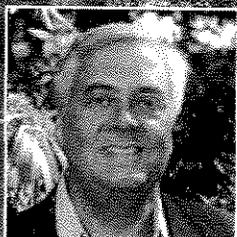




EL  
ENCANTO  
Santa Barbara

EXHIBIT 3

# Dear Neighbor,



Clive O'Donoghue  
General Manager, El Encanto

With El Encanto's renovation closure in September 10, 2006, I wanted to take this opportunity to share some of our designers' visions and drawings. Inside this newsletter you will read about our plans to honor history with architectural restoration; to create lush outdoor spaces that are a perfect respite for a contemplative moment or good book; a spa that will be a haven for pampering; guest rooms that one will want to linger in longer, and a restaurant that will be the buzz of Santa Barbara.

Our goal is to be the premiere property on the West Coast, one that you will visit often and be proud to recommend.

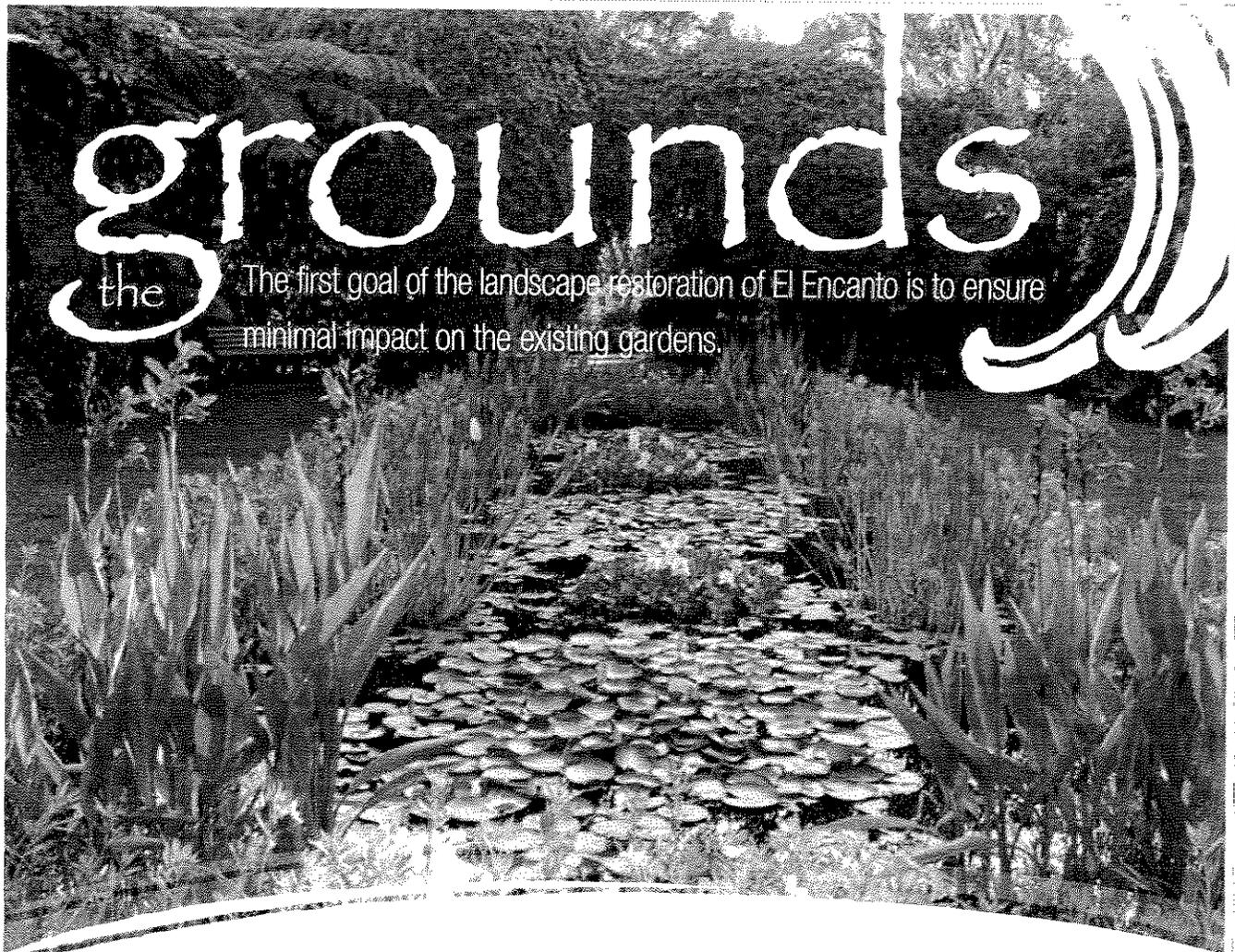
As always, I welcome your comments and questions. As of September 9, 2006, our office moved to the Riviera Business Park, 2020 Alameda Padre Serra, Suite 135, however, my phone number and e-mail remain 805 687 5000 and [co'donoghue@elencantohotel.com](mailto:co'donoghue@elencantohotel.com)

I sincerely look forward to welcoming you back to El Encanto in early 2009.

# grounds

the

The first goal of the landscape restoration of El Encanto is to ensure minimal impact on the existing gardens.

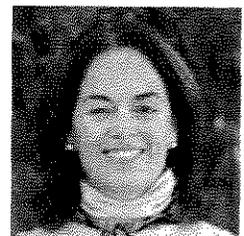


The gardens of El Encanto have a rich history with the original design completed by Charles (Cyrus) Frederick Eaton who took great care to incorporate natural species like the great eucalyptus trees. Mr. Eaton also designed the pergola and lily pond and was a founding member of Southern California Acclimatizing Association with Dr. Francesco Franceschi.

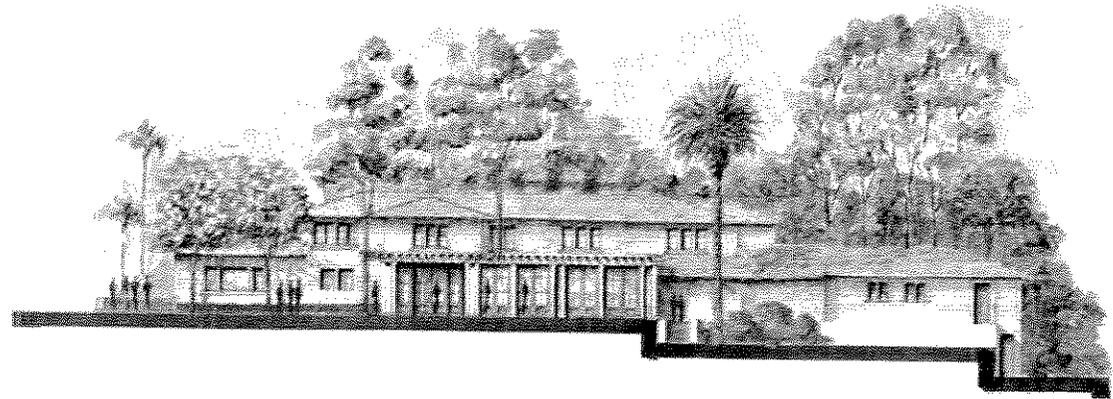
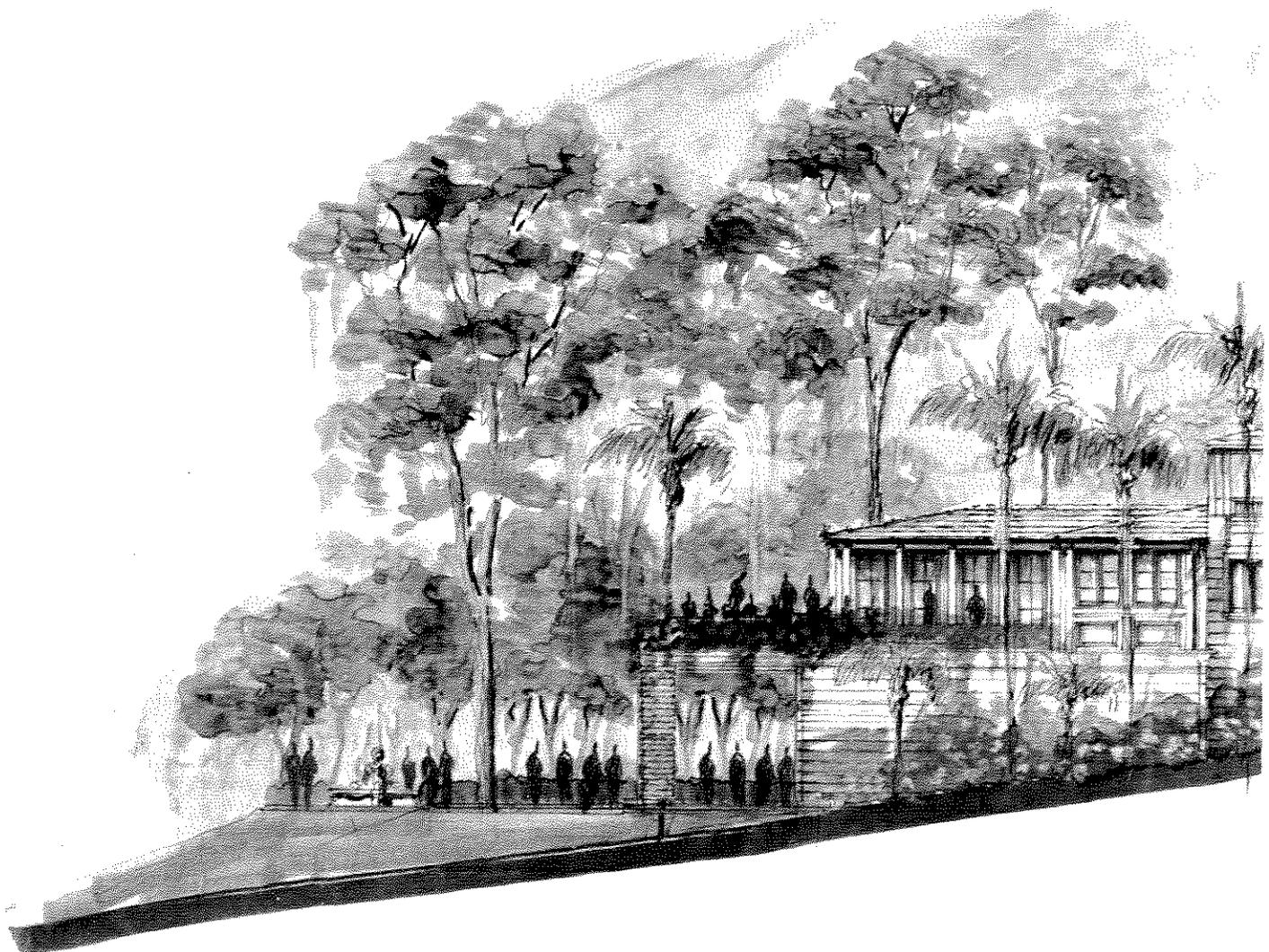
It is because of the history and current beauty of El Encanto's landscape that our first priority will be to protect the existing gardens. Key elements like the Lily Pond and its historic trellis will be enhanced with additional wisteria and new boxwoods. The aquatic plants will be removed and replaced with white and pink lilies to create translucent reflections in the water and a beautiful centerpiece for outdoor dinner parties. Just north of the Lily Pond, we will open up the Waterfall Garden giving the waterfall center stage followed by the addition of

some large palm accents and a few outdoor loveseats to create shady resting nooks. Throughout the grounds, shrubs and trees will be selectively thinned and sparse areas will be filled in with an appropriate species. Citrus, agaves, hibiscus and bougainvillea will take prominence by the Mediterranean cottages with ferns, camellias and hydrangeas by the craftsman cottages. A kitchen garden with organic herbs and vegetables will be grown for the chef to use in signature recipes. On the northeast side of the property, we will also add a strolling garden in the English country tradition with colorful bloom accents of star magnolia and heirloom camellias.

Overall, the effect will be that of a garden of discovery with fabulous specimens and cozy benches and swings welcoming guests and providing habitat for birds and butterflies.



