO-MC-4.3: To the extent feasible, fuel modification practices involving mature oaks and other native trees shall be limited to removing dead trees and materials, proper pruning, mowing the understory, and limbing up the branches. Unless permitted or required by the County Fire Department *(see DevStd FIRE-MC-2.1),* fuel modification practices shall not normally result in the removal or substantial risk of loss of protected, mature, healthy oaks or other native trees.

Policy BIO-MC-5: Landscaping for development shall use appropriate plant species to ensure compatibility with and preservation of sensitive resources. Property owners are encouraged to remove existing non-native flammable or invasive exotic species and replace them with non-invasive, native, fire resistant varieties.

DevStd BIO-MC-5.1: Development requiring a landscape plan should use only non-invasive, fire resistant species (see firewise garden examples listed in Appendix E). Plants listed on the most recent California Invasive Plant Council (Cal IPC) Invasive Plant Inventory and Undesirable Plant Species listed in Appendix E shall not be included in any landscape plan for new development.

Policy BIO-MC-6: Native trees shall be protected to the maximum extent feasible. A "native protected tree" is at least six inches in diameter (largest diameter for nonround trunks) as measured 4.5 feet above level ground (or as measured on the uphill side where sloped). Native trees found in Mission Canyon area include, but are not limited to, coast live oak (*Quercus agrifolia*), western sycamore (*Platanus racemosa*), California bay (*Umbellularia californica*), bigleaf maple (*Acer macrophyllum*), white alder (*Alnus rhombifolia*), and California black walnut (*Juglans californica*). Non-native trees that provide nesting habitat or cover shall be protected to the maximum extent feasible. A "non-native protected tree" has a biological or ecological function (i.e., it provides nesting habitat or cover) and is at least six inches in diameter (largest diameter for non-round trunks) as measured 4.5 feet above level ground (or as measured on the uphill side where sloped). If it is determined by Planning and Development that tree removal cannot be avoided, removed trees shall be relocated or replaced onsite to the extent feasible provided the relocated or replaced trees can be accommodated in a location and manner that does not conflict with defensible space clearance requirements. Native tree replacements should be propagated from onsite or nearby specimens.

Policy BIO-MC-7: Natural stream corridors shall be maintained in an undisturbed state to the maximum extent feasible in order to protect water quality, protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts. "Hardbank" channelization (e.g., use of concrete, riprap, gabion baskets) of stream channels or corridors shall be prohibited, except where it has been demonstrated that no other method for protecting existing habitable structures or infrastructure in the floodplain is feasible and where such protection is necessary for public safety or to protect existing habitable structures (existing habitable structures and infrastructure shall be as of the Community Plan adoption date). Where hardbank channelization is required, the material and design used shall be the least environmentally damaging alternative and site restoration on or adjacent to the stream channel shall be required, subject to a Restoration Plan.

Policy BIO-MC-8: Native riparian vegetation, including trees, shall be protected as part of a stream or creek development buffer. Public or privately initiated restoration of degraded riparian areas shall be encouraged.

DevStd BIO-MC-8.1 Development shall be setback a minimum 50 feet from the geologic top of bank of any stream or creek or outside edge of riparian vegetation, whichever is greater. Buffer areas may be adjusted upward or downward on a case-by-

case basis given site-specific conditions such as slopes, biological resources, and erosion potential, as evaluated and determined by the County.

DevStd BIO-MC-8.2: The stream or creek buffer area shall be indicated on all site and grading plans. All ground disturbance and native vegetation removal shall be minimized in the buffer area to the maximum extent feasible.

DevStd BIO-MC-8.3: When activities permitted in stream corridors would require removal of native riparian vegetation and/or non-native invasive vegetation, no herbicide use shall occur within a 15-foot wide exclusion zone at the top of creek bank, on the creek bank, or in the creek bed. Herbicide use in the creek channel shall be reviewed with the California Department of Fish and Wildlife (CDFW), and shall be of materials approved for aquatic use and conducted in accordance with a site-specific Revegetation/Restoration Plan prepared in consultation with a County-approved biologist. Revegetation/restoration with local native plants shall be required, obtained from seed and rootstock from the Mission Creek watershed or, if not available, from the South Coast (Gaviota to Rincon Creek) watershed, in order to protect local native plant genetics.

DevStd BIO-MC-8.4: No structures shall be located within a stream corridor except (1) public trails that would not adversely affect existing habitat, (2) flood control projects where no other method for protecting existing habitable structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing habitable structures (existing habitable structures shall be as of the Community Plan adoption date), and (3) other development where the primary function is for the improvement of fish and wildlife habitat. Development within a stream corridor shall require a biological assessment prepared by a County approved biologist with steelhead experience according to current County and/or CDFW guidelines and shall otherwise incorporate the best mitigation measures to minimize any negative impacts to the greatest extent feasible.

Policy BIO-MC-9: Existing and potential critical habitat for the Southern California steelhead trout on Mission and Rattlesnake creeks shall be protected.