Katie O'Reilly Rogers  
Landscape Architect

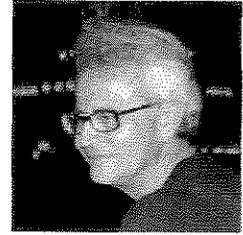


exteriors

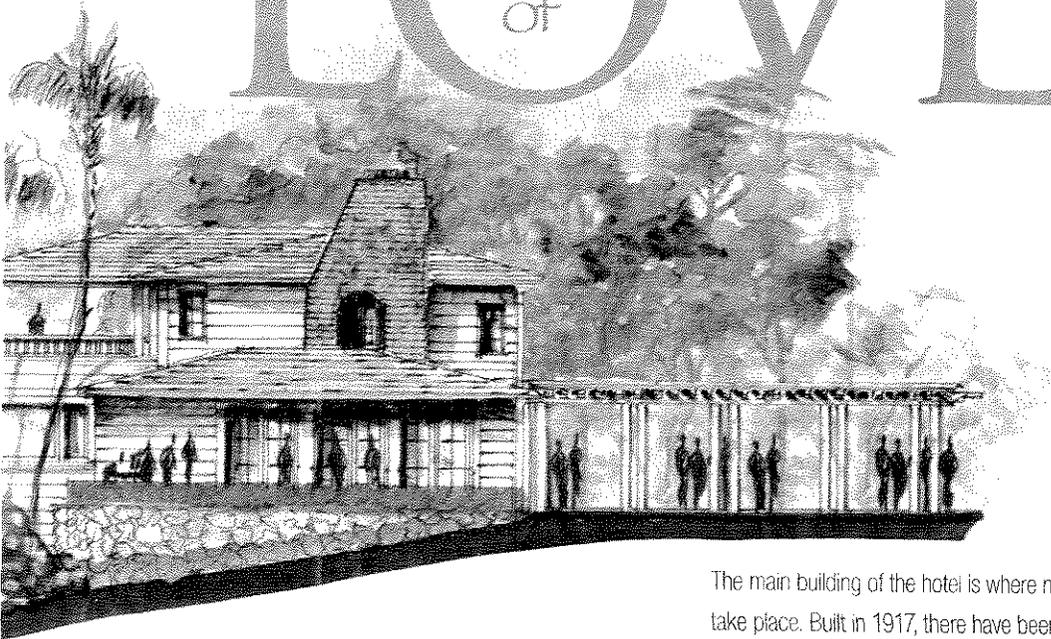
WORKING WITH HISTORIC BUILDINGS IS ALWAYS A

# LOVE

labor  
of



Henry Lenny  
Architect



Working with historic buildings is always a labor of love. El Encanto is blessed with nine Craftsman-vernacular buildings that date from 1911 to 1918 and ten Spanish Colonial Revival cottages that date from the 1920s. Each of these buildings tells a story of Santa Barbara's past, and while the restoration program will require us to reinforce the foundation and install an under-roof on each of the cottages to bring them up to current building codes, upon completion neighbors and guests will essentially step back in time and see exquisitely tended period architecture. We will lovingly restore signature elements like the batt-and-board, wood porches and loggia of the Craftsman buildings and the wrought iron balconies, masonry grill windows, and hand made terracotta roof tiles of the Spanish Colonial cottages.

The three two-story courtside buildings that were built in 1976, will undergo an interim makeover. As these are not part of the historic buildings, the current plan for these structures is interior renovations that will ensure they are more aesthetically in-line with the rest of the property with additional works reviewed at a later date.

The main building of the hotel is where most of the work will take place. Built in 1917, there have been many additions and modifications over the last 30 years. To meet seismic requirements we need to install a new foundation and for life safety, fire and ADA requirements most of the structural elements will need to be replaced. While it was our wish to retain the existing structure, engineers have told us that the structure is unlikely to survive the necessary lifting required to install the new foundation.

So instead, we will rebuild. During the renovation, we will salvage windows, hardware, brackets, siding and other period elements, and use these materials in the re-build. Upon completion, the main building will honor the original with Craftsman-vernacular architecture and capture many of the current historic features. We will also reintroduce some of the elements from the 1938 façade as recommended by the Historic Landmark Commission including shiplap siding, exposed rafters on the overhangs, exposed chimney, brick porch and an entrance arbor.

As a Santa Barbara architect who has worked with many historic buildings in the city, I am confident that you will be pleased with the outcome. The new El Encanto will honor the old and ensure the property can be enjoyed for years to come.



# interior space

Drawing on El Encanto's history the interior design inspiration incorporates the Plein Air art, Craftsman and Mission styles. The Spanish Colonial and Craftsman cottages will each have a distinct design approach but both will have a feeling of residential opulence with cuddly soft throws, original artwork, floor pillows in front of fireplaces and leather bound books stacked high on reading tables.

For the Craftsman Cottages romantic natural fabrics in blue, white and pale yellow will complement Craftsman inspired wood furniture pieces in a distressed painted finish or light wood stain. Overstuffed upholstery will provide a more relaxed, playful elegance, while a four-post iron bed draped with white linen panels will create an alluring focal point for the room. Original wood floors will be warmed with custom wool rugs with border designs of Macintosh red, bud green and bisque creating peaceful islands of tranquility. Fireplaces, the built-in, made

spacious through thoughtful re-design will feature paneled walls, inset mirrors and freestanding parceling tubs with polished nickel fixtures — a perfect spot to relax and unwind.

In the Spanish Colonial Revival cottages curved plaster walls and adobe fireplaces that capture the Spanish influence will set a romantically classic tone. Dark wood furnishings with scrolled legs and antique nail head accents, rich saffron and Bordeaux fabrics, and beds made dramatic with high curved headboards and carved accent posts will all add to the setting. Hand loomed rugs will warm oak floors and antique brass lamps will set reading nooks aglow. Here, bathrooms will be made decadent with Jerusalem Gold Limestone floor and wall tiles accented with eldoret borders set on a diagonal. Separate showers and deep soaker tubs, some large enough for two will complete the look.



Bob Zimmer  
Interior Designer

# spa



Shoshana Weinberg  
Spa Development Manager,  
Orient-Express Hotels

An "oasis," "nirvana," or simply a breathless "ahhhhhhh" is how we wish for our future guests to describe El Encanto's new spa. In keeping with the overall feel of the hotel, the spa will be reached via a meandering garden path along herb, succulent and flowering gardens. Once inside, the lobby and relaxation rooms will draw on the historic architecture of El Encanto and feature vintage wood floors, crown moldings, stone mantels and a strategically placed fireplace for enjoyment before or after treatments.

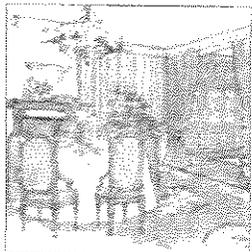
In addition to six treatment rooms, the spa will also feature a grotto mineral pool, eucalyptus steam room and an outdoor terrace off the relaxation room.

The choice and quality of Spa treatments is where we will provide the most pampering. Services for guests and local clientele will range from massage and body treatments to an extensive skin and rejuvenation program that focuses on healthy anti-aging. Locally grown products known for their medicinal qualities, like grapes, citrus, sage and acorn will be incorporated into signature treatments with overall wellness programs that include fitness being introduced in the first year.

We look forward to pampering you.

Hotel restaurants are often perceived as special occasion restaurants or the domain of in-house guests. This will not be the case at El Encanto. The restaurant will be a place where locals and guests will gather for an in and crave-worthy signature items. Service will be unpretentious and invisible attentiveness where an amuse bouche, entrée or wine arrives at the right moment. We will also introduce a series of special events, including Orient-Express guest chef dinners, wine tasting and classes of culinary happenings that bring together art, setting and refinement.

Overall ambience will also be critical. The views will remain a focal point of the restaurant. In the main dining room, new furnishings will feature colors of pomegranate red, sun bright yellow, and robin's egg blue with Linoge patterns and pewter. The terrace will add a touch of elegance with white wicker arm chairs warmed by golden hued wood tables and wicker bench seats in French blue. Stemware, lighting and eucalyptus will be chosen with the overall ambience in mind.



Final menus and the name of the restaurant will be announced in the new year, however, we are looking for the talents of Orient-Express chefs and friends we intend to improve the quality of one of our regulars' customer

# cuisine





ORIENT EXPRESS HOTELS  
TRAINS & CRUISES

#### ASIA

Jimbaran Puri Bali *Bali, Indonesia*  
Ubud Hanging Gardens *Bali, Indonesia*  
Napasal *Koh Samui, Thailand*  
La Résidence Phou Vao *Luang Prabang, Laos*  
La Résidence d'Angkor *Siem Reap, Cambodia*  
The Governor's Residence *Yangon, Myanmar*  
Road To Mandalay *Ayeyarwady River, Myanmar*  
Eastern & Oriental Express *Singapore-Malaysia-Thailand*

#### AUSTRALIA

Lillanfels Blue Mountains *Katoomba, NSW*  
The Observatory Hotel *Sydney, NSW*

#### CARIBBEAN

Maroma Resort and Spa *Riviera Maya, Mexico*  
La Samanna *St. Martin, French West Indies*

#### EUROPE

Hôtel de la Cité *Carcassonne, France*  
Villa San Michele *Florence, Italy*  
Lapa Palace *Lisbon, Portugal*  
Feld's Palace *Madeira, Portugal*  
Hotel Ritz *Madrid, Spain*  
La Residencia *Mallorca, Spain*  
Le Manoir aux Quat'Saisons *Oxfordshire, UK*  
Hotel Splendido & Splendido Mare *Portofino, Italy*  
Hotel Caruso *Ravello, Italy*  
Grand Hotel Europe *St Petersburg, Russia*  
Capannelle *Tuscany, Italy*  
Hotel Cipriani & Palazzo Vendramin *Venice, Italy*  
Afloat in France *Burgundy, Languedoc*  
The Royal Scotsman *Edinburgh, Scotland*  
Venice Simplon-Orient-Express *Europe*  
British Pullman *UK*  
Northern Belle *UK*

#### NORTH AMERICA

Charleston Place *Charleston, South Carolina*  
Keswick Hall *Charlottesville, Virginia*  
El Encanto (2007) *Santa Barbara, California*  
Windsor Court Hotel *New Orleans, Louisiana*  
Inn at Perry Cabin *St. Michaels, Maryland*  
'21' *New York, New York*

#### SOUTH AMERICA

Hotel Monasterio *Cuzco, Peru*  
Miraflores Park Hotel *Lima, Peru*  
Machu Picchu Sanctuary Lodge *Machu Picchu, Peru*  
Copacabana Palace *Rio de Janeiro, Brazil*  
La Cabaña *Buenos Aires, Argentina*  
Hiram Bingham *Cuzco-Machu Picchu, Peru*

#### SOUTHERN AFRICA

The Mount Nelson Hotel *Cape Town, South Africa*  
The Westcliff *Johannesburg, South Africa*  
Khwai River Lodge *Okavango Delta, Botswana*  
Eagle Island Camp *Okavango Delta, Botswana*  
Savute Elephant Camp *Okavango Delta, Botswana*

#### SOUTH PACIFIC

Bora Bora Lagoon Resort *Tahiti, French Polynesia*

[www.orient-express.com](http://www.orient-express.com)

*key date*

RE-OPENING EARLY 2009

1400 LASUEN RD SANTA BARBARA CA



RECEIVED

2006-005000

RECORDING REQUESTED BY )  
 AND WHEN RECORDED MAIL TO: )  
 )  
 City of Santa Barbara )  
 Community Development Department )  
 P.O. Box 1990 )  
 Santa Barbara, CA 93102 )

JUL 05 2006

Recorded  
 Official Record  
 County Of  
 SANTA BARBARA  
 JOSEPH E. HOLLAND  
 Recorder

SEL  
PAGE 1

CITY OF SANTA BARBARA  
 PLANNING DIVISION

09:48AM 27-JUL-2006

Page 1 of 1

ADDRESS: 1900 Lasuen Road

NO FEE PER GOV. CODE 6103

A.P.N.: 019-170-022

DECLARATION OF COVENANTS, CONDITIONS AND  
 RESTRICTIONS IMPOSED ON REAL PROPERTY

THIS DECLARATION of covenants, conditions and restrictions is made for the benefit of the City of Santa Barbara (hereinafter "City") and the owners and occupants of other parcels of Real Property in the immediate vicinity of the Real Property, by El Encanto Inc., (hereinafter "Owner"), as of this 19<sup>th</sup> day of April, 2006.

RECITALS

1. Whereas, Owner is the owner of certain Real Property described in Exhibit A, attached hereto, incorporated herein by this reference and herein referred to as the "Real Property."
2. Whereas, Owner sought a discretionary development approval for the Real Property from City's Planning Commission.
3. Whereas, on December 9, 2004, said Planning Commission granted Owner Development Plan and Modification approvals for the proposed project subject to certain conditions, which were imposed for the benefit of the public. Some of those conditions were required to be set forth in a recorded document, which runs with the Real Property and imposes those conditions on the Real Property.

EXHIBIT 4



## COVENANTS, CONDITIONS AND RESTRICTIONS

A. In consideration of the issuance of said approval and the benefit conferred thereby on the Real Property, Owner hereby covenants and agrees with the City to impose the following terms, covenants, conditions, restrictions and limitations upon the possession, use and enjoyment of the Real Property:

1. **Uninterrupted Water Flow.** Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard of life, health or damage to the Real Property or any adjoining property.
2. **Landscape Plan Compliance.** Owner shall comply with the Landscape Plan as 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.
3. **Allowed Development.** The allowed development of the Real Property approved by the Planning Commission on December 9, 2004 is limited to the addition of five new cottages (5,759 square feet) containing nine new keys (guest rooms), a 2,251 square foot expansion of the main hotel building for a total of 8,010 square feet, onsite relocation of three historic cottages, exterior alteration of four cottages, interior renovation of all buildings, reconfiguration of parking areas, removal of the tennis court, and the improvements shown on the Development Plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
4. **Recyclable Material Use and Collection.** Hotel and restaurant operators shall encourage guests to recycle by using recyclable materials, and providing sufficient and appropriate receptacles, such as recycling or green waste containers, in each room. Recyclable material collection and pick-up areas shall be provided on-site for the hotel and restaurant operations. The hotel and restaurant operators shall use materials that are recyclable to the extent feasible.
5. **BMP Training.** Employee training shall be provided on the implementation of Best Management Practices (BMPs) in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/ unloading areas in order to keep debris from entering the storm water collection system.
6. **Emergency Evacuation Plan.** Owner shall work with the Fire Department to periodically update the Emergency Evacuation Plan, Red Flag Alert.
7. **Employee Parking.** Employees shall be required to park their vehicles on-site.
8. **Bus Passes.** The Owner or all employers shall contact the Metropolitan Transit District (MTD) to purchase bus passes or the equivalent for their employees. These passes shall be provided 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. A copy of the contract with MTD shall be provided to the Transportation Planning Manager.

9. **Signage at Pedestrian Access.** One small sign shall be installed and maintained at the property boundary at each pedestrian access location (Mira Vista Lane and El Encanto Road) for the purpose of alerting pedestrians that they are leaving the hotel property.

B. Owner hereby declares that the Real Property is held and hereafter shall be held, conveyed, hypothecated, encumbered, leased, rented, used, and occupied subject to the above-referenced covenants, conditions, restrictions and limitations, all of which are declared and agreed to be in furtherance of Owner's interest. All of the above-stated covenants, conditions, restrictions, and limitations are intended to constitute both equitable servitudes and covenants running with the land.

C. Any purchaser of the Real Property, by the acceptance of a deed therefore, whether from Owner or from any subsequent owner of the Real Property, or by the signing of a contract or agreement to purchase the same, shall, by the acceptance of such deed or by the signing of such contract or agreement be deemed to have consented to and accepted the covenants, conditions, restrictions and limitations set forth herein.

D. This Declaration runs with the Real Property and shall be binding upon the successors and assigns of Owner and the heirs, personal representatives, grantees, lessees, sublessees, contract purchasers, and assignees of Owner and any subsequent owner of the Real Property.

E. It is further agreed that said covenants, conditions, and restrictions may not be amended or cancelled in whole or in part without the prior written recorded approval of the City of Santa Barbara.



**Motion:** Continued indefinitely to the Staff Hearing Officer with the following positive comments: 1) The size and location of the new garage are supportable because: a) It would provide a covered parking for the owners' vehicles. b) It is done in consistency with the existing site development (i.e., the stone encasement). c) It is proposed to be located at an inconspicuous part of the site, buried into the site, and would not be visible from a neighboring property. 2) The Commission appreciates that the removal and moving of the olive trees is being done in a sensitive manner. 3) Provide a landscape solution to the entry court.

**Action:** Boucher/Pujo, 8/0/0. (Curtis absent.) Motion carried.

**HISTORIC STRUCTURES REPORT**

6. 1900 LASUEN RD R-2/4.0/R-H Zone  
**(2:39)** Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00296  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(This is a Structure of Merit. Proposal to demolish an existing 3,078 square foot cottage (#12 "Overlook") and to construct a new 3,250 net square foot Spanish style cottage at El Encanto Hotel. Regrading and landscaping will also be included in this project.)

**(Review of Letter Addendum to Historic Structures/Sites Report prepared by Alexandra C. Cole, Preservation Planning Associates. This report addresses the impacts from the demolition of Building 12 and the design and construction of a new Building 12 within the historic setting of Building 11.)**

**Present:** Alexandra Cole, Historical Consultant  
Trish Allen, SEPPS  
Kathleen Kennedy, City Associate Planner

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that Staff is concerned over the spatial relationship between the new Building 12 and the existing Building 11. He requested that the issue of the proximity be discussed by the Commission. Staff has read the report and generally agrees with its recommendations and conclusions.

Public comment opened at 2:43 p.m.

Kellam de Forest, local resident, commented that the overall impression is that every Cottage is being replaced and expressed concern that everything is being torn down. Mr. Jacobus responded that the cottages being torn down have been determined to not have historic significance.

Public comment closed 2:44 p.m.

**Motion:** To accept the report as submitted.  
**Action:** Pujo/Sharpe, 8/0/0. (Curtis absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED**

7. 1900 LASUEN RD R-2/4.0/R-H Zone

**(2:45)** Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(This is a Structure of Merit. This is a revised Project Description: Proposal for a revised Master Plan for El Encanto Hotel. The project involves the construction of valet parking and operations facility below (Group L); a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of six new cottages (Mission Village) with partial underground parking on the northeast portion of the property (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.))

**(Sixth Concept Review. Review of Group L.)**

**(Requires Environmental Assessment and Planning Commission approval.)**

Present: Trish Allen, SEPPS  
 Henry Lenny, Architect  
 Minh Pham, Representing Ownership  
 Kathleen Kennedy, City Associate Planner

Public comment opened at 3:06 p.m.

Kellam de Forest, local resident, commented that it now seems that the parking will no longer be hidden and commented that the parking lot needs be surrounded by walls so that it is out of public view.

Public comment closed at 3:08 p.m.

**Motion: Continued indefinitely with the comment that the proposed construction of a valet parking above grade (as part of Group L) is not acceptable.**

**Action: Sharpe/Naylor, 8/0/0. (Curtis absent.) Motion carried.**

Commission comments: Chair La Voie commented that this project should have been publicly noticed with the new project description and revised Master Plan. He requested that an accurate description of the particular portion of the project being presented to the Commission be specified on future agendas.

**\*\* THE COMMISSION RECESSED FROM 3:19 P.M. TO 3:28 P.M. \*\***

**FINAL REVIEW**

8. 1900 LASUEN RD R-2/4.0/R-H Zone

**(3:28)** Assessor's Parcel Number: 019-170-022  
 Application Number: MST2008-00211  
 Owner: Orient Express Hotels

(Proposal to demolish cottages 22, 23, & 24 of Group M, Mission Village, including foundations, patios, decks, stairs, garden walls and retaining walls. No new development is proposed with this application.)

**(Final approval is requested.)**

**(Environmental Assessment is required.)**

Present: Trish Allen, SEPPS  
 Minh Pham, Representing Ownership  
 Kathleen Kennedy, City Associate Planner

Public comment opened at 3:35 p.m.

Kellam de Forest, local resident, commented that demolition permits without some idea of what is being envisioned to replace what is being demolished would not be appropriate.

Public comment closed at 3:36 p.m.

**Motion:** Continued two weeks for the applicant to return with a site plan indicating the following: 1) Identify all trees, and provide the species and pictures of any significant tall trees in the demolition area. 2) Show all the landscape material that are four inches and greater in diameter, particularly identifying the plant material to be removed.

**Action:** Boucher/Hausz, 8/0/0. (Curtis absent.) Motion carried.

**CONCEPT REVIEW - CONTINUED**

9. 710 ANACAPA ST C-2 Zone

Assessor's Parcel Number: 031-081-013  
 Application Number: MST2006-00312  
 Owner: Carlos Adame  
 Agent: Lisa Plowman  
 Architect: Peikert Group Architects

(This is a revised proposal for a 2,989 square foot of new construction consisting of a two-story, mixed-use building, and a trash enclosure at the rear of a 5,846 square foot lot, which includes a three-bedroom residential condominium and a 490 square foot commercial condominium space on the first floor. The project includes the preservation of 450 square feet of an existing 1,562 square foot single family residence which is on the City's List of Potential Historic Resources (Myers Cottage) which will be relocated nine feet to the west and converted to a commercial condominium. Parking is provided in a two-car residential garage, one covered non-residential parking space, and one uncovered commercial accessible parking space. The existing stone site wall will be preserved.)

**(Fifth Concept Review.)**

**CONCEPT REVIEW - CONTINUED**

## 2. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(3:13)**

Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(This is a Structure of Merit. This is a revised Project Description: Proposal for a revised Master Plan for El Encanto Hotel. The project involves the construction of valet parking and operations facility below (Group L); a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and construction of six new cottages (Mission Village) with partial underground parking on the northeast portion of the property (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

**(Seventh Concept Review focused on Group M, Mission Village. The project design has been revised and now includes a partially subterranean parking structure. Comments only; project requires Environmental Assessment, Planning Commission approval, and Historic Resource Findings.)**

Present: Henry Lenny, Architect  
 James Jones and Minh Pham, Representing Ownership  
 Kathleen Kennedy, City Associate Planner

Public hearing opened at 3:27 p.m.

Kellam de Forest, local resident, commented that, although the architecture is acceptable, the issue is the number of parking spaces that will be made available, and their use.

Public hearing closed at 3:29 p.m.

**Motion:** Continued two weeks with the following comments: 1) The model provided was appreciated. 2) The style of the buildings is acceptable. 3) The size, bulk, and scale of the proposed Mission Village are not supportable. 4) Before the Mission Village project returns for review, the neighbors and concerned parties should be notified. 5) There was concern about the expression of the plinth at the parking structure. Provide a transition between the existing buildings and Mission Village buildings. 6) The elevations as a composite of the adjacent buildings should be shown on the plans. 7) The proposal is not in keeping with the rest of the site. A unifying theme should be established, possibly with a plaza in the middle of the buildings, where the currently proposed Cottage 33 is. 8) The inclusion of landscaping is very important as it would soften the buildings. 9) A real penetration for trees should be provided through the parking structure. 10) The berming should be as natural as possible.

**Action:** Adams/Boucher, 8/0/0. (Curtis absent.) Motion carried.

Straw vote: How many Commission members would be in favor of plastering over the entire wall?  
2/5.

Public comment opened at 5:30 p.m. and, as no one wished to speak, it was closed.

A letter was received from Mike Bishop expressing concern that the remodeling be done properly and safely.

**Motion:** **Final Approval and continued indefinitely to the Consent Calendar with the following conditions:** 1) Applicant to return with details for the transition between plaster and brick; 2) Study the addition of vine pockets along the alleyway on the east elevation; and 3) Study the enhancement of a parking lot planter.

**Action:** Pujo/Hausz, 6/0/1. (Curtis abstained. Murray/Naylor absent.) Motion carried.

**FINAL REVIEW**

8. 1900 LASUEN RD R-2/4.0/R-H Zone

(5:42) Assessor's Parcel Number: 019-170-022  
Application Number: MST2008-00211  
Owner: Orient Express Hotels

(Proposal to demolish cottages 22, 23, & 24 of Group M, Mission Village, including foundations, patios, decks, stairs, garden walls and retaining walls. No new development is proposed with this application.)

**(Continued request for Final Approval. Action may be taken if sufficient information is provided.)**

**Present:** Trish Allen, Suzanne Elledge Planning & Permitting Services  
Minh Pham, Owner Representative  
Katie O'Reilly-Rogers, Landscape Architect  
Kathleen Kennedy, City Associate Planner

Public comment opened at 5:51 p.m. and, as no one wished to speak, it was closed.

**Motion:** **Final Approval for demolition with the condition that at least six future canopy trees of minimum 36-inch box size be included in the final proposed plans for the area.**

**Action:** Pujo/Sharpe, 5/0/1. (Curtis abstained. Hausz/Murray/Naylor absent.) Motion carried.

**CONCEPT REVIEW – CONTINUED: PUBLIC HEARING**

9. 1900 LASUEN RD R-2/4.0/R-H Zone  
(5:52)

Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(Multiple buildings are designated as Structures of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for the elimination of tennis courts, the construction of valet parking above and operations facility below (Group L); a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of six new cottages (Mission Village) with partial underground parking on the northeast portion of the property (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well. The project component Group M is the only component of the project to be reviewed at this hearing. Other components will be reviewed at future meetings.)

**(Eighth Concept Review focused on Group M, Mission Village. Project requires Environmental Assessment, Planning Commission approval, and Historic Resource Findings.)**

Present: Henry Lenny, Architect  
 James Jones, Owner Representative  
 Katie O'Reilly-Rogers, Landscape Architect  
 Kathleen Kennedy, City Associate Planner

Public comment opened at 6:09 p.m.

Kellam de Forest commented that the design was too fancy and should have more of a cottage farmhouse look, and the stairwell should have a Spanish revival look.

Public comment closed at 6:11 p.m.

**Motion:** Continued indefinitely with the following comments: 1) The Commission greatly appreciates the design staff's efforts and accepts the size, bulk, and scale of project; 2) The parking plinth shall be further modified to be more successfully wedded to the ground and architecture; 3) Applicant to restudy the scale of the too-tall fountain; 4) The curved form of the stairway, and the expression of the plinth in stone is supportable; and 5) The architecture remains generally acceptable with the Commission looking forward to the plan proceeding.

**Action:** Adams/Boucher, 6/0/0. (Hausz/Murray/Naylor absent.) Motion carried.

**HISTORIC STRUCTURES REPORT**

## 5. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(3:18)**

Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(Multiple buildings are designated as Structures of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for the elimination of tennis courts, the construction of valet parking above and operations facility below (Group L); a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of six new cottages (Mission Village) with partial underground parking on the northeast portion of the property (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

**(Review of Addendum to Historic Structures/Sites Report addressing revisions to Group E, Pool/Fitness Center; Group K, Cottages 27 & 28; Group L, Surface Parking Lot; and, Group M, Mission Village Cottages 30-34.)**

Present: Alexandra Cole, Historical Consultant  
 Trish Allen, SEPPS  
 James Jones and Minh Pham, Representing Ownership

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the Master Plan must be revised due to changes being proposed to some areas of the campus. Those areas were previously reviewed by the Commission on a conceptual level and positive comments were made. This addendum addresses four areas of the revised Master Plan.

Public comment opened at 3:24 p.m.

1. Mary Louise Days, local resident – El Encanto Hotel has a beloved history of always been compatible with the neighborhood; the proposed perimeter wall details is not discussed in the addendum; addressed the northwest corner of proposed project.
2. Trevor Martinson, local architect – stated that none of the appellants objected to the 2004 Master Plan; the issues now include demolition of the historic building.
3. Sally Nazerian, local resident – concerned that what is being proposed is not historically compatible and it impacts the ambiance of the neighborhood.
4. Farrokh Nazerian, local resident – concerned with the absence of the new site plan in the report; cannot differentiate whether the historical integrity is being preserved; the entire historical integrity of the Riviera is affected.
5. Dawnna Boo for Robert and Liz Leslie – concerned with noise generated from proposed parking layout; expressed discontent with the piece mealing nature of the project development.
6. Nancy Hays, local resident – concerned that the large outdoor parking area is being proposed above ground.