DevStd BIO-MC-9.1: Development activity involving road construction, bridge construction, bridge replacement, stream bank restoration, and/or culvert removal or installation that requires ground disturbance in or within 250 feet of ephemeral, intermittent, or perennial streams and creeks, and associated riparian vegetation shall require a biological assessment prepared by a County-approved biologist with steelhead experience according to current County and/or CDFW guidelines and shall be subject to all applicable permit requirements of the CDFW, the National Marine Fisheries Service, and the U.S. Army Corps of Engineers.

DevStd BIO-MC-9.3: Any modification (e.g., reconstruction of existing bridges or in-stream aprons) to existing (as of Community Plan adoption date) manmade barriers to fish passage (as identified in the Mission Canyon Community Plan Supplemental Biological Resources Assessment, located on file in Planning and Development) shall include improvements to allow enhanced fish passage in accordance with all applicable permit requirements of the CDFW, the National Marine Fisheries Service, and the U.S. Army Corps of Engineers.

Action BIO-MC-9.4: The County should coordinate with the City of Santa Barbara and other appropriate entities to seek funding to prepare and implement plans to restore fish passage within the upstream reaches of Mission and Rattlesnake creeks.

Policy BIO-MC-10: Development proposals that include rezones, major conditional use permits, subdivisions, or development plans and that could have significant impacts on steelhead habitat shall require site-specific mitigation.

Policy BIO-MC-11: Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, efforts shall be made to preserve the habitat in which they are located to the maximum extent feasible. For the purpose of this policy, sensitive plant species are those species that are listed as endangered or threatened by the CDFW and the U.S. Fish and Wildlife Service (FWS), plants protected as rare under the Native Plant Protection Act, or those that appear on List 1B of the California Native Plant Society's Inventory of Endangered Vascular Plants of California. Additional species of local concern may be considered if the biological report indicates such is warranted. Sensitive animal

species are those listed as endangered, threatened, or candidate species by the CDFW and the FWS, and those considered to be species of special concern by the CDFW pursuant to the most recent statewide list maintained by that agency.

DevStd BIO-MC-11.1: Development shall not interrupt major wildlife travel corridors and linkages. Typical wildlife corridors include, but are not limited to, riparian habitats, streams and floodplains, and unfragmented areas of grassland and oak woodland. If a wildlife corridor is identified in the Plan Area by a County-approved biologist during the biological review process, it shall be indicated on all development plans.

Action BIO-MC-11.2: Planning and Development should develop and maintain a database of known wildlife corridors in the Plan Area.

Policy BIO-MC-12: Development shall include provisions to minimize impacts to special status animals and nesting birds protected under the Migratory Bird Treaty Act (MBTA).

DevStd BIO-MC-12.1: When special status animal species are found on or near a site during biological review for projects, or if the project may affect nesting birds protected under the MBTA, the applicant shall submit to the County a mitigation and monitoring plan that details protections to be implemented for identified species during project construction and development. The plan shall include compensatory habitat mitigation, if applicable. The mitigation plan shall contain the following elements:

- Pre-construction surveys (including nesting bird surveys);
- Project avoidance and/or minimization measures, including work window restrictions;
- Methods to avoid individual species and allow them to leave the site on their own, along with exclusionary measures to prevent individual species from returning to the work area. If avoidance does not work, include a species removal and relocation plan in compliance with the federal Endangered Species Act and California Fish and Game Code for the handling and relocation of listed species;
- Worker environmental training;
- Onsite biological monitoring;
- Habitat protective measures, such as buffer area fencing, spill prevention, sedimentation and erosion control measures, and trash containment guidelines;
- Minimization measures to avoid the introduction and establishment of non-native species;
- Revegetation plans for temporary impacts to significant habitat areas using native species; and
- A compensatory mitigation (on or offsite habitat preservation, enhancement, or creation) plan, if the County determines that significant habitat areas used by special status animal species will permanently be impacted.

GOAL FLD-MC-1: Minimize flooding and drainage problems in Mission Canyon.

Policy FLD-MC-1: Flood and drainage risks shall be minimized through appropriate design and land use controls.

Policy FLD-MC-2: Erosion of soils and movement of sediment into natural and manmade drainages shall be minimized during construction activities.

DevStd FLD-MC-2.2: Drainage outlets into creek channels shall be constructed in a manner that causes outlet flow to approximate the general direction of natural stream flow. Energy dissipaters beneath outlet points shall be incorporated where appropriate and shall be designed to minimize erosion and habitat impacts.

DevStd FLD-MC-2.3: Excavation and grading for development shall be limited to the dry season of the year (normally April 15th to November 1st), unless allowed by the
ESCP and all measures therein are in effect, in accordance with the County Grading Ordinance.

GOAL FLD-MC-2: Protect stream corridors from sedimentation, pollutants, or other impacts of upstream development.

Policy FLD-MC-3: Impacts to the Mission Creek watershed from development shall be minimized through site design and onsite management of storm water to the maximum extent practicable.

GOAL GEO-MC-1: Protect public health, safety, and welfare by preserving hillside and watershed areas.

Policy GEO-MC-1: Hillside and watershed areas shall be protected to the maximum extent feasible to avoid adverse geologic impacts and to preserve watershed
function.