7. Jan Marco Von Yurt, neighbor – concerned with the privacy wall and parking; proper landscaping not allowed by proposed parking; valet parking would have a great commercial impact on neighborhood.
8. Lynn Cederquist representing Olga and Ray Cockel – concerned with the overdevelopment on the northwest portion of the property; would like to see El Encanto restored, in keeping with the original historic feel of the hotel; large above ground area does not fit the character of the hotel and excess hard surfaces would be created; proposed parking encroaches into the setback; keep the parking limited to twenty parking spaces; mass and commercial bulk not supportable.
9. Ronald Hays, local resident – stated that the parking for employees needs to be addressed.
10. Joanna Von Yurt, local resident – requested same amount of parking spaces as before and excess spaces placed underground.
11. Loyd Applegate, neighbor – suggested that the transition between residential and commercial be as subtle as possible.

The following member of the public did not speak, but left written comments in opposition to the proposed project:

12. McKenna Spaulding – commented that required setbacks should be respected; concerned with noise due to valet services and proposed increase in parking spaces.

Public comment closed at 3:46 p.m.

**Motion:** Continued two weeks to allow more detail, with complete and logical chain of thought and analysis, to be included in the report.

**Action:** Boucher/Pujo, 8/0/0. (Drury absent.) Motion carried.

Commission comments: The preparer of the report was directed to include plans, elevations and sections of all revised areas and an analysis of why the northwest corner of the property is not historically significant.

### PRELIMINARY REVIEW

6. 0-300 W CABRILLO BLVD

HC/P-R/SD-3 Zone

**(4:04)**

Assessor's Parcel Number: 033-120-018  
 Application Number: MST2006-00122  
 Owner: City of Santa Barbara  
 Applicant: Jeannette Candau  
 Architect: Conceptual Motion  
 Landscape Architect: Earthform Design

(Proposed enhancements to pedestrian linkage between Stearns Wharf and the Harbor including pedestrian crossings across Cabrillo Boulevard to the beachfront, new benches, lighting, trash/recycle cans, news racks, repairs to existing sidewalks, landscaping, improvements at Sea Landing, and viewing stations on West Beach. The project will require coastal review.)

**(Preliminary Approval of the project is requested. Project requires compliance with Planning Commission Resolution No. 016-08.)**

**Present:** Jeannette Candau, City Redevelopment Specialist  
 Lissa Goetz and Edward de Vicente, Architects  
 Sam Maphis, Landscape Architect

**HISTORIC STRUCTURES REPORT**

## 4. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(1:54)**

Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(Multiple buildings are designated as Structures of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for the elimination of tennis courts, the construction of valet parking above, operations facility below and Utility Distribution Facility (Group L); a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of six new cottages (Mission Village) with partial underground parking on the northeast portion of the property (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

**(Continued review of Addendum to Historic Structures/Sites Report addressing changes to the Master Plan. Report is addressing revisions to Group E (Pool/Fitness Center); Group K (Cottages 27 & 28); Group L (Valet Parking Lot/ Operations Facility, Utility Distribution Facility); and Group M, (Mission Village Cottages 30-34). The applicant has requested that the review and processing of all elements of the revised Master Plan be as one single application approval.)**

Present: Alexandra Cole, Historical Consultant  
 Trish Allen, SEPPS  
 James Jones, Representing Ownership  
 Debra Andaloro, City Environmental Analyst

Staff comments: Jaime Limón, Senior Planner, provided the Commission background information to help explain why changes had been made to the Addendum Historic Structures/Sites Report. Mr. Limón indicated that the applicant has chosen to combine the last two phases of the project under one single Revised Master Plan application. This Addendum attempts to address the remaining phases comprehensively. In order to facilitate the processing of environmental review, an Initial Study will be prepared.

Jake Jacobus, Associate Planner/Urban Historian, stated that the Addendum focuses on the four areas of the Master Plan as highlighted on Sheet 00.02 (Groups E, K, L, and M). The Addendum makes the determination that the proposed changes could be mitigated to less than significant. Staff has read the report and agrees with its conclusions and recommendations.

Public comment opened at 2:13 p.m.

1. Trevor Martinson, local architect – central plant (power room) inappropriate placement, should be away from the residential area and the park, should be moved near the proposed pool and fitness center as approved previously by the HLC; R-2 and R-H zone designation issues and the future development under the R-3/R-H zoning.

2. Mary Louise Days, local resident – northwest corner reconfiguration does not meet the historical intent of the property, it was formerly a much less intense construction; appreciation for recognition of historic Eucalyptus trees, hopes removable of remaining trees are treated much more conservatively; large scale reconstruction in a modern manner should not be encouraged.
3. Marc Chytilo, attorney representing three neighbors – central plant review process should be renewed; project should be reviewed in totality; operations facilities and valet parking structure are an integrated facility with the central plant; northwest corner should not be deprived because the three cottages were moved; a cultural landscape study should be performed.
4. Jan Von Yurt, neighbor – historical findings on the basis that, if a building is not there anymore, the site is no longer historically significant is inappropriate; the approach of the building of the cottages was low key and there was never an encroachment into the front or side yard setbacks; request to redesign the northwest corner and return the moved cottage to its original historic feeling.
5. Joanna Von Yurt, neighbor – unique location of cottages were a familiar site, only minimal changes should have been made; in the original 2004 Historic Structures/Sites Report, Buildings 1 through 21 and the rolling lawns were considered significant historical resources; school is a historic landmark, its view is specifically relative to the space at the northwest corner; a parking lot was never part of that view.
6. Ron Hays, neighbor and former hotel employee – neighbors are against the bastardization of the original plan of the project that had already been approved [by City boards/commission] and the neighbors were pleased with; facilities that were originally in the main building should not be moved to an extremely sensitive, residential corner.
7. Kellam de Forest, local resident – Eucalyptus trees addressed in the report are part of the historic fabric of the hotel; suggested disease trees be evaluated by an independent arborist in hopes of saving some of them; cultural landscape report would be valuable; the report has not fully identified the importance of the entire campus as a cultural landscape.
8. Lynn Cederquist, speaking on behalf of Olga and Ray Cockel –Riviera enhanced by the vegetation originally planted; hotel property is a focal point for anyone driving or walking through the neighborhood; expressed sadness for the current loss of vegetation; concerned that the original cottages were allowed to be removed prior to a final decision about the future of the northwest corner or completion of future development.)
9. Sally Nazerian, neighbor – sensitive site because it is the entrance to the Riviera; stucco proposed should be sandstone as was the original intention; there is an over-built feeling; the new development should reflect the neighborhood's more rural and residential feeling.
10. Farrokh Nazerian, neighbor – proposed central plant should be included in the plans being reviewed by the HLC and later by the Planning Commission.
11. Elizabeth Leslie, neighbor – the proposed project will encroach into the front yard of her home; power plant and parking should be as originally proposed.
12. Christine Peron, local architect – neighbors had been very excited about the previous proposals for the site; northwest corner is important because of its historical quality, its character in Santa Barbara, and it is an entry way into the Riviera; the parking proposed is a significant alteration to the corner; expressed appreciation for beam being replicated; urged to see “big picture.”

Public comment closed at 2:45 p.m.

Debra Andaloro, City Environmental Analyst, stated that, the Commission was being asked to determine whether this Addendum to the Historic Structures/Sites Report is to be found adequate.

Ms. Andaloro explained that the Commission was not being asked to review the design of the central plant (Utility Distribution Building) at this time. That item was approved by the Planning Commission; subsequently the applicant has withdrawn that application and has combined it with three other areas on the current application. She clarified that the Planning Commission will be discussing the land use appropriateness of the utility building and its location along with the other three areas at a future meeting.

Ms. Andaloro stated that an Initial Study of the Revised Master Plan is now required for CEQA review.

Ms. Andaloro commented that the landscape has been studied and was reported in different addendums to the initial HSSR prepared by the historical consultant. In response to a request to provide a cultural landscape study, Staff does not find that such a study would result in any significant new information and this site is not equivalent to the Botanic Garden, which did have such a study completed. With regard to the removal of five out of ten large Eucalyptus trees, an arborist report was referenced in a DART that was prepared and the City has a copy on file.

**Motion:** To accept the report with the following conditions and strong recommendations:  
 1) The baseline site plan shall be included in the report. 2) Provide stronger language regarding the saving of as many Eucalyptus trees as possible located along Alvarado Road. 3) Canopy trees are not an acceptable substitute for a removed skyline tree. 4) Design changes shall occur to Group L (Utility Distribution Facility and garage) in order to allow enough space for the Eucalyptus trees to be preserved, to the maximum extent feasible. 5) Acceptance of the report does not confer the Commission's acceptance of the current configuration of the Utility Distribution Facility and garage as shown in the drawings.

**Action:** Adams/Hausz, 8/0/0. (Curtis absent.) Motion carried.

Commission comments: The Commission will be provided an opportunity in the future to review and discuss the northwest corner of the project.

**\*\* THE COMMISSION RECESSED FROM 3:33 P.M. TO 3:38 P.M. \*\***

### HISTORIC STRUCTURES REPORT

5. 199 W MONTECITO ST

C-2/SD-3 Zone

**(3:38)**

Assessor's Parcel Number: 033-010-013

Application Number: MST2008-00008

Applicant: Althouse and Mead, Inc.

Agent: Michael Berman, Environmental Analyst

Engineer: HDR Engineering

(Proposal to replace the bridge deck and railing of the Union Pacific railroad bridge over Mission Creek just south of the west end of the Moreton Bay Fig Tree Park. This project will require Planning Commission approval of a Coastal Development Permit.)

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

**Present:** Dr. Pamela Post and Tim Hazeltine, Historical Consultants

**FINAL REVIEW**

## 7. 1900 LASUEN RD

R-2/4.0/R-H Zone

**(3:44)**

Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00296  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(The project site has been designated as a Structure of Merit. Proposal to demolish an existing 3,078 square foot cottage (#12 "Overlook") and to construct a new 3,250 net square foot Spanish style cottage at El Encanto Hotel. Grading and landscaping will also be included in this project.)

**(Final Approval of the project phase is requested. Substantial Conformance Determination granted by Staff on June 9, 2008. Project requires Historic Resource Findings and compliance with Planning Commission Resolutions 057-04 and 037-05.)**

Present: Alexandra Cole, Architectural Historian  
 Minh Pham, Representing Ownership  
 Heather Miller, Katie O'Reilly-Rogers  
 Kathleen Kennedy, City Associate Planner

Public comment opened at 3:56 p.m.

1. Marc Chytilo, Attorney at Law – supports determination not to give final approval; there is a lack of accessibility to plans that makes it difficult to compare previous and current proposals; requested before-and-after complete set of plans with adequate time to review; principle concern: issue of piecemealing, revisions of the previously approved elements of the project should be processed as a whole; Cottage 12 should be folded into the revisions that is being considered for environmental review.
2. Trevor Martinson, local architect – Cottage 12 has already been demolished; the Declaration of Covenants, Conditions and Restrictions proposed on the property needs to be addressed and brought forward into the Initial Study.
3. Mary Louise Days, local resident – the site plan for the location of Cottage 12 is needed and asked if the Commission approved the demolition of that cottage; requested the result of the Substantial Conformance Determination performed by Staff on June 9, 2008.
4. Joanna Von Yurt, neighbor – neighbors are pro-growth and would like to see a development that would allow the project to move forward; the Conditional Use Permit should be found and adhered to.
5. Elizabeth Leslie, neighbor – was not aware that Cottage 12 had already been demolished; would like the utility facility to be moved to an area near where it was historically.

Public comment closed at 4:07 p.m.

**Motion:** **Continued indefinitely with the following comments:** 1) There was validity to the accepted strategy that an overall plan would be reviewed and different elements would then be presented in sections. It has since become confusing to differentiate between what was previously approved and the proposed changes. 2) **The Commission now requests that, for each future presentation, the following be presented:** a) a complete site plan; b) a timeline indicating what has happened in the past, what is being presented, and the intention for the future in order to have a complete context; c) and previous plans for comparison to see if there is consistency with what was previously presented. 3) The architecture presented is not in substantial conformance to what was given preliminary approval by the Commission.

**Action:** Adams/Sharpe, 7/0/0. (Curtis/Pujo absent.) Motion carried.

### CONCEPT REVIEW - CONTINUED

8. 1900 LASUEN RD

R-2/4.0/R-H Zone

(4:26)

Assessor's Parcel Number: 019-170-022  
 Application Number: MST2007-00140  
 Owner: Orient Express Hotels  
 Applicant: El Encanto, Inc.  
 Agent: Suzanne Elledge Planning & Permitting Services  
 Architect: Henry Lenny  
 Business Name: El Encanto Hotel

(The project site has been designated as a Structure of Merit. Proposal for a revised Master Plan for El Encanto Hotel. The project involves a proposal for a new surface valet parking lot with an operations facility below in the northwest corner, a predominately underground Utility Distribution Facility (Group L) in the northwest corner; a swimming pool with fitness center below (Group E); reapproval of Cottages 27 and 28 (Group N); and, construction of five new cottages (Mission Village) with an underground parking structure below in the northeast corner of the project site (Group M). Phase 1 of the project (MST99-00305) is complete; portions of Phase 2 of the project (previously reviewed under MST2005-00490) including Groups E, L, and N, require Planning Commission approval and are being reviewed with this Phase 3 of the project with Group M, which requires Planning Commission approval as well.)

**(Continued Concept Review of the revised Master Plan. New proposal for minor reconfiguration of the main entry off Alvarado Place, new trash enclosure, new screening gate, new retaining walls, relocation of four parking spaces, and landscaping in the service area adjacent to the Main Building.)**

**Present:** Alexandra Cole, Historical Consultant  
 Trish Allen, SEPPS  
 James Jones and Minh Pham, Representing Ownership  
 Kathleen Kennedy, City Associate Planner

Staff comments: Jake Jacobus, Associate Planner/Urban Historian, stated that the revised plan for the Main Entry off of Alvarado Place provides for improved circulation and the addition of a trash enclosure and screening gates. A very small section of the historic sandstone wall will be realigned to provide improved vehicular access from Alvarado Place. No other historic structures will be impacted by this revision. Staff feels that this revision is minor and beneficial and does not require the preparation of an Historic Structure/Site Report.

Public comment opened at 4:40 p.m.

1. Joanna Von Yurt, neighbor – felt it is important that the entry to the site stay clean and closer to what was there before; the stone walls should not be removed, eight feet seems excessive; the trash enclosure should be completely surrounded in stone to match the walls if it would be visible from the street; wondered where the parking currently found in the northwest corner of the site would be moved to.
2. Marc Chytilo, Attorney at Law – felt the sandstone walls are of concern; more complete set of plans should be made available with elevations from the street, although pictures are helpful; the experience through the entry is of historical significance and no historical analysis has been made of the entryway itself; a landscape cultural report addressing the northwest portion of the site is needed; concerned about the number of trees being removed, junipers and arbutus could have some significance and may have been part of the historical component; this configuration results in loss of five parking spaces.
3. Kellam de Forest, local resident – felt there is a need for an overall site plan.
4. Ronald Hays, neighbor – thought the utility facility would be noisy, unattractive, and neighborhood unfriendly; there should be resolution of the northwest corner issues before an approval is made.
5. Trevor Martinson, architect – the survey by Joe Waters, which identifies all the buildings on site, including those intruding into the side and frontyard setbacks of the entire site should be included in the Commission's review of the project; employee parking on site is important under the Covenants, Conditions and Restrictions; would like to know what happened to the sign at Alameda Padre Serra and Los Olivos that was part of El Encanto site.

Public comment closed at 4:50 p.m.

Straw vote: How many Commissioners would agree that a focused Addendum Letter Report should be required for the landscape? 0/7. (All opposed.)

**Motion:** **Continued indefinitely to the Planning Commission with the following comments:**  
**1)** There is concern with respect to the strategy of reviewing this project in sections without a complete context to differentiate between what was previously approved and the proposed changes. **2)** The entry is an important element of the entire historical aspect of this building site. Explore alternatives with respect to the entry's narrowness and preserving some feel for the rustic, small-scaled aspect of this entry. **3)** The preservation of two Eucalyptus trees is appreciated. **4)** The plant palette should follow drought-tolerant conservation guidelines. Explore other options such as a Coast Live Oak (*Quercus agrifolia*). **5)** Reinvestigate the bed planter in the entry. **6)** The relocation of the employee parking is of concern as it affects other aspects of the proposed plan. **7)** The north wall trash closure should be sandstone.

**Action:** Boucher/Hausz, 7/0/0. (Curtis/Pujo absent.) Motion carried.

**\*\* THE COMMISSION RECESSED FROM 5:14 P.M. TO 5:17 P.M. \*\***

# 36 Preservation Briefs

Technical Preservation Services

National Park Service  
U.S. Department of the Interior



## Protecting Cultural Landscapes Planning, Treatment and Management of Historic Landscapes

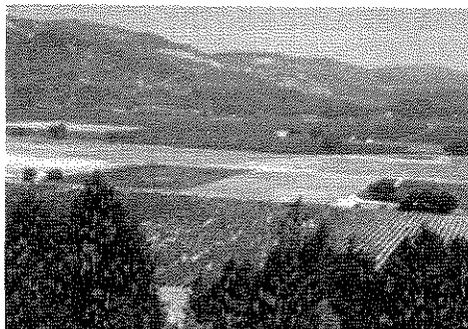
Charles A. Birnbaum, ASLA



- » [Developing a Strategy and Seeking Assistance](#)
- » [Preservation Planning for Cultural Landscapes](#)
- » [Developing a Historic Preservation Approach and Treatment Plan](#)
- » [Developing a Preservation Maintenance Plan and Implementation Strategy](#)
- » [Recording Treatment Work and Future Research Recommendations](#)
- » [Summary](#)
- » [Selected Reading](#)

**A NOTE TO OUR USERS:** The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

**Cultural landscapes can range from thousands of acres** of rural tracts of land to a small homestead with a front yard of less than one acre. Like historic buildings and districts, these special places reveal aspects of our country's origins and development through their form and features and the ways they were used. Cultural landscapes also reveal much about our evolving relationship with the natural world.



Patterns on the land have been preserved through the continuation of traditional uses, such as the grape fields at the Sterling Vineyards in Calistoga, California. Photo: NPS files.

A **cultural landscape** is defined as "a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values." There are four general types of cultural landscapes, not mutually exclusive: *historic sites*, *historic designed landscapes*, *historic vernacular landscapes*, and *ethnographic landscapes*. These are defined below.

**Historic landscapes** include residential gardens and community parks, scenic highways, rural communities, institutional grounds, cemeteries, battlefields and zoological gardens. They are composed of a number of character-defining features which, individually or collectively contribute to the landscape's physical appearance as they have evolved over time. In addition

to vegetation and topography, cultural landscapes may include water features, such as ponds, streams, and fountains; circulation features, such as roads, paths, steps, and walls; buildings; and furnishings, including fences, benches, lights and sculptural objects.

Most historic properties have a cultural landscape component that is integral to the significance of the resource. Imagine a residential district without sidewalks, lawns and trees or a plantation with buildings but no adjacent lands. A historic property consists of all its cultural resources--landscapes, buildings, archeological sites and collections. In some cultural landscapes, there may be a total absence of buildings.

This Preservation Brief provides preservation professionals, cultural resource managers, and historic property owners a step-by-step process for preserving **historic designed** and **vernacular landscapes**, two types of cultural landscapes. While this process is ideally applied to an entire landscape, it can address a single feature, such as a perennial garden, family burial plot, or a sentinel oak in an open meadow. This Brief provides a framework and guidance for undertaking projects to ensure a successful balance between historic preservation and change.

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## DEFINITIONS

***Historic Designed Landscape***--a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person(s), trend, or event in landscape architecture; or illustrate an important development in the theory and practice of landscape architecture. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.

***Historic Vernacular Landscape***--a landscape that evolved through use by the people whose activities or occupancy shaped that landscape. Through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives. Function plays a significant role in vernacular landscapes. They can be a single property such as a farm or a collection of properties such as a district of historic farms along a river valley. Examples include rural villages, industrial complexes, and agricultural landscapes.

***Historic Site***--a landscape significant for its association with a historic event, activity, or person. Examples include battlefields and president's house properties.

***Ethnographic Landscape***--a landscape containing a variety of natural and cultural resources that associated people define as heritage resources. Examples are contemporary settlements, religious sacred sites and massive geological structures. Small plant communities, animals, subsistence and ceremonial grounds are often components.

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## Developing a Strategy and Seeking Assistance

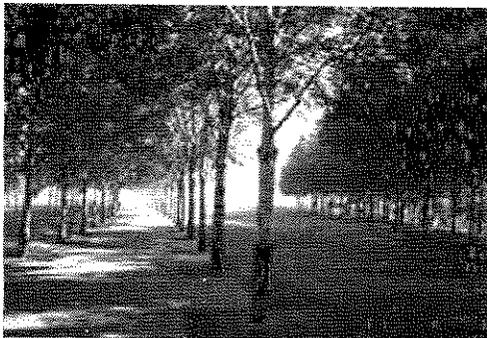
Nearly all designed and vernacular landscapes evolve from, or are often dependent on, natural resources. It is these interconnected systems of land, air and water, vegetation and wildlife which have dynamic qualities that differentiate cultural landscapes from other cultural resources, such as historic structures. Thus, their

documentation, treatment, and ongoing management require a comprehensive, multi-disciplinary approach.

Today, those involved in preservation planning and management of cultural landscapes represent a broad array of academic backgrounds, training, and related project experience. Professionals may have expertise in landscape architecture, history, landscape archeology, forestry, agriculture, horticulture, pomology, pollen analysis, planning, architecture, engineering (civil, structural, mechanical, traffic), cultural geography, wildlife, ecology, ethnography, interpretation, material and object conservation, landscape maintenance and management. Historians and historic preservation professionals can bring expertise in the history of the landscape, architecture, art, industry, agriculture, society and other subjects. Landscape preservation teams, including on-site management teams and independent consultants, are often directed by a landscape architect with specific expertise in landscape preservation. It is highly recommended that disciplines relevant to the landscapes' inherent features be represented as well.



The "Boot Fence," near D.H. Lawrence Ranch, Questa, California, is an example of a character-defining landscape feature. Photo: Courtesy, Cheryl Wagner.



Another example of a very different landscape feature is this tree planting detail for Jefferson Memorial Park, St. Louis, Missouri. Photo: Courtesy, Dan Kiley.

Additional guidance may be obtained from State Historic Preservation Offices, local preservation commissions, the National Park Service, local and state park agencies, national and state chapters of the American Society of Landscape Architects, the Alliance for Historic Landscape Preservation, the National Association of Olmsted Parks, and the Catalog of Landscape Records in the United States at Wave Hill, among others.

A range of issues may need to be addressed when considering how a particular cultural landscape should be treated. This may include the in-kind replacement of declining vegetation, reproduction of furnishings,

rehabilitation of structures, accessibility provisions for people with disabilities, or the treatment of industrial properties that are rehabilitated for new uses.

### **Preservation Planning for Cultural Landscapes**

Careful planning prior to undertaking work can help prevent irrevocable damage to a cultural landscape. Professional techniques for identifying, documenting, evaluating and preserving cultural landscapes have advanced during the past 25 years and are continually being refined. Preservation planning generally involves the following steps: historical research; inventory and documentation of existing conditions; site analysis and evaluation of integrity and significance; development of a cultural landscape preservation approach and treatment plan; development of a cultural landscape management plan and management philosophy; the development of a strategy for ongoing maintenance; and preparation of a record of treatment and future research recommendations.

The steps in this process are not independent of each other, nor are they always sequential. In fact, information gathered in one step may lead to a re-examination or refinement of previous steps. For example, field inventory and historical research are likely to occur simultaneously, and may reveal unnoticed cultural resources that should be protected.

The treatment and management of cultural landscape should also be considered in concert with the management of an entire historic property. As a result, many other studies may be relevant. They include management plans, interpretive plans, exhibit design, historic structures reports, and other.

These steps can result in several products including a Cultural Landscape Report (also known as a Historic Landscape Report), statements for management, interpretive guide, maintenance guide and maintenance records.

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## **CULTURAL LANDSCAPE REPORTS**

A Cultural Landscape Report (CLR) is the primary report that documents the history, significance and treatment of a cultural landscape. A CLR evaluates the history and integrity of the landscape including any changes to its geographical context, features, materials, and use.

CLWs are often prepared when a change (e.g. a new visitor's center or parking area to a landscape) is proposed. In such instances, a CLR can be a useful tool to protect the landscape's character-defining features from undue wear, alteration or loss. A CLR can provide managers, curators and others with information needed to make management decisions.

A CLR will often yield new information about a landscape's historic significance and integrity, even for those already listed on the National Register. Where appropriate, National Register files should be amended to reflect the new findings.

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## **Historical Research**

Research is essential before undertaking any treatment. Findings will help identify a landscape's historic period(s) of ownership, occupancy and development, and bring greater understanding of the associations and characteristics that make the landscape or history significant. Research findings provide a foundation to make educated decisions for work, and can also facilitate ongoing maintenance and management operations, interpretation and eventual compliance requirements.

A variety of primary and secondary sources may be consulted. Primary archival sources can include historic plans, surveys, plats, tax maps, atlases, U. S. Geological Survey maps, soil profiles, aerial photographs, photographs, stereoscopic views, glass lantern slides, postcards, engravings, paintings, newspapers, journals, construction drawings, specifications, plant lists, nursery catalogs, household records, account books and personal correspondence. Secondary sources include monographs, published histories, theses, National Register forms, survey data, local preservation plans, state contexts and scholarly articles.

Contemporary documentary resources should also be consulted. This may include

recent studies, plans, surveys, aerial and infrared photographs, Soil Conservation Service soil maps, inventories, investigations and interviews. Oral histories of residents, managers, and maintenance personnel with a long tenure or historical association can be valuable sources of information about changes to a landscape over many years. For properties listed in the National Register, nomination forms should be consulted.

### Preparing Period Plans

In the case of designed landscapes, even though a historic design plan exists, it does not necessarily mean that it was realized fully, or even in part. Based on a review of the archival resources outlined above, and the extant landscape today, an *as-built period plan* may be delineated. For all successive tenures of ownership, occupancy and landscape change, *period plans* should be generated. Period plans can document to the greatest extent possible the historic appearance during a particular period of ownership, occupancy, or development. Period plans should be based on primary archival sources and should avoid conjecture. Features that are based on secondary or less accurate sources should be graphically differentiated. Ideally, all referenced archival sources should be annotated and footnoted directly on *period plans*.