DevStd GEO-MC-1.1: Development, including grading, shall be prohibited on natural and manmade slopes greater than 30%. In areas of unstable and/or highly erosive soils, on sites that are on or adjacent to faults, landslides, or other geologic hazards, or in any case where development is proposed in areas where the slope is 20% or greater, the County shall require site-specific geologic and/or geotechnical investigation(s) by a qualified professional (e.g., professional geologist, geotechnical engineer, engineering geologist). Where applicable, measures recommended to avoid or mitigate geologic hazards shall be incorporated into the proposed development in a manner that avoids or minimizes any potential adverse effects of such measures (for example, hillside scarring). Potential subdivisions shall demonstrate all areas for feasible building sites and access on less than 20% slopes.

DevStd GEO-MC-2.1: The shape, height, and grade of any cut or fill slope shall be developed to blend with existing contours and scale of the natural terrain as follows:
1. Natural stream channels shall be maintained wherever possible.
2. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
3. Graded slopes shall be concealed with new vegetation wherever possible, and revegetation of those slopes with firewise plantings shall be required.
4. The toe and crest of any slope in excess of 10 feet vertical height, excepting the toe of any slope within 25 feet of a dwelling, shall be rounded with vertical curves of radii no less than 5 feet and designed in proportion to the total height of the slope. Any manufactured slope bank in excess of 10 feet vertical height shall have variable gradients.
5. Where cut and fill slopes of more than three feet are created, a detailed landscape and irrigation plan shall be prepared.

Policy GEO-MC-4: Development shall be sited and designed to minimize the potential for geologic hazards, including but not limited to, seismic, soil, or slope hazards.

DevStd GEO-MC-4.1: Structures shall be prohibited within 50 feet of an active or potentially active fault. All structures shall be built according to Uniform Building
Code Seismic Zone 4 standards or such other standards as may be in effect.

GOAL HA-MC-1: Preserve and protect historically significant landscapes, County Places of Historic Merit, County Historic Landmarks, and other cultural, archaeological, and historical resources in Mission Canyon.

Policy HA-MC-1: Archaeological resources shall be protected and preserved to the maximum extent feasible.

Policy HA-MC-2: Historical resources shall be protected and preserved to the maximum extent feasible.

Policy HA-MC-3: Traditional cultural, historical, and spiritual sites of concern to the
Chumash Indians shall be protected and preserved to the maximum extent feasible.

Action HA-MC-3.1: The County, Chumash representatives, and community should work together to ensure appropriate tribal access to traditional cultural, historical, and spiritual sites while still respecting the rights and privileges of private property owners.

GOAL VIS-MC-1: Protect the visual and aesthetic resources of Mission Canyon, including public views of the mountains and ocean and the quality of the nighttime sky.

Policy VIS-MC-2: The nighttime sky of Mission Canyon shall be protected from excessive and unnecessary light associated with new development and redevelopment.

Action VIS-MC-2.1: The LUDC shall be amended upon Community Plan adoption to include Mission Canyon in the existing outdoor lighting regulations (section 35.30.120). The "Outdoor Lighting Regulations for the Mission Canyon Community Plan Area" shall apply unless superseded by a countywide outdoor lighting ordinance.

GOAL VIS-MC-2: Protect the visual and aesthetic value of gateway roads, stone walls, and other scenic portions of the Plan Area roadways.

Policy VIS-MC-3: In recognition of the special character, history, and appeal of Mission Canyon, in particular Mission Canyon Road and adjacent properties from Rocky Nook Park to the intersection with Foothill, this area shall be designated as the Mission Canyon Scenic Corridor" and all plans for new or altered buildings and structures shall be subject to the Mission Canyon Scenic Corridor Overlay development standards.

Action VIS-MC-3.1: The LUDC shall be amended upon Community Plan adoption to apply a Mission Canyon Scenic Corridor Overlay with specific development standards to protect the Mission Canyon Scenic Corridor.

Policy VIS-MC-3.2: The County shall coordinate with the City of Santa Barbara, area nonprofit institutions, and residents to seek grants and other funding sources to design and implement the Phase II streetscape plan for the Mission Canyon Scenic Corridor, coordinated with multimodal access and safety improvement plans (*see Policy CIRC-MC-3*).
Aesthetic considerations for the streetscape plan could include the following programs:

- Design and materials for paths, crosswalks, and streetscape features;
- Protection of existing stone walls and other historic features;
- A signage plan;
- Landscaping recommendations; and
- Undergrounding utilities.

Action VIS-MC-3.3: The County shall encourage homeowners investigate converting overhead power lines to underground facilities along scenic roads in Mission Canyon.

GOAL VIS-MC-3: Maintain and enhance the aesthetic qualities of the community in all aspects of residential development and landscaping.

Policy VIS-MC-4: Development shall be sited, designed, and scaled to be compatible with neighborhood character, to protect visual resources, and to respect site constraints such as steep slopes.

DevStd VIS-MC-4.1: Development, including houses, roads and driveways, and accessory buildings shall be sited, designed, and scaled to be compatible with and visually subordinate to significant natural features such as major rock outcroppings, mature trees and woodlands, drainage courses, visually prominent slopes, and hilltops and ridgelines.