Where historical data is missing, period plans should reflect any gaps in the CLR narrative text and these limitations considered in future treatment decisions.

### Inventorying and Documenting Existing Conditions

Both physical evidence in the landscape and historic documentation guide the historic preservation plan and treatments. To document existing conditions, intensive field investigation and reconnaissance should be conducted at the same time that documentary research is being gathered. Information should be exchanged among preservation professionals, historians, technicians, local residents, managers and visitors.



Understanding the geographic context should be part of the inventory process. This aerial photograph at Rancho Los Alamitos, Long Beach, CA, was taken in 1936. (See, below.) Photo: Rancho Los Alamitos Foundation.

To assist in the survey process, National Register Bulletins have been published by the National Park Service to aid in identifying, nominating and evaluating designed and rural historic landscapes. Additionally, Bulletins are available for specific landscape types such as battlefields, mining sites, and cemeteries.

Although there are several ways to inventory and document a landscape, the goal is to create a baseline from a detailed record of the landscape and its features as they exist at the present (considering seasonal variations). Each landscape inventory should address issues of boundary delineation, documentation methodologies and techniques, the limitations of the inventory, and the scope of inventory efforts.



These are most often influenced by the

timetable, budget, project scope, and the purpose of the inventory and, depending on the physical qualities of the property, its scale, detail, and the inter-relationship between natural and cultural resources. For example, inventory objectives to develop a treatment plan may differ considerably compared to those needed to develop an ongoing maintenance plan. Once the criteria for a landscape inventory are developed and tested, the methodology should be explained.

### **Preparing Existing Condition Plans**

Inventory and documentation may be recorded in plans, sections, photographs, aerial photographs, axonometric perspectives, narratives, video-or any combination of techniques. Existing conditions should generally be documented to scale, drawn by hand or generated by computer. The scale of the drawings is often determined by the size and complexity of the landscape. Some landscapes may require documentation at more than one scale. For example, a large estate may be documented at a small scale to depict its spatial and visual relationships, while the discrete area around an estate mansion may require a larger scale to illustrate individual plant materials, pavement patterns and other details. The same may apply to an entire rural historic district and a fenced vegetable garden contained within.

When landscapes are documented in photographs, *registration points* can be set to indicate the precise location and orientation of features. Registration points should correspond to significant forms, features and spatial relationships within the landscape and its surrounds. The points may also correspond to historic views to illustrate the change in the landscape to date. These locations may also be used as a management tool to document the landscape's evolution, and to ensure that its character-defining features are preserved over time through informed maintenance operations and later treatment and management decisions.

All features that contribute to the landscape's historic character should be recorded. These include the physical features described above (e.g. topography, circulation), and the visual and spatial relationships that are character defining. The identification of existing plants, should be specific, including genus, species, common name, age (if known) and size. The woody, and if appropriate, herbaceous plant material should be accurately located on the existing conditions map. To ensure full representation of successional herbaceous plants, care should be taken to document the landscape in different seasons, if possible.

Treating living plant materials as a curatorial collection has also been undertaken at some cultural landscapes. This process, either done manually or by computer, can track the condition and maintenance operations on individual plants. Some sites, such as the Frederick Law Olmsted National Historic Site, in Brookline, Massachusetts have developed a field investigation numbering system to track all woody plants. Due to concern for the preservation of genetic diversity and the need to replace significant plant materials, a number of properties are beginning to propagate historically important rare plants that are no longer commercially available, unique, or possess significant historic associations. Such herbarium collections become a part of a site's natural history collection.

Once the research and the documentation of existing conditions have been completed, a foundation is in place to analyze the landscape's continuity and change, determine its significance, assess its integrity, and place it within the

historic context of similar landscapes.

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## READING THE LANDSCAPE

A noted geographer, Pierce Lewis, stated, "The attempt to derive meaning from landscapes possesses overwhelming virtue. It keeps us constantly alert to the world around us, demanding that we pay attention not just to some of the things around us but to all of them--the whole visible world in all of its rich, glorious, messy, confusing, ugly, and beautiful complexity."

Landscapes can be read on many levels--landscape as nature, habitat, artifact, system, problem, wealth, ideology, history, place and aesthetic. When developing a strategy to document a cultural landscape, it is important to attempt to read the landscape in its context of place and time.

Reading the landscape, like engaging in archival research, requires a knowledge of the resource and subject area as well as a willingness to be skeptical. As with archival research, it may involve serendipitous discoveries. Evidence gained from reading the landscape may confirm or contradict other findings and may encourage the observer and the historian to re-visit both primary and secondary sources with a fresh outlook. Landscape investigation may also stimulate other forms of research and survey, such as oral histories or archeological investigations, to supplement what appeared on-site.

There are many ways to read a landscape--whatever approach is taken should provide a broad overview. This may be achieved by combining on-the-ground observations with a bird's-eye perspective. To begin this process, aerial photographs should be reviewed to gain an orientation to the landscape and its setting. Aerial photographs come in different sizes and scales, and can thus portray different levels of detail in the landscape. Aerial photographs taken at a high altitude, for example, may help to reveal remnant field patterns or traces of an abandoned circulation system; or, portions of axial relationships that were part of the original design, since obscured by encroaching woodland areas. Low altitude aerial photographs can point out individual features such as the arrangement of shrub and herbaceous borders, and the exact locations of furnishings, lighting, and fence alignments. This knowledge can prove beneficial before an on-site visit.

Aerial photographs provide clues that can help orient the viewer to the landscape. The next step may be to view the landscape from a high point such as a knoll or an upper floor window. Such a vantage point may provide an excellent transition before physically entering the cultural landscape.

On ground, evidence should then be studied, including character-defining features, visual and spatial relationships. By reviewing supporting materials from historic research, individual features can be understood in a systematic fashion that show the continuum that exists on the ground today. By classifying these features and relationships, the landscape can be understood as an artifact, possessing evidence of evolving natural systems and human interventions over time.

For example, the on-site investigation of an abandoned turn-of-the-century farm complex reveals the remnant of a native oak and pine forest which was cut and burned in the mid-nineteenth century. This previous use is confirmed by a small stand of mature oaks and the presence of these plants in the emerging secondary woodland growth that is overtaking this farm complex in decline. A ring count of the trees can establish a more accurate age. By *reading* other character-defining

features, such as the traces of old roads, remnant hedgerows, ornamental trees along boundary roads, foundation plantings, the terracing of grades and remnant fences--the visual, spatial and contextual relationships of the property as it existed a century ago may be understood and its present condition and integrity evaluated.

The findings of on-site reconnaissance, such as materials uncovered during archival research, may be considered primary data. These findings make it possible to inventory and evaluate the landscape's features in the context of the property's current condition. Character-defining features are located *in situ*, in relationship to each other and the greater cultural and geographic contexts.

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### **Historic Plant Inventory**

Within cultural landscapes, plants may have historical or botanical significance. A plant may have been associated with a historic figure or event or be part of a notable landscape design. A plant may be an uncommon cultivar, exceptional in size, age, rare and commercially/unavailable. If such plants are lost, there would be a loss of historic integrity and biological diversity of the cultural landscape. To ensure that significant plants are preserved, an inventory of historic plants is being conducted at the North Atlantic Region of the National Park Service. Historical landscape architects work with landscape managers and historians to gather oral and documented history on the plant's origin and potential significance. Each plant is then examined in the field by an expert horticulturist who records its name, condition, age, size, distribution, and any notable botanic characteristics.

Plants that are difficult to identify or are of potential historical significance are further examined in the laboratory by a plant taxonomist who compares leaf, fruit, and flower characteristics with herbarium specimens for named species, cultivars and varieties. For plants species with many cultivars, such as apples, roses, and grapes, specimens may be sent to specialists for identification.

If a plant cannot be identified, is dying or in decline, and unavailable from commercial nurseries, it may be propagated. Propagation ensures that when rare and significant plants decline, they can be replaced with genetically-identical plants. Cuttings are propagated and grown to replacement size in a North Atlantic Region Historic Plant Nursery.

### **Site Analysis: Evaluating Integrity and Significance**

By analyzing the landscape, its change over time can be understood. This may be accomplished by overlaying the various period plans with the existing conditions plan. Based on these findings, individual features may be attributed to the particular period when they were introduced, and the various periods when they were present.

It is during this step that the *historic significance* of the landscape component of a historic property and its integrity are determined. Historic significance is the recognized importance a property displays when it has been evaluated, including when it has been found to meet National Register Criteria. A landscape may have several areas of historical significance. An understanding of the landscape as a continuum through history is critical in assessing its cultural and historic value. In order for the landscape to have integrity, these character-defining features or qualities that contribute to its significance must be present.

While National Register nominations document the significance and integrity of historic properties, in general, they may not acknowledge the significance of the landscape's design or historic land uses, and may not contain an inventory of landscape features or characteristics. Additional research is often necessary to provide the detailed information about a landscape's evolution and significance useful in making decision for the treatment and maintenance of a historic landscape. Existing National Register forms may be amended to recognize additional areas of significance and to include more complete descriptions of historic properties that have significant land areas and landscape features.

*Integrity* is a property's historic identity evidenced by the survival of physical characteristics from the property's historic or pre-historic period. The seven qualities of integrity are location, setting, feeling, association, design, workmanship and materials. When evaluating these qualities, care should be taken to consider change itself. For example, when a second-generation woodland overtakes an open pasture in a battlefield landscape, or a woodland edge encloses a scenic vista. For situations such as these, the reversibility and/or compatibility of those features should be considered, both individually, and in the context of the overall landscape. Together, evaluations of significance and integrity, when combined with historic research, documentation of existing conditions, and analysis findings, influence later treatment and interpretation decisions.

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### **Developing a Historic Preservation Approach and Treatment Plan**

Treatment may be defined as work carried out to achieve a historic preservation goal--it cannot be considered in a vacuum. There are many practical and philosophical factors that may influence the selection of a treatment for a landscape. These include the relative historic value of the property, the level of historic documentation, existing physical conditions, its historic significance and integrity, historic and proposed use (e.g. educational, interpretive, passive, active public, institutional or private), long-and short-term objectives, operational and code requirements (e.g. accessibility, fire, security) and costs for anticipated capital improvement, staffing and maintenance. The value of any significant archeological and natural resources should also be considered in the decision-making process. Therefore, a cultural landscape's preservation plan and the treatment selected will consider a broad array of dynamic and inter-related considerations. It will often take the form of a plan with detailed guidelines or specifications.

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### **TREATMENTS FOR CULTURAL LANDSCAPES**

*Prior to undertaking work on a landscape, a treatment plan or similar document should be developed. The four primary treatments identified in the Secretary of the Interior's Standards for the Treatment of Historic Properties, are:*

**Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical or cultural values.

**Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

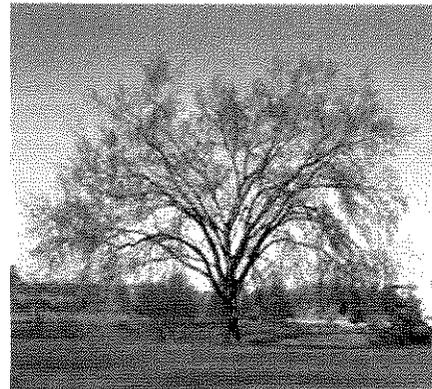
**Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Adopting such a plan, in concert with a preservation maintenance plan, acknowledges a cultural landscape's ever-changing existence and the inter-relationship of treatment and ongoing maintenance. Performance standards, scheduling and record keeping of maintenance activities on a day-to-day or month-to-month basis, may then be planned for. Treatment, management, and maintenance proposals can be developed by a broad range of professionals and with expertise in such fields as landscape preservation, horticulture, ecology, and landscape maintenance.

The selection of a primary treatment for the landscape, utilizing the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, establishes an overall historic preservation approach, as well as a philosophical framework from which to operate. Selecting a treatment is based on many factors. They include management and interpretation objectives for the property as a whole, the period(s) of significance, integrity, and condition of individual landscape features.

For all treatments, the landscape's existing conditions and its ability to convey historic significance should be carefully considered. For example, the life work, design philosophy and extant legacy of an individual designer should all be understood for a designed landscape, such as an estate, prior to treatment selection. For a vernacular landscape, such as a battlefield containing a largely intact mid-nineteenth century family farm, the uniqueness of that agrarian complex within a local, regional, state, and national context should be considered in selecting a treatment.

The overall historic preservation approach and treatment approach can ensure the proper retention, care, and repair of landscapes and their inherent features. In short, the Standards act as a preservation and management tool for cultural landscapes. The four potential treatments are described above.



When the American Elm was plagued with Dutch Elm Disease, many historic properties relied on the Japanese Zelkova as a substitute plant (see below).  
Photo: NPS files.

Landscape treatments can range from simple, inexpensive preservation actions, to complex major restoration or reconstruction projects. The progressive framework is inverse in proportion to the retention of historic features and materials. Generally, preservation involves the least change, and is the most respectful of historic materials. It maintains the form and material of the existing landscape.

Rehabilitation usually accommodates contemporary alterations or additions without altering significant historic features or materials, with successful projects involving minor to major change. Restoration or reconstruction attempts to recapture the appearance of a property, or an individual feature at a particular point in time, as confirmed by detailed historic documentation. These last two treatments most often require the greatest degree of intervention and thus, the highest level of documentation.

In all cases, treatment should be executed at the appropriate level, reflecting the condition of the landscape, with repair work identifiable upon close inspection and/or indicated in supplemental interpretative information. When repairing or replacing a feature, every effort should be made to achieve visual and physical compatibility. Historic materials should be matched in design, scale, color and texture.

A landscape with a high level of integrity and authenticity may suggest preservation as the primary treatment. Such a treatment may emphasize protection, stabilization, cyclical maintenance, and repair of character-defining landscape features. Changes over time that are part of the landscape's continuum and are significant in their own right may be retained, while changes that are not significant, yet do not encroach upon or erode character may also be maintained. Preservation entails the essential operations to safeguard existing resources.

Rehabilitation is often selected in response to a contemporary use or need--ideally such an approach is compatible with the landscape's historic character and historic use. Rehabilitation may preserve existing fabric along with introducing some compatible changes, new additions and alterations. Rehabilitation may be desirable at a private residence in a historic district where the homeowner's goal is to develop an appropriate landscape treatment for a front yard, or in a public park where a support area is needed for its maintenance operations.

When the most important goal is to portray a landscape at an exact period of time, restoration is selected as the primary treatment. Unlike preservation and rehabilitation, interpreting the landscape's continuum or evolution is not the objective. Restoration may include the removal of features from other periods and/or the construction of missing or lost features and materials from the reconstruction period. In all cases, treatment should be substantiated by the historic research findings and existing conditions documentation. Restoration and re-construction treatment work should avoid the creation of a landscape whose features did not exist historically. For example, if features from an earlier period did not co-exist with extant features from a later period that are being retained, their restoration would not be appropriate.



The historic birch alley at Stan Hywet Hall, Akron, Ohio, which had suffered from borer infestation and leaf miner, was preserved through a series of carefully executed steps that took 15 years to realize. Photo: Child Associates.

In rare cases, when evidence is sufficient to avoid conjecture, and no other property exists that can adequately explain a certain period of history, reconstruction may be utilized to depict a vanished landscape. The accuracy of this work is critical. In cases where topography and the sub-surface of soil have not been disturbed, research and existing conditions findings may be confirmed by thorough archeological investigations. Here too, those features that are intact should be repaired as necessary, retaining the original historic features to the greatest extent possible. The greatest danger in reconstruction is creating a false picture of history.

False historicism in every treatment should be avoided. This applies to individual features as well as the entire landscape. Examples of inappropriate work include the introduction of historic-looking benches that are actually a new design, a fanciful gazebo placed in what was once an open meadow, executing an unrealized historic design, or designing a historic-looking landscape for a relocated historic structure within "restoration."

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## LANDSCAPE INTERPRETATION

Landscape interpretation is the process of providing the visitor with tools to experience the landscape as it existed during its period of significance, or as it evolved to its present state. These tools may vary widely, from a focus on existing features to the addition of interpretive elements. These could include exhibits, self-guided brochures, or a new representation of a lost feature. The nature of the cultural landscape, especially its level of significance, integrity, and the type of visitation anticipated may frame the interpretive approach. Landscape interpretation may be closely linked to the integrity and condition of the landscape, and therefore, its ability to convey the historic character and character-defining features of the past. If a landscape has high integrity, the interpretive approach may be to direct visitors to surviving historic features without introducing obtrusive interpretive devices, such as free-standing signs. For landscapes with a diminished integrity, where limited or no fabric remains, the interpretive emphasis may be on using extant features and visual aids (e.g., markers, photographs, etc.) to help visitors visualize the resources it existed in the past. The primary goal in these situations is to educate the visitor about the landscape's historic themes, associations and lost character-defining features or broader historical, social and physical landscape contexts.

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## Developing a Preservation Maintenance Plan and Implementation Strategy

Throughout the preservation planning process, it is important to ensure that existing landscape features are retained. Preservation maintenance is the practice of monitoring and controlling change in the landscape to ensure that its historic integrity is not altered and features are not lost. This is particularly important during the research and long-term treatment planning process. To be effective, the maintenance program must have a guiding philosophy, approach or strategy; an understanding of preservation maintenance techniques; and a system for documenting changes in the landscape.



The philosophical approach to maintenance should coincide with the landscape's current stage in the preservation planning process. A Cultural

Landscape Report and Treatment Plan can take several years to complete, yet during this time managers and property owners will likely need to address immediate issues related to the decline, wear, decay, or damage of landscape features. Therefore, initial maintenance operations may focus on the stabilization and protection of all landscape features to provide temporary, often emergency measures to prevent deterioration, failure, or loss, without altering the site's existing character.

After a Treatment Plan is implemented, the approach to preservation maintenance may be modified to reflect the objectives defined by this plan. The detailed specifications prepared in the Treatment Plan relating to the retention, repair, removal, or replacement of features in the landscape should guide and inform a comprehensive preservation maintenance program. This would include schedules for monitoring and routine maintenance, appropriate preservation maintenance procedures, as well as ongoing record keeping of work performed. For vegetation, the preservation maintenance program would also include thresholds for growth or change in character, appropriate pruning methods, propagation and replacement procedures.

To facilitate operations, a property may be divided into discrete management zones. These zones are sometimes defined during the Cultural Landscape Report process and are typically based on historically defined areas. Alternatively, zones created for maintenance practices and priorities could be used. Examples of maintenance zones would include woodlands, lawns, meadow, specimen trees, and hedges.

Training of maintenance staff in preservation maintenance skills is essential. Preservation maintenance practices differ from standard maintenance practices because of the focus on perpetuating the historic character or use of the landscape rather than beautification. For example, introducing new varieties of turf, roses or trees is likely to be inappropriate. Substantial earth moving (or movement of soil) may be inappropriate where there are potential archeological resources. An old hedge or shrub should be rejuvenated, or propagated, rather than removed and replaced. A mature specimen tree may require cabling and careful monitoring to ensure that it is not a threat to visitor safety. Through training programs and with the assistance of preservation maintenance specialists, each property could develop maintenance specifications for the care of landscape features.

Because landscapes change through the seasons, specifications for ongoing preservation maintenance should be organized in a calendar format. During each season or month, the calendar can be referenced to determine when, where, and how preservation maintenance is needed. For example, for some trees structural pruning is best done in the late winter while other trees are best pruned in the late summer. Serious pests are monitored at specific times of the year, in certain stages of their life cycle. This detailed calendar will, in turn, identify staff needs and work priorities.

Depending on the level of sophistication desired, one approach to documenting maintenance data and recording change over time is to use a computerized geographical or visual information system. Such a system would have the capability to include plans and photographs that would focus on a site's landscape features.

If a computer is not available, a manual or notebook can be developed to organize and store important information. This approach allows managers to start at any level of detail and to begin to collect and organize information about landscape features. The value of these maintenance records cannot be overstated. These

records will be used in the future by historians to understand how the landscape has evolved with the ongoing care of the maintenance staff.

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### **Recording Treatment Work and Future Research Recommendations**

The last and ongoing step in the preservation planning process records the treatment work as carried out. It may include a series of as-built drawings, supporting photographic materials, specifications and a summary assessment. New technologies that have been successfully used should be highlighted. Ideally, this information should be shared with interested national organizations for further dissemination and evaluation.

The need for further research or additional activities should also be documented. This may include site-specific or contextual historical research, archeological investigations, pollen analysis, search for rare or unusual plant materials, or, material testing for future applications.

Finally, in consultation with a conservator or archivist-to maximize the benefit of project work and to minimize the potential of data loss--all primary documents should be organized and preserved as archival materials. This may include field notes, maps, drawings, photographs, material samples, oral histories and other relevant information.

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### **DEVELOPING A PRESERVATION MAINTENANCE GUIDE**

In the past, there was rarely adequate record-keeping to fully understand the ways a landscape was maintained. This creates gaps in our research findings. Today, we recognize that planning for ongoing maintenance and onsite applications should be documented--both routinely and comprehensively. An annual work program or calendar records the frequency of maintenance work on built or natural landscape features. It can also monitor the age, health and vigor of vegetation. For example, onsite assessments may document the presence of weeds, pests, dead leaves, pale color, wilting, soil compaction--all of which signal particular maintenance needs. For built elements, the deterioration of paving or drainage systems may be noted and the need for repair or replacement indicated before hazards develop. An overall maintenance program can assist in routine and cyclic maintenance of the landscape and can also guide long term treatment projects.

To help structure a comprehensive maintenance operation that is responsive to staff, budget, and maintenance priorities, the National Park Service has developed two computer-driven programs for its own landscape resources. A Maintenance Management Program (MM) is designed to assist maintenance managers in their efforts to plan, organize, and direct the park maintenance system. An Inventory and Condition Assessment Program (ICAP) is designed to complement MM by providing a system for inventorying, assessing conditions, and for providing corrective work recommendations for all site features.

Another approach to documenting maintenance and recording changes over time is to develop a manual or computerized graphic information system. Such a system should have the capability to include plans and photographs that would record a site's living collection of plant materials. (Also see discussion of the use of photography under Preparing Existing Conditions Plans) This may be achieved using a computer-aided drafting program along with an integrated database management

system.

To guide immediate and ongoing maintenance, a systematic and flexible approach has been developed by the Olmsted Center for Landscape Preservation. Working with National Park Service landscape managers and maintenance specialists, staff assemble information and make recommendations for the care of individual landscape features.

Each landscape feature is inspected in the field to document existing conditions and identify field work needed. Recommendations include maintenance procedures that are sensitive to the integrity of the landscape.

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## Summary

The planning, treatment, and maintenance of cultural landscapes requires a multi-disciplinary approach. In landscapes, such as parks and playgrounds, battlefields, cemeteries, village greens, and agricultural land preserves more than any other type of historic resource--communities rightly presume a sense of stewardship. It is often this grass roots commitment that has been a catalyst for current research and planning initiatives. Individual residential properties often do not require the same level of public outreach, yet a systematic planning process will assist in making educated treatment, management and maintenance decisions.

Wise stewardship protects the character, and or spirit of a place by recognizing history as change over time. Often, this also involves our own respectful changes through treatment. The potential benefits from the preservation of cultural landscapes are enormous. Landscapes provide scenic, economic, ecological, social, recreational and educational opportunities that help us understand ourselves as individuals, communities and as a nation. Their ongoing preservation can yield an improved quality of life for all, and, above all, a sense of place or identity for future generations.

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## Selected Reading

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**Home page logo: Taro fields in Hanalei, Hawaii. Photo: NPS files.**

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COUNTY OF SANTA BARBARA

Planning and Development

# Environmental Thresholds and Guidelines Manual

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**EXHIBIT 7**

### 13. QUALITY OF LIFE GUIDELINES

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Quality of life can be broadly defined as the aggregate effect of all impacts on individuals, families, communities, and other social groupings and on the way in which those groups function. The quality of life subsumes what others label as the psychological, psychosocial, well-being, or satisfactional impacts. Quality of life has implications for mental health and well-being, social structure, and community well-being:

- Mental health and well-being encompasses changes in the mental states of individuals, including their attitudes, perceptions, and beliefs as well as the associated psychological and physiological consequences of those changes.
- Social structure encompasses changes in the social organization of families and groups, their collective postures over the impacts, and how impacts affect the cohesion and viability of the group.
- Community well-being encompasses changes in community structure that relate to non-economic factors, such as desirability, social cohesion, livability, attractiveness, and sense of place.

Quality of life issues, while hard to quantify, are often primary concerns to the community affected by a project. Examples of such issues include the following:

- Loss of privacy;
- Neighborhood incompatibility;
- Nuisance noise levels (not exceeding noise thresholds);
- Increased traffic in quiet neighborhoods (not exceeding traffic thresholds);
- Loss of sunlight/solar access.

The County interprets the CEQA mandate for maintaining a high quality environment strictly, and considers the maintenance of a high quality human environment an important responsibility. The State CEQA Guidelines clearly support the use of local standards in determining what constitutes a significant effect on the environment. Therefore, on a case by case basis, the elements comprising "quality of life" shall be considered. Where a substantial physical impact to the quality of the human environment is demonstrated, the project's effect on "quality of life" shall be considered significant.

## **17. SOLID WASTE THRESHOLDS** *(Approved by the Board of Supervisors, August 1993; revised by the Board of Supervisors, September 16, 2008)*

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### **A. Background and Existing Policies.**

Four landfills operate within the County. These landfills include: the County operated Tajiguas Landfill (serving the South Coast, Santa Ynez Valley, Cuyama and Ventucopa), the City operated Santa Maria Landfill (serving the City of Santa Maria and the unincorporated areas of the Santa Maria Valley), the City operated Lompoc Landfill (serving the City of Lompoc and unincorporated areas of the Lompoc Valley, and the federally operated Vandenberg Air Force Base Landfill (serving Vandenberg Air Force Base). Two waste recycling and transfer stations and two waste transfer stations also serve the County's unincorporated areas including: the South Coast Recycling and Transfer Station (serving the South Coast area) , the Santa Ynez Valley Recycling and Transfer Station (serving the Santa Ynez Valley), the Cuyama Transfer Station (serving Cuyama Valley), and the Ventucopa Transfer Station (serving the Ventucopa area).

In September 1989, the California Integrated Solid Waste Management Act (also known as AB 939) was enacted into law. It required each municipality in the state to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting by 2000. This 50 percent requirement also includes the waste stream that comes exclusively through construction and demolition (C&D) of buildings and homes in the County.

As of 2004, 63 percent of all solid waste generated in the unincorporated areas of the County of Santa Barbara was diverted for recycling or re-use (as certified by the California Integrated Waste Management Board). This diversion level is the result of implementation of the County Source Reduction and Recycling Element adopted by the Board of Supervisors in February 1992. Despite these diversion levels, landfill space is still limited.

In order to preserve our limited landfill resources, the County must maintain its high levels of diversion. New construction, especially remodeling and demolition, represents the greatest challenge to maintaining existing diversion rates. The solid waste thresholds described in this section will establish when a discretionary project is considered to result in a significant solid waste impact under the California Environmental Quality Act. Considering solid waste impacts of new development and providing mitigation to reduce solid waste will help the County maintain its State-mandated diversion rates and minimize impacts to the County's limited landfill space.

The primary mitigation measure for reducing solid waste impacts to less than significant level is preparation and implementation of a Solid Waste Management Plan (SWMP). The Public Works Department maintains a sample SWMP for public distribution with all permit applications that are expected to exceed thresholds. In addition, Land Use Development Policy 4 of the County's Comprehensive Plan Land Use Element requires a finding that there are adequate public services (in this case landfill capacity) to serve new development. This policy also provides the basis for inclusion of waste reduction mitigation measures as part of the conditions of project approval. Preparation and implementation of a SWMP for projects that exceed the defined threshold will reduce all solid waste impacts to a less than significant level.

### **B. Impact Assessment.**

Solid waste impacts can be divided into two categories: 1) short-term waste generated from construction and demolition projects, and 2) long-term waste generated during project occupancy/operation.

1. **Waste generation during construction.** Generation of construction and demolition waste per cubic foot varies widely depending on the type and location of the project. Here are some general guidelines:

Commercial Development	Amounts in Pounds per Square foot
Remodel	40
Demolition	100
New construction	25
Residential Development	Amounts in Pounds per Square foot
Remodel	100
Demolition	60
New construction	15

These estimates are based on the US Environmental Protection Agency's 1998 construction and demolition study (Document: EPA530-R-98-010; June 1998) and data gathered by the San Luis Obispo Integrated Waste Management Authority in 2005 and 2006.

2. **Waste generation during occupancy/operations.**
  - a. **Residential projects.** The annual per capita waste generation rate for Santa Barbara County is currently 2.11 tons. Of this 2.11 tons, the residential per capita waste generation rate is 0.95 tons (1,900 pounds), including interior and exterior waste. Waste generation rates are based on the County of Santa Barbara Waste Generation Study (February, 1991) and the Area Planning Council Forecast of 1989.

The County average residents per household rates are:

**Single family residence:** 3.01 people per household

**Attached residences** (condos, townhomes, apartments, duplex, triplex): 2.65 people per household

(These statistics come from 1990 census date, C. Pauley, Comprehensive Planning RMD.)

To calculate a residential project's solid waste generation the following formula is used:

**For single family residence:** 3.01 people/unit x # of units x 0.95 tons/year = tons/year/project.

**For attached units:** 2.65 people/unit x # of units x 0.95 tons/year = tons/year/project.

- b. **Commercial/industrial/institutional projects.** To determine the waste stream for a specific project the following information is provided:

Type/Description	Annual Generation Rate (in tons)
Neighborhood Center (30,000 to 100,000 sq. ft.)	sq. ft. x 0.0009
Regional Shopping Center (100,000 to 300,000 sq. ft.)	sq. ft. x 0.0012 (anchor store) sq. ft. x 0.0048 (tenant)
General Retail and Miscellaneous Services	sq. ft. x 0.0057
Eating and Drinking Establishment	sq. ft. x 0.0115
Automobile Dealer and Service Station	sq. ft. x 0.0016
Hotel and Motel	# of rooms x 0.80
Warehouse	sq. ft. x 0.0016
Health Services	sq. ft. x 0.0013
Hospital	# of rooms x 1.90
Office	sq. ft. x 0.0013

Educational Institutions	sq. ft. x 0.0010
Transportation, Communications and Utilities	sq. ft. x 0.0026
Manufacturing	sq. ft. x 0.0026

(Figures are based on Industry & National Standards as discussed in the Ventura County Solid Waste Thresholds)

For project types that are indicated above, the estimated waste stream can be determined by surveying similar uses, ideally within Santa Barbara County. If possible, three such uses should be used in the survey.

**Residual Impact Calculation:** Waste Generation (tons per year) x 0.50 (% of waste reduction) = tons per year.

**C. Thresholds of Significance.**

1. **Construction and demolition.** Construction and demolition waste accounts for 31 percent of all waste generated by residents of Santa Barbara County. In order to comply with AB939 requiring a minimum of 50 percent of all waste to be diverted from landfills, the particular source of waste has been targeted.

Any construction, demolition or remodeling project of a commercial, industrial or residential development that is projected to create more than 350 tons of construction and demolition debris is considered to have a significant impact on public services.

Although amounts of waste generated vary project to project we have the following estimates of projects that will reach the threshold of significance:

- a. Remodeling projects over 7,000 square feet for residential projects and 17,500 square feet for commercial/industrial projects.
- b. Demolition projects over 11,600 square feet for residential buildings and 7,000 square feet for commercial/industrial buildings.
- c. New construction projects over 47,000 square feet for residential buildings and 28,000 square feet for commercial/industrial buildings.

These estimates are based on the US Environmental Protection Agency's 1998 construction and demolition study (Document: EPA530-R-98-010; June 1998) and data gathered by the San Luis Obispo Integrated Waste Management Authority in 2005 and 2006.

2. **Operations/occupancy.**

- a. **Project specific.** The following thresholds are based on the projected average solid waste generation for Santa Barbara County from 1990 - 2005. The goals outlined in the Source Reduction and Recycling Element (SRRE) assume a 1.2 percent annual increase, which equates to approximately 4,000 tons per year increase in solid waste generation over the 15 year period. A project is considered to result in a significant impact to landfill capacity if it would generate five percent or more of the expected annual increase in waste generation thereby using a significant portion of the remaining landfill capacity. Based on the analysis conducted (as illustrated in Table 1), the numerical value associated with the five percent increase is 196 tons per year. As indicated above, source reduction, recycling and composting can reduce a project's waste stream (generated during operations) by as much as 50 percent. If a proposed project generates 196 or more tons per year after reduction and recycling efforts, impacts would be considered significant and unavoidable (Class I). Project approval

would then require the adoption of overriding considerations. A typical single family residential project of 68 units or less would not trigger the threshold of significance.

- b. **Cumulative thresholds.** Projects with a specific impact as identified above (196 tons/year or more) would also be considered cumulatively significant, as the project specific threshold of significance is based on a cumulative growth scenario. However, as landfill space is already extremely limited, any increase of one percent or more of the estimated increase accounted for in the SRRE, mitigation would be considered an adverse contribution (Class III) to regional cumulative solid waste impacts. One percent of the SRRE projected increase in solid waste equates to 40 tons per year (in operational impacts). To reduce adverse cumulative impacts, and to be consistent with the SRRE, mitigation should be recommended for projects which generate between 40 and 196 tons of solid waste per year. Projects which generate less than 40 tons per year of solid waste would not be considered to have an adverse effect due to the small amount of solid waste generated by these projects and the existing waste reduction provisions in the SRRE. A typical single family residential project of 14 units or less would not trigger this adverse impact level.

**D. Mitigation Measures.**

The following mitigation measures are suggested for projects which would exceed County solid waste thresholds. This is a partial list of measures and does not preclude measures which may be applicable on a project specific basis.

The applicant shall develop and implement a solid waste management plan to be reviewed and approved by Public Works Department Resource Recovery and Waste Management Division and the Planning and Development Department and shall include one or more of the following measures:

- Provision of space and/or bins for storage of recyclable materials within the site.
- Establishment of a recyclable material pickup area.
- Implementation of a curbside recycling program to serve new development.
- Development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County sponsored programs).
- Implementation of a monitoring program (quarterly, bi-annually) to ensure a 35 - 50 percent minimum participation in recycling efforts, requiring businesses to show written documentation in the form of receipts.
- Development of Source Reduction Measures, indicating method and amount of expected reduction.
- Implementation of a program to purchase recycled materials used in association with the proposed project (paper, newsprint etc.). This could include requesting suppliers to show recycled material content.
- Implementation of a backyard composting yard waste reduction program.

One or more of the above measures may apply to a specific project. County waste characterization studies estimate that implementation of the measures described can reduce waste generation by 50 percent. The expected reduction in waste generation from mitigation measures for a specific project should be developed in consultation with the Public Works Department Resource Recovery and Waste Management Division.

Table 1 - Solid Waste Threshold Calculations

Table 5: Solid Waste Threshold Calculations										
Year	Residential Generation Change	5% of Change	Commercial Generation Change	5% of Change	Industrial Generation Change	5% of Change	Total Generation Change	5% of Change	Total Generation	1% of Change
1990	156640	88	96650	1290	52780	450	308070	22.5	308070	35
1991	159400	95.5	99940	1300	53230	450	311570	22.5	311570	36.6
1992	160310	96	101240	1310	53690	450	315230	22.5	315230	36.8
1993	162230	97	102550	1330	54130	460	318910	23	318910	37.3
1994	164170	98.5	103880	1350	54590	460	322640	23	322640	37.8
1995	166140	100	105230	1370	55050	460	326420	23	326420	38.3
1996	168140	101	106600	1380	55510	470	330250	23.5	330250	38.7
1997	170160	102	107980	1400	55980	480	334120	24	334120	39.2
1998	172200	103	109380	1420	56460	480	338040	24	338040	39.6
1999	174260	104.5	110800	1440	56940	480	342000	24	342000	40.1
2000	176350	106.5	112240	1450	57420	480	346010	24	346010	40.6
2001	178480	106.5	113690	1480	57900	490	350070	24.5	350070	41
2001	180610	108.5	115170	1500	58390	490	354170	24.5	354170	41.6
2003	182760	109.5	116670	1510	58880	500	358330	25	358330	42
2004	184970	111.5	118180	1530	59380	500	362530	25	362530	42.6
2005	187200		119710	1530	59880	500	366790		366790	
<b>Average</b>		<b>101.07</b>		<b>70.2</b>		<b>23.67</b>		<b>195.73</b>		<b>39.15</b>

Generation numbers were obtained from the County of Santa Barbara Waste Generation Study, February 1991.  
 All figures are tonnages.  
 Generation calculations assume a 1.2% growth rate.

## 19. VISUAL AESTHETICS IMPACT GUIDELINES

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### A. Determinations of Significance.

The classification of a project's aesthetic impacts as beneficial or adverse, and insignificant or significant, is clearly subject to some personal and cultural interpretation. However, there are guidelines and policies which can be used to direct and standardize the assessment of visual impacts. Thus, this discussion does not constitute a formal significance threshold, but instead it directs the evaluator to the questions which predict the adversity of impacts to visual resources.

### B. Assessing Visual Impacts.

Assessing the visual impacts of a project involves two major steps. First, the visual resources of the project site must be evaluated. Important factors in this evaluation include the physical attributes of the site, its relative visibility, and its relative uniqueness. In terms of visibility, four types of areas are especially important: coastal and mountainous areas, the urban fringe, and travel corridors.

Next, the potential impact of the project on visual resources located onsite and on views in the project vicinity which may be partially or fully obstructed by the project must be determined. To some extent, the former step is more important in rural settings, and the latter in urban areas. Determining compliance with local and state policies regarding visual resources is also an important part of visual impact assessment.

Significant visual resources as noted in the Comprehensive Plan Open Space Element which have aesthetic value include:

- Scenic highway corridors
- Parks and recreational areas
- Views of coastal bluffs, streams, lakes, estuaries, rivers, water sheds, mountains, and cultural resource sites
- Scenic areas.

All views addressed in these guidelines are public views, not private views.

### C. Initial Study Assessment Questions for the Analysis of Visual Resources.

CEQA Guidelines Appendix G (b) states: "A project will normally have a significant effect on the environment if it will have a substantial, demonstrable negative aesthetic effect". The following questions are intended to provide information to address the criteria specified in Appendix G. Affirmative answers to the following questions indicate potentially significant impacts to visual resources.

- 1a. Does the project site have significant visual resources by virtue of surface waters, vegetation, elevation, slope, or other natural or man-made features which are publicly visible?
- 1b. If so, does the proposed project have the potential to degrade or significantly interfere with the public's enjoyment of the site's existing visual resources?
- 2a. Does the project have the potential to impact visual resources of the Coastal Zone or other visually important area (i.e., mountainous area, public park, urban fringe, or scenic travel corridor)?
- 2b. If so, does the project have the potential to conflict with the policies set forth in the Coastal

Land Use Plan, the Comprehensive Plan or any applicable community plan to protect the identified views?

3. Does the project have the potential to create a significantly adverse aesthetic impact through obstruction of public views, incompatibility with surrounding uses, structures, or intensity of development, removal of significant amounts of vegetation, loss of important open space, substantial alteration of natural character, lack of adequate landscaping, or extensive grading visible from public areas?

**REFERENCES.**

1. Scenic Highway Element of the County Comprehensive Plan, 1982.
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5. Geological Survey Circular 620, Quantitative Comparison of Some Aesthetic Factors Among Rivers, 1969.
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